

Before the Hearings Commissioners at the Christchurch City Council

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*under:* the Resource Management Act 1991

*in the matter of:* an application by Ryman Healthcare Limited for resource consent to establish and operate a comprehensive care retirement village at 100-104 Park Terrace and 20 Dorset Street, and 78 Park Terrace, Christchurch

*between:* Ryman Healthcare Limited  
*Applicant*

*and:* Christchurch City Council  
*Consent Authority*

Summary of evidence of Isobel Louise Stout on behalf  
of Christchurch City Council

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Dated: 29 January 2021

- i. My full name is Isobel Louise Stout. I am a member of the Consenting and Compliance Unit at the Christchurch City Council (Council). I am a Senior Environmental Health Officer at Council. I hold a Bachelor of Science degree and Post Graduate qualifications in both Public Health and Environmental Health.
- ii. I have been employed at Council in the roles of Environmental Health Officer (6 years) and then Senior Environmental Health Officer for a total of 30 years. I have reported on numerous resource consent applications in that time including giving evidence to both the District Court and the Environment Court on the potential adverse effects of noise and contaminated land as well as electromagnetic radiation, light spill and hazardous substances as appropriate.

## Noise

1. Noise effects from the day to day use of the two sites, once completed, are not only expected to be able to comply with the district plan noise standards for the zone but by some margin. (0700-2300 – 55dBLAeq and 2300-0700 – 45dBLAeq)
2. The potential nuisance noises from deliveries or rubbish collection for example will be controlled best, I submit, by limiting their occurrence to daytime hours by consent conditions as proposed.
3. The district plan directs that noise created by all construction activities is assessed and controlled in accordance with NZS6803:1999. This standard directs any noise assessments to be made at 1m from a building facade where there are receivers affected. Hence assessment of construction noise concentrates on the noise within the affected building and not particularly on outdoor spaces.
4. Noise created during the construction of the buildings and in particular the basements, I find generally has been comprehensively assessed in accordance with NZS6803:1999 and illustrated on Annex A to Ms Wilkening's evidence. There did look to be a dwelling missing from Annex A at 84 Tce, but I know understand that this property owner has given written approval. That approval notwithstanding I consider it good practice to still assess the level of adverse effect of construction noise at this location but anticipate that this would be no worse than that of 90 Park Tce.

5. I agree that it is the basement construction phase that is likely to be the noisiest where particular attention needs to be paid to measures to control the noise. After hearing the evidence of Mr Malan who described the earthworks methodology, the principal noise sources during this construction will be related to the diesel fuelled engines of the machinery, there being no impact or vibratory piling methods.
6. In direct response to concerns of submitters regarding dewatering noise, my experience of recent dewatering pumps is that there are portable pump systems within containers that render their operation nearly silent from the outside. It can be the noise of the discharging water that is noticeable but evidence presented earlier in this hearing is that the existing stormwater pipe network can be used so that discharging of water doesn't occur on site.
7. I agree that a Construction Noise and Vibration Management Plan (CNVMP) is the best instrument for ensuring that noise and vibration is minimised as much as possible.
8. I acknowledge the matters for discretion at rule 6.1.8 and find that the evidence presented by the applicant regarding the methodology for the basement works in particular meets those matters. Furthermore the CNVMP is the place to condition all these matters.
9. In conclusion I consider the suite of proposed conditions (for all noise and contaminated land matters) sufficient to ensure that the potential adverse effects are suitably controlled to an acceptable level for all neighbours and the wider community and environment.

Isobel Stout

Senior EHO – 29 January 2021