

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 13:

Groundwater

Richard Simonds

9 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: 188 Beaumont Street, Auckland Central

Fast-Track application number: EPA : FTAA-2604-1205
Council : BUN60464683

2.0 Technical Specialist Memo - Groundwater

To: Lewis So – Lead Planner & Russell Butchers – Principal Project Lead – Auckland Council

From: Richard Simonds - Principal Engineering Geologist – Fraser Thomas Ltd

Qualifications & Relevant Experience: I hold the qualification(s) of: Bachelor of Science in Geology and Master of Science in Engineering Geology and have forty years of experience in engineering geology and groundwater assessments. I am a Chartered Member (PENGEOLOGIST) of Engineering New Zealand. I have prepared expert evidence and technical assessments for resource consent applications and fast-track applications and have appeared as an expert witness before consent authorities and the Environment Court. I worked as a Senior Specialist at Auckland Council in the NRSI Team from 2015 to 2019, reviewing applications for dewatering and groundwater diversion. Since 2019, whilst at Fraser Thomas Limited, the majority of my work has been supporting Auckland Council by reviewing applications for dewatering and groundwater diversion.

Preparation in Accordance with the Code of Conduct: I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (Code), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:



Date: 9 July 2026

3.0 Executive Summary / Principal Issues

With respect to groundwater-related matters, I concur with the assessment provided in the AEE that the proposed works do not meet the permitted activity standards and are restricted discretionary activities under rules E7.4.1(A20) and E7.4.1(A28).

I consider that sufficient geotechnical investigation data is available for groundwater and geotechnical modelling purposes in order to determine the likely ground settlement adjacent to the proposed development.

I concur with the assessment of settlement effects undertaken by IGS on all nearby buildings, structures and services and consider that a Groundwater Settlement Monitoring and Contingency Plan (GSMCP) is not required.

It is my opinion that provided that there is strict adherence, by the Consent Holder, to the requirements of the proposed conditions of the Water Permit, as amended in Section 9.0 of this memorandum, then the settlement effects of the proposed activity on the receiving environment will be less than minor.

In summary, based on the information that I have reviewed as listed in Section 4.0 below, **I support the application.**

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- A report with titled “188 Beaumont Street, Fast-Track Approval Substantive Application - Assessment of Environmental Effects and Statutory Analysis”, prepared by Barker & Associates Ltd, dated 9 April 2026, ref 026342, referred to below as “The AEE”.
- A report titled “188 Beaumont Street – Development – Geotechnical Assessment Report for FTAA Application”, prepared by Initia Geotechnical Specialists (IGS), dated 27 February 2026, ref P-002883, rev C.
- Architectural documents titled “188 Beaumont Street Design Statement Fast Track Approval,” and “188 Beaumont Street Design Statement Fast Track Approval – Appendix I Drawings,” prepared by Warren and Mahoney, dated 17 March 2026, revision A.
- A report titled “Civil Preliminary Design Report - 188 Beaumont Street, Westhaven”, prepared by Tonkin & Taylor (T & T), dated 12 March 2026, ref 1098609 v5.
- A report titled “Draft – Construction Management Plan - 188 Beaumont Street”, prepared by Aecom New Zealand Limited, dated March 2026, ref DCMP_000-000.
- A report titled “188 Beaumont Street. Wynyard Quarter Detailed Site Investigation”, prepared by Williamson Water and Land Advisory, dated 20 March 2026, rev 2, ref WWLA1615.
- A document titled “188 Beaumont St FTAA -Proposed Consent Conditions”, dated 26 March 2026.
- A document titled “Written Approval of Affected Persons”.
- A document titled “Rules Assessment,” prepared by Barker & Associates Ltd.
- A report titled “Proposed Development – 188 Beaumont St Wynyard Qtr Response to Section 67 Request for Information,” prepared by IGS, dated 23 June 2026 ref P-002883. Engineering drawings titled “Orams Residential Structural Drawings – 100% Preliminary Design” prepared by Robert Bird Group Ltd dated 19 December 2025, rev P02.

- A drawing titled “*Recommended Extents of Visual Monitoring in Relation to Proposed Structural Core Excavations*,” prepared by IGS, dated 3 July 2026.

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

AUP (OP) Standards

With respect to groundwater-related matters, I concur with the assessment provided in Appendix 30 of the AEE that the proposed works do not meet the permitted activity standards and are restricted discretionary activities under rules E7.4.1(A20) and E7.4.1(A28).

