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**")

MEMORANDUM ON BEHALF OF MILLENIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED

DATED: 29 JUNE 2026

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LAWYERS
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May it please the Panel:

1. This memorandum is filed on behalf of Millennium & Copthorne Hotels New Zealand Limited ("**MCK**") in response to the Panel's request for further information dated 12 June 2026 ("**RFI**").

2. The memorandum is in addition to the Joint Statement to be filed by counsel for Precinct Properties New Zealand Limited ("**the Applicant**"). The Joint Statement includes a summary of MCK's position and rationale on many but not all aspects of the conditions and advice notes. Further, the format adopted in the Joint Statement makes it difficult for the Panel to understand MCK's recommended changes and additions to conditions in context.

3. For completeness and clarity, MCK considered it appropriate to also file this memorandum and the **attached**:

    a. Annotated schedule of conditions ("**the MCK Schedule**"); and

    b. Plan annotated by Structus showing the location of the 24 building / structure deformation monitoring stations recommended by that firm (see condition 166 / Schedule B on page 90 of the MCK Schedule).

4. The MCK Schedule is based on the suite of conditions previously submitted by the Applicant. The text comprises:

    a. The **black** base text, being the Applicant's version of the conditions supplied to the Panel on 21 May as part of its section 55 FTAA response. This wording is agreed by MCK other than where it has been amended.

    b. The **blue** text, being amendments now proposed by the Applicant to address the RFI. This wording is agreed by MCK other than where it has been amended.

    c. The **red highlighted** and annotated text, being additional amendments to the conditions proposed by MCK.

    d. The **green highlighted** and annotated text, being additional amendments to the conditions proposed by MCK that could and may be addressed in a side agreement.

5. With regard to para 4(d) above, MCK and the Applicant have been meeting and corresponding in an effort to resolve their outstanding issues. A number of those matters could be addressed via a side agreement, in which case they would not need to be addressed in the conditions. The wording shaded green in the MCK Schedule comprises the matters that MCK anticipates are most likely to be incorporated into a side agreement. When and if that occurs, the Panel will be advised that such conditions are no longer needed. For clarity, there is no certainty yet that such an agreement will be reached or what will be included in it.

6. The MCK Schedule contains explanatory comments summarising the rationale for the changes sought to conditions. The comments have been prepared in conjunction with and are agreed to by the following consultants whose reports were filed with the Panel on 7 May 2026:

    a. CMW Geosciences (Hai An Nguyen-Bui and Gaurav Mathur), geotechnical science and engineering.

    b. Structus (Darren Mitchell), structural engineering.

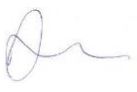
    c. Commute (Leo Hills), traffic engineering.

    d. Styles Group (Jon Styles), acoustic and vibration issues.

    e. Forme Planning (Kay Panther Knight), planner.

7. The reports circulated on 7 May 2026 expand on the issues of concern to MCK and its advisors. MCK asks that the Panel revisit those reports when considering the revised conditions sought by MCK.

Dated this 29th day of June 2026



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Douglas Allan – Counsel for Millennium & Copthorne Hotels New Zealand Limited

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

MILLENNIUM & COPTHORNE HOTELS NEW ZEALAND LIMITED VERSION 26/6/26

Base text = Precinct Properties New Zealand Limited conditions supplied to Panel 21 May as part of s55 response ("clean copy").

Blue text = amendments proposed to address RFI 3 from the Panel.

Red highlighted text = additional amendments proposed by Millennium & Copthorne Hotels New Zealand Limited.

Green highlighted text = additional amendments proposed by Millennium & Copthorne Hotels New Zealand Limited that could be addressed in a side agreement. These will be able to be removed from the conditions if the parties agree to incorporate them into a side agreement. Failing that, the changes remain (and could be considered alongside red text).

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Conditions

Under clause 18 Schedule 5 of the FTAA and sections 108 and 108AA of the RMA, these consents are subject to the following conditions:

Definitions

"AMP" means Asbestos Management Plan;
"AT" means Auckland Transport;
"AUP (OP)" means the Auckland Unitary Plan (Operative in Part);
"BPO" means Best Practicable option and has the same meaning as defined in the Resource Management Act 1991;
"CAR" means Corridor Access Request;
"CLG" means Community Liaison Group;
"ChTMP" means Chemical Treatment Management Plan;
"CMP" means Construction Management Plan and includes demolition and construction activities for the purpose of this management plan;
"CNVMP" means Construction Noise and Vibration Management Plan and includes demolition and construction activities for the purpose of this management plan;
"Consent Holder" means Precinct Properties Limited or its successor in title;
"Council" means the Auckland Council and for the purpose of compliance with the conditions of consent means the Council's monitoring officer unless otherwise specified.
"CSMP" means Contaminated Site Management Plan;
"CTMP" means Construction Traffic Management Plan and includes demolition and construction activities for the purpose of this management plan;
"DMP" means Dust Management Plan;
"EPA" means Engineering Plan Approval;
"ESCMP" means Erosion and Sediment Control Management Plan;
"FBMP" means Flood Barrier Management Plan;
"FTAA" means the Fast-track Approvals Act 2024;
"GD05" means the Council's Guideline Document 005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*';
"GSMCP" means Groundwater and Settlement Monitoring and Contingency Plan;
"HPUDOMP" means Hotel Pick Up and Drop Off Management Plan;
"HNZPT" means Heritage New Zealand Pouhere Taonga;
"HSMP" means Hazardous Substances Management Plan;
"MASAP" means Managed Access Service Arrangement Plan;
"M Social" means the M Social Hotel located at 196-200 Quay Street, Auckland Central (Lot 8 DP 60151) immediately north of the application site;

"MSEP" means the M Social Engagement Protocol;

"NES:CS" means National Environmental Standard for Managing Contaminants in Soil;

"OWMP" means Operational Waste Management Plan;

"RMA" means the Resource Management Act 1991;

"SLMP" means Servicing and Loading Management Plan;

"SQEP" means Suitably Qualified and Experienced Person;

"SQGEP" means Suitably Qualified Geotechnical Engineering Professional;

"SSWCP" means Site-Specific Waste Plan;

"Viaduct Streets" means the public roads within the Viaduct annotated in yellow within Attachment 3.

Commented [KP1]: This definition has been added as the term is referenced in proposed additional consultation condition applying to M Social, separate from the CLG

General conditions

These conditions apply to all resource consents including LUC60460865, DIS60460866 and WAT60460867.

Activity in Accordance with Application

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 18 December 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Downtown Carpark Site Development" and dated 18 December 2025;

    b. The reports listed at **Attachment 1**; and

    c. The plans listed at **Attachment 2**.

Lapse of Consent

2. In accordance with section 87(2)(b)(ii) and clause 26, Schedule 5 of the Fast-track Approvals Act 2024, this consent lapses ten (10) years after the date it commences unless the consent is given effect to within that ten-year period.

Monitoring Deposit

3. The consent holder must pay the Council an initial consent compliance monitoring charge of ~~$1,170~~ 5,000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met, will the Council issue a letter confirming compliance on request of the consent holder.

Community Liaison Group

4. Within two months of the grant of consent the consent holder must invite the listed parties in condition 5 to establish a Community Liaison Group (**CLG**), and, if any of the invited parties accept that invitation, must hold the first meeting in accordance with condition 6.

5. The consent holder must invite each of the following parties to have a representative on the CLG:

    a. Auckland Council;

    b. The appointed construction company for the Project;

    c. M Social (196-200 Quay Street, Auckland Central);

    d. Body Corporate 199380 Sebel (**Sebel**) (85-89 Customs Street West, Auckland Central) and Accor Australia & New Zealand Hospitality Pty Limited;

    e. Docklands Management Limited (representing Princes Wharf entities);

    f. Quattro RE Limited as Trustee for ATT NZ1 (**Kyndryl Tower**); ~~and~~

    g. Viaduct Harbour Holdings Limited;~~.~~

    h. Piccadilly Trustee Limited (22 Fanshawe Street, Auckland Central); and

    i. Mornington Trustee Limited (30-36 Fanshawe Street, Auckland Central).

6. Invitations for the first CLG meeting must be sent by post and email at least 15 working days prior to the first meeting, requesting advice as to whether the invited parties wish to attend the first meeting, their nominated attendee(s) and if they have an ongoing interest in attending future CLG meetings. If any invited party declines to be involved in the meetings (including those not responding after reasonable attempts to contact them), either from commencement or subsequently, then subsequent meetings may progress for the balance of the Project without further notice to those parties who by absence elected not to be involved in the CLG.

7. The objectives of the CLG are to:

a. Provide a means for all parties to give and receive regular updates on progress with the construction of the Project (including demolition);

b. Provide a regular forum through which information about the construction of the Project can be provided by the consent holder;

bb. ~~To brief the parties on any minor changes to Management Plans that may have been approved by Council separate to the CLG process.~~

c. Provide a process for providing weekly updates on upcoming works that may or will require authorisation by a Schedule in accordance with Condition 69 ~~generate high levels of noise and vibration~~ and to ensure that there is a process established for the parties to liaise with each other and ~~schedule~~ plan their activities to minimise the effects. This may include:

(i) Receivers of noise and vibration conveying the days and times when they have a high or low sensitivity to construction noise and vibration to enable the consent holder to plan high noise or vibration works in such a way that takes these matters into account; or

(ii) The consent holder advising that they are planning high noise or vibration works and liaising with the receivers to schedule the works in a way that minimises the effects;

d. Enable opportunities for concerns and issues to be reported to the consent holder and responded to by the consent holder; and

e. Enable parties the opportunity to provide input into the development and content of the following Management Plans (and any subsequent changes to those documents once certified) in accordance with the procedure outlined in Conditions 11 to 20;

(i) Construction Management Plan (**CMP**);

(ii) Construction Traffic Management Plan (**CTMP**);

(iii) Construction Noise and Vibration Management Plan (**CNVMP**);

(iv) Dust Management Plan (**DMP**); and

(v) Groundwater and Settlement Monitoring and Contingency Plan (**GSMCP**).

8. The consent holder must:

a. Arrange a regular CLG meeting to be held every 2 months on the same day of the week, (unless a different frequency is otherwise agreed with the CLG). Records of each meeting must be provided to Council on request.

Commented [KP2]: MCK opposes the Applicant's proposal that "*minor*" changes may be made to the management plans. MCK considers that, given the importance of the management plans when accurately predicting and mitigating the effects of the activity on the receiving environment (and the M Social site in particular), any changes to management plans need to be presented to the CLG and certified by Council.

b. Provide information by email with confirmed delivery receipt at least 5 working days in advance of the meeting at which that information is to be discussed.

c. Provide reasonable administrative support for the CLG including:

(i) Organising meetings at a local venue;

(ii) Inviting all members of the CLG to meetings by email at least 10 working days before that meeting is to be held.

d. Consult with the CLG on the development and content of the Management Plans listed in condition 7e by providing a draft of each management plan to the CLG for review and feedback ~~by the CLG~~, and must consider any feedback received and provide reasons for any feedback not incorporated into the final version of the plan(s). The consent holder must provide the CLG at least 10 working days within which to provide feedback.

dd. Provide details of and consult with the CLG regarding any amendments being proposed to any of the Management Plans listed in Condition 7e. This includes amendments that are being sought by certification from the Council.

e. Provide an update at least every 2 months (or as otherwise agreed by the CLG) during construction of the Project setting out associated compliance with the consent conditions and any other relevant requirements of the Management Plans in Condition 7e including responses to compliance concerns raised by CLG members at the previous meeting.

f. Respond to all reasonable issues/queries/requests raised by the CLG within 10 working days and advise how their issues/queries/requests have been resolved and if not resolved, the reasons why. The speed of the response must be proportionate to the urgency of the matter as determined by the CLG.

g. Have a representative attend and chair all CLG meetings.

h. Provide a copy of the minutes of the CLG meetings to all CLG members within 5 working days of each meeting.

i. Provide a Project contact for assistance for the purpose of lodging complaints as specified in these conditions.

j. To keep a Complaints register that must be submitted to the Council on request.

9. The consent holder must continue to operate the CLG ~~must continue~~ until construction works are completed on the site, and Council sign-off has been provided confirming that all construction-related consent conditions have been met. However, in the event that all the members of the CLG agree, or there are three (3) meetings in a row where three (3) or less CLG members attend with the exception of M Social (meaning if M Social wish to continue as the sole CLG member, then the meetings must continue) for which all processes assigned to the CLG will continue to apply after any other parties are removed, the consent holder may disestablish the CLG upon written notice to its members. In such event, the conditions relating to the CLG shall cease to apply.

M Social Engagement Protocol

X. Within two months of the grant of consent, the consent holder must establish and implement an M Social Engagement Protocol (MSEP) to ensure direct, ongoing consultation with M Social throughout the construction of the Project.

Advice Note:

The MSEP must operate independently of the CLG and does not replace or limit any obligations under conditions 4 – 9.

X. The consent holder must appoint a Dedicated M Social Liaison Person ("**Dedicated Liaison**") responsible for all engagement with M Social, and must provide the name, role and contact details of the Dedicated Liaison to M Social and Auckland Council within 10 working days of appointment. The Dedicated Liaison must be available during normal business hours and must have authority to coordinate construction activities in response to M Social's operational needs.

X. The consent holder must hold regular meetings with M Social, the frequency of which is to be agreed in writing with M Social, to:

a. To consult with and enable direct input by M Social into the preparation of management plans set out in conditions [11] – [20] to be considered by the consent holder, and to enable direct response by the consent holder to M Social regarding how their input influences the preparation of the management plans, as follows:

(i) Provide M Social with draft versions of the management plans for review and comment;

(ii) Allow M Social 10 working days to provide feedback;

(iii) Consider all feedback and provide written responses to feedback including that not incorporated into the final management plans, with reasons;

b. Provide updates on construction progress including provision of forward-looking

Commented [KP3]: For the reasons set out in detail in the comments filed with the Panel on 7 May 2026, M Social is the most adversely affected site. Accordingly, it needs to be subject to the detailed engagement protocol set out in this condition. The protocol sits alongside the CLG conditions and proposes a more rigorous and direct engagement process. MCK accepts that other sites in the vicinity of the development are less sensitive than M Social and will not need this more intensive and extensive consultation protocol.

schedules;

c. Identify upcoming works that may generate high levels of noise and vibration (that might approach the limits specified in these conditions) including the expected timing, duration and nature of these works;

d. Discuss operational sensitivities of M Social (including guest occupancy patterns, events and high-sensitivity periods) to enable the consent holder to sequence construction activities to minimise effects during these periods;

e. Identify opportunities to minimise effects of demolition and construction on M Social including considering any reasonable requests from M Social to adjust the timing of high-noise or high-vibration works to minimise effects;

X. Minutes of each meeting must be provided to M Social within 5 working days of each meeting for review and feedback.

X. The consent holder must maintain a 24/7 complaints contact for M Social. Any complaint or incident raised by M Social must be acknowledged and investigated within 24 hours, and reported back to M Social with findings and corrective actions within 3 working days.

Princes Wharf access

9A. The consent holder must not cause:

a. The right-turn lane from Quay Street into Princes Wharf and the left-turn from Princes Wharf to be closed during the demolition and construction phases of the Project, in a physical capacity; and/or

b. The access to and from Princes Wharf via the lower Hobson Street flyover to be closed during the demolition and construction phases of the Project, in a physical capacity.

9B. An exception to the~~is~~ requirements of condition 9A is to ensure public safety is ~~anticipated~~ provided for during the demolition / removal of the Lower Hobson Street Pedestrian Overbridge (scheduled to occur over a single weekend), which could result in some impacts on access into Princes Wharf. The ability to turn right into Princes Wharf must be maintained throughout those works. In determining an appropriate weekend to undertake the removal of the Lower Hobson Street Pedestrian Overbridge, the Consent Holder must engage with Docklands Management Limited to coordinate those works on a weekend that avoids, as far as practicable, cruise ship arrivals / docking at Princes Wharf.

Viaduct Harbour access

9C. The consent holder must not close the left-turn access from Sturdee Street into Customs Street West throughout the demolition and construction phases of the Project, in a physical capacity.

Management Plans

10. Conditions 11 to 20 apply to all Management Plans required by these conditions.

11. Management Plans must be prepared by a Suitably Qualified and Experienced Person(s) (**SQEP**).

12. Management Plans must be submitted to the Council for certification in writing. Management Plans must be submitted at least 20 working days prior to the Commencement of Construction (as applicable) unless otherwise specified in the conditions. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives and principles of the Management Plan.

13. Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project, and when provided in part or for a stage ~~shall~~ must be submitted at least 20 working days prior to Commencement of Construction (as applicable) of that part or stage unless otherwise specified in the conditions. Management Plans submitted must clearly show the linkage with plans for adjacent stages and interrelated activities.

***Advice Note**:*

Under Condition 24*, the consent holder is required to address in the CMP construction works programming, including confirmation of the proposed staging and sequence of construction of the Project.*

14. Where consultation on a Management Plan is required by a condition of these consents including any change to a Management Plan contemplated by Condition~~s 16 and~~ 17, the consent holder must provide the following to the Council when submitting the Management Plan for certification:

    a. A summary of consultation during preparation of the Management Plan;

    b. Any feedback on the proposed text of the Management Plan from the party or parties that the condition (including conditions 7 and 8) requires consultation with; and

    c. A response to that feedback indicating the matters that were not incorporated into the text of the Management Plan submitted for certification and the reasons why.

Commented [DA4]: Correction.

15. Should the Council refuse to certify a Management Plan, or a part or stage of a Management Plan, in accordance with Conditions 11, 12 and 13 above, the consent holder must submit a revised Management Plan for certification as soon as practicable. The certification process must follow the same procedures as outlined in Condition 12 above.

16. ~~Any certified Management Plan may be amended if necessary to reflect any minor changes in design, construction methods or management of effects. Any amendments are to be submitted to the Council in writing prior to implementation of the change and will not be subject to certification, unless the Council determines that those amendments once implemented would result in a materially different outcome to that described in the original plan in which case Condition 17 applies.~~

~~16A. The following information must be provided in support of any minor change to a Management Plan sought by Condition 16 submitted to the Council:~~

~~a. Copies of any written feedback or complaints received from CLG members with respect of the matters addressed by the specific management plan;~~

~~b. Copies of the minutes of previous CLG meetings that record discussion of matters relevant to the Management Plan being amended; and~~

~~c. Copies of written responses provided by the consent holder or their representatives in response to written feedback or complaints from the CLG members or other complaints on the topic addressed by the Management Plan being amended.~~

17. Any changes to a certified Management Plan ~~involving a materially different outcome under Condition~~ 16 must be submitted to the Council to certify that the~~y~~ amended Management Plan will comply with the applicable requirements of these conditions. Any material change must be consistent with the objective(s) and purpose of the relevant Management Plan and the requirements of the relevant conditions of these consents. Where a Management Plan was prepared in consultation with affected parties, any material changes to that Management Plan ~~shall~~ must be prepared in consultation with those same parties.

18. Any subsequent revision of the Management Plan must also be submitted to the Council for certification. Works must not commence on Site until the Council certification is provided in writing.

19. All works must be carried out in accordance with the certified Management Plans. No works or activities covered by an individual Management Plan may commence until written certification of that Management Plan is provided by the Council, ~~unless otherwise approved in writing by the Council~~.

Commented [KP5]: MCK maintains that all changes to management plans must be certified by Council and consulted upon with the CLG.

MCK's intent is to ensure that the level of effects identified in the application, and as proposed to be mitigated through management plans, remain as anticipated and such "minor changes" do not authorise, without consequence, a greater level of effects, specifically as they might affect MCK.

The conditions as currently drafted created uncertainty and ambiguity as there is no certainty as to what scales or types of changes would qualify as being "*minor*".

Commented [DA6]: Reflects MCK's opposition to the Applicant's proposal that "*minor*" changes may be made to the management plans.

Commented [DA7]: Reflects MCK's opposition to the Applicant's proposal that "*minor*" changes may be made to the management plans.

20. A copy of the most recent and certified Management Plan ~~and / or any minor amendment to a Management Plan as agreed in writing by the Council (under Conditions 16 and 16A)~~ must be ~~made~~ available on-site at all times ~~to the Council during monitoring inspections~~.

Commented [DA8]: Reflects MCK's opposition to the Applicant's proposal that "*minor*" changes may be made to the management plans.

Review Condition

20A Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost:

a. On a one-off basis, in response to a complaint, or where it has become apparent to the Council or the Applicant that effects are occurring owing to a change in receiving environment following commencement of works in order.

b. To deal with any adverse effect 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, in particular adverse effects associated with:

i. construction activity, including enabling works; basement construction; and the construction of any tower super structure(s), upon the surrounding transport network;

ii. The safe, efficient and effective operation of the transport network, during the operational phases of the development;

iii. The noise and vibration effects associated with the demolition, construction and operation of the development;

iv. Wind conditions around the site and the effectiveness of or lack of mitigation and compliance with consented wind conditions;

v. Any other matter that may come to the attention of the local planning authority.

c. In the case of a discharge permit, to do something which would otherwise contravene section 15 or 15B of the RMA, to require the adoption of the best practicable option to remove or reduce any adverse effects on the environment, in particular adverse effects on the receiving environment of the Waitemata Harbour.

d. In the case of a dewatering take or diversion, 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:

i. ground conditions

ii. aquifer parameters

iii. groundwater levels; and

iv. ground surface movement

Specific conditions – land use consent LUC60460865~~[insert reference]~~

Construction Management Plan (CMP)

21. The consent holder must prepare and submit a Construction Management Plan (**CMP**) in general accordance with the draft CMP referenced in Condition 1.

Advice Note:

For the purposes of achieving compliance with Condition (11), references to SQEP in the context of Condition (21) includes representation and input from the Main Contractor responsible for setting up the intended programme of works and delivering any works authorised by these consents.

22. The objectives of the CMP are to:

    a. ~~I~~dentify and require implementation of the best option for minimising (within the limits set under the conditions of consent) ~~Define the procedures to manage~~ adverse effects resulting from construction activities;

    b. Set out the duration, frequency and timing of works to manage disruption, taking into account other construction related activities occurring in the vicinity;

    c. Require engagement with affected receivers and members of the CLG noting the provisions of Condition 9; and

    d. Require timely management of complaints, including by implementing remedial actions, where appropriate.

23. The CMP must be prepared in accordance with the following principles:

    a. Protect the public from demolition and construction activities; and

    b. Contain the demolition and construction works within the Site where possible.

24. The CMP must include specific details to manage adverse effects on the environment and neighbouring properties from construction (including demolition), and management of all works associated with this development, including at a minimum:

    a. Specify practicable methods and measures to ~~manage~~ avoid, mitigate or otherwise minimise adverse environmental effects arising from construction

Commented [KP9]: MCK considers the management plan's primary objective is to state the intended methodology to achieve compliance with the conditions of the consent, which in turn avoid, mitigate or remedy adverse effects of the works.

works in accordance with the certified Management Plans and Schedules;

b. Provide the framework for the contractor responsible for this CMP to achieve compliance with conditions of resource consents in accordance with the certified Management Plans and Schedules;

bb. Identify methods to achieve compliance with environmental legislation;

bbb. Identify methods to achieve appropriate management of environmental risks associated with the Project;

bbbb. Identify tower crane locations, load carrying limitations, and swing circles all in relation to M Social;

c. Include contact details of the appointed contractor or project manager (phone number, email address, postal address);

d. Include an outline of the construction programme including (but not limited to): the hours of operation; intended duration and sequencing for each stage of works (including demolition and construction); final methodologies for carrying out the intended works; identification of any differences between the draft CMP outlined in Condition 1 and the methodologies required to facilitate intended works;

e. Identify measures to be adopted to maintain the Site in a tidy condition in terms of disposal / storage or rubbish, unloading of building materials, waiting and storage areas and similar construction activities;

f. Identify the location and servicing of workers' conveniences (e.g. portaloos) and workers transport arrangements and car parking;

g. Include a Site plan(s) identifying erosion and sediment control devices, storage tanks, pumping and chemical treatment devices / structures, materials, plant and machinery storage areas as well as loading and unloading ~~zones~~ scenarios for each stage(s) of works, whilst taking into account the requirement of Condition 24d. Should the loading and unloading scenarios be changed by comparison to those included within the draft CMP, the consent holder must provide additional tracking to demonstrate that heavy vehicles can suitably manoeuvre in / out from any intended loading area(s) into surrounding roads and further supporting assessment detailing any resulting differences in management measures required for any new or amended construction scenario;

h. Identify measures to ensure that, to the extent practicable, construction related activities are managed taking into account other demolition and

construction-related activities occurring in the vicinity at the same time, to ~~manage~~ minimise effects on the environment; and

i. Complaints procedure.

Construction Traffic Management Plan (CTMP)

25. The consent holder must prepare and submit a Construction Traffic Management Plan (**CTMP**) in general accordance with the draft CTMP referenced in Condition 1.

26. The objective of the CTMP is to manage and minimise the effects of demolition and construction traffic impacts on the surrounding road network, including effects on:

a. The efficient operation of the managed accesses and construction staging area contained within Lower Hobson Street for the purposes of unloading and loading construction vehicles;

b. The performance of the adjacent intersections including Lower Albert Street / Customs Street West, Lower Hobson Street / Customs Street West / Sturdee Street and Sturdee Street / Customs Street West;

c. The function of adjacent bus lanes and bus services that rely upon the immediately surrounding transport network including (but not limited to) the Northern and Western Express bus routes; and

d. The properties within the vicinity of the demolition and construction works.

27. The CTMP must be prepared to achieve the following principles:

aa. ~~A clear understanding of~~ Understand the ~~constraints~~ sensitivities and requirements of those residents and businesses operating in the vicinity of the Project (obtained through consultation with the CLG and affected parties) to inform~~s~~ the approach to the management of traffic activities associated with the demolition and construction phases of the Project;

a. Protect the public from hazards associated with demolition and construction activities;

b. Contain the demolition and construction works within the Site where possible;

c. ~~Minimise~~ Avoid pedestrian~~–~~closures along Customs Street West unless closure is required for health and safety reasons and except for in the period during demolition required to remove the existing vehicle ramp from the Downtown Car Park to Fanshawe Street;

d. ~~Minimise~~ Avoid road and bus lane closures unless closure is required for health and safety reasons and, except in the following instances:

(i) For the east side of Lower Hobson Street at the lower level between Quay Street and Customs Street West and a small section of Customs Street West between Sturdee Street and the existing western Downtown Car Park entry; and

(ii) During a time when the existing vehicle ramp from the Downtown Car Park to Fanshawe Street is being removed and the time during the removal of the existing pedestrian overbridge at the northern end of Lower Hobson Street

e. Have regard to Auckland Transport's Temporary Traffic Management Guidelines 2022 – 2025, dated 7th September 2022 ("**TTM**") in preparing the CTMP;

f. Manage impacts upon the transport network, taking into account both other construction related activities and ongoing business activities occurring in the vicinity by considering the proposed duration, frequency and timing of construction works; and

g. Avoid using Quay Street and the **Viaduct Streets** as Heavy Construction Vehicle routes.

