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By email: [REDACTED]

Dear Lauren,

Ayrburn Screen Hub– Peer Review of Noise Assessment, ONMP’s and Conditions

Introduction

Styles Group has been engaged by Waterfall Park Developments Limited (the **Applicant**) to peer review and provide advice on the application to construct and operate a ‘Screen Hub’, including studio and production facilities and accommodation at Ayrburn (the **Proposal**). References to the Applicant in this peer review include the full applicant team, including (most relevantly) Marshall Day Acoustics (**MDA**).

The Proposal is described in detail in the substantive Fast Track Approvals Act application at <https://www.fasttrack.govt.nz/projects/ayrburn-screen-hub/substantive-application>.

The author of this peer review is Jon Styles, the Principal and Director of Styles Group. Jon Styles’ experience and qualifications are set out in Appendix 1 to this review.

Scope of Peer Review

I was engaged by the Applicant in January 2026 to provide an independent peer review of the Assessment of Noise Affects undertaken by MDA¹, as well as the proposed Operational Noise Management Plans (**ONMPs**) for the Studio and Accommodation activities, and the proposed conditions of consent. I was also provided with the comments from the parties invited to comment and the Supplementary Noise Assessment Memo from MDA².

As a result of this peer review, the advice that I have provided has been incorporated into the final ONMPs and the proposed amendments to the conditions of consent in response to comments. This means that no amendments or updates to those documents are required as a result of this letter.

¹ Appendix 26 to the Substantive Application, referred to below as the “Substantive acoustic report”.

² *Supplementary Noise Assessment Memo*, MDA, Document No. Mm 001.1 13 January 2026 & Mm001.3 20 January 2026.

Peer Review

Substantive acoustic report – I reviewed the substantive acoustic report prepared by MDA that was lodged with the Application³ (the **MDA Report**). I found that the MDA Report was sufficiently detailed, applied the correct rules and standards from the Proposed District Plan, adopted appropriate noise level prediction methods and addressed the relevant matters adequately. I advised the Applicant that the MDA Report should have been clearer about the adjustments for special audible character in accordance with NZS6802:2008, and that the report should make it clear that the ONMP for the Screen Hub should set out a procedure for managing noise from filming and production activities that may be noisy and that cannot be foreseen at this stage.

I also advised the Applicant that the MDA Report did not need updating to respond to my concerns because the Studio ONMP for the Screen Hub could adequately deal with them.

Proposed Conditions of Consent – I reviewed the conditions of consent that were proposed and current at the time of my engagement in early January 2026. I worked with the Applicant to develop amendments to the proposed conditions to control and manage the noise effects from the Proposal.

The noise-related conditions that are now proposed are greater in number and detail than the draft conditions originally proposed as Appendix 6 to the Application⁴.

I suggested a range of amendments to ensure that the conditions are sufficiently clear and certain and to introduce several new conditions to prescribe processes for noise management, complaints management and to include a clear objective and requirements for the Accommodation and Studio ONMPs, including a process for managing the noise from unusual or atypically noisy filming or production activities.

I consider that the amended proposed conditions of consent will appropriately manage and mitigate any potential noise effects that might be generated by the Proposal.

ONMPs – The Applicant has split the original draft ONMP into two documents – one for the management of the Accommodation aspect of the Proposal and the other for Studio activities associated with the Screen Hub Proposal. The Studio ONMP is more complex than the Accommodation ONMP given the larger range of potentially noisy activities that may occur.

I advised the Applicant that the Accommodation ONMP did not need any updates, other than to ensure it is consistent with the amended proposed conditions of consent.

I advised the Applicant that the Screen Hub ONMP required several minor amendments to:

- 1) Set out clear and definable triggers for when noise monitoring is required and to be consistent with the now-proposed conditions of consent;
- 2) Set out procedures for managing the noise of filming and production activities that are not foreseeable at this time but that may be noisy;

³ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0018/11529/Appendix-26-Noise-Assessment-Marshall-Day.pdf

⁴ https://www.fasttrack.govt.nz/_data/assets/pdf_file/0009/11511/Appendix-6-Proposed-Draft-Consent-Conditions.pdf

- 3) Set out the maintenance requirements and inspection intervals for any acoustic barriers and any other relevant noise mitigation measures; and
- 4) To be consistent with the now-proposed conditions of consent.

The Applicant then prepared updated ONMPs (dated 20 January 2026) following this advice which I further reviewed. I consider that these Accommodation and Screen Hub ONMPs that will be submitted with this review are adequate for managing the potential noise effects from the Proposal.

Conclusion

I have undertaken a peer review of the MDA Assessment of Noise Affects, Supplementary Noise Assessment Memo, and proposed ONMPs and conditions of consent. Apart from one item, which could be and has since been, captured within the proposed Studio ONMP, I consider that the assessment was undertaken appropriately.

I have reviewed noise-related comments from the parties invited to comment.

As a result of my review of the ONMPs and proposed conditions of consent, my advice to the Applicant included suggesting amendments to the ONMPs and a range of updates to the proposed conditions of consent. I have since reviewed the updated ONMPs and proposed noise related conditions of consent and confirm that my advice has been captured.

Overall, I consider that the now-proposed ONMPs and conditions of consent will be capable of managing the construction and operational noise effects to be compliant with the permitted noise standards in the Proposed District Plan.

Please contact me if you require any further information.

Yours sincerely,



Jon Styles, MASNZ
Director and Principal

Appendix One – Experience and Qualifications for Jon Styles

I am and have been the Director and Principal of Styles Group Acoustics and Vibration Consultants for over 20 years. I am and have been a Council Member of the Acoustical Society of New Zealand (ASNZ) for 17 years. I am a full Member of the ASNZ. I am on the Board of Directors of the Australasian Association of Acoustical Consultants (AAAC) and Styles Group is a Member Firm of the AAAC.

I have over 24 years' experience in advising on the management of noise and vibration effects, including the construction, maintenance and operational noise effects of major and strategic facilities, industries and infrastructure and the development of provisions to improve the compatibility of noise sensitive activities around such activities.

I have undertaken a significant number of acoustic assessments across New Zealand for resource consents, notices of requirement, private and public plan change processes and plan reviews. I am regularly engaged by Councils across New Zealand to review complex and challenging resource consents. I have been involved in many film studio film production projects around New Zealand, including for Netflix, Amazon Prime, Disney, Warner Bros and many more and New Zealand.

I was involved in assessing noise effects from the Ayrburn Events proposal in early 2025.

I am a regular and experienced expert witness for Council, Environment Court, District Court and High Court and Board of Inquiry hearings.

Code of conduct for expert witnesses

I have been asked to confirm that my advice has been prepared in accordance with the Environment Court's Code of Conduct for Expert Witnesses for this application under the Fast-track Approvals Act 2024 and for which there may be no hearing,

I confirm that I have read the Environment Court's Code of Conduct for Expert Witnesses, as contained in section 9 of the Environment Court's Practice Note 2023 and agree to comply with it.

The data, information, facts and assumptions that I have considered in forming my opinions are set out in my advice. The reasons for the opinions expressed are also set out in the technical report.

I confirm that the matters addressed in my advice are within my area of expertise, with the exception of where I confirm that I am relying on information provided by another person. I have not omitted to consider material facts known to us that might alter or detract from our opinions expressed. I have specified where my opinion is based on limited or partial information, and I have identified any assumptions I have made in forming my opinion