

# MALCOLM HUNT CONSULTING

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Reference: 112/02/7

## Prepared For

Planning Manager, Timaru District Council

c/- Nick Boyes, consultant planner, Core Planning & Property

## Re: AEE Noise Report – Further Review

Resource Consent 102.2025.81.1- Home Centre Properties Ltd

Proposed new café and two fast-food restaurants

Corner of Evans Street and Grants Road, Marchwiell, Timaru

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### 1.0 Introduction

In 2025 Malcolm Hunt Consulting provided a review<sup>1</sup> of noise information included within Resource Consent 102.2025.81.1 being an application to establish a new Starbucks and Popeye restaurants (with drive throughs) and two retail/food shops located at 194, 196-208 Evans Street Evans Street (State Highway 1) and 4 Grants Road, Timaru.

Further to our original review, Council have now requested a further review of noise-related information found within the applicant's response to Council's request for further information (correspondence from Perspective Consulting dated 16 March 2026). In addition to the original application, we have specifically reviewed the following revised information;

1. Marshall Day Acoustics revised acoustic report "Quick Serve Restaurants Timaru - Assessment Of Noise Effects" Version 02 (Rp 001 20250396 dated 9 March 2026) hereafter referred to as the Revised MDA Report ; and
2. Revised site plans attached as Appendix 2 (*Appendix 2\_Revised Plans.pdf*) to the applicant's response, dated June 2025 hereafter referred to as the *Revised Site Plans*.

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### 2.0 Results of Further Review - Noise Matters

Our original review of noise matters found generally sufficient information was provided to describe the likely actual and potential noise effects of proposed activities consistent with the recommendations of the relevant standards and guidelines however we raised several issues which we considered needed to be addressed in order to recommend approval to Council on noise grounds, subject to several noise-related conditions (further discussed below).

The revised MDA report has taken into account the applicant's redesign of the southern part of the site including reconfiguration of the internal layout including moving the location of the

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<sup>1</sup> Review – Noise AEE Report Resource Consent 102.2025.81.1, Malcolm Hunt Consulting, dated 8 October 2025. Reference: 112/02/6.

third building east and reducing its floor area. This building is to be used as two separate walk-in fast food tenancies (with no drive through) with reduced hours of operation to 0700-0000.

The revised MDA report provides a reasonable description of the site and surrounding area in addition to noise emissions expected from the proposed commercial buildings, proposed mechanical plant, as well as vehicle noise associated with drive-throughs, on-site carparking and heavy vehicle noise associated with goods deliveries and waste disposal. It is noted changes in site layout have affected noise levels predicted for nearby receiver sites. Table 1 below summarises the changes in predicted LAeq noise levels as a result of the site layout changes including changes in on-site traffic circulation;

#### DAYTIME (7am to 10pm)

| Site no. | Address          | Original Predicted LAeq dB | Revised Predicted LAeq dB | CHANGE (dB) |
|----------|------------------|----------------------------|---------------------------|-------------|
| 1        | 8 Grants Road    | 45                         | 46                        | +1          |
| 2        | 6 Grants Road    | 43                         | 47                        | +4          |
| 3        | 6a Grants Road   | 43                         | 45                        | +2          |
| 4        | 190 Evans Street | 42                         | 37                        | -5          |

#### EARLY MORNING (5am to 7am)

| Site no. | Address          | Original Predicted LAeq dB | Revised Predicted LAeq dB | CHANGE (dB) |
|----------|------------------|----------------------------|---------------------------|-------------|
| 1        | 8 Grants Road    | 45                         | 39                        | -6          |
| 2        | 6 Grants Road    | 34                         | 42                        | +8          |
| 3        | 6a Grants Road   | 34                         | 37                        | +3          |
| 4        | 190 Evans Street | 40                         | 33                        | -7          |

#### NIGHT (10pm to 5am)

| Site no. | Address          | Original Predicted LAeq dB | Revised Predicted LAeq dB | CHANGE (dB) |
|----------|------------------|----------------------------|---------------------------|-------------|
| 1        | 8 Grants Road    | 44                         | 43                        | -1          |
| 2        | 6 Grants Road    | 43                         | 44                        | +1          |
| 3        | 6a Grants Road   | 42                         | 43                        | +1          |
| 4        | 190 Evans Street | 41                         | 35                        | -6          |

**Table 1** Changes in predicted LAeq noise levels as a result of the site layout changes including changes in on-site traffic circulation (comparison between tables 7 & 8 of the original MDA report with tables 7 & 8 of the revised MDA report).