28. The CTMP must include specific details relating to avoiding, remedying, or mitigating adverse effects on the transport environment from demolition, earthworks, construction and management of all works associated with this development, and taking into account other construction related activities occurring in the vicinity, and setting out procedures to be followed which ensure compliance with the conditions of consent, and at a minimum must include:

a. Contact details of the appointed contractor or project manager (phone number, email address, postal address);

b. An outline of the Site clearance, demolition and construction programme as required in Condition 24d;

c. Plans showing areas where stockpiles, and storage of equipment will occur so that any obstruction of public spaces (e.g., roads) is minimised;

d. Plans showing the location of any Site offices and worker facilities during the construction period;

e. Details of measures to manage how contractors will travel to and from the Site for work, including measures to promote alternative travel modes to driving, such as carpooling, using public transport, or cycling/walking where feasible, providing a shuttle bus from off-site parking, and identifying nearby

public car park facilities where workers can park. All staff are to be advised that parking in time-restricted or residential areas is not permitted;

f. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

g. Location of traffic signs and measures for advanced notice of any disruptions to the surrounding transport network during demolition and construction (including but not limited to) the removal of the Lower Hobson Street footbridge, and the removal of the Downtown Carpark Ramp across Customs Street West. This must include (at a minimum) the following:

(i) Signage warning of road closures including Variable Message Signage ("**VMS**"); and

(ii) Advanced advertising and notification, including (but not limited to) the use of radio, social media, signage, and other options to the travelling public to inform consideration of alternative travel arrangements or use of different routes to avoid the area.

h. Hours of operation and any restrictions on Site access at certain times, including measures to manage access;

(i) During demolition;

(ii) During enabling works and basement construction; and

(iii) During tower construction.

i. A list and description of all heavy vehicle types that will require access to the Site, including frequency over the various stages of the Project and the associated waiting and loading locations. This must include details outlined in the final CMP, as required in Condition 24;

ii. A maximum number of 24 construction vehicles (48 vehicle movements) per hour across all hours of works accessing the construction zone via a right turn from Sturdee Street/Hobson Street into Customs Street West, except that a greater number may be expressly approved as part of the CTMP where supported by a transport assessment prepared by a SQEP and otherwise certified by Council. For the purposes of this condition, "Construction vehicles" includes heavy construction vehicles; trucks and vans for the purpose of loading or unloading of construction materials; but excludes cars;

j. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times, unless agreed by private agreement.

jj. The retention of an east-west pedestrian connection along Customs Street West, which must be secured by way of Class-B Hoardings (or similar), alongside provision of a managed zebra crossing from the northern Customs Street West footpath to the median island at the Customs Street West / Sturdee Street intersection;

jjj. The location of any contractor parking area(s) of light vehicles and access for dropping off tools, which should include reference to the detail requested within the CMP;

k. Temporary protection measures to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of the demolition, earthworks and construction activities;

l. Requirements for any road pavement assessment and road pavement monitoring details, and associated road pavement repair measures;

m. The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:

(i) Acknowledge receipt of the concern or complaint within 24 hours and record:

- Time and date the complaint was received and who received it;
- Time and date of the activity subject to the complaint (estimated where not known);
- The name, address and contact details of the complainant (unless they elect not to provide);
- The complainants' description of the resulting effects; and
- Any relief sought by the complainant;

(ii) Identify the relevant activity and the nature of the works at the time of the complaint;

(iii) Review the mitigation and management measures in place;

(iv) Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and made available to the CLG and Auckland Council upon request;

(v) Report the outcomes of the investigation to the complainant within 5 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise;

n. Identification of haulage routes with Auckland Council and Auckland Transport prior to Commencement of Construction, that minimise the effects of construction-related traffic on sensitive land uses in the vicinity of the site. Haulage routes must consider the restrictions in Condition 27.

o. Avoid use of the existing loading zones on Lower Hobson Street and Customs Street West (to the west of Lower Hobson Street);

oo. Avoid left hand movements from Sturdee Street into the give way intersection of Sturdee Street / Customs Street West east of existing flyover into the loading area located within the lower level of Lower Hobson Street;

p. Provide facilities to clean vehicles' wheels prior to exiting the works area to minimise the chances of mud or other excavated material from being dropped on the road;

q. Ensure the Site access point(s) are clearly signposted;

r. For each construction phase:

(i) identify the location and duration of any road or lane closures associated with on-street loading zones for construction traffic (including the dimensions of loading zones) to ensure these are of sufficient size to accommodate the anticipated number of heavy vehicle movements, including during peak demand periods.

(ii) Where road closures are proposed, details of road closure segments and duration of works for each closure, indication of detour routes for each closure and assessment of the effects on the road and public transport network of any road closures and a plan to mitigate these effects;

s. Measures to ensure that loading zones for construction traffic will be managed to minimise congestion on the surrounding road network;

t. Measures to ensure truck travel to and from the Site is staged and sequenced as much as possible. These measures will include (but not limited to) detailed planning and preconstruction coordination, radio communication devices and GPS tracking of trucks. This will ensure that the designated truck holding areas will be unlikely to overflow and potentially result in conflict with the general traffic and bus lanes; and

u. Identify the relevant Auckland Transport/Auckland Council approvals.

Advice note:

It is the responsibility of the consent holder to seek separate approval for the CTMP from Auckland Transport. Please see Auckland Transport's website www.aucklandtransport.govt.nz for more information.

The CTMP must be prepared in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 3: Transport or CTMPs (as applicable) and the New Zealand Guide to Temporary Traffic Management (NZGTTM), which is replacing the New Zealand Transport Authority's Code of Practice for Temporary Traffic Management (CoPTTM).

For the purposes of reviewing and certifying matters relating to Conditions (25) – (28), the Council will engage Auckland Transport (AT), or any equivalent entity(ies) to be created as the result of Local Government reform, to provide specific commentary on the updated CTMP for certification.

Construction Noise and Vibration Management Plan (CNVMP)

29. The consent holder must prepare and submit a Construction Noise and Vibration Management Plan (**CNVMP**) in general accordance with the draft CNVMP referenced in Condition 1.

30. The objectives of the CNVMP ~~is~~ are to:

    a. ~~i~~dentify and adopt the Best Practicable Option (within the limits set under the conditions of consent) for minimising adverse construction noise and vibration effects, including defining the procedures to be followed to achieve compliance with the ~~criteria~~ standards in Conditions 65 and 67 where practicable; and where compliance cannot practicably be achieved, ensuring that the Schedule to the CNVMP is prepared in accordance with Condition 70~~.~~;

    b. Set out the methods and procedures to inform the duration, frequency and timing of works to minimise disruption to affected receivers; and

    c. Set out the methods and procedures for effective engagement with affected receivers and timely management of any complaints.

30A. The consent holder must engage with the CLG and affected receivers as identified by the SQEP as part of the development of the final CNVMP to ensure a clear understanding of the ~~constraints~~ sensitivities and requirements of those residents and businesses operating in the vicinity of the Project to inform the approach to mitigating noise and vibration effects associated with the demolition and construction phases of the Project.

Commented [KP10]: MCK considers the management plan's primary objective is to state the intended methodology to achieve compliance with the conditions of the consent, which in turn avoid, mitigate or remedy adverse effects of the works.

31. The CNVMP must, at a minimum, include the information required by Section 8 and Annex E2 of NZS6803:1999. The CNVMP must also include at a minimum:

aa. Contact details of the appointed contractor or project management (phone number, email address, postal address);

aaa. Description and duration of demolition and construction works for each stage of the Project, including anticipated equipment;

a. Noise and vibration ~~criteria~~ standards identified in Conditions 65 and 67 and details of measures required to comply with those conditions, except where specifically provided for otherwise within these conditions;

b. Hours of ~~work~~ operation during each stage of demolition and construction including specific periods when construction activities causing noise / vibration would occur;

c. Identification of the likely sources of noise emissions during the demolition and construction works;

d. Identification of the likely noise and vibration levels activities during the demolition and construction works including as predicted to be received at identified affected receivers including but not limited to M Social;

e. Identification of the duration, frequency and timing of works to manage disruption;

f. Identification of potentially affected receivers of demolition and construction noise and vibration, including but not limited to M Social;

g. Processes for engaging with potentially affected receivers including provision of advance warning, in writing no less than 10 working days prior to the works commencing on the site. The written advice must include a brief description of the works, the expected duration of the works, the predicted noise and vibration levels, the mitigation to be implemented, the working hours and contact details for any concerns regarding noise and vibration;

h. Measures for ~~controlling~~ minimising noise and vibration effects as required to achieve the objective of the CNVMP;

i. ~~A complaints procedure~~ The process to record, investigate and address all reasonable demolition and construction noise and / or vibration complaints (received directly from neighbours, members of the CLG or via Auckland Council) that includes the following steps being undertaken within the timeframes stated and as soon as practicable:

Commented [KP11]: MCK considers it is appropriate that the CNVMP is consistent with the CLG expectations, and this should be stated in this condition.

Commented [KP12]: MCK acknowledges the draft CNVMP contains a complaints procedure. That procedure is not as robust as proposed in this condition, however, and in MCK's opinion fails to provide the neighbouring landowners and occupiers with sufficient clarity as to the process that will be followed in the event that a complaint is made. MCK prefers a condition that clearly states the expectations placed on the consent holder in relation to complaints.

a. Acknowledge receipt of the concern or complaint within 24 hours and record:

i. Time and date the complaint was received and who received it

ii. Time and date of the activity subject to the complaint (estimated if not known)

iii. The name, address and contact details of the complainant (unless they elect not to provide those details)

iv. The complainant's description of the activity and its resulting effects

v. Any relief sought by the complainant (e.g. scheduling of the activity)

b. Identify the relevant activity and the nature of the works at the time of the complaint, including confirming setback distances from individual construction equipment relative to consented limits and / or predicted exceedances;

c. If a complaint relates to building damage, inform the on-duty site manager as soon as practicable in relation to the building survey process detailed at conditions [x] to [xx];

d. Review the activity noise and / or vibration levels and the mitigation and management measures in place;

e. Record the findings and recommendations in a complaints register that is provided to the project manager after each and every complaint and made available to Auckland Council upon request; and

f. Report the outcomes of the investigation to the complainant within 10 working days of the complaint being received, identifying whether the relief sought by the complainant has been adopted or the reason(s) otherwise.

i. Methods and frequency for construction noise and vibration monitoring, and reporting of monitoring results and outcomes for all affected receivers, including the triggers for commencement and cessation of continuous noise and vibration monitoring at M Social;

j. ~~Noise and vibration management training requirements~~ Procedures for ensuring that all contractors and operators on site are aware of the

requirement to minimise noise and vibration effects on affected receivers as far as practicable;

k. Procedures for preparing a Schedule to the CNVMP in accordance with Conditions 70 and 71;

l. A description of situations where a Schedule is ~~likely~~ anticipated to be required by Condition ~~9~~ 70; (including demolition and construction works) at certain times and locations and certain types of activities), and

m. Any measures to be implemented in response to comments received from the CLG;

Commented [KP13]: As above for condition 31(g).

n. A requirement for the review of the CNVMP:

(i) annually after its first certification; and

(ii) where there are changes to the construction methodology during the demolition and construction works that are likely to result in material changes to noise and vibration levels ~~from those addressed in the CNVMP~~.

o. A requirement for the update of the CNVMP:

(i) where there are changes to the construction methodology during the demolition and construction works that are likely to result in material changes to noise and vibration levels from those addressed in the CNVMP.

31A. The consent holder must implement the certified CNVMP for the duration of the demolition and construction works and keep ~~an updated~~ the most recent certified copy at the Site office.

Erosion and Sediment Control Management Plan (ESCMP)

32. Prior to any earthworks activity commencing, ~~T~~the consent holder must prepare and submit an Erosion and Sediment Control Management Plan (**ESCMP**) in general accordance with the draft ESCP referenced in Condition 1 and guided by Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (**GD05**)*.

33. The objectives of the ESCMP are to:

a. Detail the Best Management Practices that will be implemented to minimise potential for erosion; and

b. Maximise the removal of sediment from any stormwater runoff during earthworks and land disturbance prior to discharge into the receiving

environment.

34. The ESCMP must include at a minimum the following information:

a. Specific erosion and sediment control works (location, dimensions, capacity, supporting calculations and design drawings), all controls must be in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05);

b. Catchment boundaries;

c. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);

d. Details relating to the management of exposed areas (e.g., grassing, mulching or placement of hardfill); and

e. Monitoring and maintenance requirements for the proposed erosion and sediment controls.

f. Location of stabilised construction entry/exits.

g. Wheel wash facilities, if required, at each exit point to minimize sediment tracking onto the public roads.

h. Confirmation of how dewatering and treatment of water will be undertaken.

i. Monitoring and maintenance requirements, including specific maintenance required for the water treatment device(s) and frequency of cleaning out / desilting.

j. Confirmation of the wastewater system that will be built, the construction methodology and the required erosion and sediment control measures.

k. Prior to 1 May of any year that earthworks are proposed to be undertaken during the winter period (1 May to 30 September inclusive), the ESCMP should be reviewed and updated to include any additional ESC measures that may be required during the winter period.

34A. The consent holder must ensure that ~~A~~all discharges from the site to the receiving environment (including the stormwater system) must achieve a minimum water quality of:

a. 100 mm of visual clarity; and

b. pH between 5.5 and 8.5.

Chemical Treatment Management Plan (ChTMP)

34B. Prior to the commencement of earthworks activity on the site, the consent holder must prepare and submit to the Council for written certification, a Chemical Treatment Management Plan (**ChTMP**). The ChTMP must be prepared in accordance with GD05 ~~and submitted to Council for written certification~~. No earthwork activities must commence until written certification is provided by Council that the ChTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented. The ChTMP must include as a minimum:

a. Specific design details of chemical treatment system based on a flow activated dosing methodology for the site's dewatering system(s);

b. Monitoring, maintenance and contingency programme (including a record sheet);

c. Details of optimum dosage (including assumptions);

d. Results of initial chemical treatment trial;

dd. Details of how the site's dewatering system(s) will be chemically treated in accordance with this plan;

e. A spill contingency plan; and

f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice note:

In the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

~~34C. The site's dewatering system(s) must be chemically treated in accordance with the certified ChTMP required by condition 34B.~~

34D. All water generated during the concrete cutting must be contained and appropriately disposed of to ensure it does not enter the stormwater system.

Dust Management Plan (DMP)

35. The consent holder must, prior to commencement of demolition works prepare and submit a Dust Management Plan (**DMP**) in general accordance with the draft DMP referenced in Condition 1 and the requirements set out in conditions 36, 36A, 37, 101A and 101B below.

36. The objective of the DMP is to manage and monitor dust related effects from demolition, earthworks and construction onsite in accordance with the "Ministry for the Environment Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions" dated November 2016.

36A The consent holder must engage with the CLG and affected receivers as identified by the SQEP as part of the development of the final DMP to ensure a clear understanding of the ~~constraints~~ sensitivities and requirements of those residents and businesses operating in the vicinity of Project to inform the approach to mitigating dust effects associated with the demolition and construction phases of the Project.

37. The DMP must, as a minimum, include the following information:

a. A general description of the activities and main potential sources of dust emission;

b. Contact details for the person who will manage dust and receive complaints on Site to be made available to staff;

c. A full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;

d. A description of the staff training required, including areas staff are to be trained in, mitigation methods to be used, frequency of training and where training records are to be kept;

e. Visual inspection and monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required;

f. Methods for continuous monitoring of ambient PM10 or Total Suspended Particulate (**TSP**) concentrations and wind speed and direction in accordance with Condition 101A, including specification of trigger levels for ambient PM10 or TSP concentrations and procedures for investigating and implementing dust management responses to measured trigger level exceedances; and

g. A process to record and investigate any dust complaints.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

38. The consent holder must prepare and submit a Groundwater and Settlement Monitoring and Contingency Plan (**GSMCP**) in general accordance with the draft GSMCP referenced in Condition 1.

39. The objective of the GSMCP is to set out project controls to ensure compliance with consent conditions, to measure groundwater drawdown and ground settlements, and to address potential geotechnical effects related to the demolition and construction works, having particular regard to critical boundaries to be determined by the GSMCP.

39A. The consent holder must engage with the CLG and affected receivers as identified by the SQEP as part of the development of the final GSMCP to ensure a clear understanding of any particular ~~constraints~~ sensitivities or mitigation requirements of those buildings (and the activities contained within them) in the vicinity of the Project to inform the approach to mitigating groundwater and settlement effects associated with the Project.

40. The GSMCP must, as a minimum, include the following information:

a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins, retaining wall deflection markers and inclinometers and groundwater monitoring boreholes. The monitoring plan must be based on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 2, dated 2 May 2026~~5~~. In any case where the location of a Monitoring Station differs substantively from that shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 2, dated 2 May 2026~~5~~, a written explanation for the difference must be provided at the same time that the GSMCP is provided;

b. Final completed schedules B to D for monitoring of ground surface, building deformation and retaining wall deflection (including any proposed changes to the monitoring frequency) as required by conditions below;

c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date, and required by conditions below;

d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring, with the exception of M Social, for which continuous data loggers will be employed and a separate monitoring schedule shall be prepared and provided to M Social for review and feedback;

e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building

Commented [KP14]: MCK considers the management plan's primary objective is to state the intended methodology to achieve compliance with the conditions of the consent, which in turn avoid, mitigate or remedy adverse effects of the works.

Commented [KP15]: MCK does not accept Precinct's position that the excavation of a four-level basement and construction of the diaphragm wall immediately adjacent MCK's property and structures is low-risk. Indeed, Tonkin & Taylor (Precinct's consultant) has identified that a peer review of the construction methodology is required, which itself is an acknowledgement that the works are not low risk.

MCK's advisors consider that continuous monitoring of the safety and stability of MCK's property and structures is desirable and ought to be required until such time as the basement is completely constructed. That will provide some assurance that any issues that arise in the course of this major excavation and construction work will be identified and hence responded to as early as possible.

Importantly, while MCK is wanting access to the output from the continuous data loggers, it is not requiring the Applicant or its consultants to carry out real time analysis of that material or to provide additional reports to Council or to MCK. MCK's proposal is that its consultants will review the monitoring outcomes and hence will be in a position to advise MCK if any elevated risk becomes apparent.

condition surveys or data obtained from pre-dewatering monitoring); and

f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

41. A copy of all pre-excavations building, structure condition surveys, and Service condition surveys required by this consent must be submitted to the Council with the GSMCP. All other records required by this consent must be provided to the Council upon request.

Contamination Site Management Plan (CSMP)

42. The consent holder must prepare and submit a Contamination Site Management Plan (**CSMP**) in general accordance with the draft CSMP referenced in Condition 1, following the completion of a Detailed Site Investigation (**DSI**) referenced in Condition [141].

43. The objectives of the CSMP are to:

a. Provide procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities associated with the proposed site development works.

b. Outline pre-works Site investigations to support Site development.

c. Meet the requirements for these conditions for ground disturbance works under the NESCS and AUP.

44. The CSMP must, as a minimum, include the following information:

a. Pre-works sampling procedures including sampling rationale, methodology, data evaluation and reporting;

b. Health and safety procedures;

c. Ground disturbance procedures;

d. Validation and completion reporting; and

e. CSMP administration and control.

Site-Specific Construction Waste Plan (SSCWP)

44A. ~~The consent holder must prepare and submit a Site-Specific Waste Plan (**SSWP**) following the appointment of a contractor.~~ The consent holder must, prior to commencement of any demolition activities on the site and once a contractor is appointed, prepare and provide to the Council for certification a Site-Specific Construction Waste Plan (SSCWP) for the deconstruction, demolition and construction activities on the site.

44B. The objective of the SSCWP is to minimise waste during deconstruction, demolition and construction activities and ensure all materials on-site are salvaged for reuse and

recycling where appropriate to minimise waste to landfill and keep valuable materials in use.

44C. The SSWP must, as a minimum, include an analysis of all material on-site and salvage processes for all valuable and reusable items where appropriate. This must include identifying the salvage locations reusable or recyclable material will be transported to.

44D. The construction (including demolition) of the development must be carried out in accordance with the certified SSWCP at all times.

Prior to Commencement Conditions

Pre-construction meeting

45. Prior to the commencement of each stage of construction including demolition, enabling works and earthworks, the consent holder must hold a pre-start meeting that:

a. Is located on the Site;

b. Is scheduled **not less than five days** before the anticipated commencement of earthworks and/or construction;

c. Includes an Auckland Council Monitoring Officer;

d. Includes representation from the contractors who will undertake the works; ~~and~~

e. Includes the project archaeologist; and

f. Includes the project works arborist

The meeting must ~~will~~ include a discussion on the methodology for the stage, including management plan requirements, and ~~shall~~ must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The meeting prior to the commencement of demolition works must include agreement of the locations of tree protective fencing as required by conditions of this consent and record those locations.

The meeting prior to the commencement of earthworks must also include a site works briefing by the project archaeologist and the project archaeologist must provide information to the contractors engaged on the site regarding:

a. What constitutes historic heritage materials;

b. The legal requirements of unexpected historic heritage discoveries;

c. The appropriate procedures to follow if historic heritage materials are uncovered whilst the project historic heritage expert is not onsite to safeguard materials; and

d. The contact information of the relevant agencies (including the project historic heritage expert, the council monitoring team, the Auckland Council Heritage Unit and Heritage New Zealand Pouhere Taonga) and mana whenua.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Any applicable certified management plan(s)

Advice Note:

To arrange the pre-start meeting required by the above condition please contact the Council to arrange this meeting via monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. All additional information required by the council should be provided no less than two (2) days prior to the meeting.

Asbestos Management Plan

45AA. The Consent Holder must ensure that demolition works are carried out in accordance with the Asbestos Management Plan, Revision 2, prepared by Aecom dated 7 February 2020 as referenced in Condition 1 of this consent at all times.

45A. The consent holder must, ~~P~~prior to the commencement of demolition works~~, KinderCare must vacate their premises at the Aon Building.~~ provide ~~C~~confirmation in writing to Council that KinderCare have vacated their occupancy of the site at 29 Customs Street West ~~prior to the commencement of demolition works must be provided to Auckland Council~~.

Architectural Design Plans

46. Prior to the lodgement of Architectural Building Consent, a finalised set of architectural detail drawings and materials specifications must be submitted to the Council for written certification. The information must include the following:

a. Details of the building's façade treatment / architectural features;

aa. Details and specifications of the verandah / canopy to Lower Hobson Street to confirm compliance with Standard H8.6.26(5)(c) - (d), (6) and (7) of the AUP(OP);

b. Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations;

c. Site services demonstrating how mechanical, electrical and communications equipment will be generally concealed from public view as far as practicable where this cannot be avoided for operational reasons (including external / rooftop services / plant, and visual / aural screening elements);

d. Written ~~C~~confirmation from a suitably qualified and registered architectural professional that the development and all materials used for the construction complies with Standard H8.6.29 (Glare) of the AUP(OP); and

e. Final design of the north-south service lane between Customs Street West and Quay Street including pedestrian paths.

f. Finalised design of the ground floor elevation wall position and door locations relative to the stairs and planters along Lower Hobson Street to facilitate safe emergency egress during evacuation and reduce movement clash.

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1, with the exception of any changes made to accommodate condition 46f above.

46AA. The consent holder must ensure that ~~A~~all works ~~must then be~~ are carried out in accordance with the ~~finalised~~ certified ~~a~~Architectural detail drawings and materials specifications, and thereafter retained and maintained for the duration of the consented development.

Wind Screen – Design Details

46A. If required under Condition 107A, the consent holder must provide architectural detail drawings and materials specifications of the wind screen must be submitted to the Council for written certification. The information must include the following:

a. Detail~~sed~~ drawings of the wind screen including of the of aesthetic quality to demonstrate that the screen is compatible with and complements its proposed architectural context;

b. Details of coordination with the proposed public realm concept and design including relating to the proposal's plan geometry, planting and other urban landscape elements, public movement patterns and views to and from the Urban Room; and

c. Details of the degree of visual permeability, particularly at its Hobson Street end.

d. Details of the level of porosity of the wind screen and confirmation it is consistent with the testing presented in the s55 Wind Memorandum, titled: Downtown Carpark Site Development | FTAA | Wind Engineering Response to Comments,

prepared by Holmes, dated 20 May 2026, unless a change is needed to secure compliance with (f) below; and

e. Certification by a SQEP that the finalized development design is equivalent or better than that which resulted in the consented wind conditions as set out in "Appendix B of the Environmental Winds Report, prepared by Holmes LLP dated 29 October 2026 "Pedestrian Wind Study, prepared by RWDI, dated 23 September 2025 Table 1: Pedestrian wind comfort and safety conditions".

46B. The wind screen details certified under condition 46A must be installed within two weeks of first occupation of the development and maintained in good functional and aesthetic condition for the duration of the consent.

46C. Where a wind screen is proposed in the immediate vicinity of a site boundary the consent holder must consult with the owner of the adjacent property regarding the location, dimensions and design of the wind screen and any potential adverse effects on vehicle or pedestrian access, safety and sightlines. The consent holder shall advise the Council of the result of that consultation including where any feedback may not have been taken on board, when submitting the information required under condition 46A.

Commented [KP16]: As an immediate neighbour, MCK is likely to be adversely affected by the wind screen, M Social should therefore be consulted regarding both the potential for mitigation planting within its property and on this alternative proposal which would be located directly adjacent to M Social's loading dock access.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Urban Design Unit to ensure that the submitted details under Conditions 46 and 46A are consistent with the approved plans and information.

Landscape Treatment and Maintenance – Finalised Details

47. Prior to lodgement of Architectural Building Consent a finalised set of Landscape Plans must be submitted to the Council for written certification. The finalised plans must be consistent with the landscape design identified in the plans and information referenced at condition 1 (except where addressing Universal design / movement concerns below) and must include:

a. Detailed landscape plans for streetscape and the Urban Room, terraces and roofs and specifications;

aa. Location of planter boxes adjoining circulation paths, with clear widths marked between walls, stairs, external doors and planter beds to show adequate clearances. This is to ensure appropriate egress widths and movement, particularly during an emergency evacuation on Lower Hobson Street;

b. Planting schedule, detailing the specific planting species, the number of plants provided, locations, distances in between trees at street level, type

(ever green or deciduous), heights/ grade (litre) at the time of planting;

c. Irrigation and drainage details;

d. Hard landscape plan and specifications, detailing site levels, materiality and colour for paving, furniture and balustrade for external spaces;

e. Annotated sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for amenity planting beds, garden beds / tree pits / raised planters / podiums and roof terraces. The depth and width of planting on raised gardens, terraces and roofs must be of sufficient space to accommodate the proposed type and scale of planting including specimen trees. The design and engineering must include suitable drainage, irrigation and medium provisions;

f. A management/maintenance programme, in particular details of:

(i) maintenance methodology, responsibility including frequency~~,~~;

(ii) allowance for replacement of plants in case plants are severely damaged / die over the first five years of the planting being established.

47A The finalised landscape plans must include detailed design of the hotel pick-up and drop-off interface, including landscape buffer, paving differentiation, surface treatment, and any kerb, planter or level-change details.

Advice Note:

This information is necessary to clearly distinguish the public pedestrian route along Customs Street West from the hotel drop-off and waiting areas, while maintaining safe and legible movement for all users. In considering the finalised detail, this must be considered by Urban Design and Traffic Engineering Specialists.

47B. Within the first planting season following the development being occupied and operational, the consent holder must implement the landscape design ~~of the urban room and podium roof~~, which has been certified by the Council under condition 47.

Off-site Tree Planting and Maintenance – Finalised Details

47C. If required under Condition 107, prior to lodgement of Architectural Building Consent a finalised set of Off-Site Tree Planting Plans must be submitted to the Council for written certification. The finalised plans must be consistent with the tree planting identified in the Landscape Plans and information referenced at condition 1 and must include:

a. Evidence of agreement of the owners of 196-200 Quay Street for the planting of three 2000L Pohutukawa trees in the locations indicated in the Landscape Plans listed in Condition 1;

b. Evidence of Asset Owner Approval for the planting of one 2000L Pohutukawa Tree in the locations indicated in the Landscape Plans listed in Condition 1;

c. Detailed landscape plans confirming the planting of four, 2000L, 6-8m tall (at time of planting), multi-stemmed Pohutukawa Trees located within the road reserve (corner of Quay Street and Lower Hobson Street) and within 196-200 Quay Street (M-Social Hotel) and specifications;

d. Location of any planter boxes adjoining circulation paths, with clear widths marked between walls, external doors, planter beds, kerbs and any other structure or change in surface levels to show adequate clearances. This is to ensure appropriate egress widths and movement;

e. Annotated sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for tree pits and /or a combination of tree pits and raised planters. The depth and width of planting on raised gardens must be of sufficient space to enable the 2000L, 6-8m Pohutukawa trees to reach full maturity. This must be confirmed by a SQEP.

f. Points d. and e. must be informed by detailed survey and evidence of underground services locations including input and advice from relevant utility providers;

g. The design and engineering must include suitable drainage, irrigation and medium provisions;

h. A management/maintenance and replacement strategy and programme, in particular including details of:

   i. maintenance methodology and responsibility including frequency;

   ii. allowance for replacement of trees in the event they are severely damaged or die for the duration of the development. This must include having available mature 2000L, 6-8m tall replacement trees available at any time

Advice note:

Any proposed works in the road reserve or on existing street trees will require Tree Owner Approval from the Community Facilities Urban Forest Specialist Team as the asset owner. Approval requests can be sent to treemanager@aucklandcouncil.govt.nz.

