

Auckland Unitary Plan

Standard Conditions Manual

Acoustic insulation, ventilation and fencing conditions

Disclaimer

The information in this Standard Conditions Manual is, according to Auckland Council's best efforts, accurate at the time of publication. Auckland Council makes every reasonable effort to keep it current and accurate. However, users of the Conditions Manual are advised that:

- *Although the conditions are “standardised”, in the sense that they should be applied consistently where they are required, this does not mean that they should all be applied in every instance. Applicants need to consider the nature of the activity, and the characteristics of the site and its surroundings in considering whether to apply each and every condition.*
- *The standard conditions should be used with caution as a starting point from which appropriate conditions for the individual consent should be drafted to align with the requirements of ss108, 108AA and 220 of the Resource Management Act 1991.*
- *Further guidance as to whether to apply the conditions are included in the guidance notes that accompanies each condition.*
- *Users should take specific advice from qualified professional people before undertaking any action as a result of information obtained in this Standard Conditions Manual.*
- *Auckland Council does not accept any responsibility for, or liability whatsoever whether in contract, tort, equity or otherwise (including negligence) arising from the use of, or reliance on, this Standard Conditions Manual. This includes, without limitation, any liability arising from any error, or inadequacy, deficiency, flaw in or omission from the information provided.*

Conditions

Condition 1: Noise levels between units under different ownership

Prior to the commencement of works / Prior to or at the building consent application stage, written certification from a suitably qualified and experienced professional (SQEP) must be provided to the council confirming that all units have been designed so that noise levels between units will not exceed the levels in Table E25.6.9.1 of the Auckland Unitary Plan (Operative in Part).

[Insert if required] Specific consideration must be given to ensuring that noise generating from (XX insert noise source) has been considered in design and/or insulation of the units.

Guidance Note:

This condition must be imposed where units under different ownership (note the definition of 'Unit' in Chapter J1 of the AUP(OP)) are proposed in the following zones:

- *Business – City Centre Zone*
- *Business – Metropolitan Centre Zone*
- *Business – Town Centre Zone*
- *Business – Local Centre Zone*
- *Business – Neighbourhood Centre Zone*
- *Business – Mixed Use Zone*

and those units will share common building elements such as floors and walls. Refer to standard E25.6.9.1 of the AUP(OP) for the required noise levels.

Condition 2: Noise sensitive space design prior to commencement of works

Prior to the commencement of works, a noise assessment report with measurement results *[delete if not required]* prepared by a suitably qualified and experienced professional (SQEP) must be provided to the council, confirming

that noise sensitive spaces have been designed and/or insulated so that the internal noise levels will not exceed the levels in Table E25.6.10.1 of the Auckland Unitary Plan (Operative in Part).

Where these levels can only be complied with in specific rooms when doors or windows to those rooms are closed, then the consent holder must also provide written confirmation from a SQEP that the ventilation and/or cooling requirements of standard E25.6.10(3) will be met as part of the design.

[Insert if required] Specific consideration must be given to ensuring that noise generated from (XX insert noise source) has been considered in the design and/or insulation of the noise sensitive spaces.

Guidance Note:

This condition must be imposed where noise sensitive spaces are proposed in the following zones:

- *Business – City Centre Zone*
- *Business – Metropolitan Centre Zone*
- *Business – Town Centre Zone*
- *Business – Local Centre Zone*
- *Business – Neighbourhood Centre Zone*
- *Business – Mixed Use Zone*
- *Business – Heavy Industry Zone*
- *Business – Light Industry Zone*

and the applicant has not provided the detailed design for these noise sensitive spaces during processing of an application, showing how the design will comply with the noise level and ventilation requirements for noise sensitive spaces in Standard E25.6.10 and Table E25.6.10.1. Make sure to note the definition of 'Noise sensitive space' in Chapter J1 of the AUP(OP).

Advice Note:

Measures to mitigate the effects of noise are likely to include the use of insulation materials, and ventilation systems that enable habitable rooms (units, bedrooms and sleeping areas and other noise sensitive spaces) [replace with specific reference to

non-habitable rooms e.g. classrooms, where applicable] to be occupied without the need to open windows or external doors.

Condition 3: Certification of noise between units and noise sensitive space design prior to occupation

The building must not be occupied or otherwise used for its intended purpose until the council is provided with written certification from suitably qualified and experienced professional (SQEP) that all spaces within the building (and any required ventilation or cooling systems) have been constructed in accordance with the design provided to the council per conditions 1 and 2 [if only one condition imposed, delete reference to the irrelevant one. Alternatively, replace with specific reference to a report if detailed design was provided during processing of the resource consent application] when all windows and doors are closed, and all ventilation systems are in operation. Written certification must be in the form of a report.

Guidance Note

This condition must be employed to provide assurance regarding the efficacy and implementation of the acoustic and ventilation design as required by conditions 1 and/or 2.

Condition 4: Acoustic fence

Prior to the commencement of the activity, an acoustically effective fence must be constructed to the following specifications at the locations shown on the drawing or plan [insert drawing or plan reference if relevant – to also be included in activity in accordance condition]:

- no less than XX [specify minimum height] metres and no more than XX [specify maximum height] metres in height
- solid, continuous, and with no gaps or breaks
- a minimum surface density of XX kg/m²

Condition 5: Acoustic fence maintenance

The acoustically effective fence required by condition (XX) above must be maintained for as long as the activity for which consent has been granted remains in existence, to the specifications set out in condition (XX) above, and to the satisfaction of the Council.

Advice Note:

Suitable fencing material may include wood, concrete or glass, so long as the specifications set out in condition (XX) are met. Ongoing maintenance, and possibly replacement of some materials with a limited lifespan (i.e. timber) will be required to comply with this condition on an ongoing basis

Guidance Note:

Conditions (4) and (5) must only be imposed where the nature of the activity and the sensitivity of the surrounding uses warrant it. In a situation where, for instance, a day care centre is located in a business environment, an acoustic fence may not be necessary. In any case, other forms of mitigation should also be explored (e.g. noise-absorbing surfaces, controls on hours of operation). Acoustic fences are expensive and are often physically imposing, and must only be required where a clear need is demonstrated. Where condition (4) and (5) are imposed, and it is necessary to confirm the efficacy of the acoustic fence, either noise conditions (3) or (4) may also be warranted. However, refer to the note to staff for those conditions before considering their imposition (especially condition (3)), as noise assessments are expensive and may not be warranted where there is little risk of non-compliance.