6.0 Specialist Assessment

The AEE states: “*The project will involve a residential-led mixed use building comprising 210 residential apartments, ground floor retail and ancillary car parking including enabling earthworks and installation of underground infrastructure at 188 Beaumont Street, Auckland Central ('Project'). The activities will be contained within a building featuring three distinct elements and achieves the design qualities of a marker building in this location.*”

“*The actual and potential adverse effects on the environment are assessed in detail through a comprehensive suite of technical reports included with the application and the proposed conditions of consent have been developed with input from technical specialists to ensure the adverse effects of the Project are appropriately managed. With the mitigation and conditions of consent proposed, it is concluded that these will be appropriately avoided, remedied or mitigated to be no more than minor overall (and more than minor only for visual amenity effects for the nearest residential receiver). Overall, the adverse impacts of the Project are not considered sufficiently significant to be out of proportion to the significant regional benefits of this Project.*”

In relation to the description of the site and background information, IGS state: “*The project is located at 188 Beaumont Street, Wynyard Quarter, adjoining Jellicoe St to the north, Beaumont St to the east, Westhaven Marina to the west and the existing Orams Marine maintenance site to the south. The site is relatively level, situated on the historic western harbour reclamation. Site levels vary from about 2.8 mRL to 3.3 mRL (NZVD2016).*

The site is currently predominantly paved with a combination of concrete and asphalt and is occupied by carparking and temporary storage. The site has a long history of land use in particular as an oil / petroleum storage site. The adjacent Orams Marine site to the south was recently redeveloped, with works including seawall strengthening, a new heavy-duty pavement for the 850t “Travel-lift” and new boat workshops. New office buildings adjacent to Beaumont St are also currently under construction.

The western end of the subject site is retained by a seawall originally constructed during the historic reclamation works for Wynyard Quarter. In 2020, seawall strengthening works were completed which involved the installation of 1200 mm diameter reinforced concrete soldier piles with a reinforced concrete capping beam. The existing

seawall facing was structurally tied into the capping beam.” ... “The extent of the soldier pile seawall strengthening works extends across the full length of the project site's boundary.”

IGS has developed a detailed engineering geological model for the site using the results of site-specific investigations which were undertaken by Beca in 2011, Tonkin & Taylor in 2018 and IGS in 2018, 2019 and 2025.

A summary of site stratigraphy and in situ testing is presented in Table 1 below:

Geological Unit	Typical Material Description	Depth to Top of Unit (m, bgl)	Elevation of top of unit (m RL) (NZVD2016)	Typical layer Thickness (m) [mean]	In Situ Strength Parameters Range [Typical value]	
					SPT 'N'	CPT q _c (MPa)
Granular Fill and Mixed Fill	Heterogeneous fill material including GRAVEL, SAND, SILT, bricks, COBBLES and BOULDERS	0	2.6 to 3.3	0.5 to 6 ^[1] [1]	1 to 8 ^[2]	0.5 to 20 [1.5]
Hydraulic Fill	Soft to firm SILTs and loose SANDs	0 to 5.5	-2.7 to 2.4	0 to 6.0 ^[3] [4.5]	2 to 7 [4]	0.3 to 8 [1]
Takaanini Formation	Unit 1: Holocene Marine Sediments Very soft to stiff SILTs and CLAYs with some sand, shells and gravel	5 to 6.7	-3.7 to -1.8	2.0 to 4.3 [3]	0 to 5 [0]	0.35 to 0.7 [0.45]
	Unit 2: Firm to stiff SILTs and CLAYs with some organics	7 to 9.7	-6.7 to -3.8	0.7 to 4.8 [3]	0 to 7 [2]	0.4 to 2 [0.7]
	Unit 3: Stiff to hard SILTs and Loose to medium dense Silty SANDs	9.5 to 14.5	-11.5 to -6.6	6.0 to 14.5 [10]	2 to 39 [12]	1 to 8 [3]
	Unit 4: Medium dense to very dense SANDs and hard Sandy SILT	16.5 to 25	-22.3 to -13.5	1.2 – 11.5 [5]	19 – 50+ [30]	5 – 20+ [8]
East Coast Bays Formation	Slightly Weathered Interbedded Sandstone and Mudstone – Extremely to Very Weak	22.2 to 30.8	-27.7 to -19.0	Inferred >100 m	50+	-

Notes:

^[1] Typically ≤ 1.5 m except for behind the seawall at the western end of the site.