47D. The consent holder must, within the first planting season possible but at least by the

middle of the first planting season following the development being occupied, implement and maintain the off-site tree planting, which has been certified by the Council under condition 47C.

Signage and Wayfinding Design

48. Prior to occupation of the development and the erection or installation of any signs, the consent holder must provide to Council a comprehensive Signage and Wayfinding Design ~~Management Plan~~ for written certification containing details of all signs to be erected on the Site including:

    a. All exterior building signs, including identification and building naming signs.

    b. All exterior directional, way finding~~,~~ including the location of public lifts, amenities, locker rooms, accessible toilets and rest rooms, and traffic and parking signs associated with the management of vehicle access to and from the Site that is not on land controlled by Auckland Transport.

    c. Advisory signage to be included within the service lane to encourage motorists exiting the site to travel to the east to use the Customs Street West service lane access rather than the Quay Street access.

    To ensure that proposed signage is cohesive and does not detract from the architectural quality of the building and immediate surrounding area and avoids visual clutter and/or obstruction, this information is to include the location, dimensions, placement, materiality, colour, and method of attachment or placement of each sign.

48A. The consent holder must ensure that all works are carried out in accordance with the certified Signage and Wayfinding Design details, and thereafter retained and maintained for the duration of the consented development.

Lighting Plan

49. Prior to the lodgement of Architectural Building Consent, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council for written certification. The purpose of this condition is to provide adequate lighting for the safety of people, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:

    a. Include details of the light-box feature (lux levels, type of lighting);

    b. Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to building entrances, building frontages, footpath or common access areas;

    c. Include proposed locations, lux levels and types of lighting (i.e.

manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of nighttime viewing including for example emergency lighting, sensor lights, areas of glare free luminaries and, strip lighting along stairs and in front of lifts;

d. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part);

e. Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc);

f. Demonstrate the vertical ~~il~~luminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance must comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3;

g. Include night-time illumination, where proposed, for the stairway along Customs Street West; and

h. Include an executive summary of the above information in plain English that outlines how the relevant requirements have been applied and the design response to them.

50. The finalised ~~design~~ Lighting Plan ~~details~~ certified by the qualified Lighting Engineer under Condition 49 must be installed and operational ~~established~~ prior to the development being first occupied, and thereafter retained and maintained for the duration of the consented development.

Advice note:

The purpose of this condition is to ensure that adequate lighting is provided for frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Certification of sediment and erosion controls

51. Within 10 ~~20~~ working days following implementation and completion of the specific erosion and sediment control works referred to in Condition 32, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and

completed in accordance with Code of Practice GD05 to the Council. Written certification must be in the form of a report or any other form acceptable to the Council.

Advanced notification that earthworks will be beginning on site

52. The Council and the CLG must be notified at least 5 working days prior to earthwork activities commencing on the Site.

Advice note:

- *The Auckland Council Team Leader, Compliance and Monitoring – Central is the appropriate person to send notification to, where required in this condition.*
- *Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the Site shall be constructed and carried out.*
- *It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring Central on +64 9 301 0101 for more details.*

Managed Access Service Arrangement Plan (M Social)

~~53A. The objectives of the MASAP are:~~

~~a. To ensure necessary measures are in place to manage scheduling and coordination of access / servicing requirements and delivery arrangement of M Social to and from its service driveway on Lower Hobson Street; and~~

~~b. To ensure members of the public and general traffic do not enter the Lower Hobson Street slip lane during demolition and construction.~~

53. Prior to commencement of demolition that will affect access to the M Social (196-200 Quay Street) service driveway (accessed via the Lower Hobson Street slip lane), the consent holder must prepare and submit to the Council for certification, a Managed Access Service Arrangement Plan (**MASAP**) in general accordance with the draft MASAP reference in Condition 1.

53A. The objectives of the MASAP are:

a. To ensure necessary measures are in place to manage scheduling and coordination of access / servicing requirements and delivery arrangement of M Social to and from its service driveway on Lower Hobson Street; and

b. To ensure members of the public and general traffic do not enter the Lower Hobson Street slip lane during demolition and construction.

53B. The MASAP must include, but not be limited to, the following matters:

a. Details of the proposed intercom systems to allow a loading vehicle arriving at the gate to request the contractors to open the gate;

b. Identification of the maximum size of vehicle expected to use the M Social service driveway and an outline of the intended waiting area to minimise queuing back into the Lower Hobson Street flyover lanes;

c. Mechanisms to be undertaken, in consultation with M Social, to minimise two trucks arriving to use the M Social service driveway at the same time;

d. Details on the design of supports for the overhead hoardings adjacent to, and/or, over the M Social service driveway to maintain suitable vehicle access;

e. Details on mechanisms that must be put in place to enable vehicles arriving at the service driveway to access the site outside of times when the construction site is operation (e.g. before or after normal construction times or at weekends);

f. Details on the modification to Lower Hobson Street footpath kerb or modification of the median island between the lower-level Lower Hobson Street and the Lower Hobson Street flyover lanes to assist 8m trucks exiting the loading bay turning into the flyover lanes; and

g. Provisions to update the MASAP to reflect the later stages of construction and any updated contractor management, where overlap of truck manoeuvring may occur between M Social loading vehicles and any construction vehicles required by this consented development.

54. The MASAP must be developed in ~~collaboration~~ consultation with M Social and submitted to Council for certification at least 10 working days prior to demolition activities affecting the M Social service driveway commencing.

Advice Note:

Engineering Plan Approval would be required for any kerb modifications or modifications to the median island prior to commencement.

55. The following information must be provided with the MASAP as required by conditions 53, 53A and 53B to inform ~~part of~~ the Council certification process:

a. Records of consultation undertaken with M Social; and

b. A summary of changes sought by M Social and a commentary from the consent holder in regard to the changes sought by M Social, whether the

consent holder has or has not adopted these changes and the reason(s) for adoption/non-adoption of the changes.

Fire Hydrant Test

56. At the Architectural building consent lodgement, the consent holder must submit to the Ccouncil a fire hydrant test(s) and accompanying report prepared by a suitably experienced and qualified engineering professional that certifies that there is adequate available water pressure for the development that meets the criteria of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZPAS 4509:2008. The results of the fire hydrant test(s) and accompanying certification report must be prepared in accordance with the SNZ PAS 4509:2008, Table 1 (noting that the development is sprinklered).

56A. The Consent Holder must pursue the installation of break tanks as outlined in Appendix 19 - Infrastructure Concept Design Report, listed in Condition 1 with the design developed in conjunction with fire protection requirements and submit this as part of the 'accompanying report' referenced in Condition 56.

Advice Note:

While the area can meet the required fire protection demands, given the age ((approximately)110 years) of the watermain at the proposed sprinkler connection point, it would be prudent to incorporate fire flows into the break tank design to help attenuate peak fire flow demand during fire events.

Stormwater Management Plan (SMP)

56B Prior to the lodgement of any Engineering Plan Approval (EPA) relating to the public stormwater network, the Consent Holder must ensure that a Stormwater Management Plan (SMP) has been prepared and formally adopted under Auckland Council's Regionwide Network Discharge Consent (RWNDC).

The adopted SMP must demonstrate compliance with the relevant requirements of Schedule 4 of the RWNDC and must apply to all stormwater discharges to the public stormwater network associated with the development.

Advice Note:

The consent holder is advised that as they have not sought a private diversion and discharge consent as part of their FTAA application, and as their FTAA application stipulates that they will rely on the RWNDC, it is at the Applicant's risk to proceed at this point without adopting an SMP or a private consent.

Structural Design

X. At least 20 working days prior to the lodgement of any building consent, the consent holder shall submit to the owner of M Social detailed design documentation prepared with input by a SQEP to demonstrate how the existing car park retaining structures along the northern boundary will be temporarily supported during the demolition, prior to construction of the diaphragm wall. The consent holder shall also demonstrate that the diaphragm wall capping beam will be designed to extend up to underside of the proposed ground floor structure. The proposed ground floor structure is to match or be higher than the finished ground level north of the boundary.

X1. The detailed design documentation required by condition [X] must include:

(a) an assessment of the effects of constructing the diaphragm wall through existing piles (including bell ends);

(b) confirmation that the diaphragm wall is designed for the relevant lateral and vertical loads from the foundations and ground floor structures of M Social;

(c) an assessment of the effects on M Social arising from the consented superstructure not being vertically aligned with the diaphragm wall;

(d) a demonstration that the top-down structural scheme designed by Holmes is commensurate with the relevant Tonkin & Taylor analyses for extent on plan and thickness of propping slabs;

(e) an assessment of construction tolerance limits of the diaphragm retaining walls, with respect to the offset from boundaries;

(f) an assessment of the lowest basement slab design, noting it must be designed for relevant hydrostatic uplift pressures and foundations / hold down solutions;

(g) an assessment of deflections of the northern diaphragm retaining wall to ensure through detailed calculations that base shear of the consented building will not cause deflections greater than those permitted in the consent conditions and that relevant base shear effects of M Social are applied to the consented building's basement structures;

(h) an assessment of the seismic gap between the consented building and M Social or the boundary at Gridline J-N/26, whichever is closer to the proposed structure, to ensure it is accurately determined with respect to building movement;

(i) an assessment of all seismic gaps along the northern boundary adjacent to the M Social structure to ensure these are designed as waterproof to protect M Social;

Commented [KP17]: This condition concerns most importantly the relationship between works in the immediate vicinity of the common boundary between the Applicant's site and the M Social site.

Because of the scale of the proposed works and their proximity to the M Social Hotel, there is a potential for significant adverse effects on the hotel and the MCK site. The condition therefore addresses the timing and content of information that is to be released to MCK in advance of lodgement of the building consent application. That will enable a fulsome assessment of potential structural effects of the works on the M Social hotel.

Note: Clause (k) was previously addressed in advice note 14. MCK's experts consider it necessary to understand this information prior to implementation of the resource consent, despite the fact that the building consent process may require the same.

(j) specification of construction materials to confirm the northern boundary wall is constructed of concrete and structurally designed to resist boundary fire ratings as advised by SQEP;

(k) the results of a visual inspection of the founding soils (to be undertaken by a geo-professional) during the excavation works to determine the suitability of the sub-grade and potential effects on the proposed foundations.

During works conditions

Archaeological recording

57. All post 1900 historic heritage features associated with the Auckland Graving Dock (R11/3458/CHI 483), reclamation fill and the Gunson Building exposed by the excavation works must be recorded by the project archaeologist. The recording of works must include:

    a. Onsite monitoring of works in the locations identified;

    b. Spot check monitoring of the rest of the Project area, and

    c. Call-in by the contractor if suspected historic heritage remains are exposed when the project archaeologist is not present.

If post 1900 structures associated with the 1915 reclamation or the Gunson Building are identified they are to be recorded to the standards prescribed in Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series: Number 1 – Investigation and Recording of Buildings and Standing Structures (2018)

Advice Notes:

Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series: Number 1 – Investigation and Recording of Buildings and Standing Structures (2018) are available at www.heritage.org.nz/protecting-heritage/archaeology/archaeological-guidelines-and-templates).

Protection of Auckland Harbour Board Building

57A. The Consent Holder must ensure that any temporary scaffolding erected to provide access to the exterior of the existing scheduled historic heritage building 'Former Auckland Harbour Board Building' at 204 Quay Street must be designed and secured in a manner that does not cause any damage to the heritage fabric of the scheduled building.

Restoration of the former Auckland Harbour Board workshop building

57B. Prior to any restorative works to the exterior of the scheduled historic heritage building, detailed drawings and material specification of the proposed new window and mouldings must be submitted to the Council for certification. The details must be consistent with the documentation listed in condition 1 and compatible with the existing design features of the building. All works must be carried out in accordance with the certified details.

Tree Protection

58. The consent holder must ensure that all tree work be undertaken in accordance with the recommendations within the Arboricultural Assessment, prepared by Peers Brown Miller Ltd, dated 04/11/2025, as listed in Condition 1. A copy of this Arboricultural Assessment must be available onsite at all times.

59. The consent holder must ensure that no excavations are to be undertaken within the protected root zones of any street trees (including those within Sturdee Street Reserve) as part of the works, as all hard surfaces or foundations are beyond the canopy of the identified trees. If any alterations are required, further advice must be sought from the works arborist.

60. The protected root zone of the street trees must be considered sacrosanct. No building or fill materials must be stored or placed within the protected areas, either on a temporary or permanent basis.

61. Protective fencing of at least 1.8m high must be installed at an appropriate alignment on the edge of the root zone, under the guidance of the appointed project works arborist. This fencing must be installed at the edge of the root zone where practicable.

62. The fencing as required in condition 61 must remain in place for the duration of the Project in order to best protect the subject trees. The fencing is to be rent-o style steel mesh sections. The location of this fencing as described in conditions 61 and 62 is to be confirmed and approved at the pre-construction meetings required by condition 45.

63. All pruning works are to be undertaken by a Council Approved Arborist under the supervision of the project works arborist. The pruning is to be recorded and added to the completion log.

64. Compliance with all conditions of consent relating to tree protection must be monitored by the appointed project works arborist, with the detail of each visit and communication being logged. The completed log must be provided to the consent holder at the completion of the project to serve as a compliance report and made available to the Council on request.

Advice Notes:

- *Prior to all works commencing on the Site, the consent holder should engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all pruning and activity that occurs in the root zone of protected trees for the duration of the Project in accordance with standards E17.6.*
- *The consent holder should ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.*
- *Any proposed works in the road reserve or on existing street trees will require Tree Owner Approval from the Community Facilities Urban Forest Specialist Team as the asset owner. Approval requests can be sent to treemanager@auckland council.govt.nz*

Construction noise ~~limits~~ standards

65. Cumulative ~~D~~demolition and construction noise arising from the Project must be measured and assessed in accordance with NZS6803:1999 "Acoustics – Construction Noise" and must, subject to condition 66, comply with the following ~~criteria~~ standards at occupied buildings:

Time	Construction Noise Standards	
	dB L_{Aeq}	dB L_{AFmax}
Monday to Friday 6:30am – 10:30pm	75	90
Saturday 7:00am – 11:00pm	80	90
Sunday 9:00am – 7:00pm	65	85
All other times	60	75

66. Where compliance with the ~~criteria~~ standards set out above is not practicable, the process in Conditions 0 to 71A ~~shall~~ must be adopted.

Advice note:

Where external measurement of construction noise is impractical or inappropriate, the ~~upper limits~~ standards for the noise measured inside the building will be 20 dB less than the relevant ~~levels~~ standards in ~~Table E25.6.28.2~~ Condition 65.

Construction vibration – amenity limits

67. Demolition and construction vibration must be measured in accordance with ISO 4866:2010 "Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures" and comply with the vibration amenity standards set out in the following table subject to condition 67A.

Receiver	Period	Peak Particle Velocity
Occupied activity sensitive to noise	10:00pm - 7:00am 7:00am -10:00pm	0.3 mm/s 2.0 mm/s
Other occupied buildings	At all times	2.0 mm/s

Advice Note:

If the building is not occupied, then the noise limits and vibration amenity limit specified above (i.e. 2mm/s PPV) do not apply. This allows high noise or vibration creating work to be scheduled when receivers are not present, subject to compliance with structural guideline limits and compliance with the vibration limits at other nearby buildings that are occupied. The consent holder should maintain a record of these discussions and make them available to the Council within five (5) working days of a written request.

"Activity sensitive to noise" is defined in Chapter J of the Auckland Unitary Plan.

67A. Vibration from sheet piling can exceed the limits in Condition 67 at 29 Customs Street West (Aon Building) between the hours of 5pm and 10:30pm Monday to Friday and 7am to 11pm Saturdays.

Construction vibration – cosmetic building damage

68. Demolition and construction vibration in relation to cosmetic building damage must be measured in accordance with, and comply with the relevant limits in, German Standard DIN 4150-3:2016 "Vibrations in buildings – Part 3: Effects of vibration on structures".

Exceedances of construction noise and vibration standards – Schedule to the CNVMP

X1. The following works are authorised to exceed the standards in Conditions 65 and 67 subject to a Schedule certified in accordance with Conditions [69 – 71]:

a. Vibration from sheet piling can exceed the limits in Condition 67 only at 29 Customs Street West (Aon Building) and only between the hours of 5pm and 10.30pm Monday to Friday and 7am to 11pm Saturdays;

b. Noise from D-wall construction, bored piling and concrete cutting can exceed the noise limits in Condition 65 by up to 5dB and only at the façade of the M Social and

Commented [KP18]: This condition implements the 3-tier methodology regarding excess noise that is recommended by MCK's acoustic consultant, Jon Styles.

MCK continues to prefer the 3-tier process, summarised as follows: 1) Permitted activities and activities that comply with the standards in conditions 65 and 67 proceed without a schedule; 2) Identified exceedances would be specifically addressed in the conditions and set out in a schedule process; and 3) Unforeseen exceedances would be addressed in a schedule process.

This is an alternative to Precinct's 2-tier approach which enables permitted activities and requires a schedule where compliance with identified conditions is not met. MCK considers this approach does not provide the same certainty the 3-tiered approach does, the latter setting out a clear, certain and enforceable schedule process for managing and adopting the BPO for the limited amount of work already identified to exceed the standards; followed by the same clear, certain and enforceable schedule process for those circumstances where the limits set in conditions is not met.

MCK considers that this 3-step process (CNVMP; then simple Schedule; then comprehensive Schedule) makes it easier for Precinct and the receivers to assess and (if appropriate) approve the middle category of exceedances when compared to Precinct's 2-step process (CNVMP; then comprehensive Schedule).

only between the hours of 8am and 6pm Monday to Friday;

c. [any others for other receivers].

X2. The consent holder must ensure that a SQEP prepares a Schedule to the CNVMP (Schedule) in consultation with the owners and occupiers of the sites subject to the Schedule for the following specific activities:

a. Works listed in condition [X1] above;

b. Concrete pours at night;

c. Bridge removals;

d. All works conducted at "all other times" as set out in condition 65 that are not already authorised by a certified CNVMP;

e. Any activity captured by condition 72.

69. ~~If a construction activity during demolition and construction works is predicted or measured to result in an exceedance of the noise and/or vibration criteria in Conditions 65 and 67 or occur outside the hours in condition 73, a SQEP must prepare a Schedule to the CNVMP (Schedule), in consultation with the owners and occupiers of sites subject to the Schedule. The objective of a Schedule is to set out the Best Practicable Option for minimising the noise and/or vibration effects of an activity that cannot practicably comply with the criteria in Conditions 65 or 67.~~

~~The Consent Holder must have an SQEP prepare a Schedule to the CNVMP (Schedule) if a demolition or construction activity is predicted or measured to exceed the noise and/or vibration standard in Conditions 65 and 67 or occur outside the hours in condition 72.~~ The objective of a Schedule is to set out the Best Practicable Option(s) for minimising the noise and/or vibration effects of the activity captured by conditions [X2] or 72.

Advice note:

A schedule must not apply to low noise creating activities such as site set up, painting, electrical *works and internal fit out which may occur outside of hours set out in condition 73.*

For the avoidance of doubt, all night time works are required to be authorised by a certified CNVMP or a Schedule even where they comply with the limits in conditions 65 and 67.

~~69A Consultation undertaken as part of the Schedule include:~~

~~a. A review of the construction methodology, mitigation measures, predicted noise levels and management strategies with the affected party; and~~

Commented [DA19]: Related to proposed changes to noise conditions.

Commented [DA20]: Related to proposed changes to noise conditions.

~~b. Consideration of the affected party's sensitivities to construction noise including timing and location.~~

70. ~~Each~~ A Schedule must include, as a minimum~~, the following details~~:

a. the activity start and finish dates, equipment and methodology;

b. a plan showing the location of the activity and the receivers to be affected by a measured or predicted exceedance;

c. for each identified receiver, the predicted noise and/or vibration levels and durations of the exceedance;

d. the proposed site-specific noise and/or vibration mitigation measures, ~~that are proposed to be adopted~~ and any mitigation options that have been discounted as being impracticable~~,~~ and the reasons why;

dd. the affected party's sensitivities to construction noise and/or vibration, including the timing and location of those sensitivities and any activity programming to avoid those times and locations;

ddd. the locations, times and types of monitoring, including monitoring at the first occurrence of the activity to which the Schedule relates, noting continuous monitoring is required for M Social; and

e. a summary of the consultation undertaken with each identified receiver under Condition 70A, including providing information in (a) to (ddd) above to the identified receiver for review and feedback no less than 10 working days prior to the scheduled activity commencing and how that consultation has been considered, and the reasons for any feedback that has not been adopted.~~; and~~

f. ~~the locations, times and types of monitoring including requirements to monitor at the first occurrence of the activity to which the schedule relates.~~

70A. Each Schedule must be prepared in consultation with the owners and occupiers of the sites subject to the Schedule. The consultation must provide each affected receiver with the information in Condition 70 for review and feedback no less than 5 working days before the Schedule is submitted to Council for certification,

71. Each Schedule must be submitted to Council for certification at least ~~5~~ 10 days before the activity to which it relates commences~~, except where not undertaking the activity has health and safety or adjacent property damage risks, or~~ and must be implemented for the duration of that activity.

X. In preparing a Schedule required to authorise an exceedance of the standards in

Commented [DA21]: The M Social hotel activity is extremely sensitive to noise and vibration on a 24 hour per day basis. The building is located alongside the common boundary between the site and extremely close to the proposed excavation and construction works. MCK and their advisors therefore consider it essential that noise and vibration monitoring on the MCK site adjacent to the boundary is on a continuous basis to ensure any non-compliances are identified and responded to as early as possible.

Commented [KP22]: This condition 70A raises the issue of consistency of terminology - who are the owners and occupiers? Should it be affected receivers, or identified receivers, or potentially affected receivers? It is recommended that a single term is adopted and used throughout the conditions specific to noise and vibration effects.

The proposed new condition after condition 71 is intended to provide clarity on how and when affected receiver are to be consulted and their response taken into account in the context of noise exceedances.

Commented [DA23]: Related to proposed changes to noise conditions.

conditions 65 or 67 that is not provided for in condition [X2], the consent holder must provide to the identified receiver and Council:

(a) a summary of the consultation undertaken with each identified receiver, including providing information in condition 70(a) – (e) to the identified receiver for review and feedback no less than 10 working days prior to the scheduled activity commencing; and

(b) the reasons why it is not practicable to adopt the feedback from the identified receivers in relation to the scheduled works.

71A. Where an exceedance of the standards in Conditions 65 and 67 are unforeseen and no Schedule has been prepared and certified for the activity, the activity must cease immediately, unless ceasing the activity would create an immediate and significant risk to health and safety or of damage to adjacent property. The activity must not recommence until a Schedule has been prepared by the consent holder and certified by the Council in accordance with Conditions 69 to 71.

Construction hours

72. The construction works must be restricted to hours between 6.30am and 10.30pm, Monday to Friday and 7am – 11 pm on Saturdays. No construction works are permitted on Sundays or public holidays unless authorised by a certified CNVMP or Schedule under condition 710.

Advice note:

This restriction shall not apply to low noise creating activities such as site set up, painting, electrical *works and internal fit out which may occur outside of these hours Monday to Saturday only.*

Operational Noise

73. Cumulative ~~N~~noise arising from operational activities on the site must be measured and assessed in accordance with New Zealand Standard NZS 6801:2008 Measurement of environmental sound and New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise.

74. The following noise limits must not be exceeded by activities occurring on the site when measured or assessed as the incident level on the façade of any building on another site in the business – City Centre Zone

Time	**Noise ~~Level~~ Limit**
7:00am – 11:00pm	65 dB L_{Aeq}

Time	Noise ~~Level~~ Limit
11:00pm – 7:00am	60 dB L_{Aeq} 65 dB L_{eq} at 63 Hz 60 dB L_{eq} at 125 Hz 75 dB L_{AFmax}

The 63 Hz and 125 Hz octave band limits do not apply to fixed mechanical services plant.

75. Noise sensitive spaces must be designed and/or insulated so that the internal noise levels do not exceed the following limits based on the levels in Condition [74] incident on the façade.

Space	Time	Noise Level
Bedrooms and sleeping areas	11:00pm – 7:00am	35 dB LAeq 45 dB L_{eq} at 63 Hz 40 dB L_{eq} at 125 Hz
Other noise sensitive spaces	At all times	40 dB LAeq

Where the internal noise limits can only be complied with when doors or windows to rooms are closed, those rooms must have a mechanical ventilation and cooling system that ~~shall~~ must not generate a noise level greater than:

a. 35 dB LAeq in bedrooms and sleeping areas, and

b. 40 dB LAeq in other noise sensitive spaces

This noise level must be measured at the minimum air flows required to achieve compliance with Clause G4 of the Building Code and in accordance with *AS/NZS 2107:2016 Acoustics- Recommended design sound levels and reverberation times for building interiors*.

Advice note:

Noise sensitive spaces are defined in Chapter J of the Auckland Unitary Plan.

76. Prior to approval of the Architectural building consent application, the consent holder must provide an Acoustic Report to the Council confirming that noise sensitive spaces in the building have been designed to comply with Condition **75**.

Wastewater

77. The consent holder must ensure that connections to the public wastewater reticulation network to serve the development in accordance the requirements of the wastewater utility service provider are in place prior to occupation of the building. Certification from

a suitably qualified civil engineer that works have been satisfactorily undertaken must be provided at the completion of the works to the Council.

Advice note:

- *The consent holder must obtain written approval from Watercare on the wastewater servicing infrastructure to be submitted as part of the application for engineering plan approval with Auckland Council.*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *A build-over application and approval may be required prior to the Building Consent for the development.*
- *Work Over Approval may be required*

~~Flooding~~ Flood Mitigation Design Details

78. ~~Prior to occupation of the building, the consent holder must construct a flood barrier at the northern end of the service lane and, if required in response to flood hazards in Customs Street West, at the southern end of the service lane in accordance with the Flood Hazard and Risk Assessment prepared by Tonkin + Taylor (reference: 1016043 v7, dated November 2025). The consent holder must provide to Council written confirmation from a SQEP that the flood barrier(s) has been installed in accordance with the Flood Hazard and Risk Assessment prior to occupation of the building.~~

At the lodgement of relevant building consents, the consent holder must provide to the Council for certification finalised flood mitigation design details, prepared by a SQEP, of the flood barrier(s) and other design measures incorporated into the building, including but not limited to:

a. Flood barrier(s) at the northern (Quay Street) and southern (Custom Street West) locations on the service lane. In the event that the southern flood barrier is not proposed, this must be supported by assessment and

justification prepared by a SQEP familiar with the assessment and conclusions within the Flood Hazard and Risk Assessment prepared by Tonkin + Taylor (reference: 1016043 v7, dated November 2025);

b. Protection of electrical equipment;

c. Waterproofing of doors and walls;

d. Design of the basement to facilitate drainage towards sumps;

e. Drainage sumps within the basement; and

f. Specific measures relating to any wastewater and hazardous substances storage.

79AA. The consent holder must provide to Council written confirmation from a SQEP that the design measures in the flood mitigation detailed design condition that have been certified under condition 78 have been installed in accordance with the certified details within two months of completion of those works.

Flood Barrier Management Plan

79A. Prior to first occupation of the development, t~~T~~he consent holder must prepare and submit to the Council for certification a Flood Barrier Management Plan (**FBMP**) in general accordance with the draft FBMP referenced in Condition 1.

79B. The objective of the FBMP is to ensure that flood and coastal inundation risks, including residual risks, are appropriately managed to protect building occupants, infrastructure, hazardous substances storage areas and the receiving environment from natural hazard risks over a 100-year timeframe.

79C. The FBMP must include, at a minimum:

a. A description of the flood barrier system (with reference to the design details certified under condition 78);

b. Roles and responsibilities;

c. Flood barrier activation procedure;

d. Barrier lowering and post-flood procedure;

dd. Residual risk (Flood barrier failure);

e. Service inspection and maintenance program;

f. Training requirements;

g. Emergency response, including in the event of a failure, and key contacts including any emergency protocols in conjunction with advice from the

Auckland Emergency Management/Civil Defence departments to the council for review and certification prior to the establishment of the facility; ~~and~~

h. Document control and review~~.~~;

i. Flood Event Log for recording all flood events including activation times, water levels, operational performance, and any issues encountered.

j. Inspection and maintenance log;

k. Quick Reference card;

l. Service Inspection and Maintenance programme.

