

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 14:
Construction Noise
Duffy Visser
13 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: 188 Beaumont Street

Fast-Track application number: EPA: FTAA- 2604-1205
Council: BUN60464683

2.0 Technical Specialist Memo – Assessment of Construction Noise and Vibration

To: Lewis So– Lead Planner
Russell Butchers – Principal Project Lead

From: Duffy Visser
Specialist: Contamination, Air & Noise. Specialist Input, Planning & Resource Consents

Qualifications & Relevant Experience: I hold the qualification of: Diploma in Public Health and have 30 years of experience in noise assessments.
I am an affiliated member of Acoustical Society of New Zealand. I have prepared expert evidence and technical assessments for resource consent applications, designation and fast-track applications and have appeared as an expert witness before consent authorities on multiple occasions.

Preparation in Accordance with the Code of Conduct: I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses ([Code](#)), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature: 

Date: 13 July 2026

3.0 Executive Summary / Principal Issues

The construction noise and vibration levels from the proposal will comply with the Auckland Unitary Plan (AUP) levels at all surrounding sites other than:

Construction noise levels from the works will infringe the permitted 75 dB LAeq construction noise limit by up to 25 dB at Orams Marine over the duration of approximately 4.5-5 months during vibrated casing/ sheet piling activities.

According to the AEE, written approval has been provided from Auckland Council and Westhaven Commercial Limited Partnership as the owners and Orams Marine as the occupier of 164 Beaumont St as the site exposed to the highest (and infringing) construction noise levels and construction vibration amenity limits such that the adverse effects must be disregarded.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Assessment of Environmental Effects and Statutory Analysis, prepared by B&A Urban & Environmental, dated 9 April 2026. (AEE)
- Draft Construction Noise and Vibration Management Plan, prepared by Marshall Day Acoustics, dated 4 February 2026. (Draft CNVMP)
- Acoustic Assessment of Effects, prepared by Marshall Day Acoustics, dated 26 February 2026. (Acoustic report)

5.0 Specialist Assessment

In my experience, the infringement of 75dB of the noise levels, will cause unreasonable noise at the Orams Marine site. According to the AEE, written approval has been provided from Auckland Council and Westhaven Commercial Limited Partnership as the owners and Orams Marine as the occupier of 164 Beaumont St as the site exposed to the highest (and infringing) construction noise levels and construction vibration amenity limits such that the adverse effects must be disregarded.

The proposal will not cause unreasonable noise effects at the other properties due to the separation distances.

I agree with the acoustic report that: As the Permitted Activity Standards stipulated under the AUP OP for construction noise - E25.6.27 cannot be met due to the proximity and elevation of the adjacent receivers with line of sight into the works, and no practicable options to shield them, consent is required for a Restricted Discretionary Activity pursuant to E25.4.1(A2).

6.0 Recommendation

I support the application based on the information available.

7.0 Proposed Conditions

The conditions proposed by the acoustic report include time restrictions and the implementation of a CNVMP. I agree with the conditions proposed by the acoustic report and have recommended the same conditions for consent.

I recommend the following conditions for consent:

C1. A final Construction Noise and Vibration Management Plan (CNVMP) must be prepared by a suitably qualified person and submitted to Auckland Council for certification 10 working days prior to the commencement of the construction works. At a minimum, the final CNVMP must address the relevant measures in Annex E of NZS 6803:1999 "Acoustics - Construction Noise" and Appendix B of DIN 4150-3:1999 "Structural vibration - Part 3 Effects of vibration on structures". The CNVMP must be implemented throughout the Project, and a copy must be maintained on site. The purpose of the CNVMP is to identify and adopt the Best Practicable Option (BPO) for the management of construction noise and vibration to avoid, mitigate or remedy adverse effects.

C2. High noise or vibration generating works must be limited to the hours of Monday –Saturday 7:30am to 6:00pm.

C3. Construction noise must, except at Orams Marine (164 Beaumont Street, Lot 2 DP 541270), comply with Auckland Unitary Plan (AUP) Standard E25.6.28.

C4. Construction vibration must, except at Orams Marine (164 Beaumont Street, Lot 2 DP 541270), comply with AUP Standard E25.6.30.