^[2] SPT testing only undertaken in this unit in Beca BH01.

^[3] Not encountered within Beca BH01.

In relation to groundwater levels, IGS states : “Groundwater levels at the site are influenced by tidal levels, with the tidal response rapidly attenuating to the east. Groundwater monitoring was previously undertaken across the wider Orams Marine site by Tonkin & Taylor in August 2018, including monitoring on the subject site. The monitoring included continuous measurements using electronic level loggers installed within GBH111 (located near the south-western corner of the apartment site -behind the sea wall) and GBH103P (located at the eastern end of the apartment site).

A summary of groundwater monitoring is presented in Table 2 below:

ID	Monitoring Period	Ground level at piezometer (m RL) NZVD2016	Measured Groundwater Elevation (m RL) NZVD2016		Measured Groundwater Depth (mbgl)		Tidal Elevation (m RL) NZVD2016		Groundwater Levels Tidally Influenced?
			Max	Min	Max	Min	Maximum Recorded	Minimum Recorded	
GBH111	3/08/2018 to 14/08/2018	2.83	+1.4	-1.2	4	1.4	+1.5	-1.9	Yes
GBH103P	3/08/2018 to 14/08/2018	2.85	+1.3	+1.2	1.7	1.6	+1.5	-1.9	Negligible tidal influence

IGS states: “The strong tidal response behind the seawall is inferred to be attributable to deeper high permeability granular fill which is present behind the sea wall within tidal levels. Further to the east, the granular fill depth generally reduces considerably and lower permeability hydraulic fill materials are typically present across the tidal levels. **It is noted however that the original groundwater monitoring was undertaken prior to the seawall strengthening works and prior to the installation of a groundwater cutoff wall across the western side of the site.** The cutoff wall is expected to have resulted in an attenuation of tidal response to groundwater.

In addition IGS states: “Consideration of groundwater levels in terms of mRL is considered most appropriate at the site, given the site is level and groundwater levels are strongly controlled by sea level. The main variation in depth to groundwater across the site is the variation in existing ground level (which varies from about 2.8mRL to 3.3mRL). Note that, based on a review of the latest structural drawings, the underside of ground beam levels for the buildings are typically from 1.4mRL to 2mRL, with some deeper ground beams below the central building as deep as 1.2mRL. For the ground beams as deep as 1.4mRL, these levels are at or above groundwater levels at the site. The deeper proposed ground beams at 1.2mRL may encounter 100mm to 200mm of groundwater during construction. Where encountered, no effects due to groundwater drawdown from these minor excavations are expected, and it is noted that groundwater will be encountered during construction only. **To further confirm, a groundwater consent is only considered to be required for the two core excavations that have specifically been noted and assessed in the Initia geotechnical report.**”

I consider that the discussion in relation to groundwater levels referred to above is appropriate and the explanation given in relation to the potential to encounter groundwater is also appropriate.

In relation to the proposed earthworks, IGS states:

“Earthworks at the site are generally expected to be limited to:

- Minor backfilling around ground beams or to backfill historic pits etc.;
- Shallow excavations for ground beams/pile caps (generally less than 1.5 m depth);
- Deeper excavations up to approximately 4 m below existing site levels (i.e. to approximately RL -1 m) for the 2 No. central cores caps positioned below lift pits.”

IGS states : *“The two excavations specifically assessed in the Initia geotechnical report are the deepest proposed core excavations for the buildings (for the central and western building respectively).*

As advised by RBG, the eastern building does not have a deep “structural core” that the other two buildings have. The eastern excavation shown on the T+T drawing 1098609.2000-0110 is in the location of a large pile cap under shear walls. The underside of ground beam level in this location is approximately 1.4mRL (approximately 1.5m below existing ground level in this location). This level is at or above groundwater levels at the site. Accordingly a specific assessment of effects for this excavation is not considered necessary.

The western most excavation shown on the T+T civil drawing is for a stormwater collection trench. As advised by T+T, this component is intended to be approximately 1m below the site works level. In this location, this equates to a level of about 1.5mRL . This level is similar to high tide level (noting that in the location of this excavation, groundwater will be directly connected to, and influenced by tide levels). Accordingly this excavation will not extend below permanent groundwater levels and no specific assessment with regard to settlement effects is considered necessary.”