Table 1 above indicates both noise level increases and decreases between the original and revised assessments (on average a small decrease is forecast across all sites). The most significant change (+8 dB) has been found for noise received at 6 Grants Road due to site layout changes including changes in on-site traffic circulation. Importantly, none of the predicted early morning and night time LAeq levels exceed LAeq 45 dB within any of the adjacent sites – or LAeq 55 dB during daytime hours - these being the agreed daytime / night time noise limits suitable for protecting public health and residential amenity, as recommended within NZS6802:2008.

It is noted the above calculated noise levels include the 5dB penalty for Special Audible Character (as per NZS6802:2008) due to the presence of sounds such as amplified voice sounds at outdoor ordering counters and voices at the payment window which may have additionally annoying characteristics.

Section 5.3 of the revised MDA report refers to noise from mechanical services such as chillers and air conditioning plant. Although noise from these items has been included in the predictions provided, we support the wording of proposed condition 6 (below) which requires a suitably qualified and experienced acoustic engineer to provide Council with a report prior to the issuing of building consent confirming cumulative noise from all mechanical plant does not exceed noise limits also set out in within conditions.

We note the revised MDA report includes a new assessment (section 6.6) which deals noise due to heavy vehicles operating on site including use of two proposed loading zones (these loading zones are shown in Figure 2 of the revised MDA report). This new section adequately responds to questions raised in our original noise review. The new information confirms on-site heavy vehicle noise is not predicted to exceed the 55 dB LAeq which is the recommended daytime noise limit. It is recognised heavy vehicles operating on the site are proposed to be restricted to daytime only under a new proposed condition (condition 7, proposed conditions page 8 of the Perspective Consultants report). Below, this review recommends amending the wording of this proposed condition to improve its interpretation.

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### 3.0 Proposed Noise-Related Conditions

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Proposed noise related conditions of consent are set out within the following application documents;

- Appendix 10 to the original AEE document;
- At page 8 of the Perspective Consultants response to Council's RFI; and
- Section 8 of the revised MDA report.

Our review of the above proposed noise-related conditions of consent has found inconsistencies in some cases and other errors or omissions which we recommend be rectified within the wording of recommended conditions below. The issues we seek to resolve are;

- a) Use of the more up to date construction noise standard NZS6803:1999.
- b) Reference to a specific site diagram showing design and placement of the proposed noise barrier fence including fence heights (given the design, placement and height of this fence is critical to ensure the proposed noise limits are complied with).
- c) Improved wording of a new condition proposed by the applicant restricting on-site heavy vehicles movements to daytime only.

Should consent be granted, providing the following recommended noise-related conditions are complied with, we agree with the assessment summary found at section 7 of the revised MDA report which states the proposed activity will have minimal effect on the existing residential amenity of surrounding noise-sensitive sites:

1. Site works during the construction period shall comply with the noise limits set out within New Zealand Standard NZS 6803:1999 *Acoustics – Construction noise* when measured and assessed in accordance with that Standard.
2. The consent holder shall ensure that all activities other than construction works carried out on the site shall not exceed the following noise limits at any point within any residential site during the following time frames:  
7am to 10pm 55 dB LAeq(15 minutes)  
10pm to 7am 45 dB LAeq(15 minutes) and 75 L<sub>Amax</sub>.
3. Noise shall be measured in accordance with NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with NZS 6802:2008 *Acoustics - Environmental Noise*.
4. No heavy vehicle movements including those associated with waste disposal or goods deliveries shall be permitted on site between 10pm and 7am.
5. A noise control fence shall be constructed along the south-eastern and south-western boundaries at the locations shown and to the heights depicted in the approved plan SK1.3 “Noise Mitigation Plan” by Mortlock Elroy Architects, Revision B dated 11 March 2026. The fence shall have a minimum surface mass of 9 kg/m<sup>2</sup> and shall be maintained to be free of gaps or cracks that reduce its sound transmission loss.  
  
Advice note: Options for fence construction are provided in Appendix C of the Marshall Day Acoustics revised acoustic report “Quick Serve Restaurants Timaru - Assessment Of Noise Effects” Version 02 (Rp 001 20250396 dated 9 March 2026).
6. Prior to the issue of building consent, a design report prepared by a suitably qualified and experienced acoustic engineer, shall be submitted to Timaru District Council’s Planning Department that confirms cumulative noise emissions from all mechanical plant to be installed on site does not exceed the noise limits in **Condition 2**.

**Malcolm Hunt Consulting**



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