

Delmore Fast-Track

04/05/2026 – Auckland Council Response

Annexure 9:

Noise & Vibration

Fast-track Approvals Act 2024 – Delmore Substantive Application
Technical Addendum

FTAA-2502-1015 / BUN60444768

1.0 Technical Specialist – Duffy Visser, Noise

From:

Duffy Visser - Specialist, Specialist Unit, Planning & Resource Consents, Auckland Council

Date:

17/03/2026

2.0 Executive Summary / Principal Issues

The applicant has proposed to undertake large scale of earthworks and to operate an onsite wastewater treatment plant, Senior specialist, Bin Qiu peer-reviewed the applicant's noise report (SLR) and provided comments in May 2025.

SLR has since provided an updated report to assess the noise as a result of the changes to the latest lot plan, that indicates that the truck filling activity could be within approximately 45 to 55 m of the nearest proposed residential lots to the north-east, and directly adjacent to lots to the north.

3.0 Specialist Assessment – Previous Memo / Comments Overview

Senior specialist, Bin Qiu peer-reviewed the applicant's noise report (SLR) and provided comments in May 2025.

4.0 Specialist Assessment – Material Reviewed

I have reviewed the following documents:

Assessment of Environmental Effects and Statutory Analysis prepared by B&A Urban and Environmental, dated 23 December 2025. (AEE)

Noise Assessment Delmore Residential Development, Wainui, prepared by SLR, dated 18 December 2025. (acoustic report)

The updated SLR has demonstrated that the noise can be mitigated to comply with the relevant AUP noise standards with a suitable acoustic fence constructed along the affected residential lot. I agree with the SLR assessment and that the proposed noise barrier is suitable to mitigate the noise.

5.0 Specialist Assessment – Addendum – Outstanding Issues / Information Gaps

I have identified that there are no outstanding issues or information gaps.

6.0 Proposed Conditions

I have reviewed the proposed noise Conditions in Appendix 57 and provide my comments below:

Condition 19, CNVMP: they are appropriate and acceptable, noting requirement to add 'monitoring'.

Condition 40 requires CNVMP to be maintained and implemented

Condition 41, construction hours, the proposed construction hours are acceptable,

Condition 42: previously recommended changes to the original condition 28 for 59 Russell Rd has been included. Noise limits are acceptable.

Condition 43: max 5mm/s is referred, and this condition is acceptable.

Condition 62 requires the acoustic fence to be built along Lot 203 and sets out relevant noise limits for the WWTP and filling activity. The condition is suitable.

Condition 63 WWTP designed to comply with noise rules, this condition is acceptable

Overall, these proposed noise conditions are appropriate and acceptable.

7.0 Recommendation

I support this application based on the information available, the potential noise effect in relation to the proposed construction and operation of WWTP, including transporting the wastewater to the offsite location which can be managed to a reasonable level.