I concur with IGS that specific assessment of settlement effects for the two excavations described above are not necessary.

In relation to the excavations near the southern boundary of the site IGS state: “Temporary sheet pile retention may be required along the southern boundary where there may be insufficient space to bench/batter excavations due to the existing Orams B2 building. Whilst the temporary works should be designed/reviewed by a geotechnical engineer, the monitoring of retaining wall deflections should not be required. This is because the B2 building is suspended on steel UC piles driven to rock and the sheet pile wall and temporary retention will be of limited retained height.”

In addition, IGS state: “ Stamped building consent drawings for Building B2, showing the piled foundation layout and details, are attached in Appendix A. No as-built drawings are available. Based on Initia’s involvement in construction monitoring for Building B2, we can confirm no major changes to the building foundation design was made during construction.

A sketch cross-section has been prepared and is presented in Appendix B showing the relevant information requested. Of note, the underside of the piled ground beam foundation of Building B2 is approximately 2.3mRL. The excavation level for proposed ground beams adjacent to Building B2 is approximately 1.5mRL. Accordingly, the effective retained height below the underside of foundation level is less than 1m and it is on this basis that monitoring is not considered necessary.”

I concur with the above statement, and I note that the owners of the Orams B2 Building have given their written approval for the proposed activity.

In relation to the lift pit/core excavations, IGS state: “The structural system of the central tower and marina building necessitates structural piles with a core cap below the proposed lift pits. This will necessitate locally deeper excavations to form the core caps. Structural concept markups indicate the underside of the lift pits will sit at circa RL + 1.1 m and the underside of the core caps at circa RL -1.0 m (however options with shallower excavations are also being considered). Accordingly, temporary excavation depths of up to approximately 4.2 m below existing ground levels will be required.

*The central tower core excavation is expected to sit within hydraulic fill materials (below a thin capping of granular/mixed fill). The marina building excavation is also expected to likely sit within hydraulic fill, however, deeper granular/mixed fill may also be present, given the proximity to the seawall. Based on groundwater levels recorded in BH501 (located adjacent to the central tower core excavation) and GBH111P (located 20 m south-west of the western tower core), **temporary excavations to RL –1.0 m are expected to extend below groundwater levels by:***

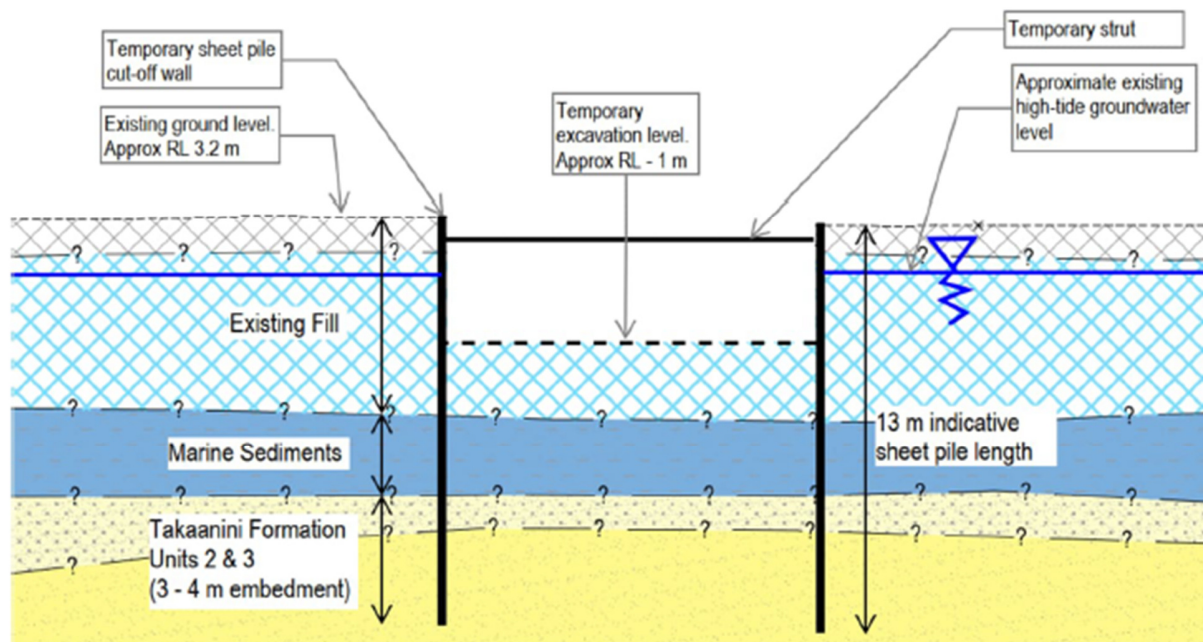
- Approximately 2 – 2.5 m during high tide conditions; and

- Approximately 1 - 2 m during low tide conditions.