79D. ~~Prior to the lodgement of relevant building consents, the consent holder must provide to Council details, prepared by a SQEP, of the flood management measures for the development, including but not limited to:~~

~~a. Protection of electrical equipment;~~

~~b. Waterproofing of doors;~~

~~c. Drainage sumps within the basement; and~~

~~d. Specific measures relating to any wastewater storage.~~

The consent holder must not occupy the development until the Flood Barrier Management Plan has been certified and must ensure that the development is operated and managed in accordance with the certified Flood Barrier Management Plan at all times for the duration of the consent.

79E. The consent holder must submit all reviews and any updates to the Flood Barrier Management Plan in accordance with condition 79C to the Council for certification within two months of a review taking place. The operation and management of the site must be in accordance with any updated and certified Flood Barrier Management Plan.

Access and Parking

79. Prior to occupation of the building, all access, parking and maneuvering areas must be formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans in Attachment 2.

80. All new vehicle crossings must be designed and formed in accordance with the Auckland Transport Design Manual. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

Advice Notes:

A vehicle Crossing Permit is required to be obtained for these works. Please contact Auckland Transport for vehicle crossings, Ph. (09) 353 3553 or refer to their website for standards and requirements. https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/

81. Prior to the operation of the activity, all redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath in accordance with Auckland Transport Design Manual. This must be undertaken at the consent holder's expense.

Advice Note:

The final condition of the reinstatement is to be confirmed either at Engineering Approval Stage or based on further discussions to take place as part of the Integration Agreement between the applicant, Auckland Council, and Auckland Transport.

Bicycle Parking

82. The consent holder must provide at least 594 secure long stay bicycle parking spaces within the Site and at least an additional 94 visitor cycle parking spaces onsite, in accordance with the plans listed in Condition 1. The bicycle parking spaces must be installed and available for use before occupation of the building and must be provided at the expense of the consent holder and maintained as such thereafter for the duration of the activity.

Electric Vehicle Supply Equipment

83A. The Consent Holder must, prior to ~~the~~ lodgement of building consent submit to the Council and have certified detailed plans showing the capability to install Electric Vehicle Supply Equipment with sufficient space for the necessary conduit, circuit and metering between the car park and an electric distribution board on the same building storey. ~~, the consent holder must provide the Council with certification plans showing the space identified for future Electric Vehicle Supply Equipment as required by Standard E27.6.7(1)~~.

Advice Notes:

- *The standards and guidelines in Note 2 of Standard E27.6.7 of the AUP(OP) should be referred to when preparing the details to be certified under condition 83A.*
- *The above electric vehicle charging requirement relates to all car parking spaces associated with dwellings. With reference to the Operational Integrated Transport Assessment and Addendum Transport Assessment and updated Accessible Parking proposals under s55, these documents provide a requirement for condition 83A to be applicable to 160 car parking spaces for residents, plus 5 residential accessible car parking spaces to have capability provided for / demonstrated.*

Earthworks

83. The erosion and sediment controls at the site must be constructed and maintained in accordance with the certified Erosion and Sediment Control Plan and Auckland Council guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' throughout the duration of the earthwork activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

84. Earthworks must be managed to avoid the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

85. Earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the Site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the reasonable satisfaction of the Council.

Pre-construction condition survey

85A. Prior to the commencement of bulk earthworks or dewatering, a detailed pre-construction condition survey must be completed for those properties identified in immediate proximity to the development. The condition survey must be carried out in accordance with the recommendations in the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) as listed in Condition 1. This must be prepared by a suitably qualified engineering professional and must be submitted for certification by the Council prior to bulk earthworks or dewatering commencing.

The consent holder must allow a minimum of ten (10) working days for a response from the owner of any property that a condition survey is required for as set out in the GSMCP.

Any existing damage is to be reviewed by the suitably qualified engineering professional responsible for the GSMCP. The assessed condition of the neighbouring properties must not cause a change to the damage Risk Category assessed by the GSMCP.

Advice Note:

It is necessary to undertake pre-construction condition survey, regardless of their

ownership.

Geotechnical

86. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the Site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must be rectified as soon as practicable.

87A. Prior to the lodgement of structure building consents, the consent holder must identify and locate all public and private services, basements and foundations in proximity (beyond the extent of any ground anchors and the zone of influence of any retaining) to the proposed earthworks and anchors. This must inform the detailed Basement Retaining Wall ~~d~~Design (Condition 87C), and anchor geometry must be designed to avoid effects on buried services and neighbouring foundations and retaining walls.

Advice Note:

It is necessary to assess the effects on basements, foundations and services, regardless of their ownership.

87AA. The Consent Holder must submit the information required by condition 87A to the Council for certification and the certified details must be provided to accompany the structural building consents.

Basement Retaining Wall Design

87B. The Consent Holder must provide to the Council for certification, at the time of lodgement of building consents ~~F~~further detailed design, carried out by a suitably qualified geotechnical engineering professional (including PLAXIS modelling) ~~must be completed~~ for the basement retaining walls to confirm, based on the final construction methodology and sequence, ~~including~~ the following matters below. The basement retaining wall design must be independently peer reviewed by geotechnical and structural engineers~~:~~

a. Retaining wall movements and ground settlement: confirmation of predicted wall deflections and associated ground surface settlement for the final excavation staging and support system remain within consented limits.

b. Temporary/permanent support demands; final sizing/spacing and load demands for temporary anchors and/or top-down props, including waler/capping beam actions.

c. Groundwater cut-off and seepage effects: confirmation of the final D-wall toe level to achieve the required groundwater cut-off and to manage seepage uplift/piping risks consistent with the Geotechnical Report by Tonkin + Taylor

(reference: 1016043.2000-RPT-GT-001, dated: November 2025) assumptions.

d. Liquefaction effects: refinement of liquefaction assessment inputs and confirmation of liquefaction-related lateral earth pressures/deformation demands on the wall system.

e. Contingency: sensitivity testing for parameters and construction elements for contingency planning.

ee. Additional investigation and groundwater testing as determined necessary by the SQEP consistent with the Geotechnical Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025) design basis and the consent conditions, and must not materially change the effects conclusions. The detailed design must document and justify adopted geotechnical parameters, including consideration of parameter variability, representative site conditions, and appropriate sensitivity analyses.

f. Considerations of neighbouring building surcharge, including basement and deep foundations.

~~The above must be supported by additional investigation and groundwater testing as necessary. These confirmations will be undertaken consistent with the Geotechnical Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025) design basis and the consent conditions, and must not materially change the effects conclusions.~~

87C. The development must be constructed in accordance with the Basement Retaining Walls Design certified in accordance with Condition 87B.

87D. Certification from a suitably qualified geotechnical engineering professional (SQEP) must be provided to the Council confirming that the Basement Retaining Wall works have been completed in accordance with the approved design details as required by Condition [87A, AA, B, C and 90] within 10 working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

88. Unless specifically provided for by this consent, or unless approval is obtained from Auckland Transport, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, demolition and construction activity. In the event that such damage does occur, the consent holder must notify the Council within 24 hours of its discovery. The costs of rectifying such damage caused by the construction activity will be met by the consent holder.

Geotechnical supervision and certification

89. Earthworks and construction of retaining walls must be supervised by a suitably qualified geotechnical engineering professional ~~SQEP~~ who is familiar with the Geotechnical Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025) and the details certified in accordance with conditions 87A, 87AA, 87B, 87C and 90. In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application and as amended by information certified in accordance with the conditions listed in this condition. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing onsite.

Construction methodology - Earthworks

90. The consent holder must, two weeks prior to the lodgement of structural building consents, provide a detailed construction methodology written or endorsed by a chartered geo-professional for the contractor to undertake the earthworks with and include the recommendations provided within Geotechnical and Groundwater Assessment Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025) to the Council for written certification. The construction methodology must include:

    a. Details confirming the sequencing of installation of new underground services to follow after the decommissioning of ground anchors where ground anchors are identified by the SQEP to affect new service locations;

    b. The detailed basement design as required by this condition and conditions 87A, 87AA, 87B and 87C must include:

        (i) safety requirements for the areas above excavations and excavation time frames; ~~and~~

        (ii) temporary propping/weatherproofing and sequencing of boundary works~~.~~; and

        (iii) predicted deformations and mitigation measures.

Advice Note:

De-stressing and decommissioning of ground anchors shall be addressed as part of detailed design. Where proposed new services would be constructed at locations potentially affected by the ground anchors, the construction sequencing for those services shall allow for their construction following decommissioning of the anchors.

90AA. The Cconsent Hholder must ensure that the contractor carries out the earthworks and construction in accordance with the certified construction methodology under Condition 90 and certified Mmanagement Pplan at all times.

90AAA. No earthworks may commence until written certification by the Council of the construction methodology required by Condition 90 ~~by the Council~~ has been provided. The construction methodology must be independently peer reviewed by geotechnical and structural engineers and verified against deformation predictions and monitoring requirements.

Advice Note:

This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development.

90A. The consent holder must provide detailed information to ~~MCK~~ to the owner of M Social on demolition of the existing carpark structure at proposed Gridlines J-N/26 or within the diaphragm wall zone of influence (within 1.5 x depth of the basement wall to the rock at the northern boundary) where the existing M Social building is on the boundary and pile foundations are on the boundary, founded at a higher level than the diaphragm wall. This must be provided to ~~MCK~~ to the owner of M Social for review at least 20 working days prior to commencement of localised demolition in this area.

91. Certification from a suitably geotechnical qualified engineering professional (SQGEP) must be provided to the Council confirming that the earthworks have been completed in accordance with the approved construction methodology as required by Condition [90] within 10 working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

Activities to be Carried Out in Accordance with the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

92. All construction, monitoring and contingency actions must be carried out in accordance with the ~~further~~ certified detailed basement retaining wall designs, certified GSMCP and certified construction methodology. There must be no bulk excavation activities commencing until the GSMCP is certified in writing by the Council.

Erosion and Sediment Control

93. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the finalised Erosion and Sediment Control Management Plan (**ESCMP**) required under condition [32] must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

94. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance can roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the council who may be able to provide further guidance on the most appropriate approach to take. Please contact the council at *monitoring@aucklandcouncil.govt.nz for more details.*

95. All machinery associated with the earthworks activities must be operated in a way that ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

Advice note:

Adhesives, solvents, paints and other contaminants from building operations must be prevented from entering stormwater drains and adjacent waterways.

96. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, removal and construction activity. In the event that such damage does occur, the consent holder must notify Council within 24 hours of its discovery. The costs of rectifying such damage caused by the construction activity must be met by the consent holder.

97. All materials and equipment must be stored within the Site's boundaries unless evidence is provided to the Council that written permission is granted from Auckland

Transport for specific storage within the road reserve.

98. Within 10 working days following the completion or abandonment of earthworks on the Site all areas of bare earth must be permanently stabilised against erosion to the reasonable satisfaction of the Council.

Dust and odour

99. No onsite crushing of demolition material must occur onsite.

100. Only wet cutting of concrete must occur at any time during demolition and construction works. All water generated during the concrete cutting must be contained and appropriately disposed of to ensure it does not enter the stormwater system.

101. Beyond the boundary of the Site, there must be no odour, dust or particulate caused by discharges from the Site, which (when assessed in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016), is the cause of a noxious, dangerous, offensive or objectionable effect.

101A During structural demolition of the car park building and attached overpass and footbridge, the consent holder must continuously monitor ambient particulate concentrations and wind conditions at or adjacent to site boundary locations for the purposes of providing continuous feedback on the efficacy of dust management measures. The monitoring must be undertaken in accordance with the following:

a. Monitoring of PM_{10} or Total Suspended Particulate (TSP) concentrations must be conducted at no less than two separate locations, either downwind or upwind of the demolition works in the prevailing wind direction, or proximate to sensitive receptors beyond the site boundary;

b. Monitoring of wind speed and direction must be conducted at no less than one location;

c. The monitoring locations described in clauses (a) and (b) must be as certified in accordance with Condition 101B, except with the written approval of the Council;

d. 1-minute and 15-minute averages of monitored parameters must be recorded, retained for a period of no less than 12 months and provided to the Council in writing within 5 working days of a written request;

e. Electronic alert notifications of measured exceedances of the trigger levels specified in the certified Dust Management Plan (DMP) must be automatically distributed to the relevant persons responsible for managing dust specified in the DMP; and

f. Installation, maintenance and manual calibration of all monitoring instruments must be undertaken by a suitably qualified and experienced person and in accordance with the instrument manufacturer's specifications.

101B The consent holder must submit a written identification of the proposed monitoring locations required under clauses (a) and (b) of Condition 101A to Council for certification no less than 10 working days prior to the commencement of demolition activities.

102. No discharges from any activity onsite must give rise to visible emissions, other than water vapour, to an extent which, in the reasonable opinion of the Council, is the cause of a noxious, dangerous, offensive or objectionable effect.

103. Beyond the boundary of the Site, there must be no hazardous air pollutant, caused by discharges from the Site, which is present at a concentration that causes, or is likely to cause adverse effects to human health, the environment or property.

104. The Council must be notified as soon as practicable in the event of any significant discharge to air, which results in or has the potential to result in a breach of air quality conditions listed in Condition 101-103 or cause significant adverse effects on the environment. The following information must be supplied:

a. Details of the nature of the discharge;

b. An explanation of the cause of the incident; and

c. Details of any remediation action taken.

Notice of Completion

105. The Council must be advised in writing within 10 working days of when excavation has been completed.

Post completion (basement construction) condition survey

105A. Within six months of completion of the basement construction works, a post-construction condition survey must be completed for those properties for which a pre-construction condition survey was undertaken.

The post-construction condition survey must be carried out in accordance with the recommendations in the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) as listed in condition 1. This must be prepared by a suitably qualified engineering professional and must be submitted for certification by the Council.

The post-construction condition survey report must include a determination of the cause of damage identified (if any) since the pre-construction or previous survey and steps to repair it. The costs of repairing any damage attributed to the development must

be paid by the consent holder.

Advice Note:

This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require another condition survey.

Access to third party property

106. Where any monitoring, inspection or condition survey specified in this consent requires access to property/s owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the Council must be notified by the consent holder and provided with all relevant details relating to access problems as soon as is practicable. If access cannot be reasonably obtained, then a report prepared by a SQEP identifying whether reasonably available alternative monitoring options are possible, must be provided by the consent holder to the Council. The report must state whether the alternative monitoring options will provide sufficient early detection of deformation / damage to enable measures to be implemented to prevent damage to buildings, structures or services. Written approval from the Council must be obtained by the consent holder before any alternative monitoring option is implemented.

Wind

107. At the time of lodgement of Structural Building Consent for the buildings on the Site, the consent holder must provide to the Council written certification from a SQEP that the development design is equivalent or better than that which resulteds in the consented wind conditions ~~the same or better than those that may have been consented~~, as set out in Appendix B of the Environmental Winds Report, prepared by Holmes LLP dated 29 October 2026 "Pedestrian Wind Study, prepared by RWDI, dated 23 September 2025 Table 1: Pedestrian wind comfort and safety conditions".

If it is found that the ~~consented wind conditions are exceeded~~, development design, including all wind mitigation elements, has been significantly amended, the consent holder must make any changes as necessary to the development to ensure that compliance is achieved with the consented wind conditions, prior to building occupation.

Advice note:

Such changes may not be regarded as 'in accordance' and may require a s127 application to secure the necessary changes.

107A. In the event that the Wind Mitigation Planting shown on the Drawings – Landscape referenced in Condition 1 plan, as described in Conditions 47C located within the site at 196-200 Quay Street (M Social) ~~property~~ and / or the legal road (corner of Lower

Hobson Street / Customs Street West) is unable to be implemented, the consent holder must install the wind screen as certified under condition 46A ~~shown on the architectural drawings listed in Condition 1~~ prior to building occupation.

107B. Within 10 days of installation of all wind mitigation elements as required by Condition 107, and prior to occupation of the development, the consent holder must submit documentation from a suitably qualified building professional that the measures listed have been installed.

107C. In the event that any wind mitigation referred to in condition 107 is removed, becomes damaged, or dies (tree planting and landscaping) the consent holder must, as soon as practicable, erect replacement wind mitigation to achieve the wind conditions consented.

107D. Replacement wind mitigation installed in accordance with condition 107C must be accompanied by certification from a SQEP that the replacement wind mitigation / overall development design achieves equivalent or better than the consented wind conditions, as set out in Appendix B of the Environmental Winds Report, prepared by Holmes LLP dated 29 October 2026 "Pedestrian Wind Study, prepared by RWDI, dated 23 September 2025 Table 1: Pedestrian wind comfort and safety conditions".

Advice note:

Such changes may not be regarded as 'in accordance' and may require a s127 application to secure the necessary changes.

Glare

108. The buildings must be designed, and such changes made to the buildings as are necessary to comply with the standard H8.6.29. (Glare) in the Auckland Unitary Plan (Operative in Part). The consent holder must provide to Council written confirmation from a SQEP that the building complies with this standard prior to occupation of the building.

Survey foundation check

108A. No building works must proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:

- have been completed in accordance with the approved plans as referred to in condition 1 of this consent; or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice Note:

The person providing the written certification should ensure that the finished floor level is clearly marked on the subject site before the foundations are put in place.

The purposes of certification at the foundation stage of construction is to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works continue.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the Council specified in this condition.

108B. No building works of the podium buildings and towers must proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:

- have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice Note:

The purposes of certification at the roof framing stage of construction is to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of*

certification

- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the Council specified in this condition.

Post Construction Conditions

Hazardous Substances Management Plan

109. Within 20 working days from the completion of works, the consent holder must provide a final Hazardous Substance Management Plan (**HSMP**) in general accordance with the draft HSMP referenced in condition 1.

110. The objectives of the HSMP are to detail the controls in place at the Site to manage hazardous substances and minimise the risk of release of these substances into the surrounding environment.

111. The HSMP must, as a minimum, include the following information:

    a. Roles and responsibilities;

    b. Important contact details;

    c. A hazardous substance register including their storage locations, and associated safety data sheets;

    d. A risk register including identified risks and associated controls;

    e. Spill response plan (SRP);

    f. Emergency response management plan (ERMP);

    g. Site inspections, monitoring;

    h. Staff training; and

    i. Provisions of site audit and review of HSMP.

Flooding

112. Within 20 working days from the completion of the works, the consent holder must provide to the Council a statement from a SQEP certifying that the overland flow path depicted within the Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) has its alignment maintained across the service lane.

113. Within 20 working days from the completion of the works, the consent holder must provide to the Council a statement from a SQEP certifying that the flood mitigation ~~protection~~ requirements of condition 79C and as recommended within the Flood hazard

and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) have been installed and / or completed onsite.

Covenant for the lease of off-site parking spaces

115. Prior to the occupation of the building, ~~T~~he consent holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council for ~~196-200 Quay Street [Lot 8 DP 60151]~~ M Social to use carparks within the Site. The consent holder must contact the Council to initiate the preparation of the covenant. A copy of the updated Computer Register (Record of Title) showing that the covenant has been registered must be provided to the Council ~~prior to occupation of the building~~. In that regard:

~~The covenant must:~~

a. The covenant must ~~S~~tsipulate that M Social ~~the site [196-200 Quay Street – Lot 8 DP 60151]~~ has exclusive use and access to up to 121 car parking spaces located within the basement levels of the adjacent site 2 Lower Hobson Street [Lot 9 DP 60151].

b. If access to up to 121 car parking spaces must be restricted for any period of time that is not agreed in writing with the site owner of M Social ~~[196-200 Quay Street]~~ then the owner of the adjacent site [2 Lower Hobson Street Lot 9 DP 60151] must provide alternative car parking spaces in close proximity to the site in agreement with the owner of M Social ~~196-200 Quay Street~~.

c. Should th~~eis~~ M Social site ~~[196-200 Quay Street – Lot 8 DP 60151]~~ be redeveloped or significantly altered to provide new and /or additional car parking spaces, up to 121 car parking spaces at 2 Lower Hobson Street [Lot 9 DP 60151] associated with this site must be accounted for / included as part of this site's parking provision when calculating the maximum parking rates for the Business - City Centre Zone as set out within the Auckland Unitary Development Plan (Operative in Part) or its successor for th~~eis~~ M Social site ~~[196-200 Quay Street – Lot 8 DP 60151]~~.

d. The covenant must b~~B~~e drafted by the Council's nominated Solicitor at the consent holder's cost; and

(i) be registered against the Computer Register(s) (record of title) to the affected land by the consent holder at their cost; and

(ii) require the consent holder to:

- be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the

covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and

- indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct result of the Council being a party to this covenant.

Footpath Reinstatement

116. Within three months following completion of the construction works, the consent holder must reinstate the pedestrian footpaths along Lower Hobson Street and along Custom Street West to Auckland Transport - Transport Design Manual requirements unless otherwise agreed in writing by Auckland Transport.

Advice Notes:

- *A Corridor Access Request (CAR) application is required from Auckland Transport for any works within the road reserve that affects the normal operation of the road, footpath or berm.*
- *New vehicle crossings are subject to approval be Auckland Transport prior to construction.*
- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection.*
- *The final condition of the reinstatement is to be confirmed either at Engineering Approval Stage or based on further discussions to take place as part of the Integration Agreement between the applicant, Auckland Council, and Auckland Transport.*

Prior to Occupation of Building Conditions

Operational Waste Management Plan (OWMP)

117. At least 20 working days ~~P~~prior to the ~~commencement~~ occupation of any ~~activities~~ building on the Site, the consent holder must provide a final Operational Waste Management Plan (**OWMP**) to the Council, in general accordance with the draft OWMP referenced in Condition 1, subject to Condition 119b below.

118. The objectives of the OWMP are to ensure the effective operation of waste collection and management procedures for the development and set out clear management policies to cater for different waste management requirements of the commercial tenancies and residential activities.

119. The operation of the Site must be carried out in accordance with the certified OWMP at all times. The OWMP must, as a minimum, include the following information:

a. Define user access arrangements in detail;

b. Confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site (noting the 3.6m vertical height restriction);

c. Details of waste materials to be collected by facilities management on each floor level (e.g. food organics);

d. Details of education information packs and notices for residential occupants with respect of using the waste chutes and any food organics collection arrangements (and other);

e. Maintenance arrangements for the effective and ongoing operation of the waste chutes;

f. Contingency arrangements in the event that waste chute(s) are not functional for a period of time.

g. Requirements for maintaining the clean and sanitary condition of the waste rooms and chutes.

h. Details of the guidance and training to be given to building management and collection staff on using the:

(i) waste chutes;

(ii) compactors; and

(iii) waste rooms.

Servicing and Loading Management Plan (SLMP)

120. At least 20 working days ~~P~~prior to the ~~commencement~~ occupation of any ~~activities~~ building on Site, the consent holder must provide a final Servicing and Loading Management Plan (**SLMP**) relative to the stage of occupation to the Council for certifiation, in general accordance with the draft SLMP referenced in Condition 1.

121. The objectives of the SLMP are:

a. To provide a clear framework for ongoing management of the loading spaces that have access from the service lane;

b. To coordinate and schedule booking of the loading spaces to manage the available capacity of loading spaces;

c. To ensure compliance with the vertical clearance restrictions on the service lane; and

d. To ensure the loading areas and the Service Lane operate safely.

122. The SLMP must, as a minimum, include the following information:

a. Use of an automated booking system (such as Mobile Dock) to provide for where proposed:

(i) Loading spaces to be booked in advance

(ii) Users to be aware in advance of the vertical clearance restrictions. Any vehicles that are unable to enter from Customs Street West due to the vertical clearance restriction of 2.9 m must enter and exit via Quay Street

(iii) Vehicle details (number plate and vehicle size) to be confirmed in advance of arrival; and

(iv) Details of an integration between the loading dock management system with access control and CCTV systems, allowing license plate recognition to navigate any security barriers with an approved booking(s).

b. Provide procedures to manage unscheduled vehicle arrivals. This must include the availability of a concierge service outside of core hours if the loading dock manager is not available;

bb. Provide access cards or other mechanisms to provide for regular users the ability to access the loading dock to avoid vehicles unnecessarily waiting within the service lane;

cc. Provide details of the management arrangements for the nine casual car parking spaces, which are to utlised by the residential and office occupants;

c. Core hours of 6:30 am to 4:30 pm where the loading dock will be managed by a Dock Manager;

d. Details about signage to show the vertical clearance restrictions;

e. Details of a convex mirror to provide visibility for trucks exiting the loading area of the Site, as required by condition 132; ~~and~~

f. Monitoring programme and Management Plan review; and~~.~~

g. Have regard to any emergency response procedures developed in accordance with the Flood Barrier Management Plan (Condition 79), such as communicating to the Dock Manager / concierge or inserting information or updates into the automated booking system if access is temporarily restricted to prevent large vehicles arriving and being unable to access. This applies to any future updates or revisions that may be triggered by review condition to

be informed by the certified Flood Barrier Management Plan (FBMP) and emergency response procedures ,or any updated certified Flood Barrier Management Plan.

123. The development must not be ~~operated~~ occupied until the SLMP has been certified and must be operated in accordance with the certified SLMP at all times for the duration of the activities on the Site.

Hotel Pick Up and Drop Off Management Plan (HPUDOMP)

124. Prior to the commencement of hotel activities on Site, the consent holder must provide a final Hotel Pick Up and Drop Off Management Plan (**HPUDOMP**) to the Council, in general accordance with the draft HPUDOMP referenced in Condition 1.

125. The objectives of the HPUDOMP are:

a. To provide a clear framework for ongoing management of the hotel pick up and drop off area;

b. To ensure the hotel pick up and drop off area is used for hotel guests only, or for valet parking;

c. To prevent vehicle queuing onto Customs Street West, including the potential for queuing across the Customs Street West footpath;

d. To ensure the drop-off area operates safely; and

e. To avoid adverse safety and operational effects on the adjacent road network.

126. The HPUDOMP must, as a minimum, include the following information:

a. Details about the specific signage or markings required to show that the pick-up and drop-off area is for exclusive use by the hotel guest arrival and departure activity, and that will assist in the general operation of the drop-off area. These details should include:

(i) Signage stating use for hotel drop-off only

(ii) Time limit restrictions signage proposed for the use of the drop-off spaces of up to 5 minutes for hotel guests and 3 minutes for taxis or ride-share vehicles

(iii) Signage stating not to leave vehicles unattended, and for valet parking to give keys to hotel staff members

(iv) Clearly defining signage or markings for entry and exit points for vehicles

(v) Vehicle size limitation signage (the maximum vehicle size utilising the drop-off area is a 7.4 m long van with a trailer)

(vi) Markings/surface treatment defining drop-off spaces and pass-through lane

b. The level of staffing required, including (but not limited to) an identification of the numbers of staff required to maintain the valet parking service; staff to manage the Hotel PUDO turnover; and staff required to handle any loading / unloading of PUDO vehilces;

c. Measures to encourage high turnover of the pick up and drop-off area;

d. ~~Management measures to treat the bypass lane as a managed short term stacking / circulation area only, not as a loading, luggage handling or taxi / rideshare waiting area. This will provide short term capacity if needed, but ensure the bypass lane is not used as a formal loading area~~ Management measures to turn away vehicles in the bypass lane if they are blocking vehicles from exiting the drop-off spaces, or if they have potential to cause queuing onto Customs Street West;

e. Providing a clearly defined route for vehicles to "circulate around the block";

f. Systems for implementation of booking, where practicable;

g. ~~A larger vehicle protocol, whereby these vehicles should be called forward only when sufficient internal space is available, otherwise they will be directed to the defined recirculation route;~~

h. A clear "no informal drop-off" rule within the road reserve; and

i. ~~A specific "all 4 internal positions occupied" procedure; and~~

j. A monitoring programme and management plan review.

127. The hotel activities must be operated in accordance with the certified HPUDOMP at all times for the duration of the activities on the Site.

No complaints Covenant

128. Prior to the occupation of the proposed hotel rooms and apartments, the consent holder shall provide evidence to Council that a restrictive no-complaints covenant has been registered on the title(s) to the property, in favour of Ports of Auckland Limited, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of the port.

Advice Note:

The restrictive no-complaint covenant is limited to the effects that could be lawfully generated by the port activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to port activities (although an individual restrictive non-complaint covenant may do so).

The applicant has proffered this condition in order to demonstrate intent to comply with standard D25.6.1(6) of the Auckland Unitary Plan.

