

PROPOSED PLAN CHANGE ACOUSTIC INSULATION IN THE TOWN CENTRES

The Amendments

The Amendments
(Additional text is underlined)

1. Insert the additional paragraphs as follows:

10.1.2 Issues – (iii) Amenity

Noise - created by activities and traffic. The amenities of business areas which accommodate pedestrian-oriented activities may be adversely affected by proximity to major highways, in addition to safety and traffic efficiency concerns. Noise also needs to be controlled at the residential interface although a higher level of noise is normally acceptable within the business area.

In the Queenstown, Wanaka and Arrowtown town centres commercial activities, visitor accommodation and residential activities which are inherently different can conflict with one another, causing adverse effects such as increased noise levels in habitable spaces. This problem is accentuated in mixed use buildings.

2. Insert an additional policy as follows:

10.1.3 Objectives and Policies

2.10 To require acoustic insulation of buildings located within the town centre zones to ensure diverse activities can co-exist without adverse effects of noise.

3. Insert the following additional explanation:

10.1.3 Objectives and Policies

Explanation and Principal Reason for Adoption (Objective 2)

...It may also involve restrictions on the accessibility of the town centres for large commercial vehicles.

Noise is an acknowledged part of town centre living. However those staying in visitor accommodation and dwellings can reasonably expect that suitable measures have been taken to mitigate noise penetration into bedrooms and living areas. For this reason the Council has established through appropriate levels of acoustic insulation required.

The town centres of Queenstown and Arrowtown contain many of the identified heritage buildings

1. Insert the following Zone Standards:

10.6.5.2, 10.7.5.2 and 10.8.5.2 Zone Standards

ii Noise

(c) Any

- new building
- alteration to an existing building
- addition to an existing building or
- space within an existing building for which the use is changed

shall be acoustically insulated to ensure noise levels entering habitable spaces do not exceed 35 dBAL₁₀.

For the purposes of this rule the noise level is to be measured:

- (i) With either sufficient windows and doors open to provide adequate natural ventilation or a ventilation system in operation to provide adequate ventilation as describe in clause G4 of the Building Act
- (ii) Noise entering a habitable space can be measured at all points within the habitable space
- (iii) Noise generated by a ventilation system required to provide for adequate ventilation of the habitable space is considered to be entering the space.
- (iv) A change of use includes but is not limited to
- (v) creation of a habitable space, where previously there was none (the party creating the habitable space is responsible for acoustic insulation)
- (vi) an activity which creates more noise or different noise than the activity previously undertaken, even when these activities are similar (the party creating the noise is responsible for the acoustic insulation)

(d) For new buildings, alterations and additions a certificate from a qualified acoustic consultant stating that the proposed construction will achieve the internal noise level of 10.6.5.2 (ii) (c) under expected operating conditions will be required.

DEFINITIONS D

Insert the following definition:

<u>HABITABLE SPACE</u>	<u><i>A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.</i></u>
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NB: This definition is taken from the New Zealand Building Code Handbook as at January 2002.

ATTACHMENT "C"

CURRENT REFERENCES TO NOISE IN THE PLAN

10.1.2 Issues – iii: Amenity

Noise - created by activities and traffic. The amenities of business areas which accommodate pedestrian-oriented activities may be adversely affected by proximity to major highways, in addition to safety and traffic efficiency concerns. Noise also needs to be controlled at the residential interface although a higher level of noise is normally acceptable within the business area.

10.1.3 Objective 2: Amenity

Enhancement of the amenity, character, heritage, environmental quality and appearance.

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods including the following:

(i) District Plan

- (a) The use of performance standards for street appearance, setback, design, external appearance, landscaping, noise, glare and car parking.

"Although the establishment and retention of a wide range of activities is encouraged it is necessary to ensure that adverse environmental effects are avoided. The control of noise from activities within the town centre and effects of glare, visual intrusion, shadowing are important to the well being of visitors and residents alike".

10.1.4 Environmental Results Anticipated

- (xxi) Preservation of the living environment adjacent to the town centre in terms of light admission, noise and glare...
- (xxiii) Moderate ambient levels of noise and glare, recognising the large number of activities, vehicles, buildings and people in the relatively small areas of the town centre.

Rule 10.6.3.2 Controlled Activities states as follows:

iii Premises Licensed for the Sale of Liquor

Premises licensed for the sale of liquor between the hours of 11pm and 7am with respect to the scale of activity, car parking, retention of amenity, noise and hours of operation.

10.6.5.2 Zone Standards.

ii Noise

- (a) Activities shall be so conducted that the following noise limits are not exceeded at any point within the boundary of any other site within this zone:

- daytime (0800 - 2200 hrs) 60dBA L₁₀

- *night time (2200 - 0800 hrs) 50dBA L₁₀ and 70dBA L_{max}*

(b) *Construction noise shall be measured and assessed in accordance with the relevant New Zealand Standard.*

Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802:1991

Note: Refer also to the zone standards for the Residential and Remarkables Park Zones for noise limits on activities in adjoining zones.