*Accordingly, temporary dewatering will be required to construct the core-caps. Based on our previous experience at the adjacent Orams site developments, a temporary groundwater cut-off wall around the perimeter of each excavation will be required to facilitate this, given the high permeability of some of the fill materials and the recharge from the adjacent harbour. **Design of the cut-off wall will be undertaken during detailed design, but it is expected the cut-off wall will need to extend approximately 3 - 4 m into the low permeability Pleistocene aged Takaanini Formation soils (Unit 2 & 3) (i.e. to approximately 10-13 m depth or 6-9 m below the underside of excavation). Provided this is undertaken, it is expected that groundwater inflows into the excavation will be able to be controlled via a series of sump pumps inside the cut-off wall. It is noted that both the soils and groundwater extracted from the excavations may be contaminated so appropriate controls will be required.***

*The cut-off wall could comprise **sheet-piling, a secant pile wall or Cutter Soil Mixing (CSM) panels**. It is expected that sheet-piling or CSM panels will be the most economic option. **The cut-off wall will also need to be designed to maintain stability of the 4.2 m deep temporary cuts. If sheet piles are adopted, it is expected that temporary propping will be required (likely comprising steel corner struts and/or cross struts). CSM panels may need to be reinforced using steel sections.***

IGS indicate that specific geotechnical and structure design will be required to detail the cut-off wall and the dimensions presented for a temporary sheet pile option in Figure 1 below are indicative only.



Finally, IGS state: “The permanent core/lift pit structures should be designed to be fully tanked with consideration for groundwater pressures acting on the base and walls of the pit. It is recommended that the structural and waterproofing design accommodates hydrostatic pressures arising from groundwater levels rising up to ground surface level (i.e. approximately RL 3.2 m) in the extreme case.”

I concur with the above statements and consider that the options for the proposed retaining for the lift pit/core excavations are appropriate.

In relation to Auckland Unitary Plan and Settlement Effects Considerations, IGS states: “The Auckland Unitary Plan (AUP) generally requires specific consents to be applied for where excavations extend below the natural groundwater level. Based on the groundwater monitoring, the proposed core cap excavations for the central and western towers will extend approximately 1 – 2 m below low tide groundwater levels and 2 – 2.5 m below peak high tide groundwater levels. **Accordingly, temporary groundwater take will be required during construction. In the long term, the lift pits/core caps will not require groundwater take (as they will be designed to be tanked) but will sit below existing groundwater levels.**

The proposed excavations have been assessed against the AUP Groundwater Take and Divert Permitted Activity Criteria. Based on the assessment, attached in Appendix G, the core cap excavations will not meet the permitted activity for groundwater on the basis that:

- The permanent core caps may extend marginally greater than 2 m below the natural high-tide water level (i.e. not a permitted activity under E7.6[SIC].1.10 – diversion); and
- Temporary dewatering (i.e. groundwater take) to enable the construction of the core caps may take greater than 30 days (i.e. may not be a permitted activity under E7.6.1.6 – groundwater take).

On this basis, a Groundwater Consent is being sought for take and diversion (i.e. under activities A20 and A28 of Table E7.4.1 of the Auckland Unitary Plan). An assessment of groundwater take/divert effects is presented below. In carrying out this assessment reference to the assessment criteria in E7 of the Auckland Unitary Plan has been made.”