Landscape Treatment – Implementation

129. All hard and soft landscaping must be implemented, as detailed on the approved Landscape Plans required by Condition 47, in the first planting season immediately following the completion of construction works. The landscaping must be maintained for the life of this consent in accordance with the maintenance programme approved under Condition 47 above.

Vehicle intervisibility – convex mirror

130. Prior to the operation of the activity, the consent holder must install a 600mm diameter convex mirror as directed by the consent holder's traffic engineer. This must include (at a minimum) within the service lane opposite the exit of the basement and as required internal to the basement to ensure adequate intervisibility. Any convex mirror(s) installed at the bends must have wide reflective angles to allow opposing vehicles to see each other in advance of the bend.

131. The convex mirror must be maintained in the consented location in a condition that provides for its effective and ongoing use for the duration of the operation of the activity.

Small Parking Spaces

131A. The four parking spaces identified in the Operation Integrated Transport~~ation~~ Assessment, prepared by Flow Transportation Specialists as listed in Condition 1 with non-compliant dimensions must, prior to the first occupation of the development be clearly identified, by way of signage and/or ~~pavement~~ surface markings, and restricted to use by small vehicles only.

Quay Street vehicle crossing treatment

132. The Quay Street service lane vehicle crossing must be constructed generally in accordance with the updated concept design titled "Quay Street Service Lane Access Design" (refer Appendix H of the Operational Integrated Transport Assessment), which reflects the outcomes of stakeholder engagement with M Social and Auckland

Transport.

The design and construction of the vehicle crossing must achieve the following key outcomes:

a. Clear delineation between vehicle and pedestrian areas.

b. Improved demarcation between the service lane and the M Social frontage.

c. Speed management through retention of existing speed humps and provision of appropriate measures near the property boundary.

d. Physical separation of opposing traffic movements by a 0.5 m median strip (implemented as a textured surface, low raised lip, or planter feature).

e. Provision of a low (less than 900 mm) separation element at the corner boundary with M Social to maintain visibility between pedestrians and vehicles.

f. Provision for bollards within the road reserve, to be installed at Auckland Transport's discretion.

g. Retention of the existing lighting pole between the M Social and service lane vehicle crossings, with the intervening space functioning as a pedestrian refuge area.

Any detailed design or construction drawings that depart materially from the concept plan in Appendix H must be submitted to and approved in writing by Auckland Transport prior to implementation, to confirm that the above outcomes are maintained.

Provision of off-site parking spaces

133. Prior to the operation of the any activity on the Site a total of up to 121 car parking spaces within the Site must be signposted and marked out as available for the exclusive use of owner / occupier at 196-200 Quay Street [Lot 8 DP 60151]. The location of these leased parking spaces and their availability for the exclusive use of the visitor accommodation activity at 196-200 Quay Street must be identified through suitable signage and on an updated parking plan. Confirmation of the lease, signage and parking plan must be provided to the Council for certification.

Advice note:

In the event that the lease of parking spaces is no longer possible, the consent holder should, in consultation with the owner/occupier of 196-200 Quay Street arrange for an alternative lease location in order to comply with this condition.

Noise Assessment Report

134. Prior to occupation of the building, a noise assessment report with measurement results prepared and certified by a SQEP must be submitted to the Council to demonstrate that the building has been insulated and constructed to comply with Condition **75**.

Hazardous Substance

135. Prior to operation of the activity, the consent holder must produce a statement letter confirming the following design (as specified in the approved Hazardous Substances Assessment prepared by Tonkin + Taylor, reference 1016043.2000 v1, and dated November 2025 and as listed in condition 1) has been incorporated:

"The minimum 4-hour fire rating wall for each of the proposed hazardous substance storage tanks and thick concrete construction material surrounding the tanks"

Advice Note:

This is required to ensure that the fire risk to people and property remains consistent with the assessment within the Hazardous Substances Assessment Report (as referenced in condition 1).

136. The Consent Holder must ensure that the site operation must adhere to the operational procedures, control measures and response procedures specified in the certified HSMP as per Condition **109** and the documents must be made available onsite at all times.

137. The Consent Holder must ensure that ~~S~~suitable and sufficient spill kits ~~must~~ are ~~be~~ maintained onsite at all times.

138. Any incidents resulting in a discharge of hazardous substances to the environment must be reported to the Council within 24 hours of an incident occurring and incident records must be made available to the Council upon request.

Operational Waste Management Plan

139. The development must be operated in accordance with the certified Operational Waste Management Plan at all times for the duration of the activities on the Site.

Heritage Interpretation Panel

139A Prior to occupation of the building, the consent holder must install one heritage interpretation panel in a location visible from street or ground level within the site. The consent holder must work with the project archaeologist to determine the content and location of the ~~a~~ ~~public~~ heritage interpretation panel on the historic heritage features of the site.

Active Surveillance Details ~~Plan~~

139B Prior to occupation of the building, the consent holder ~~shall~~ must provide details of the building operation and security measures, confirming:

a. Hours of operation for all publicly accessible spaces;

b. Security measures/monitoring of the above spaces, as well as spaces able to be accessed by the public; and

c. Details of retractable security screens or other security measures.

Specific conditions – Discharge Permit DIS60460866~~xxxx~~ and Land Use Consent (NESCS) LUC60460865~~xxxx~~

140. Soil disturbance on the Site must be undertaken in accordance with the certified CSMP as required by Condition 42.

Advice note: Contamination Site Management Plan

The Council acknowledges that the CSMP is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the plan may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Council. The Council's certification of the CSMP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of the suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.

141. At least 20 working days prior to soil disturbance occurring on the Site, a Detailed Site Investigation (DSI) must be undertaken on the Site. The DSI must be undertaken in accordance with the certified CSMP, referenced in Condition 42.

142. The DSI report documenting the site investigation, required by Condition 141, must be submitted to the Council for review at least 10 working days prior to soil disturbance occurring. The DSI report must confirm whether the stormwater quality monitoring and management/mitigation measures, proposed in the CSMP, referenced in Condition 42, are appropriate for the level of contamination onsite.

143. If the DSI report required by Condition 141 confirms additional stormwater quality monitoring, including analysis for cyanide and/or mitigation/measures are required during soil disturbance on the Site, then the consent holder must submit to the Council an updated CSMP for certification at least 10 working days prior to soil disturbance occurring onsite.

144. The Council must be informed, in writing, at least 10 working days prior to the start date of the works authorised by this consent.

145. The consent holder must engage a SQEP to oversee any works involving the disturbance of potentially contaminated material and ensure the control measures in the certified CSMP are adhered to throughout these works. All sampling should be undertaken in accordance with the Contaminated Land Management Guidelines No. 5, Ministry for the Environment (revised 2021).

Advice note: Soil Contamination Sampling

In order to comply with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021), all sample analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis.

146. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. Excavation works must be undertaken in general accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).

147. In the event of an incidental discovery of contamination during land disturbance activity which has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the Council, engage a SQEP to assess the situation (including possible sampling and revision of the CSMP), and decide on the best option for managing the material.

148. Excavated material that is not re-used onsite must be disposed of at an appropriate facility licensed to accept the levels of any identified contamination. Excavated soil must not be disposed of as 'Cleanfill material' unless it has been appropriately tested and characterised by a SQEP as meeting the 'Cleanfill material' definition set out in the AUP(OP) and any subsequent updates.

149. The contamination levels of any soil or fill material imported to the site must be certified by a SQEP and, unless otherwise agreed with Council, must meet the definition of 'Cleanfill material', as defined by the AUP(OP) and any subsequent updates. The SQEP's certification must include testing of imported soil at a minimum rate of 1 sample per 500m3 (analysed for heavy metals, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and asbestos content) and verification that the fill material imported to site originates from:

    a. A site that has been determined by a SQEP to have had no known history of potentially contaminating activities, as detailed on the Hazardous Activities and Industries List (Ministry for the Environment, 2011); or

    b. A site that has been adequately investigated by a SQEP, in accordance with Contaminated Land Management Guidelines, No.5: Site Investigation and

Analysis of Soils (Ministry for the Environment, revised 2021) or any updates to this document, to meet the 'Cleanfill material' definition, as prescribed in the AUP(OP); or

c. A commercial quarry (sampling is not required for hardfill material sourced from a commercial quarry) or topsoil from a landscape supplier.

150. Within three months of the completion of soil disturbance on the site, a Works Completion Report must be submitted to the Council for review and certification. The Works Completion Report / Site Validation Report must contain sufficient detail to address the following matters:

a. A summary of the soil disturbance undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;

b. Details and results of any additional soil and groundwater sampling (if undertaken) and interpretation of the results in the context of the NES:CS, the AUP(OP), and the Cleanfill criteria;

c. Details and results of the stormwater quality monitoring and interpretation of the results against the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000);

d. Details and results of any vapour monitoring (if undertaken) and interpretation of the results against the appropriate guidelines;

e. Records/evidence of the appropriate disposal for any material removed from the Site;

f. Details of any validation sampling undertaken on materials imported to site;

g. Details of any stormwater/groundwater encountered during the works, details on any treatment and volume of disposal offsite;

h. Records of any unexpected contamination encountered during the works and response actions, if applicable;

i. Conditions of the final site ground surface;

j. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

k. A statement certifying that all works have been carried out in accordance with the requirements of approved plans and consent conditions, otherwise providing details of relevant breaches, if applicable;

Advice note: Asbestos Containing Materials

If you are demolishing any building that may have asbestos containing materials (ACM) in it:

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found onsite following the demolition or removal of the existing buildings, you may be required to further remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance, a further consent application may be required.

Specific conditions – Discharge Permit DIS~~XXXX~~60460866

Duration of consent

151. Consent DIS~~XXXX~~60460866 expires five years from the date of commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

During Works Conditions

Management of contaminant discharges

152. The disturbance of soils containing elevated levels of contaminants must be managed in accordance with the certified CSMP to minimise the discharge of contaminants (including debris, soil, silt, sediment, or sediment-laden water) from the Site to either land, stormwater drainage systems, watercourses or receiving waters:

    a. Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the CSMP and Auckland Council guidance document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region;

    b. The excavation areas must be maintained in a damp state while works are occurring to supress the generation of dust during the works;

    c. Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas;

d. Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the Site on vehicle tyres and enter the stormwater system; and

e. Any truck-loads of excess excavated material leaving the Site must be covered during transportation.

Advice note: Contaminant Discharges

Discharge from the Site includes the disposal of water (including groundwater or collected surface water) from the land-disturbance area.

153. Temporary stockpiles of excavated soils containing elevated levels of contaminants must be located within an area protected by erosion and sediment controls and be covered outside working hours and during periods of heavy rain. Stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.

Advice note: Stockpiles

Stockpiling of excavated soils containing elevated levels of contaminants is to be minimised. To minimise contaminant discharges, soils containing elevated levels of contaminants should primarily be loaded directly into trucks for any off-site disposal.

154. Any perched groundwater or surface run-off water encountered within excavation areas where soils containing elevated levels of soil contaminants are present that require removal must be considered potentially contaminated, and must either be:

a. Allowed to soak into the ground; or

b. Pumped to sewer, providing the relevant permits are obtained; or

c. Discharged to the stormwater system or to the marine water environment provided testing demonstrates compliance with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (Water Quality Policy Sub-Committee and National Water Reform Committee, 2018) (or any updates to this document) for the protection of 80 percent of marine water species, with the exception of benzene where the 95 percent protection level must apply, and that it is free from petroleum hydrocarbon sheen and separate phase hydrocarbons.

Advice note:

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the Site upon the completion of the

proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the Site.

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Specific conditions – Water Permit WAT60460867~~xxxx~~ – Ground Dewatering and Groundwater Diversion Consent Conditions

Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5 m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means, in the case of a tanked building or structure construction, the stage when all the external base slab and walls within an excavation are essentially watertight, the structures internal support mechanisms, including basement floors have been completed any temporary retention removed and no further groundwater is being taken for the construction of the basement. Or Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council

Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 metres of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
External visual inspection	A condition survey undertaken for the purpose of detecting any ground instability, new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the ground surrounding a building or excavation or the exterior of a building; and may include a dated photographic record of all observable changes to ground conditions or exterior Damage.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL	Means Reduced Level.
Seasonal Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Means Suitably Qualified Engineering Professional
SQBS	Means Suitably Qualified Building Surveyor

Category of Damage	**Normal Degree of Severity**	**Description of Typical Damage** *(Building Damage Classification after Burland (1995), and Mair et al (1996))*	**General Category** *(after Burland – 1995)*
0	Negligible	Hairline cracks.	**Aesthetic Damage**
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	**Serviceability Damage**
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm	

Category of Damage	Normal Degree of Severity	Description of Typical Damage *(Building Damage Classification after Burland (1995), and Mair et al (1996))*	General Category *(after Burland – 1995)*
		to 25mm but also depend on the number of cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	**Stability Damage**

Table 1: Building Damage Classification

Note: In the table above the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings.

Duration of consent

155. The take (dewatering) and groundwater diversion consent WAT~~xxx~~60460867 expires thirty-five (35) years after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

~~**Provide for a review under section 128**~~

156. ~~Under section 128 of the RMA the conditions of this consent WAT60430574604608667 may be reviewed by the Manager Resource Consents (or equivalent delegation) at the consent holder's cost:~~

~~Within six months after Completion of Dewatering and subsequently at intervals of not less than five years thereafter in order:~~

a. ~~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~~

b. ~~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:~~

(i) ~~ground conditions~~

(ii) ~~aquifer parameters~~

(iii) ~~groundwater levels; and~~

(iv) ~~ground surface movement.~~

Notice of Commencement of Dewatering

157. The Council and the CLG must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Design and Construction of Basement Retaining Walls

158. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the following report:

- Downtown Carpark Development - Geotechnical and Groundwater Assessment Report", prepared by Tonkin & Taylor (T + T), dated November 2025, ref. 1016043.2000 v3.1.

Excavation Limit

159. The bulk excavation for the basement must not extend below a bulk excavation level at RL -12.4m. This allows for construction of the lower basement level (B04) founded at RL -10.32m as defined by the architectural drawings listed in Condition 1, plus allowance for nominal over dig and construction of the slab, basecourse and any subsoil drainage below the basement. This excludes any local excavations away from the basement perimeter for minor structures, such as lift pit shafts, sumps or water tanks etc., which should not extend below RL 17.2m.

Performance Standards

Damage Avoidance

160. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to 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.

Alert and Alarm Levels

161. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels			
Movement		**Trigger Thresholds (+/-)**	
		Alarm	**Alert**
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the **Differential Ground Surface Settlement Alarm or Alert Level**)	1:250	1:500
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the **Total Ground Surface Settlement Alarm or Alert Level**): • Along Custom Street West and Service Lane between the excavation and AON/ HSBC podiums and towers • Along Lower Hobson Street and private accessway between the Site and M Social	12mm 18mm	9mm 15mm
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the **Differential Building Settlement Alarm or Alert Level**)	1:750	1:1,000
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the **Total Building Settlement Alarm or Alert Level**): • M Social, HSBC Tower, and AON Tower • Hobson Street Flyover • 204 Quay Street, Tepid Baths, 85 Customs Street West (The Sebel)	12mm 14mm 10mm	8mm 11mm 7mm
e)	Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the **Retaining Wall Deflection Alarm or Alert Level**): • Top of Wall Along Northern Boundary (Design Section 1) • Top of Wall Along Western Boundary (Design Section 2) • Top of Wall Along Southern & South-Eastern Boundary (Design Section 3)	10mm 25mm 16mm	8mm 20mm 13mm
f)	Total lateral wall deflection from the pre-excavation baseline level and any subsequent reading at any Inclinometer (the **Inclinometer Deformation Alarm or Alert Level**):	20mm	18mm

	• I01 to I0~~3~~4		
g)	Distance below the lowest baseline level (the **Groundwater Alert Levels 1 & 2**): • MW01 to MW04		(1) 0.7m (2) 1.0m

Advice note:

The proposed locations of the Monitoring Stations listed in Schedule A are shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 2, dated 2 May 2026.

These levels may be amended subject to approval by the council as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) certification process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a SQEP, but only to the extent that avoidance of damage to building, structures and Services can still be achieved.

Advice Note:

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.

Alert Level Actions

162. In the event of any Alert Level in Schedule A being exceeded the consent holder must:

a. Notify the Council within 24 hours.

b. Re-measure all Monitoring Stations within 20 metres of the affected monitoring location(s) to confirm the extent of apparent movement.

c. Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.

d. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council within 5 working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) and

Commented [KP24]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.

e. Measure and record all Monitoring Stations within 20 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

163. In the event of any Alarm Level being exceeded, the consent holder must:

a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of immediate and significant risk to human health or property damage ~~effects on the environment~~) than continuing to carry out the activity.

b. Notify the council as soon as practicable and within 24 hours upon the halt of construction under Condition 163a of the Alarm Level exceedance being detected and provide details of the measurements taken.

c. Re-measure all Monitoring Stations within 20 metres of the affected monitoring location(s) to confirm the extent of apparent movement.

d. Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overviewing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.

e. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.

f. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP and certified by Council.

g. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within 5 working days of recommencement of works.

Commented [KP25]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

164. At least 20 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a SQEP, must be submitted to the Council for written certification. Any later proposed amendment of the GSMCP must also be submitted to the Council for written certification.

The overall objective of the GSMCP is to set out project controls to ensure compliance with the consent conditions, to measure groundwater drawdown and ground settlements, and to address potential geotechnical effects related to the construction works and must include, at a minimum, the following information:

a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins, retaining wall deflection markers and inclinometers and groundwater monitoring boreholes. The monitoring plan must be based on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. ***2**, dated **2 May 2026***. In any case where the location of a Monitoring Station differs substantively from that shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. ***2**, dated **2 May 2026***, a written explanation for the difference must be provided at the same time that the GSMCP is provided.

b. Final completed schedules B to D (as per the conditions below) for monitoring of ground surface, building deformation and retaining wall deflection (including any proposed changes to the monitoring frequency) as required by conditions below.

c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date and required by conditions below.

d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring, with the exception of M Social, for which continuous data loggers will be employed and a separate monitoring schedule shall be prepared and provided to M Social for review and feedback.

e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).

Commented [KP26]: MCK considers that the management plan's key objective is to state the intended methodology to achieve compliance with the conditions of the consent, which in turn avoid, mitigate or remedy adverse effects of the work.

Commented [KP27]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

Commented [KP28]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

165. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the ~~approved~~ certified GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is certified in writing by the council.

Pre-Dewatering Building and Structure Survey

166. Prior to the Commencement of Dewatering a detailed condition survey of buildings and structures as specified in Schedule B below must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted for certification by the Council. The consent holder must allow a minimum of ten (10) working days for a response from the owner of any property that a condition survey is required for as set out in the GSMCP.

This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.

The consent holder must provide a copy of the certified report to the CLG and affected property owners no less than 20 working days prior to commencement of de-watering.

The detailed condition survey must include:

a. Confirmation of the installation of building deformation stations as required in Schedule B in the locations shown on the drawing titled “Downtown Car Park Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 2, dated 2 May 2026.

b. A description of the type of foundations.

c. A description of existing levels of Damage considered to be of an aesthetic or superficial nature.

d. A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent, without recourse to intrusive or destructive investigation.

e. An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of buildings/structures to further movement and Damage.

f. Photographic evidence of existing observable Damage.

g. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will

not cause Damage.

h. An assessment of whether the monitoring frequency is appropriate.

i. An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings/Structures that Require Detailed Condition Survey and Installation of Deformation Stations			
Address	**Legal Description**	**Detailed Condition Survey**	**Number of building/structure deformation stations required**
196-200 Quay Street (M Social hotel)	Lot 8 DP60151	Yes (External and Internal)	624No.
188 Quay Street (HSBC Tower)	Lot 5 DP 63972 and Lot 1 DP 7834	Yes (External and Internal)	6No.
21/29 Customs St West (AON Tower)	Lot 7 DP 77037	Yes (External and Internal)	7No.
100 Customs St West (Tepid Baths)	Lot 2 DP 184176	Yes (External and Internal)	2No.
85 Customs St West (The Sebel, previously named The Watermark Building)	Lot 2 DP 197735	Yes (External only)	3No.
204 Quay Street	Lot 1 DP 183125	Yes (External only)	None
Lower Hobson Street – Flyover	N/A	Yes	7No.

Commented [KP29]: MCK recommends 24 stations as proposed to be located in the monitoring station plan marked up by Structus.

Note: For the internal building survey, the survey must cover the basement levels and the ground floor.

Advice Note:

- *This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.*

Pre-Dewatering Services Condition Survey

167. Prior to the Commencement of Dewatering, a condition survey of potentially affected stormwater and wastewater Services must be undertaken in consultation with the relevant service provider. The condition surveys must comprise pressure testing or leak detection (acoustic) surveys carried out on the water main and pressure testing or CCTV inspection of the stormwater and wastewater pipes within 20 m of the Site.

Advice note:

This condition does not apply to any service where written evidence is provided to the council that the owner of that service has confirmed they do not require a condition survey.

External Visual Inspections during Dewatering

168. 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. Inspections must be carried weekly from the Commencement to Completion of Dewatering. A photographic record must be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

The results of the external visual inspections and an assessment of the results must be reviewed by the SQEP responsible for overviewing the monitoring and included in the bimonthly monitoring report for the relevant monitoring period.

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.

Completion of Dewatering - Building, Structure and Services Condition Surveys

169. Between six and twelve months after Completion of Dewatering, a detailed condition survey of all previously surveyed buildings, structures, and Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report must be reviewed by the SQEP responsible for overviewing the monitoring and then submitted to the Council and provided to all affected landowners, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.

Additional Surveys

170. Additional condition surveys of any building, structure, or Service within the area defined by the extent of groundwater drawdown or ground movement (as defined in the T+T geotechnical reports referenced in Condition 1), must be undertaken, if requested by the Council, for the purpose of investigating any new Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted to the Council and provided to all affected landowners.

The requirement for any such additional condition survey will cease six months after the Completion of 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.

Groundwater Monitoring

171. Groundwater monitoring must be undertaken at the groundwater monitoring bore location shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. ~~4~~2, dated 2 May 2026, or in the approved GSMCP. Groundwater level monitoring must be undertaken in accordance with Schedule C below, with the exception of M Social, for which continuous monitoring shall be undertaken with results provided to M Social for review and feedback at a frequency to be agreed between the parties:

Schedule C: Groundwater Monitoring Frequency

Bore Name	Location	Groundwater level monitoring frequency		
		From bore construction until one month before Commencement of Excavation	One month before Commencement of Excavation to Completion of Construction Phase Dewatering	From Completion of Construction Phase Dewatering until ~~3~~ 6 months later

Commented [KP30]: Noting MCK seeks continuous monitoring of its property and structures until the basement construction is completed. This could be addressed in an additional schedule to the conditions addressing just MCK's property.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

MW01 to MW04 Groundwater level accuracy of +/-10 mm		Monthly (with a minimum of three monthly readings)	Weekly	Monthly

Advice note:

The monitoring frequency may be changed, if approved by the Council.

Ground Surface and Building Deformation Monitoring

172. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the plan titled Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 2, dated 2 May 2026. The Monitoring Stations must be monitored at the frequency set out in Schedule D, with the exception of M Social, for which continuous monitoring will be undertaken. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 20 metres away from the excavated area.

Commented [KP31]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

Schedule D: Ground Surface and Building / Structure Monitoring			
Monitoring Station and type*	**Frequency**		
	Pre-Excavation	**Commencement to Completion of Construction Phase Dewatering**	**Post- Completion of Construction Phase Dewatering**
Ground: 22 Points	Twice to a horizontal and vertical accuracy of +/- 2mm (achieved by precise levelling)	Weekly	Monthly for 6 months
Buildings/ Structures : 31 Points	Twice to a horizontal and vertical accuracy of +/- 2mm (achieved by precise levelling)	Weekly	Monthly for 6 months

Advice note:

The monitoring frequency may be changed, if approved by the council.

Retaining Wall Monitoring

173. Twenty three retaining wall deflection stations, for the measurement of lateral wall movement, must be installed along the top of the retaining walls, and four inclinometers (I01 to I04) for the measurement of lateral displacement, must be installed either within a retaining pile or immediately behind one and extending to the base of the retaining pile, as shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 2, dated 2 May 2026. Monitoring of the retaining wall deflection stations and inclinometers must be undertaken and recorded in accordance with Schedule E below and must be carried out using precise levelling (noting that M Social shall be subject to continuous monitoring).

Commented [KP32]: Noting that MCK seeks continuous monitoring of its property and structures until the basement construction is completed.

CMW Geosciences have identified that the proposed trigger levels and monitoring approach are not sufficiently detailed. Continuous, real-time automated monitoring with building-specific thresholds and immediate response mechanisms are required to satisfactorily mitigate the risk to MCK.

Schedule E: Retaining Wall Monitoring				
Frequency				
Pre-Commencement of Construction Phase Dewatering	**Commencement of Construction Phase Dewatering to one month after Completion of Excavation**		**One month after Completion of Excavation to Completion of Construction Phase Dewatering**	
Retaining Wall Deflection Stations	**Retaining Wall Deflection Stations**	**Inclinometers**	**Retaining Wall Deflection Stations**	**Inclinometers**
Twice to either a horizontal and/or vertical accuracy of +/-2mm	Once for every 2 m depth (on average) of excavation, and, in any case, at a minimum of once weekly.	Once for every 2 m depth (on average) of excavation, and, in any case, at a minimum of once ~~fortnightly~~ weekly.	Fortnightly	~~Monthly~~ Fortnightly

Advice note:

The monitoring frequency may be changed, if approved by the council, through the GSMCP.

Access to Third Party Property

174. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the consent holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to

enable measures to be implemented to prevent Damage to buildings, structures or Services. Written certification from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

175. 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 must:

a. Notify the Council and the asset owner immediately as far as is practicable but within 2 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; 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.

c. Provide a copy of the report prepared under (b) above, to the Council and the asset owner within 10 working days of notification under (a) above.

Advice note:

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.

Building, Structure, and Services Surveys and Inspections

176. A copy of all pre-dewatering building, structure condition surveys, and Service condition surveys and photographic records of external visual inspections required by this consent must be submitted to the council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the council upon request.

Reporting of Monitoring Data

177. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Commented [KP33]: Noting that MCK asks that the data be made available to MCK (and any other affected parties).

Notice of Completion

178. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

Advice note:

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.

General advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*

   You can search your site address at https://www.ena.org.nz/lines-company-map/ to identify your local lines company.

   Vector network: https://www.vector.co.nz/personal/help-safety/near-our-network/building-near-overhead-lines

   Counties Energy network: https://www.countiesenergy.co.nz/forms/close-approach-permit

7. *A Work Over Approval with Watercare may be required.*

8. *Any reference to Auckland Transport throughout these conditions may instead be a reference to Auckland Council if Auckland Council has the relevant road controlling authority functions relevant to the condition.*

9. *The minimum requirement of providing 1.2m gravity fall within the proposed wastewater connections is required to complied with in accordance with the Water and Wastewater CoP – WW17.*

10. *Any works done on land affected by an Auckland Transport Designation need written consent from AT before the works can begin.*

11. *All new water supply connections for the proposed units to the Watercare supply main shall be designed in accordance with Watercare Services Ltd's Standards and be completed by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services Ltd.*

12. *Individual underground telecommunications and power cables shall be installed to service the proposed units and must be installed and suitably marked within the road reserve and lot service connection location to the specification and satisfaction of the relevant authority and Auckland Council. If required, relevant gas reticulation and fibre optic services may also be provided.*

    Certification from the relevant utility provider is required to verify satisfactory completion of works.

13. *A vehicle crossing application(s) should be approved by Auckland Transport prior to construction of new vehicle access(es) to the site or altering/widening of the existing vehicle crossing(s).*

~~14. *It is recommended that a visual inspection of the founding soils be undertaken by a geo-professional during the excavation works to determine the suitability of the subgrade and potential effects on the proposed foundations.*~~

15. *Additional geotechnical investigations may be required for final design for Building Consent.*

16. *Geotechnical review of the detailed design drawings may be required to confirm their recommendations have been adopted for Building Consent.*

~~17. *It is anticipated the consent holder will seek the permission from the potentially damaged building, services or landowner 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.*~~

Commented [KP34]: Inserted in structural design pre-commencement condition.

ATTACHMENT 1: TABLE OF REPORTS

Commented [KP35]: MCK has not reviewed this attachment, on the assumption that all report and plan names and versions will be updated when the conditions are finalised; and that the list will include any additional information supplied to the Panel (and other parties where relevant).

