

# **188 Beaumont Street Fast-track**

Auckland Council Specialist Memo

**Annexure 7:**

**Operational 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

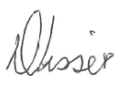
## 2.0 Technical Specialist Memo – Operational Noise

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 proposed mixed-use development of 210 apartments with ground-floor retail is located within the Wynyard Precinct (Noise Area 1). Acoustic assessments confirm that operational noise from building services and retail activities will comply with Auckland Unitary Plan standards at all surrounding properties.

The building will incorporate appropriate façade sound insulation and mechanical ventilation to achieve required internal noise levels for residents. Internal noise between tenancies will be managed through compliant building design.

Overall, the development is expected to comply with the AUP requirements, classifying it as a permitted activity for operational noise.

### 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)
- Acoustic Assessment of Effects, prepared by Marshall Day Acoustics, dated 26 February 2026. (Acoustic report)

### 5.0 Specialist Assessment

Overall, the development is expected to generate no unreasonable noise effects, provide acceptable amenity for occupants, and meets AUP requirements, classifying it as a permitted activity for operational noise.

With the acoustic design as recommended by the acoustic report the proposed development will comply with the AUP rules and in terms of operational noise, is a permitted activity Table E25.4.1 Activity table (A1)

## 6.0 Recommendation

I support the application based on the information available.

## 7.0 Proposed Conditions

I agree with the conditions proposed by the acoustic report and have recommended the same conditions for consent below:

C1. The building envelope must be designed to achieve the following internal noise levels:

- 35 dB LAeq in every bedroom
- 45 dB LAeq in all other habitable spaces

C2. The levels referred to in C1. must be achieved based on the following façade incident noise level:

| Octave Band<br>Centre Frequency<br>(Hz) | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 |
|-----------------------------------------|----|-----|-----|-----|------|------|------|
| dB LAeq                                 | 77 | 74  | 66  | 65  | 65   | 65   | 64   |

C3. Mechanical ventilation and/or cooling systems must be installed in apartments to achieve an internal noise level not exceeding 35 dB LAeq in bedrooms and 40 dB LAeq in living areas when measured at least 1m from any diffuser at the minimum airflows required to achieve the design temperatures and airflows in Standard E25.6.10 (3) (b) (i) and (ii).

*Advice note: For highwall units, the internal noise limits in condition 6 can be achieved by selecting a unit with a manufacturer stated noise level of 24 dBA @ 1.4m, or similar. Selection should be reviewed by a suitably qualified acoustic engineer for confirmation.*