IGS has identified the closest building and public services from the core cap excavations on the plan and in Table 3 below :



Existing Structure/Infrastructure	Minimum offset from excavations	Structure/Infrastructure details.
Orams B2 Building (Closest structure)	24.5 m	Workshop and retail building. Constructed in 2020s. Supported on steel piles driven to ECBF rock.
Jellicoe Street Water Main (Closest Public Buried Service)	12.8 m	250 mm diameter ductile iron pipe installed 2011.
Jellicoe Street Undefined Water Main	18.5 m	100 mm undefined material pipe. Installed 1955.
Jellicoe Street Stormwater Pipe	21.5 m	600 – 750 mm diameter concrete pipe. Installed 2013.
Jellicoe Street Sewer Pipe	25.8 m	225 mm vitrified clay pipe. Installed 2011.

In their assessment of settlement effects, IGS states: “A qualitative review has been undertaken to review the hazard of offsite settlement effects resulting from groundwater drawdown and deflections (mechanical settlement) behind the temporary cut-off walls. As shown on Figure 5-2 and Table 5-3 below, the nearest structure is the B2 Orams Building which is offset a minimum of 24.5 m from the excavations and is not sensitive to shallow settlement effects as it is fully piled. The nearest service is the Jellicoe Street Water Main which comprises a 250 mm diameter ductile iron pipe offset a minimum of 12.8 m from the excavations. Services generally have a high tolerance to settlement effects and a paper by O’Rourke And Trautmann (1982) suggests cast iron pipes with diameters greater than 200 mm can generally tolerate differential settlements up to 1:140.

Provided the core cap excavations are supported with an appropriately designed cut-off wall, both groundwater and mechanical settlement effects on adjacent structures and services are expected to be negligible (i.e. well below the tolerances outlined above). This is on the basis that:

- **Mechanical settlements will be negligible on the basis that the minimum horizontal offset is greater than 3x the excavation depth (4.2 m); and**
- **Groundwater drawdown settlements will be negligible on the basis that the groundwater cutoff wall will minimise the groundwater drawdown radius, particularly as it will extend below the low permeability Marine Sediments and Firm to Stiff Takaanini Formation Silts/Clays. The groundwater drawdown radius is expected to be less than the minimum 12.8 m offset from the excavation.**

On this basis, there will be none to negligible offsite groundwater take effects. Accordingly, no specific groundwater or settlement monitoring is considered to be necessary as a condition of the groundwater consent.”

I concur with the above statements in relation to the excavations for the western tower core cap and central tower core cap.

Given that the Applicant has written approvals from the owners and occupiers of the adjacent site at 164 Beaumont Street and that there are no public services in close proximity to the proposed excavations, then no specific groundwater or settlement monitoring is considered necessary as a condition of the groundwater consent in relation to this proposed activity.

The key reason for no GSMCP is that the Applicant has obtained written approvals from the owners of the fee simple interest of the land, the leasehold interest of the land and the occupier of the land at 164 Beaumont Street, which is located adjacent to the southern boundary of the subject site and the settlement effects of the proposed activity on 3rd party assets along Beaumont Street and Jellicoe Street are likely to be negligible.

Albeit no GSMCP is required, I have proposed a condition of consent that requires external visual inspections of the surrounding ground and neighbouring buildings and structures for the purpose of detecting any new external Damage or deterioration of existing external Damage. The extent of the inspections is shown on the drawing titled *“Recommended Extents of Visual Monitoring in Relation to Proposed Structural Core Excavations,”* prepared by IGS, dated 3 July 2026.

7.0 Section 67 Information Gap

I have identified that there are no section 67 information gaps.

8.0 Recommendation

Based on the information provided, it is my opinion that the settlement effects of the proposed activity are likely to be less than minor and I support the application.

I recommend that the proposed conditions of the Water Permit are amended to reflect Auckland Council’s most up to date set of conditions. The recommended amendments to the conditions of the Water Permit are provided in Section 9.0 below.

9.0 Proposed Conditions

I have reviewed the proposed Conditions for the Water Permit (Conditions 15 to 24 inclusive), provided in Appendix 4 of the Application documents **and consider that they are generally appropriate, subject to the following amendments.**

Water Permit Conditions		Commentary
15.	Duration of Consent The take (dewatering) and groundwater diversion consent WAT60430574 WAT60464685 expires thirty-five (35) years from the date of commencement after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.	I have added the correct Water Permit number, and I have changed the text as follows delete: <i>"from the date of commencement,"</i> and add <i>"after it has been granted"</i>
16.	Provide for a review under section 128 Under section 128 of the RMA the conditions of this consent WAT60430574 WAT60464685 may be reviewed by the Manager Resource Consents (or equivalent delegation) at the consent holder's cost: Within six months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five years thereafter in order: - To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage - To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on: a. ground conditions b. aquifer parameters c. groundwater levels; and d. ground surface movement.	I have added this Condition and the correct Water Permit number and renumbered the subsequent conditions
17	Notice of Commencement of Dewatering Excavation The Council (Team Leader Compliance Monitoring Central) shall be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering The consent holder must notify council in writing at least 10 working days prior to the date of the Commencement of Excavation	I have deleted the word "Dewatering" and added the word "Excavation" in the title of the Condition. The proposed text is deleted and replaced with the most up to date Water Permit Condition.