Report title and reference	Author	Rev	Dated
Downtown Carpark Site Development Fast-track Approvals Act Substantive Application 17782	Barker & Associates		18 December 2025
Architecture & Landscape Report	Warren and Mahoney	B	03/10/25
9234 Downtown Carpark Redevelop Stion 67 Request for Information	Warren and Mahoney	-	2 April 2026
Downtown Carpark Site Development Te Pūmanawa O Tāmaki	Haumi (NZ)	-	-
Downtown Carpark Site Development Urban Design Assessment	McIndoe Urban	-	06 November
MUL Urban Design Memo #15: Urban Design Response to Auckland Council Urban Design Feedback	McIndoe Urban	-	30 March 2026
Downtown Carpark Site Development Landscape Assessment 5024 / C2	Isthmus	-	November 2025
Downtown Carpark Site Development Construction Noise And Vibration Management Plan Rp 007 20230126	Marshall Day Acoustics	-	~~6/11/2025~~ 20 May 2026
Downtown West Acoustic Assessment Addendum	Marshall Day Acoustics	-	1 April 2026
Operational Integrated Transport Assessment R5D251107	Flow Transportation Specialists	-	07 November 2025
Downtown Carpark Site Development Draft Construction Management Plan	RCP and Pier Property Corporation	4	9/10/2025
Draft Erosion Sediment Control Plan 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Downtown West Redevelopment Erosion and Sediment Control Management Plan Addendum 1016043.2000	Tonkin + Taylor	-	2 April 2026

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Preliminary Detailed Site Investigation Report 1016043.1000 v2	Tonkin + Taylor	2	6 November 2025
Downtown Weste Development Geotechnical Addendum Report 1016043.2000	Tonkin + Taylor	-	7 April 2026
Draft Contamination Site Management Plan 1016043.2000 v2	Tonkin + Taylor	2	November 2025
Arboricultural Assessment	Peers Brown Miller	-	4/11/25
Infrastructure Concept Design Report 1016043.1000 v1	Tonkin + Taylor	1	November 2025
Draft Operational Waste Management Plan 3-C2490.01	WSP	~~4~~03	~~10 October 2025~~ 12 May 2026
Consultation Summary Report	Barker & Associates	-	~~7 November~~ 18 December 2025
Flood Hazard and Risk Assessment 1016043.2000 v7	Tonkin + Taylor	7	07/11/2025
Downtown Carpark Redevelopment = Section 67 request coastal and flood hazard response 1016043.2000	Tonkin + Taylor	-	7 April 2026
Air Quality Assessment 1016043.2000 v3.0	Tonkin + Taylor	3	November 2025
Dust Management Plan 1016043.1000 v2.0	Tonkin + Taylor	2	November 2025
Response to s53 Comments Regarding Air Quality	Tonkin + Taylor	-	21 May 2026
Draft Construction Traffic Management Plan R6C251106	Flow Transportation Specialists		06 November 2025
SECTION 53 RESPONSES AND SUMMARY OF TRANSPORT MATTERS	Flow Transportation Specialists	-	21 May 2026
Draft Construction Noise and Vibration Management Plan Rp 007 20230126	Marshall Day Acoustics	-	6 November 2025

Downtown Carpark Site Development – Response to fast track comments on acoustics	Marshall Day Acoustics	-	20 May 2026
Environmental Winds Report 145828.16	Holmes	ISSUE	29 October 2025
Draft Servicing and Loading Management Plan	Flow Transportation Specialists		~~06 November 2025~~ 21 May 2026
Draft Hotel Pick-Up and Drop-Off Management Plan	Flow Transportation Specialists		~~06 November 2025~~ 21 May 2026
Draft Managed Access Service Arrangement Plan (M Social)	Flow Transportation Specialists		03 November 2025
Draft Hazardous Substances Management Plan – Downtown West 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Groundwater Assessment Report 1016043.2000-RPT-GT-001	Tonkin + Taylor	3.1	Nov 2025
Draft Groundwater and Settlement Monitoring and Contingency Plan 1016043.2000 ~~v5.1~~ v6.0	Tonkin + Taylor	6.0	May 2026
Downtown Carpark Development, Auckland: Fast Track Archaeological Assessment	Clough & Associates		October 2025
Draft Archaeological Management Plan: Downtown Carpark Development, Auckland Fast Track	Clough & Associates		October 2025
Downtown West Development Fast Track Application Economic Impact Overview 52492.10	Property Economics		~~October~~ November 2025
Re: Downtown Carpark Site Development Fast-track Economic Impact Assessment	Property Economics	-	7 April 2026
St Patrick's Square Public Space Audit Summary Report	Barker & Associates	-	4 September 2025
Acoustic Assessment of Effects Rp 006 20230126	Marshall Day Acoustics.	-	6 November 2025
CPTED Assessment 14987	Barker & Associates		28/10/2025
Downtown Carpark Site Development Project - CPTED Review of Auckland Council Comments	Barker & Associates		21 May 2026

Demolition and Construction Transport Assessment R4C251106	Flow Transportation Specialists		06 November 2025
Downtown Carpark Site Development FTAA Addendum Transport Report	Flow Transportation Specialists	-	7 April 2026
Report regarding the needs for a Porte cochere, including a pick-up and drop-off facility for a proposed hotel in Auckland, NZ.	THSA - Hotel Advisors		4 November 2025
Asbestos Management Plan 60607392	AECOM New Zealand	2	07 February 2020
Hazardous Substances Assessment – Diesel storage for back-up generation - Downtown West 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Downtown West Development Hazardous substances addendum report 1016043.2000	Tonkin + Taylor	-	2 April 2026
Coastal hazard and risk assessment 1016043 v3	Tonkin + Taylor	3	07/11/2025
Flood Barrier Management Plan 1016043.2000	Tonkin + Taylor	2	21 May 2026

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
Drawings – Architecture			
Render 01 FTA-00-201	Warren and Mahoney	B	03/10/25
Render 02 FTA-00-202	Warren and Mahoney	B	03/10/25
Render 03 FTA-00-203	Warren and Mahoney	B	03/10/25
Render 04 FTA-00-204	Warren and Mahoney	B	03/10/25
Render 05 FTA-00-205	Warren and Mahoney	B	03/10/25
Render 06 FTA-00-206	Warren and Mahoney	B	03/10/25
Render 07 FTA-00-207	Warren and Mahoney	B	03/10/25
Render 08 FTA-00-208	Warren and Mahoney	B	03/10/25
Render 09 FTA-00-209	Warren and Mahoney	B	03/10/25
Render 10 FTA-00-210	Warren and Mahoney	B	03/10/25
Render 11 FTA-00-211	Warren and Mahoney	B	03/10/25
Render 12 FTA-00-212	Warren and Mahoney	B	03/10/25
Render 13 FTA-00-213	Warren and Mahoney	B	03/10/25
Project Location Plan FTA-01-001	Warren and Mahoney	C	03/10/25
Existing Site Plan FTA-02-001	Warren and Mahoney	C	03/10/25
Proposed Site Plan FTA-05-001	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Tower Floor Plate Dimensions above 28m FTA-05-003	Warren and Mahoney	C	03/10/25
Mean Street Level Plan FTA-05-005	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Sub Basement FTA-10-095	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 04 FTA-10-096	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 03 FTA-10-097	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 02 FTA-10-098	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 01 FTA-10-099	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 00 FTA-10-100	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 01 FTA-10-101	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 02 FTA-10-102	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 03 FTA-10-103	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 04 FTA-10-104	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 05 FTA-10-105	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 06 FTA-10-106	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 07 FTA-10-107	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 08 & 08M FTA-10-201	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 09 & 10 FTA-10-202	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 11 & 12 FTA-10-203	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T1 Level 13 & 14 FTA-10-204	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 15 & 16 FTA-10-205	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 17 & 18 FTA-10-206	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 19 & 20 FTA-10-207	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 21 & 22 FTA-10-208	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 23 & 24 FTA-10-209	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 25 & 26 FTA-10-210	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 27 & 28 FTA-10-211	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 29 & 30 FTA-10-212	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 31 & 32 FTA-10-213	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 33 & 34 FTA-10-214	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 35 & 36 FTA-10-215	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 37 & 38 FTA-10-216	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 39 & 40 FTA-10-217	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 41 & 42 FTA-10-218	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 43 & 44 FTA-10-219	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 45 & 46 FTA-10-220	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 47 & 48 FTA-10-221	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T1 Level 49 & 50 FTA-10-222	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 51 & 52 FTA-10-223	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 53 & Parapet FTA-10-224	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 07M & 08 FTA-10-301	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 09 & 10 FTA-10-302	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 11 & 12 FTA-10-303	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 13 & 14 FTA-10-304	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 15 & 16 FTA-10-305	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 17 & 18 FTA-10-306	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 19 & 20 FTA-10-307	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 21 & 22 FTA-10-308	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 23 & 24 FTA-10-309	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 25 & 26 FTA-10-310	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 27 & 28 FTA-10-311	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 29 & 30 FTA-10-312	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 31 & 32 FTA-10-313	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 33 & 34 FTA-10-314	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 35 & 36 FTA-10-315	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T2 Level 37 & 38 FTA-10-316	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 39 & 40 FTA-10-317	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 41 & 42 FTA-10-318	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 43 & 44 FTA-10-319	Warren and Mahoney	C	03/10/25
General Arrangement – Elevation & Section Key Plan FTA-20-000	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-001	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-002	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-003	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-001	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-002	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-003	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-004	Warren and Mahoney	C	03/10/25
Podium 03 – Building Elevations FTA-22-005	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-001	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-002	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-004	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-001	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-002	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Street Sections FTA-32-001	Warren and Mahoney	C	03/10/25
Street Sections FTA-32-002	Warren and Mahoney	C	03/10/25
Tower 2 – Apartment Schedule FTA-82-001	Warren and Mahoney	C	03/10/25
Drawings – Landscape			
Landscape Concept Ground Level Plan Existing Context L01.003	Warren and Mahoney	I	03/10/25
Landscape Concept Combined Levels Plan Existing Context L01.004	Warren and Mahoney	I	03/10/25
Levels Strategy L01.005	Warren and Mahoney	I	03/10/25
Landscape Concept Te Urunga Hau L01.101	Warren and Mahoney	G	03/10/25
Landscape Concept Aon Podium L01.102	Warren and Mahoney	G	03/10/25
Landscape Sections Te Urunga Hau L20.101	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.102	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.103	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.104	Warren and Mahoney	F	03/10/25
Landscape Concept Roof Terrace L01.103	Warren and Mahoney	G	03/10/25
Drawings – Demolition			
Demolition Axonometric – Carpark FTA-04-001	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (North) FTA-04-101	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (South) FTA-04-102	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Ground Level (North) FTA-04-103	Warren and Mahoney	C	03/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Demolition Plan – Carpark Upper Ground Level (South) FTA-04-104	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (North) FTA-04-105	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (South) FTA-04-106	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Third Level (North) FTA-04-107	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Level 3 (South) FTA-04-108	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Level 8 (Roof) FTA-04-109	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Upper Basement and HSBC L3 FTA-04-110	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Plaza and HSBC L3 FTA-04-111	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon L2 and HSBC L7 L3 FTA-04-112	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark West and South FTA-04-201	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark East and North FTA-04-202	Warren and Mahoney	C	03/10/25
Demolition Elevations – Aon and HSBC East and South FTA-04-203	Warren and Mahoney	C	03/10/25
Demolition Elevations – Pedestrian Foot Bridge FTA-04-204	Warren and Mahoney	C	03/10/25
Demolition Elevations – Overpass Ramp FTA-04-205	Warren and Mahoney	C	03/10/25
Demolition Cross Sections – Carpark FTA-04-301	Warren and Mahoney	C	03/10/25
Demolition Longitudinal Sections – Carpark FTA-04-302	Warren and Mahoney	C	03/10/25
Demolition Sections – Aon and HSBC Laneways FTA-04-303	Warren and Mahoney	C	03/10/25
Drawings – Shading Analysis			

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
City Scape Shading Analysis Spring Equinox Sep 23 - 0700-1200 FTA-81-001	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Spring Equinox Sep 23 - 1300-1800 FTA-81-002	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 0700-1200 FTA-81-003	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1300-1800 FTA-81-004	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1900-2000 FTA-81-005	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 0800-1300 FTA-81-006	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 1400-1700 FTA-81-007	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1000-1115 FTA-81-010	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1130-1245 FTA-81-011	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1300-1400 FTA-81-012	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1000-1115 FTA-81-013	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1130-1245 FTA-81-014	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1300-140 FTA-81-015	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1000-1115 FTA-81-016	Warren and Mahoney	D	17/10/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1130-1245 FTA-81-017	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1300-1400 FTA-81-018	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1000-1115 FTA-81-019	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 1130-1245 FTA-81-020	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1300-1400 FTA-81-021	Warren and Mahoney	A	17/10/25
Urban Room Shading Analysis Spring Equinox Sep 23 - 1000-1500 FTA-81-022	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Summer Solstice Dec 21 - 1000-1500 FTA-81-023	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Winter Solstice Jun 21 - 1000-1500 FTA-81-024	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 0800-1600 FTA-81-025	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 1700-1700 FTA-81-026	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 0630-1330 FTA-81-027	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 1400-1600 FTA-81-028	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 0900-1630 FTA-81-029	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 1700-1700 FTA-81-030	Warren and Mahoney	D	17/10/25
Drawings – Infrastructure Design			
General			

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Drawing List and Locality Plan 1016043.2000-0001	Tonkin + Taylor	2	06/11/25
General Notes and Legends 1016043.2000-0010	Tonkin + Taylor	2	06/11/25
Overall Services Plan 1016043.2000-0020	Tonkin + Taylor	2	06/11/25
Overall Roading Plan 1016043.2000-0021	Tonkin + Taylor	2	06/11/25
Earthworks			
Cut And Fill Plan 1016043.2000-1100	Tonkin + Taylor	1	06/11/25
Water			
Connections 1 and 2 1016043.2000-2100	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-2400	Tonkin + Taylor	2	06/11/25
Wastewater			
On-Site Storage / Off-Peak Pumping 1016043.2000-3050	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Nelson St 1016043.2000-3051	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Wellesly St West 1016043.2000-3052	Tonkin + Taylor	1	06/11/25
Private Rising Main Through Precinct Land 1016043.2000-3053	Tonkin + Taylor	1	06/11/25
Standard Details 1016043.2000-3400	Tonkin + Taylor	2	06/11/25
Stormwater			
Network 1 - Sheet 1 1016043.2000-4100 2	Tonkin + Taylor	2	06/11/25
Network 1 - Sheet 2 1016043.2000-4101 2	Tonkin + Taylor	2	06/11/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Standard Details 1016043.2000-4400	Tonkin + Taylor	2	06/11/25
Roading			
Proposed Roading Plan - Sheet 1 1016043.2000-6100	Tonkin + Taylor	2	06/11/25
Proposed Roading Plan - Sheet 2 1016043.2000-6101	Tonkin + Taylor	2	06/11/25
Typical Sections 1016043.2000-6200	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-6400	Tonkin + Taylor	2	06/11/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

ATTACHMENT 3: VIADUCT STREETS

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Existing Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.35HS - Existing	Existing Steel Column
CX23	89x6.05HS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

NEW STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
C1	360U850.7	
C2	400 Dia Concrete	Encasement to new UC column
C3	150x9.0SHS Stub Coulmn	
C5	100x9.0SHS	
C6	75x5.0SHS	
C7	200UC52.2	
C8	150UC23.4	Support for existing stairs

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

vapor barrier over existing concrete slab

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK01
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

N Denotes deformation monitoring station

Rebates in Slab and Threshold details.

Hatch area indicates extent of existing 203mm thick slab to be demolished to allow installation of new drainage. Replace with new 200mm thick slab after installation, and reinforce as indicated

Existing SWMH - Connect new drainage by thrusting under existing groundbeam on Grid 16

NOTE
Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.
In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS CONSULTING ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure.
Signed
Dated 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
8	03-06-15	GJH	For Building Consent
7	18-05-15	GJH	Building Consent Update
6	29-04-15	GJH	Building Consent
5	14-03-15	DJD	Building Consent Updated
4	24-02-15	DJD	Building Consent
3	12-12-14	GJH	Developed Design - All Levels
2	28-11-14	GJH	Developed Design - Ground Floor
1	14-11-14	GJH	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
THIS SCALE BAR is provided to ensure the sheet is printed to its proper scale. It should not be used for measuring dimensions.

NOTES:
1. These drawings are to be read in conjunction with all relevant Architects and Engineers drawings and Specifications.
2. The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and setout.
3. Refer to engineer for any dimensions not given or obtainable from the structural details. Do not scale from drawings.

ARCHITECT:
SUSAN LEE ARCHITECTS LTD
Tse Architects

ENGINEER:
Structure Design
207/209 Parnell Road, Parnell, Auckland, 1052, New Zealand
Phn +64 9 303 0305
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:
GROUND FLOOR LAYOUT PLAN

DRAWN BY:	GJH	SCALE:	1 : 100
APPROVED:	AS	FILENAME:	
JOB No:	1551	SHEET No:	S1-03
		REV:	8

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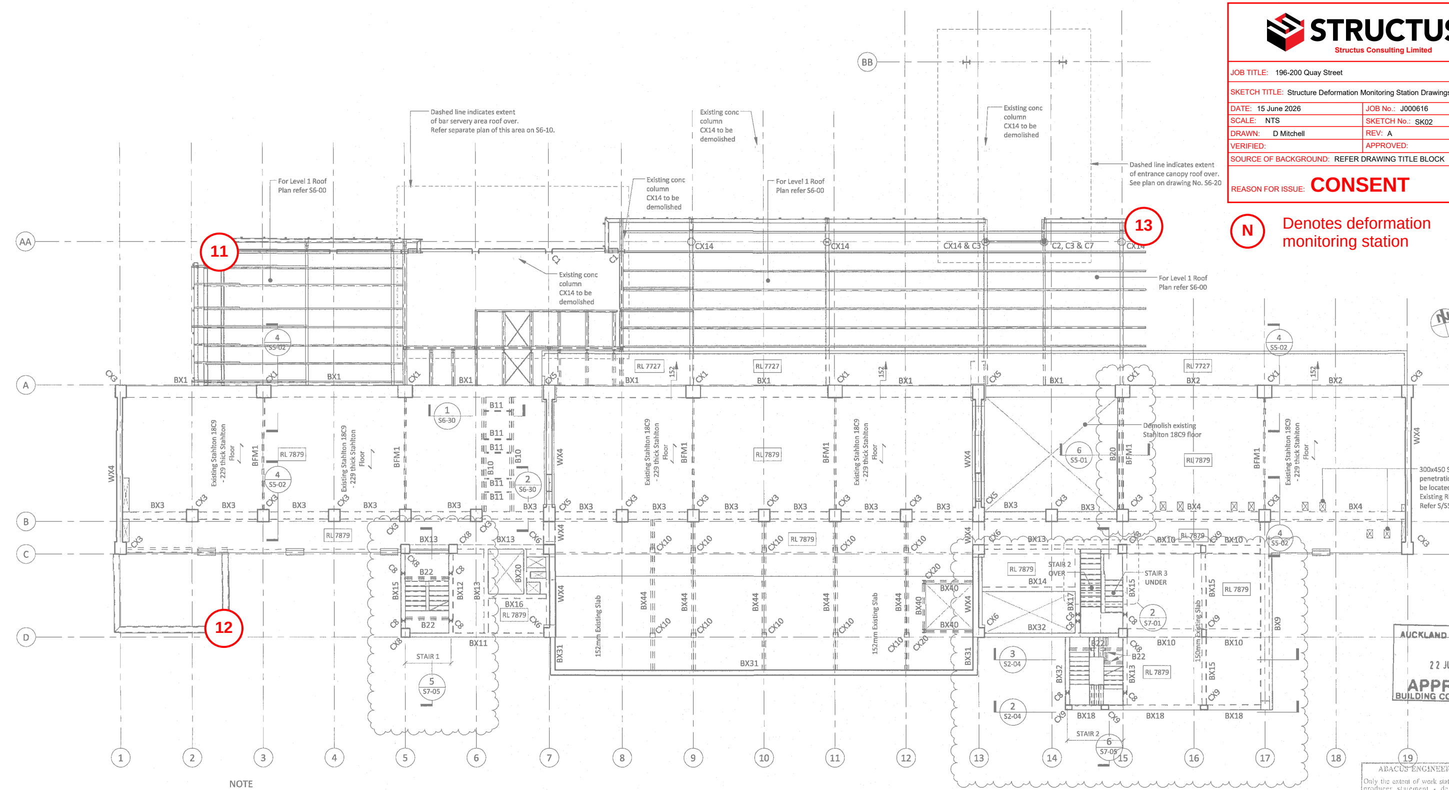
A1

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK02
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

(N) Denotes deformation monitoring station



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure.
Signed
Dated - 3 JUN 2015

NOTE

Locations of new penetrations for services through existing concrete are to be confirmed on site and approved by the Structural Engineer prior to cutting.

In all cases penetrations are not to cut through existing reinforcing, the Contractor is to scan for reinforcing to confirm locations.

No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

FOR BUILDING CONSENT - 03-06-15

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REV	DATE	BY	REASON
8	03-06-15	GJR	For Building Consent
7	18-05-15	GJR	Building Consent Update
6	23-04-15	GJR	Building Consent
5	16-03-15	GO	Building Consent Updated
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60

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NOTES:

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2. The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and setout.
3. Refer to engineer for any dimensions not given or obtainable from the structural details. Do not scale from drawings.

ARCHITECT: SUSAN LEE ARCHITECTS LTD; Tse Architects

ENGINEER: Structure Design
207/100 Parnell Road, Parnell, Auckland, 1052, New Zealand
Phn +64 9 302 0205
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE: COPTHORNE HARBOURCITY REFURBISHMENT, 196 - 200 Quay Street, Auckland City

SHEET TITLE: LEVEL 1 FLOOR LAYOUT PLAN AND BAR SERVERY AREA ROOF PLAN

DRAWN BY: GJR	SCALE: 1 : 100
APPROVED: AS	FILENAME:
JOB No: 1551	SHEET No: S1-04
REV: 8	

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Exsting Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

NOTE
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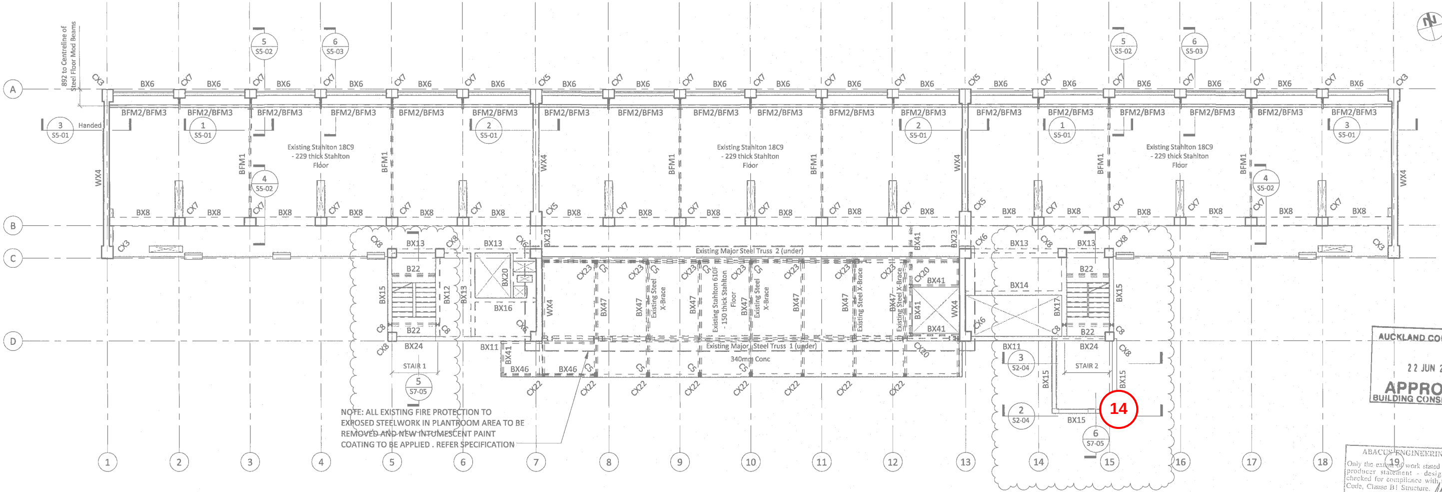
No penetrations are permitted through the shear wall coupling beams on grids 7 and 13.

