

BEFORE AN EXPERT PANEL

FTAA-2512-1158

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)
IN THE MATTER of an application by **Precinct Properties New Zealand Limited** for approvals under the FTAA for a listed project,
The Downtown Carpark Redevelopment – Te Pūmanawa
o Tāmaki (“**Application**”)

**STATEMENT OF JON ROBERT STYLES REGARDING QUALIFICATIONS
AND EXPERIENCE**

DATED: 12 MAY 2026

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan [REDACTED]

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STATEMENT OF JON ROBERT STYLES REGARDING QUALIFICATIONS AND EXPERIENCE

1. My full name is Jon Robert Styles. I am and have been the Director and Principal of Styles Group Acoustics and Vibration Consultants for over 21 years.
2. I prepared the report dated 6 May 2026 ("**the Report**") regarding the construction noise and vibration aspects of the application under the Fast Track Approvals Act 2024 by Precinct Properties New Zealand Limited ("**the Applicant**") for the Downtown Carpark Redevelopment, Auckland CBD – Te Pūmanawa o Tāmaki ("**the Application**"). The Report was filed with the Panel by email on 7 May 2026 on behalf of Millennium & Copthorne Hotels New Zealand Limited.
3. I have the following qualifications and experience relevant to the matters addressed in the Report:
 - (a) I have a Bachelor of Applied Science majoring in Environmental Health. I am and have been a Council Member of the Acoustical Society of New Zealand for 18 years, and I am and have been on the Board of Directors of the Australasian Association of Acoustical Consultants for the last four years.
 - (b) I have over 25 years' experience in advising on the management of noise and vibration effects, including the construction, maintenance and operational noise effects of major and strategic transport infrastructure (including port, road, air and rail) and the development of provisions to improve the compatibility of residential development around such infrastructure.
 - (c) I have undertaken a significant number of construction noise and vibration assessments across New Zealand. I am regularly engaged by Councils across New Zealand to review resource consents and Notices of Requirement subject to construction noise and vibration standards. I was heavily involved in developing the Auckland Unitary Plan noise standards (in E25), the NoR for and many subsequent alterations to the City Rail Link

designations and many other construction projects in and around the Downtown West area.

- (d) I am a regular and experienced expert witness for Council, Environment Court, District Court and High Court and Board of Inquiry hearings.
4. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that, subject to the caveat set out in paragraph 5 below:
- (a) I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Except where I state that I relying on material provided by another person, the Report is within my area of expertise.
 - (c) I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
5. Prior to preparing the Report I read the Application and supporting documentation on the Environmental Protection Agency's Fast Track website. I also made site visits and attended meetings with representatives of the Applicant to discuss the Application and its potential to adversely affect the MSocial Hotel owned and operated by Millennium & Copthorne Hotels New Zealand Limited.

Dated this 12th day of May 2026



Jon Robert Styles – noise and vibration expert