18.	Design and Construction of Cut-off/ Retaining Walls The design and construction of the cut- off/ retaining walls shall must be undertaken in accordance with the recommendations contained in the report <i>188 Beaumont Street – Development. Geotechnical Assessment Report for FTAA Application</i>” prepared by Initia Limited for Westhaven Residential LP, Rev C dated February 2026.	I have changed shall to must
19.	Excavation Limit The Bulk Excavation for the core caps shall must not extend below -1 m RL.	I have changed shall to must
20.	Damage Avoidance All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, shall be designed, constructed and maintained so as to avoid Damage to land, buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.	I have added the word “land” before the word “buildings”. This is consistent with the most up to date Water Permit Condition.

21	External Visual Inspections during Excavation External visual inspections of the surrounding ground and neighbouring buildings and structures within 30m excavation must be undertaken for the purpose of detecting any new Damage or deterioration of existing Damage. Inspections are to be carried weekly from the Commencement to Completion of Bulk Excavation. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose The results of the external visual inspections and an assessment of the results are to be reviewed by the SQEP. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. The extent of the inspections is shown on the drawing titled “Recommended Extents of Visual Monitoring in Relation to Proposed Structural Core Excavations,” prepared by IGS, dated 3 July 2026. The first inspection must be carried out prior to the Commencement of Excavation. Subsequent inspections must be undertaken weekly from the Commencement to Completion of Construction Phase Dewatering and post-Completion of Construction Phase Dewatering. A photographic record must be kept, including time and date of each inspection, the name of the person(s) undertaking the inspection, and all observations made during the inspection, and must be of a quality that is fit for purpose. The results of the first external visual inspection and an assessment of the results must be reviewed by a SQEP (at the Consent Holders expense) and must be submitted to the council prior to the Commencement of Excavation. The results of the subsequent external visual inspections and an assessment of the results must be reviewed by the SQEP (at the Consent Holders expense), and any Damage must be notified to the council within twenty-four (24) hours of the inspection. The reviewed results and the assessment of the results must also be included in the bi-monthly monitoring report for the relevant monitoring period. <i>Advice Note:</i> <i>This condition does not apply to any land, building or structure where written evidence is provided to the council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.</i>	I have changed the title of the condition and replaced Conditions 21 and 22 with the most up to date Water Permit Condition. Condition 23 is replaced with an Advice Note. In relation to these inspections reference has been made to the drawing titled “ Recommended Extents of Visual Monitoring in Relation to Proposed Structural Core Excavations,” prepared by IGS, dated 3 July 2026.
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22	Additional Surveys Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the council, for the purpose of investigating any Damage potentially caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP, and the report must be submitted to the council. The requirement for any such additional condition survey will cease six months after the Completion of Construction Phase Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.	I have added this Condition. Reason: It enables the Council to obtain additional condition surveys when it is suspected that dewatering has caused Damage to buildings, structures, or Services not assessed as being at risk when the consent was processed, or not required by another other condition.
23	Contingency Actions If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder shall must: a) Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage. b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage (to the extent this is known); identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage. Provide a copy of the report prepared under (b) above, to the Team Leader Compliance Monitoring Central and the asset owner within 10 working days of notification under (a) above. <i>Advice Note:</i> <i>It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.</i>	I have changed shall to must in the first paragraph. The advice note remains unchanged

24	Notice of Completion The Team Leader Compliance Monitoring Central shall be advised in writing within 10 working days of when Bulk Excavation and Dewatering has been completed. The council must be advised in writing within 10 working days of when Excavation and Construction Phase dewatering has been completed <i>Advice Note</i> <i>The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.</i>	The proposed text is deleted and replaced with the most up to date Water Permit Condition. The advice note remains unchanged.
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