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK03
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: CONSENT	

N Denotes deformation monitoring station



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
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Signed
Dated - 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

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REV	DATE	BY	REASON
7	03-06-15	GJR	For Building Consent
6	23-04-15	GJR	Building Consent
5	16-03-15	GO	Building Consent Updated
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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ARCHITECT:
SUSAN LEE ARCHITECTS LTD
Tse Architects

ENGINEER:
Structure Design
207/100 Parnell Road
Parnell, Auckland, 1052
New Zealand
Phn +64 9 302 0205
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
LEVEL 3 FLOOR LAYOUT PLAN

DRAWN BY: GJR	SCALE: 1 : 100
APPROVED: AS	FILENAME:
JOB No: 1551	SHEET No: S1-06
REV: 7	

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30'" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Exsting Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
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WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

NOTE
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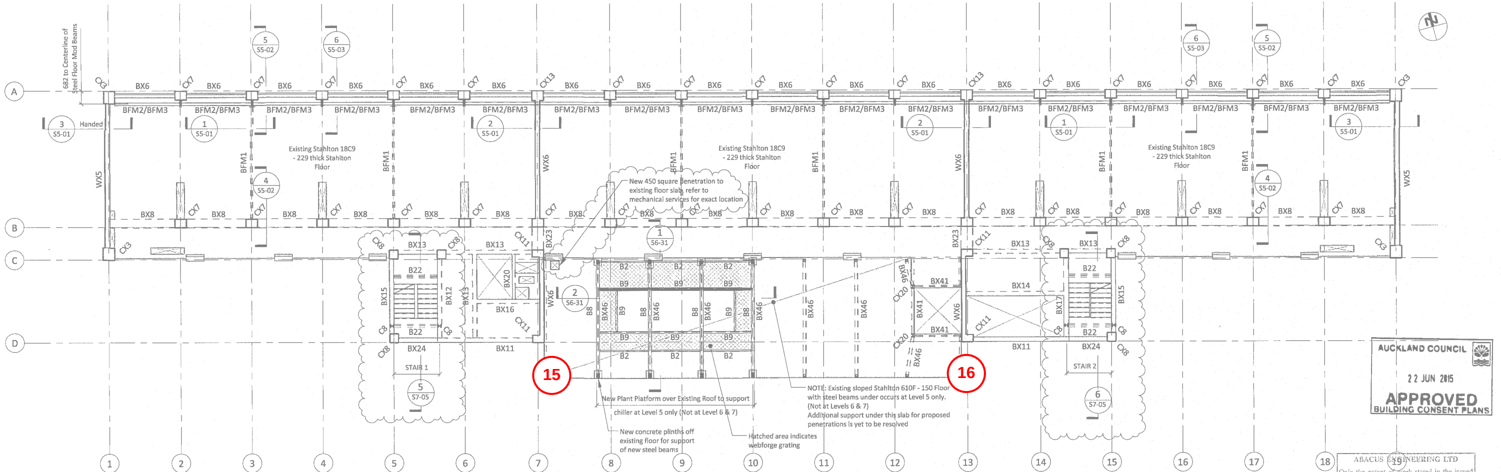
Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street
SKETCH TITLE: Structure Deformation Monitoring Station Drawings
DATE: 15 June 2026 | JOB No.: J000616
SCALE: NTS | SKETCH No.: SK04
DRAWN: D Mitchell | REV: A
VERIFIED: | APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK
REASON FOR ISSUE: **CONSENT**

N Denotes deformation monitoring station



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure.
Signed
Dated - 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
7	03-06-15	GJR	For Building Consent
6	23-04-15	GJR	Building Consent
5	16-03-15	GO	Building Consent Updated
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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Tse Architects

ENGINEER:
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Phn +64 9 302 0305
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
LEVEL 5 FLOOR LAYOUT PLAN (LEVELS 6 & 7 SIMILAR)

DRAWN BY: GJR | SCALE: 1:100
APPROVED: AS | FILENAME:
JOB No: 1551 | SHEET No: S1-08 | REV: 7

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Existing Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
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WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
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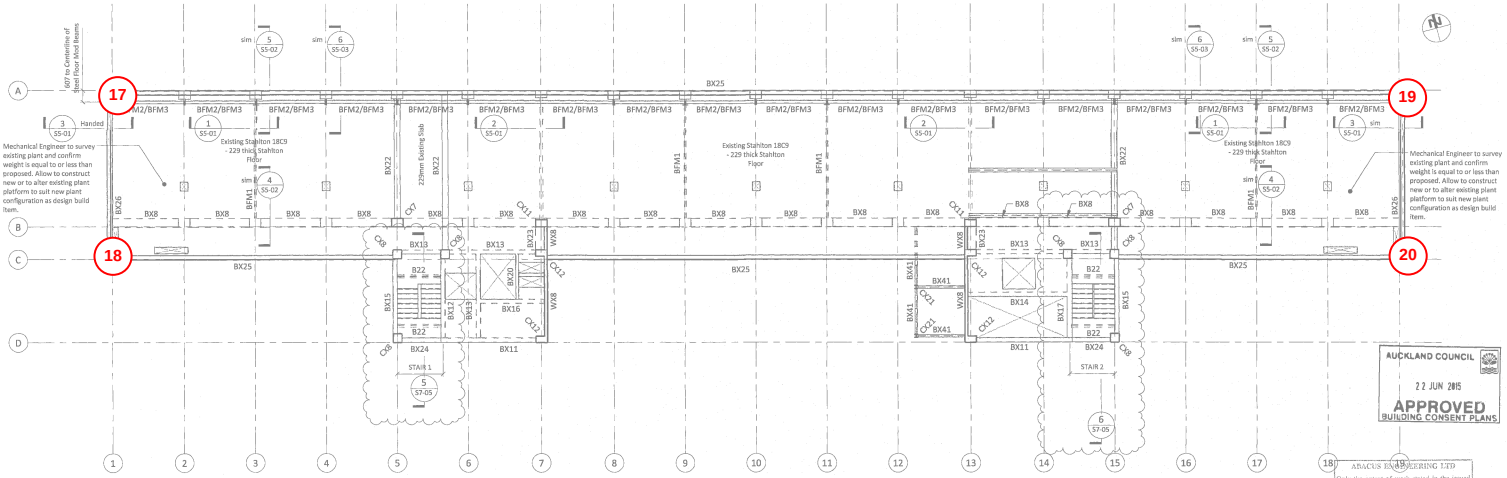
STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK05
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

N Denotes deformation monitoring station



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure.
Signed
Dated - 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	
6	03-07-15	GSR	For Building Consent
5	19-03-15	SSD	Building Consent Updated
4	24-12-14	SSD	Building Consent
3	12-12-14	SSM	Developed Design - All Levels
2	28-11-14	SSM	Developed Design - Ground Floor
1	14-11-14	SSM	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:
ROOF LEVEL FLOOR LAYOUT PLAN

DRAWN BY: GR	SCALE: 1 : 100		
APPROVED: AS	FILENAME:		
JOB No: 1551	SHEET No: S1-11	REV: 6	

C:\Drawings\Documents\551-1551-S1-11-roof_plan.rvt

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"' x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Existing Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

EXISTING LIFT MOTOR ROOM BEAMS SCHEDULE

Mark	Description	Comments
LBX1	304 w x 914 deep - Existing	Existing 12"w x 36"dp Concrete
LBX2	304 w x 686 deep - Existing	Existing 12"w x 27"dp Concrete
LBX3	229 w x 762 deep - Existing	Existing 9"w x 30"dp Concrete
LBX4	229 w x 686 deep - Existing	Existing 9"w x 27"dp Concrete
LBX5	254 w x 711 deep - Existing	Existing 10"w x 28"dp Concrete
LBX6	152 w x 380 deep - Existing	Existing 6"w x 15"dp Concrete
LBX7	304 w x 380 deep - Existing	Excisting 12"w x 15"dp Concrete
LBX8	203 w x 1623 deep - Existing	Existing 8"w x 64"dp Concrete

NOTE
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Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

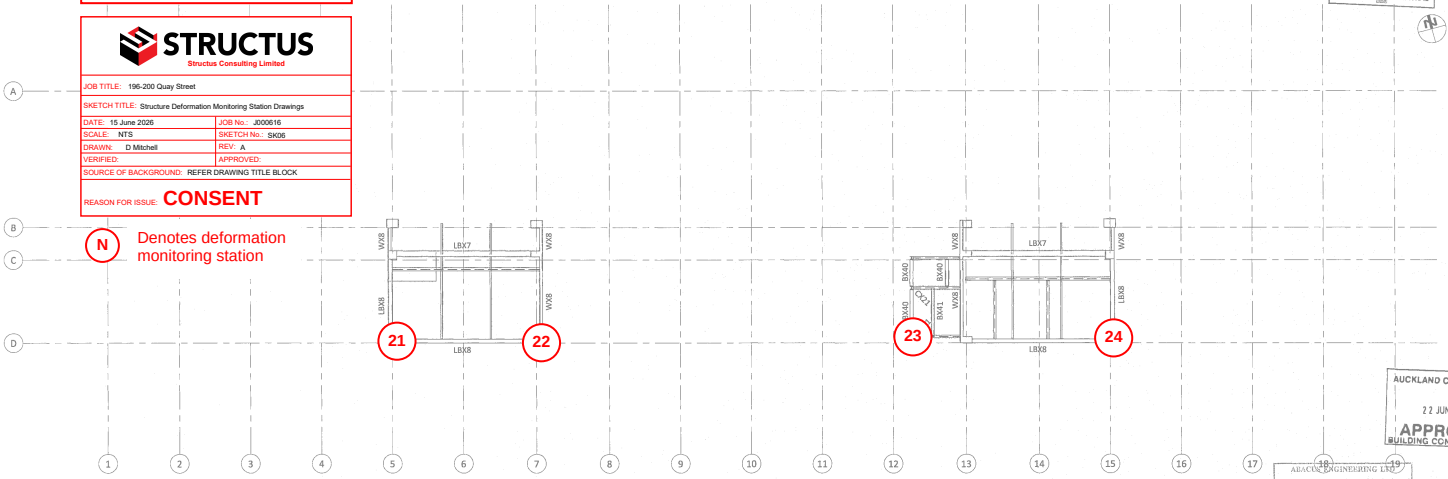
B AUCKLAND COUNCIL
2015 4049
CENTRAL

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK06
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	

REASON FOR ISSUE: **CONSENT**

N Denotes deformation monitoring station



AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ARACON ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure
Signed
Dated - 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
4	24.10.15	GJR	Building Consent
3	13.12.14	GJR	Developed Design - All Levels
2	28.11.14	GJR	Developed Design - Ground Floor
1	14.11.14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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The Architects

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207/300 Farnell Street
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New Zealand
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Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

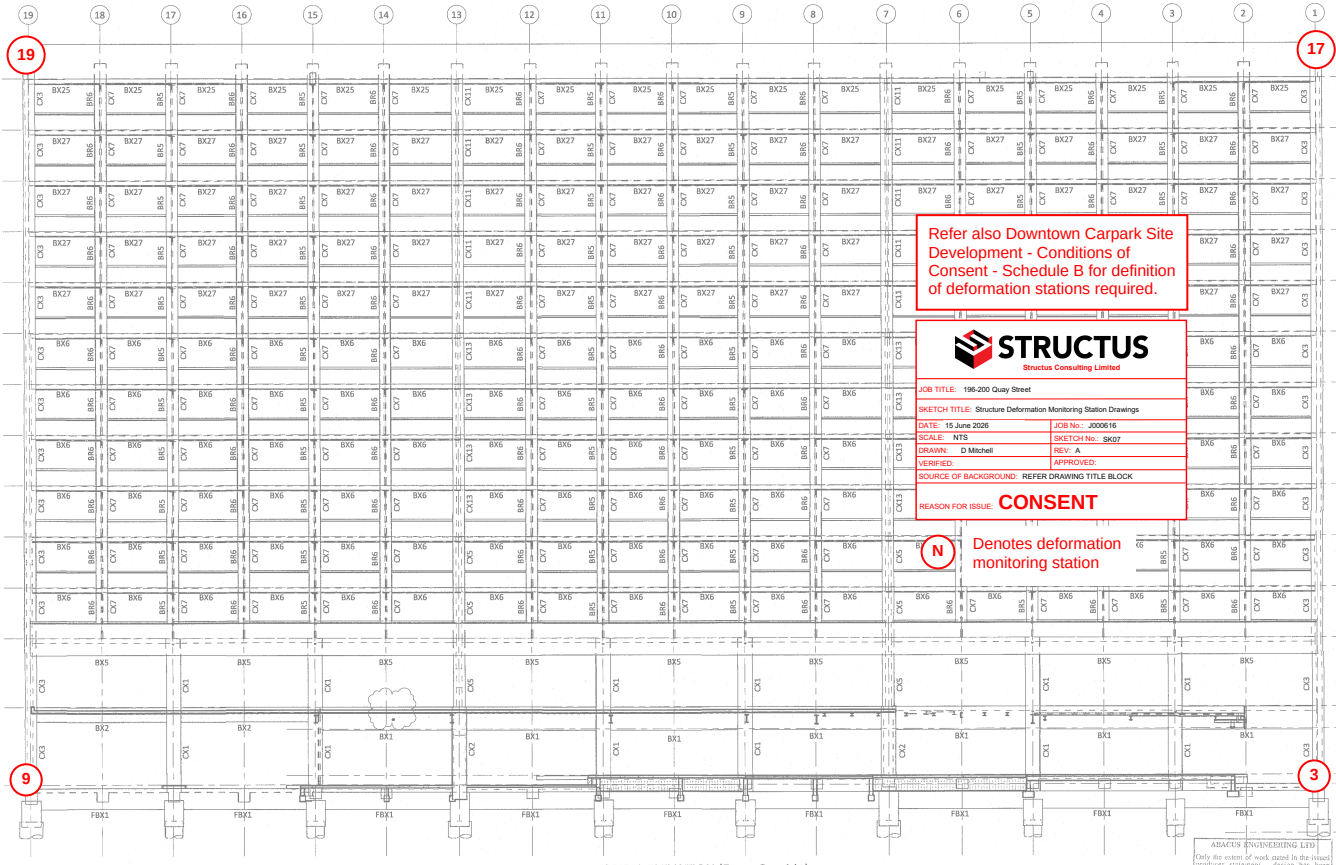
PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:
LIFT MOTOR ROOM ROOF LAYOUT PLAN

DRAWN BY: GJR SCALE: 1 : 100
APPROVED: AS FILENAME:
JOB No: 1551 SHEET No: S1-13 REV: 4

C:\Users\gjrap\Documents\1551-S1-M1-Central_gjrap1.rvt

A1



GRID A ELEVATION (From Outside)

SCALE 1 : 100

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK07
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

N Denotes deformation monitoring station

AUCKLAND COUNCIL 33073 2015 4049 CENTRAL

ABACUS ENGINEERING LTD
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Signed
Dated

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
5	30-04-15	SSN	Building Consent
4	24-02-15	SSS	Building Consent
3	12-10-14	GJR	Developed Design - All Levels
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1:100 Scale 0 1000 2000 3000 4000 5000 6000

1:1 Scale 0 10 20 30 40 50 60

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Phn +64 9 302 0005
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 1)

DRAWN BY: GJR SCALE: 1 : 100
APPROVED: AS FILENAME:
JOB No: 1551 SHEET No: S2-01 REV: 5

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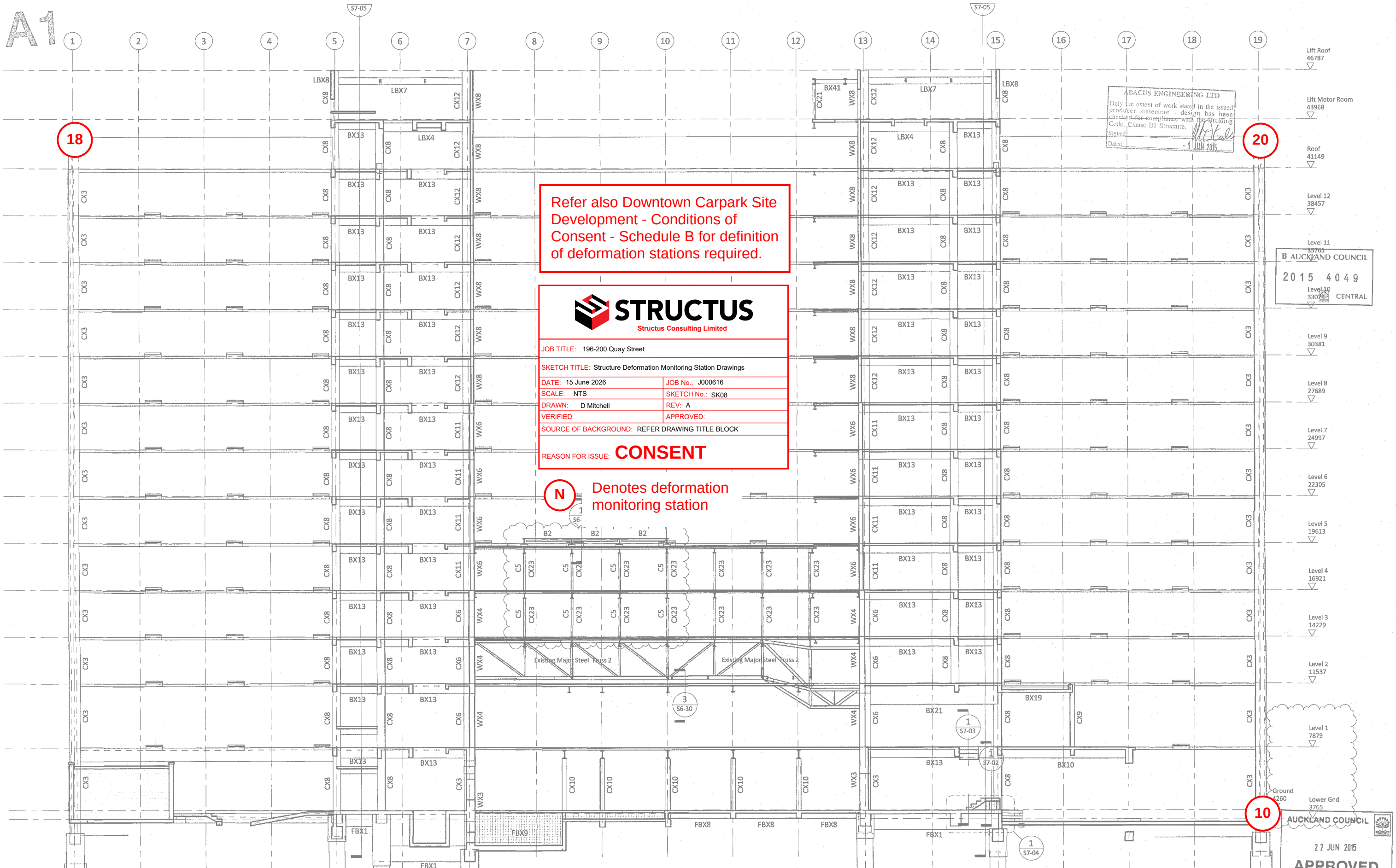
A1



Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK08
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

N Denotes deformation monitoring station

GRID C ELEVATION

SCALE 1 : 100

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60

This SCALE BAR is provided to ensure the sheet is printed to its proper scale. It should not be used for measuring dimensions.

NOTES:

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3. Refer to engineer for any dimensions not given or obtainable from the structural details. Do not scale from drawings.

ARCHITECT: SUSAN LEE ARCHITECTS LTD; Tse Architects

ENGINEER: Structure Design
207/100 Parnell Road, Parnell, Auckland, 1052, New Zealand
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Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE: COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE: GRID ELEVATIONS (Sheet 3)

DRAWN BY: GJR		SCALE: 1 : 100	
APPROVED: AS		FILENAME:	
JOB No: 1551	SHEET No: S2-03		REV: 5

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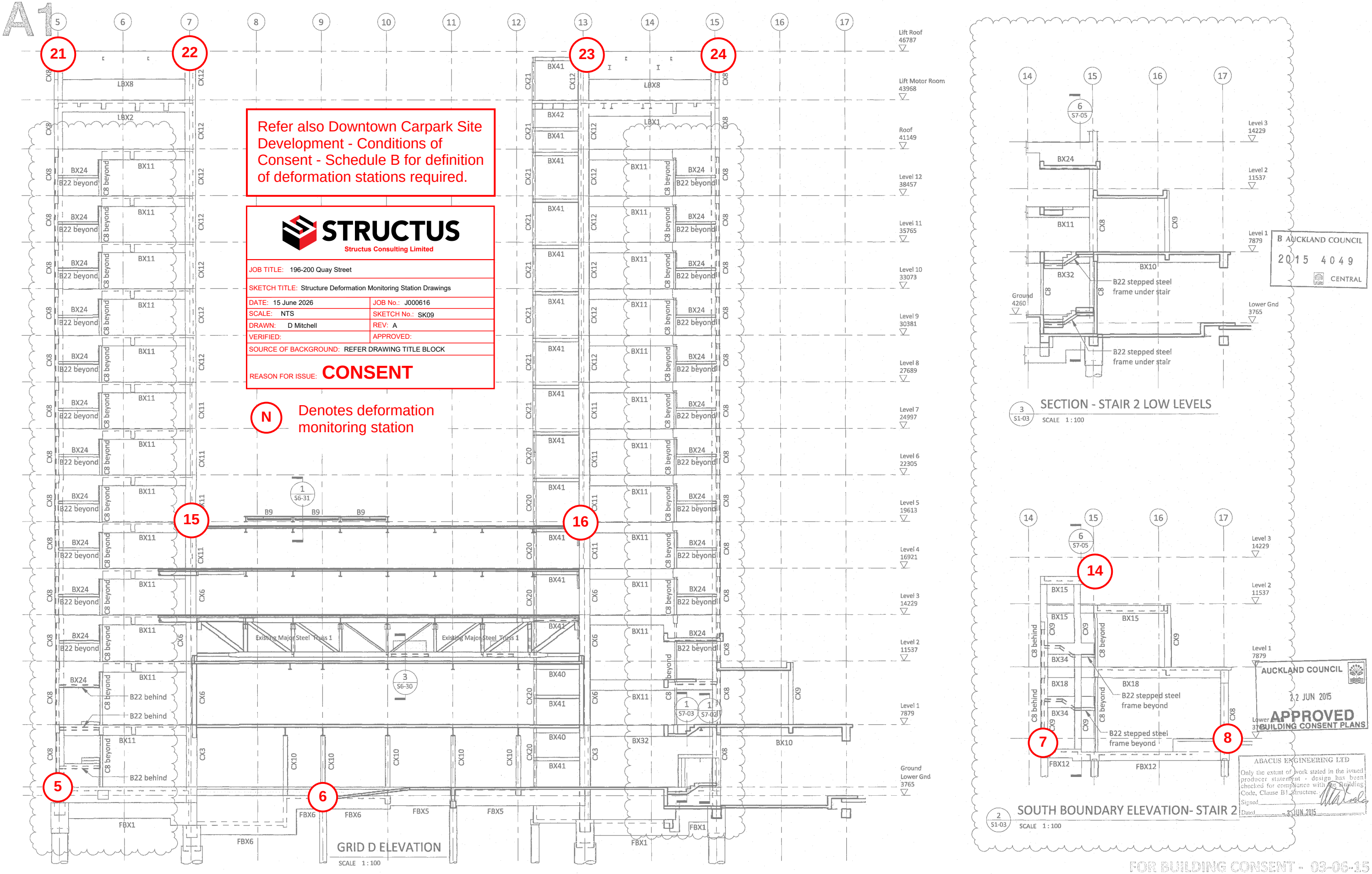

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK09
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

(N) Denotes deformation monitoring station

REV	DATE	BY	REASON
6	03-06-15	GJR	For Building Consent
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

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1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60

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Tse Architects

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Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 4)

DRAWN BY:	GJR	SCALE:	1 : 100
APPROVED:	AS	FILENAME:	
JOB No: 1551	SHEET No: S2-04	REV: 6	

A1

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Existing Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

EXISTING STRUCTURAL WALLS SCHEDULE

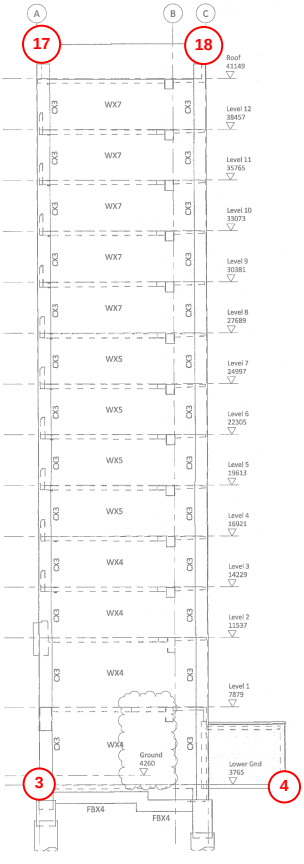
Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

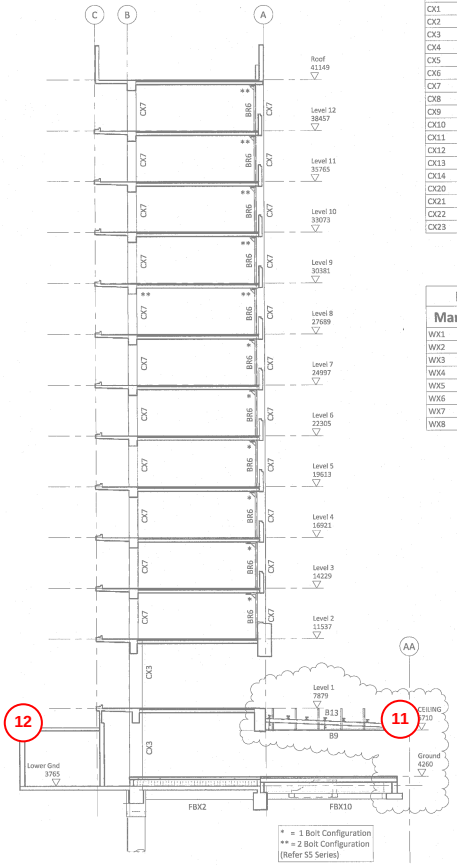
STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK10
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

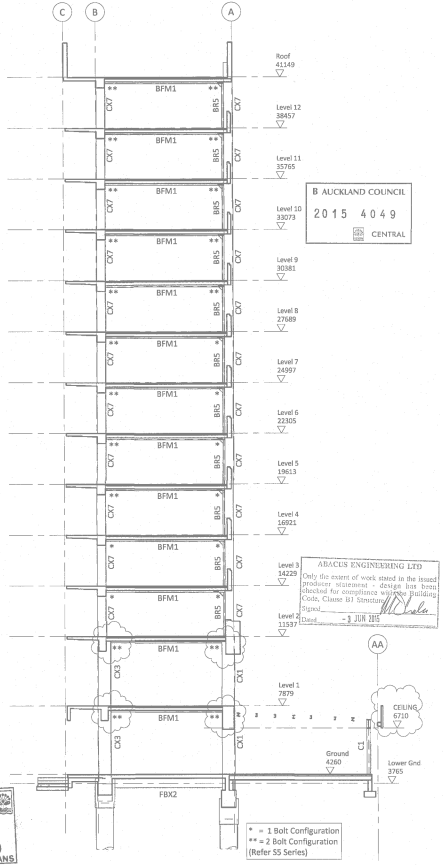
N Denotes deformation monitoring station



GRID 1 ELEVATION (From Outside)
SCALE 1 : 100



GRID 2 ELEVATION
SCALE 1 : 100



GRID 3 ELEVATION
SCALE 1 : 100

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ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design list items checked for compliance with the Building Code, Clause B1 Structure
Signed
Dated 9 JUN 2015

D COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
5	23-04-15	GJR	Building Consent
4	24-03-15	GJD	Building Consent
3	12-12-14	SLR	Developed Design - All Levels
2	28-11-14	SLR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
This SCALE BAR is provided to ensure the sheet is printed to its proper scale. It should not be used for measuring dimensions.

