

13 August 2025

Pamela Santos
B&A

By email: Pamela Santos

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Dear Pamela,

FTAA-2502-1019 – Drury Metropolitan Centre – Review of Comments from Invited Parties

Styles Group have reviewed the comments from invited parties that relate to noise and vibration effects. We understand that Auckland Council is the only party that has raised comments relating to noise. These comments are set out in the memorandum prepared by Bin Qiu (Senior Specialist Contamination, Air and Noise Team) and contained in Annexure 13 of Auckland Council's response.

Mr Qiu records agreements with the assessment and proposed conditions. Mr Qiu's only requested feedback is for the following additional condition:

At the time a building consent application for any building containing an activity sensitive to noise is lodged with the Council, the consent holder must provide an Acoustic Certificate prepared by a suitably qualified and experienced acoustic specialist to the Council confirming that the noise sensitive spaces are designed to comply with Standards E25.6.9 and E25.6.10 of the Auckland Unitary Plan (Operative in part).

We generally agree with Mr Qiu's recommendation, except for the reference to Standard E25.6.9. Standard E25.6.9 provides maximum permitted noise levels that are designed to control inter-tenancy noise levels transmitted between units sharing common walls and floors (i.e. such as noise generated between walls separating apartment units, or between the common floor separating a ground floor commercial tenancy from an upper-floor apartment). The standard is essentially an operational noise limit that building occupants must comply with. It would not be possible for an acoustics specialist to certify compliance with this requirement at the time of building consent, as the tenants of the commercial spaces and the nature and level of noise they might make would likely be unknown.

The requirements of Clause G6 of the New Zealand Building Code will ensure that any building is constructed to prevent undue noise transmission from other occupancies or common spaces to the habitable spaces of household units. This requirement must be addressed as part of any building consent application.

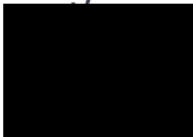
Whether E25.6.9 is part of the resource consent conditions or not, it will remain in effect as an operational noise limit in the AUP that can be called on if there are issues when the buildings are occupied in the future.

For these reasons, we do not consider that a resource consent condition requiring compliance with E25.6.9 is required or appropriate.

We therefore recommend the following modifications to Mr Qiu's condition:

At the time a building consent application for any building containing an activity sensitive to noise is lodged with the Council, the consent holder must provide an Acoustic Certificate prepared by a suitably qualified and experienced acoustic specialist to the Council confirming that the noise sensitive spaces are designed to comply with Standards ~~E25.6.9 and~~ E25.6.10 of the Auckland Unitary Plan (Operative in part).

Yours sincerely,



Jon Styles, MASNZ
Director and Principal