NOTES:
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ARCHITECT:
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The Architects

ENGINEER:
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New Zealand
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Em: info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 5)

DRAWN BY: GJR
APPROVED: AS
SCALE: 1 : 100
FILENAME:
JOB No: 1551
SHEET No: S2-05
REV: 5

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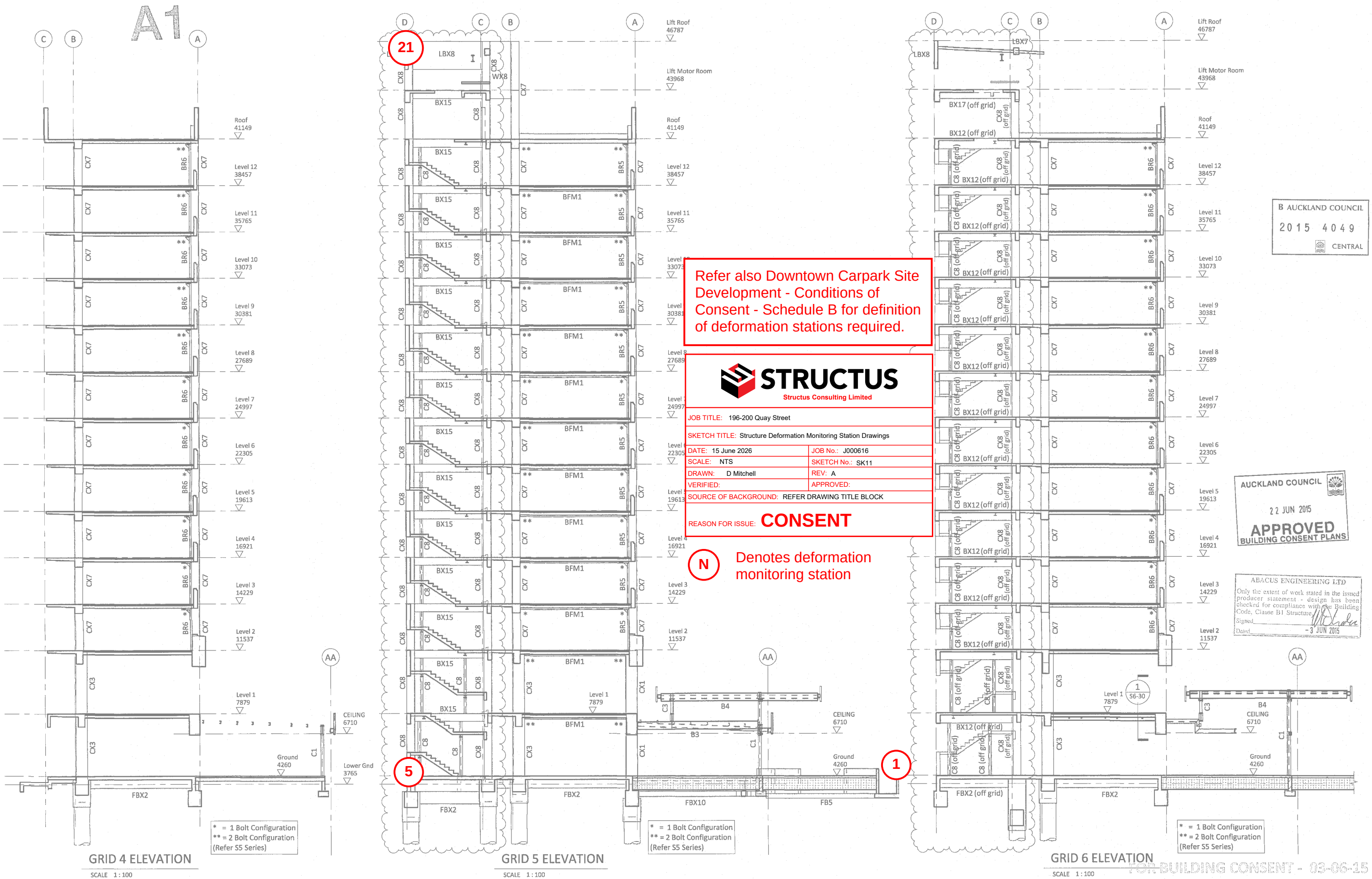

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK11
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

(N) Denotes deformation monitoring station

REV	DATE	BY	REASON
6	03-06-15	GJR	For Building Consent
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60

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ARCHITECT: SUSAN LEE ARCHITECTS LTD; Tse Architects

ENGINEER: Structure Design
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Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE: COPTHORNE HARBOURCITY REFURBISHMENT 196 - 200 Quay Street, Auckland City

SHEET TITLE: GRID ELEVATIONS (Sheet 6)

DRAWN BY: GJR	SCALE: 1 : 100		
APPROVED: AS	FILENAME:		
JOB No: 1551	SHEET No: S2-06	REV: 6	

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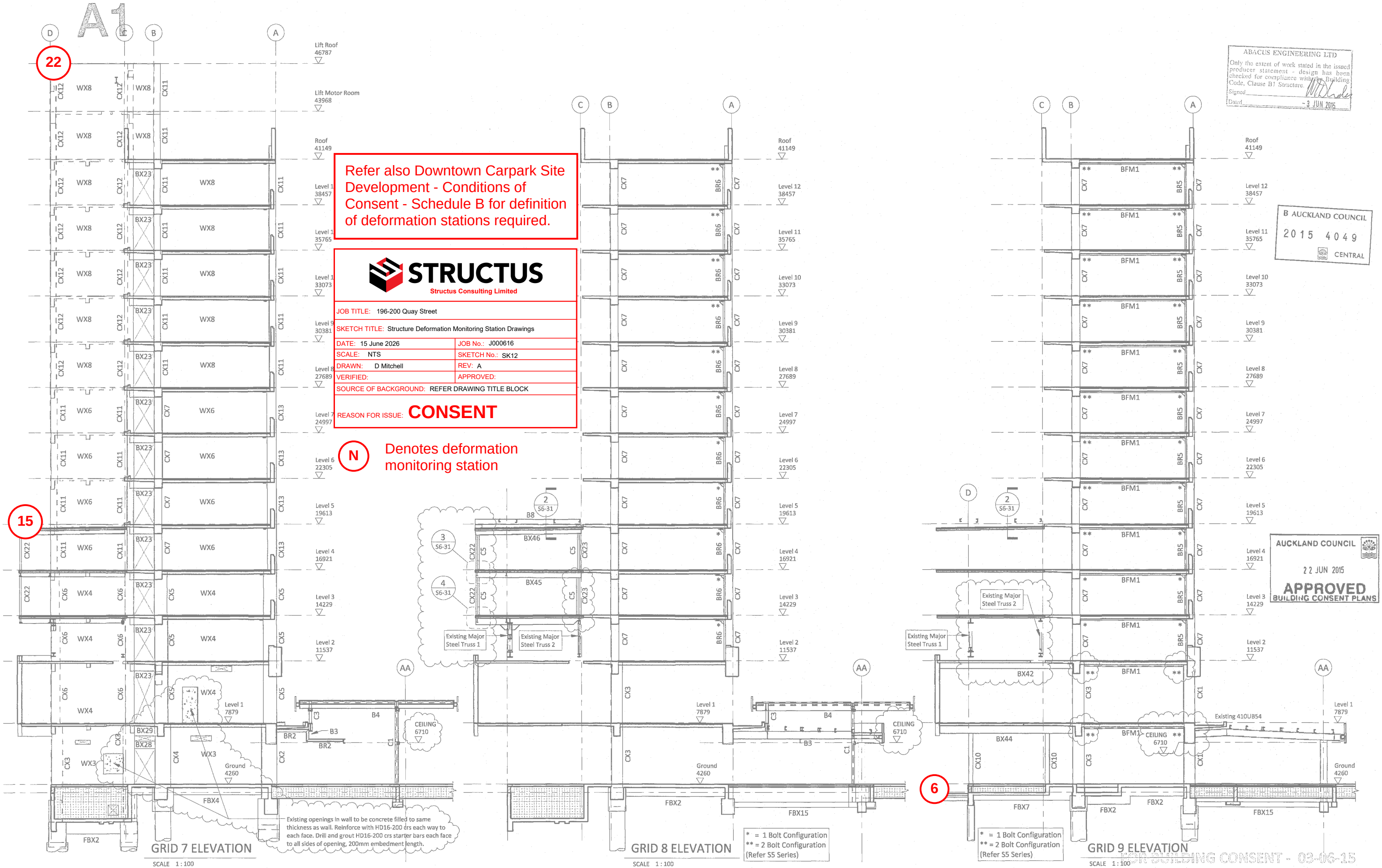
Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK12
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

(N) Denotes deformation monitoring station



REV	DATE	BY	REASON
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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Web www.structuredesign.co.nz

PROJECT TITLE: COPTHORNE HARBOURCITY REFURBISHMENT 196 - 200 Quay Street, Auckland City

SHEET TITLE: GRID ELEVATIONS (Sheet 7)

DRAWN BY: GJR	SCALE: 1:100		
APPROVED: AS	FILENAME:		
JOB No: 1551	SHEET No: S2-07	REV: 5	

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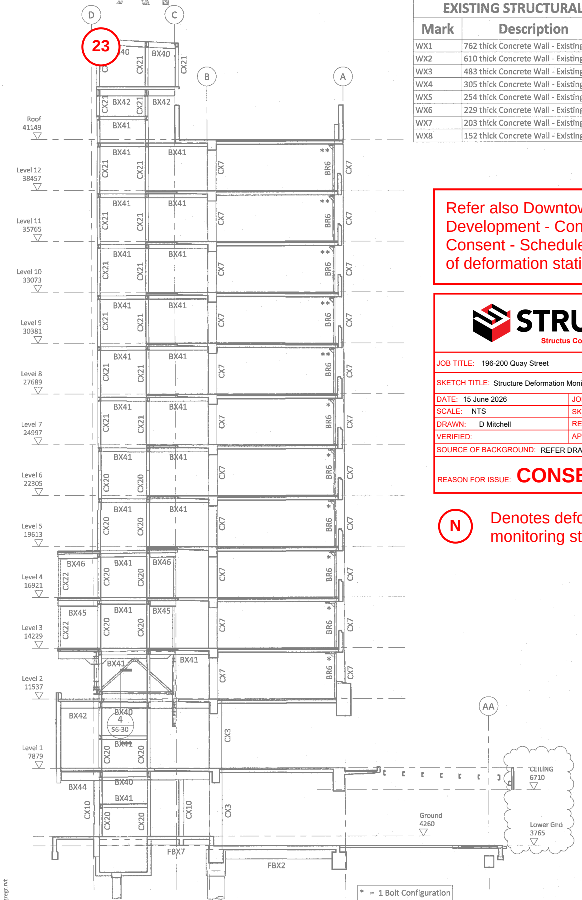


GRID 12 ELEVATION

SCALE 1 : 100

* = 1 Bolt Configuration
** = 2 Bolt Configuration
(Refer S5 Series)

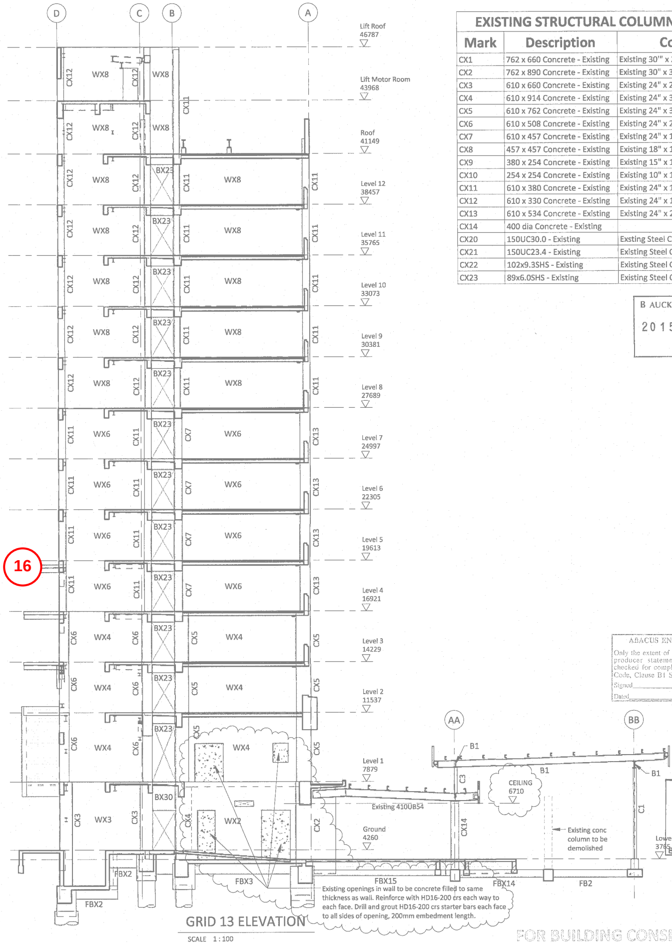
EXISTING STRUCTURAL WALLS SCHEDULE		
Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK13
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: CONSENT	

(N) Denotes deformation monitoring station



GRID 13 ELEVATION

SCALE 1 : 100

Existing openings in wall to be concrete filled to same thickness as wall. Reinforce with HD16-200 crs each way to each face. Drill and grout HD16-200 crs starter bars each face to all sides of opening, 200mm embedment length.

EXISTING STRUCTURAL COLUMNS SCHEDULE		
Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Exsting Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

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2015 4049
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ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure.
Signed
Dated - 3 JUN 2015

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60
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ARCHITECT:
SUSAN LEE ARCHITECTS LTD

ENGINEER:
Structure Design

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 9)

DRAWN BY: GJR	SCALE: 1 : 100
APPROVED: AS	FILENAME:
JOB No: 1551	SHEET No: S2-09
REV: 5	

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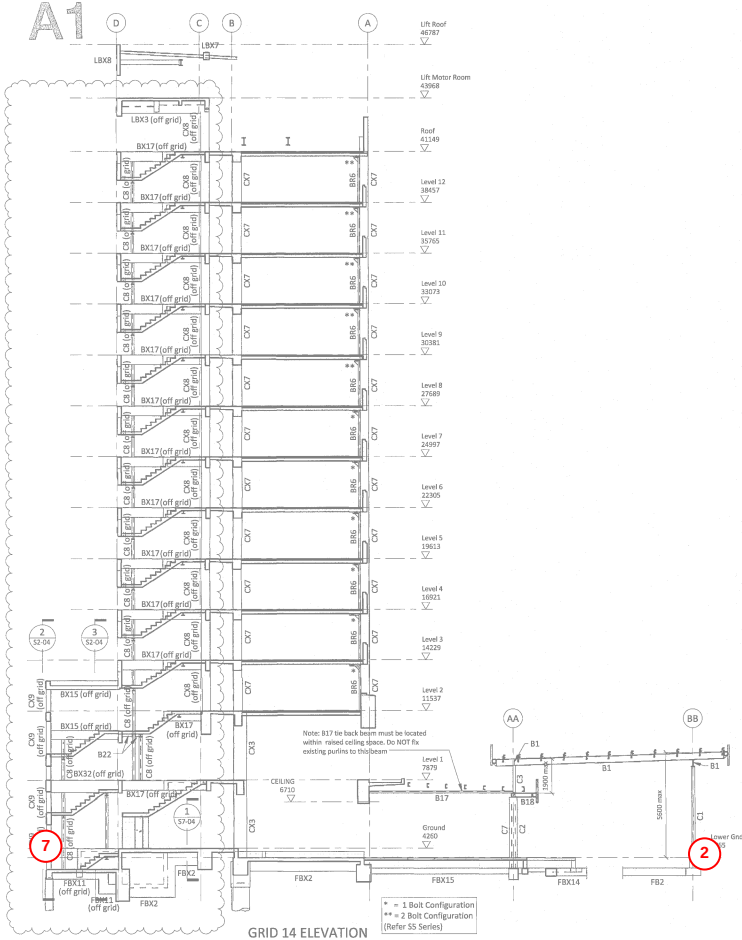
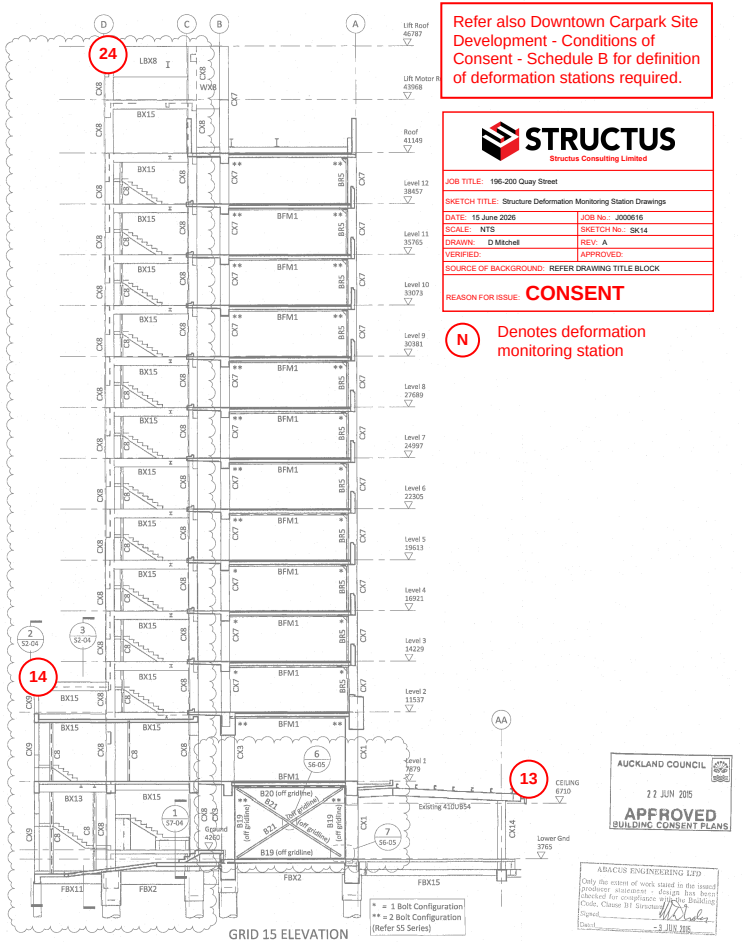


GRID 14 ELEVATION

SCALE 1 : 100



GRID 15 ELEVATION

SCALE 1 : 100

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK14
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

N Denotes deformation monitoring station

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
Only the extent of work stated in the issued producer statement - design has been checked for compliance with the Building Code, Clause B1 Structure
Signed
Date 9 JUN 2015

FOR BUILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
7	03-06-15	GJR	For Building Consent
6	18-03-15	GJR	Building Consent Update
5	19-04-15	GJR	Building Consent
4	24-02-15	DD	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

1:100 Scale 0 1000 2000 3000 4000 5000 6000

1:1 Scale 0 10 20 30 40 50 60

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The Architects

ENGINEER:
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Phn +64 9 302 0205
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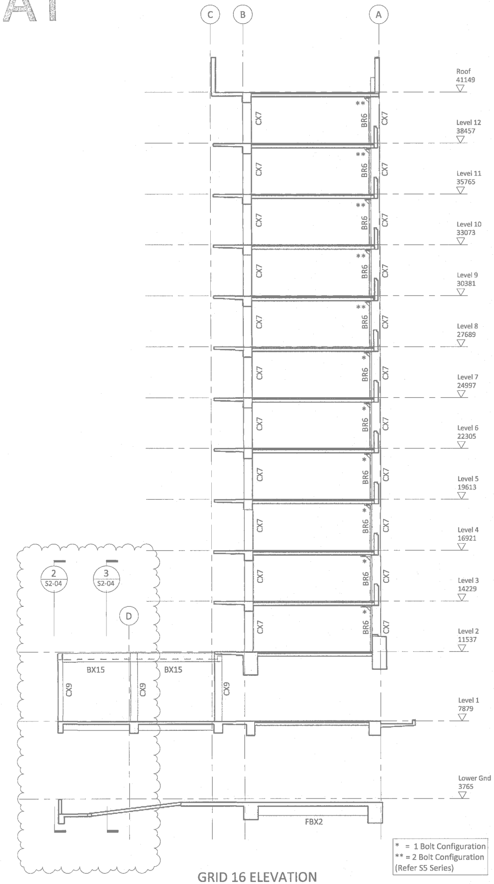
PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street,
Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 10)

DRAWN BY: GJR SCALE: 1 : 100
APPROVED: AS FILENAME:
JOB No: 1551 SHEET No: S2-10 REV: 7

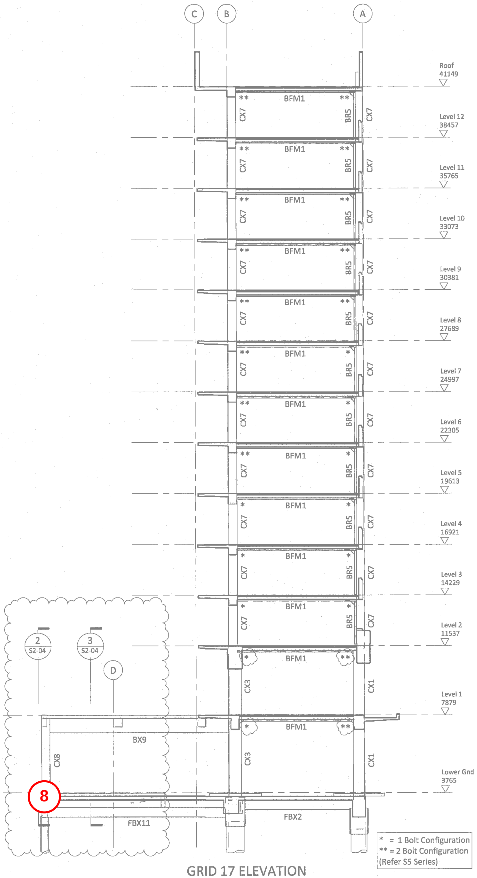
C:\Users\gjrgr\Documents\1551-151-Central_grapr.rvt

A1



GRID 16 ELEVATION

SCALE 1 : 100



GRID 17 ELEVATION

SCALE 1 : 100

EXISTING STRUCTURAL COLUMNS SCHEDULE

Mark	Description	Comments
CX1	762 x 660 Concrete - Existing	Existing 30"" x 26"
CX2	762 x 890 Concrete - Existing	Existing 30" x 35"
CX3	610 x 660 Concrete - Existing	Existing 24" x 26"
CX4	610 x 914 Concrete - Existing	Existing 24" x 36"
CX5	610 x 762 Concrete - Existing	Existing 24" x 30"
CX6	610 x 508 Concrete - Existing	Existing 24" x 20"
CX7	610 x 457 Concrete - Existing	Existing 24" x 18"
CX8	457 x 457 Concrete - Existing	Existing 18" x 18"
CX9	380 x 254 Concrete - Existing	Existing 15" x 10"
CX10	254 x 254 Concrete - Existing	Existing 10" x 10"
CX11	610 x 380 Concrete - Existing	Existing 24" x 15"
CX12	610 x 330 Concrete - Existing	Existing 24" x 13"
CX13	610 x 534 Concrete - Existing	Existing 24" x 21"
CX14	400 dia Concrete - Existing	
CX20	150UC30.0 - Existing	Exsting Steel Column
CX21	150UC23.4 - Existing	Existing Steel Column
CX22	102x9.3SHS - Existing	Existing Steel Column
CX23	89x6.0SHS - Existing	Existing Steel Column

B AUCKLAND COUNCIL
2015 4049
CENTRAL

EXISTING STRUCTURAL WALLS SCHEDULE

Mark	Description	Comments
WX1	762 thick Concrete Wall - Existing	Existing 30" thick Shearwall
WX2	610 thick Concrete Wall - Existing	Existing 24" thick Shearwall
WX3	483 thick Concrete Wall - Existing	Existing 19" thick Shearwall
WX4	305 thick Concrete Wall - Existing	Existing 12" thick Shearwall
WX5	254 thick Concrete Wall - Existing	Existing 10" thick Shearwall
WX6	229 thick Concrete Wall - Existing	Existing 9" thick Shearwall
WX7	203 thick Concrete Wall - Existing	Existing 8" thick Shearwall
WX8	152 thick Concrete Wall - Existing	Existing 6" thick Shearwall

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK15
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: CONSENT	

AUCKLAND COUNCIL
22 JUN 2015
APPROVED
BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
the extent of work stated in the issued ...cer statement - design has been ...ed for compliance with the Building Code, Clause B1 Structure.
Signed
Dated -3 JUN 2015

(N) Denotes deformation monitoring station

JILDING CONSENT - 03-06-15

REV	DATE	BY	REASON
6	03-05-15	GJR	For Building Consent
5	23-04-15	GJR	Building Consent
4	24-02-15	GO	Building Consent
3	12-12-14	GJR	Developed Design - All Levels
2	28-11-14	GJR	Developed Design - Ground Floor
1	14-11-14	GJR	Preliminary Design - Ground Floor Only

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1:100 Scale	0	1000	2000	3000	4000	5000	6000
1:1 Scale	0	10	20	30	40	50	60

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NOTES:

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2. The structural plans shall be treated as general arrangements, refer to Architects drawings for levels and setout.
3. Refer to engineer for any dimensions not given or obtainable from the structural details. Do not scale from drawings.

ARCHITECT:
SUSAN LEE ARCHITECTS LTD
Tse Architects

ENGINEER:
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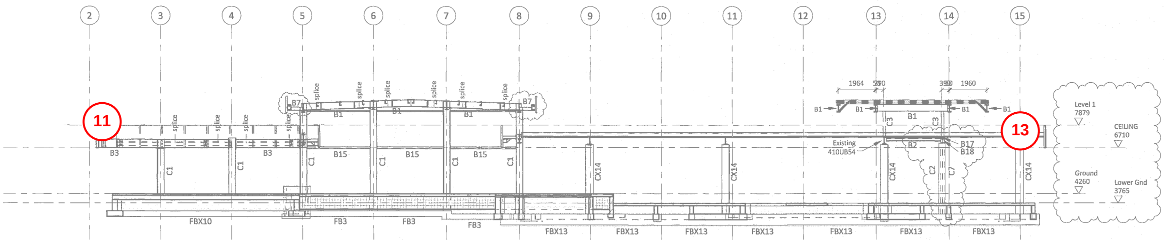
207/100 Parnell Road
Parnell, Auckland, 1052
New Zealand
Phn +64 9 302 0205
Eml info@structuredesign.co.nz
Web www.structuredesign.co.nz

PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 11)

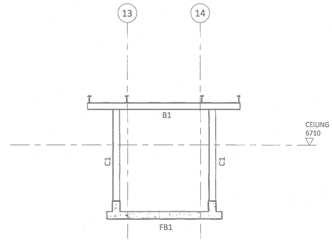
DRAWN BY:	GJR	SCALE:	1 : 100
APPROVED:	AS	FILENAME:	
JOB No: 1551	SHEET No: S2-11	REV: 6	

A1



GRID AA ELEVATION

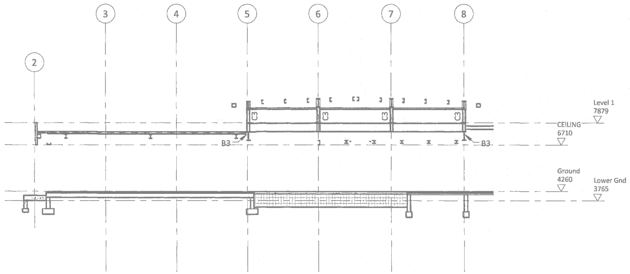
SCALE 1 : 100



GRID BB ELEVATION

SCALE 1 : 100

B AUCKLAND COUNCIL
2015 4049
CENTRAL



NEW STEEL FRAME ELEVATION OFF GRID A

SCALE 1 : 100

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK16
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

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22 JUN 2015
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BUILDING CONSENT PLANS

ABACUS ENGINEERING LTD
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FOR BUILDING CONSENT - 03-06-15

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REV	DATE	BY	REASON
5	23-04-15	GJR	Building Consent
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1:1 Scale 0 10 20 30 40 50 60

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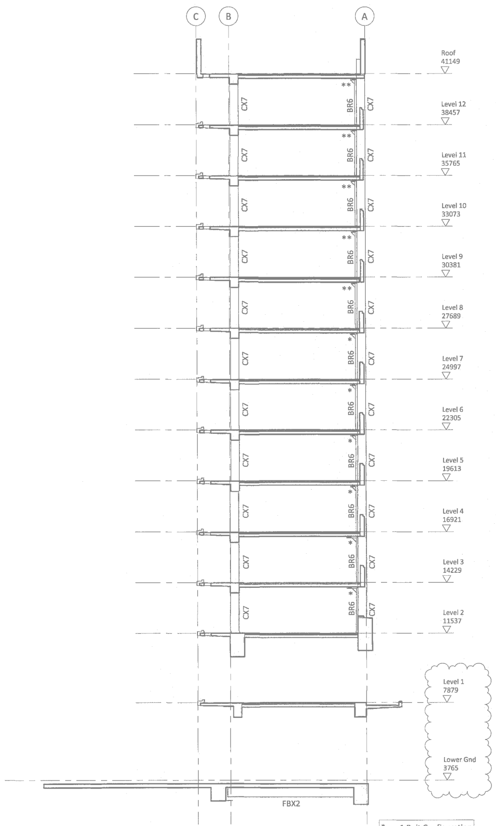
PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 13)

DRAWN BY: GJR	SCALE: 1 : 100		
APPROVED: AS	FILENAME:		
JOB No: 1551	SHEET No: S2-13	REV: 5	

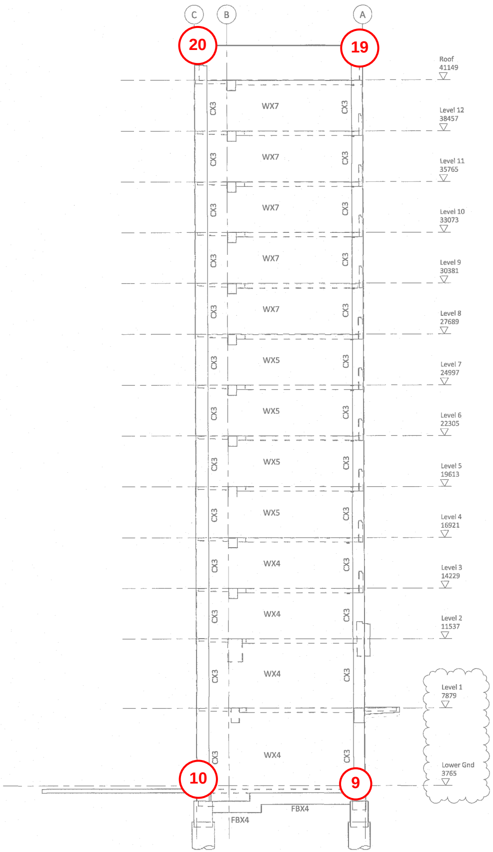
A1



* = 1 Bolt Configuration
** = 2 Bolt Configuration
(Refer S5 Series)

GRID 18 ELEVATION

SCALE 1 : 100



GRID 19 ELEVATION

SCALE 1 : 100

Refer also Downtown Carpark Site Development - Conditions of Consent - Schedule B for definition of deformation stations required.

STRUCTUS
Structus Consulting Limited

JOB TITLE: 196-200 Quay Street	
SKETCH TITLE: Structure Deformation Monitoring Station Drawings	
DATE: 15 June 2026	JOB No.: J000616
SCALE: NTS	SKETCH No.: SK17
DRAWN: D Mitchell	REV: A
VERIFIED:	APPROVED:
SOURCE OF BACKGROUND: REFER DRAWING TITLE BLOCK	
REASON FOR ISSUE: **CONSENT**	

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22 JUN 2015
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ABACUS ENGINEERING LTD
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Signed
Dated - 3 JUN 2015

FOR BUILDING CONSENT - 03-06-15

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REV	DATE	BY	REASON
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1:100 Scale 0 1000 2000 3000 4000 5000 6000
1:1 Scale 0 10 20 30 40 50 60

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PROJECT TITLE:
COPTHORNE HARBOURCITY REFURBISHMENT
196 - 200 Quay Street, Auckland City

SHEET TITLE:
GRID ELEVATIONS (Sheet 12)

DRAWN BY: GJR	SCALE: 1 : 100		
APPROVED: AS	FILENAME:		
JOB No: 1551	SHEET No: S2-12	REV: 5	