

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 16:

Healthy Waters & Flood Resilience

Hillary Johnston

13 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: 188 Beaumont Street

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

2.0 Technical Specialist Memo – Healthy Waters and Flood Resilience

To: Lewis So – Lead Planner
Russell Butchers – Principal Project Lead

From: Hillary Johnston – Healthy Waters Fast Track Lead

Qualifications
& Relevant
Experience:

I hold the qualification of Bachelor of Science in Environmental Science and Geography and have 12 years of experience in regulatory stormwater assessments.

I am a Certified Environmental Practitioner, a full member of the Environmental Institute of Australia and New Zealand, a member of WaterNZ, and an associate member of Engineering New Zealand. I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation, and fast-track applications, and have appeared as an expert witness for Council before consent authorities and the Environment Court on multiple occasions.

Preparation in
Accordance
with the Code
of Conduct:

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

Signature:

H Johnston

Date:

13 July 2026

3.0 Summary

Healthy Waters and Flood Resilience (HWFR) have reviewed the Application and provide only minor, high-level comments as follows.

Authorisation

The proposal includes the discharge of stormwater runoff to the existing public stormwater network within Jellicoe Street. The Applicant's Agents have outlined that the redeveloped impervious area associated with the development will be 4,937m². Based on the information provided within the *Civil Preliminary Design Report*, the development has been appropriately classified as a Brownfields Small development under HWFR Regionwide Network Discharge Consent (RWNDNC).

Sufficient information has been provided to demonstrate that the proposal can achieve the relevant performance requirements for Brownfields Small developments under the RWNDNC. A Stormwater Management Plan is therefore not necessary for this development.

Natural Hazards

In terms of the assessment of Natural Hazards, HWFR scope is limited to rainfall induced flooding, and coastal inundation only where it may impact public stormwater assets. The HWFR Catchment Manager has reviewed the Application and has noted in general they do not have any major concerns with this development.

Appendix C of Appendix 12 provides a summary of rainfall related flood hazard information. In terms of egress, Section 6.1.2.4 of Appendix 12 outlines, "*Catchment flood risk is low and does not pose a risk to life now or in the future. Catchment flooding including 3.8°C and the maximum development scenario results in flood depths of low flood hazard (Figure 3-3), with flood depths along the existing road network of less than 0.22 m meaning that over the next few decades safe egress can be achieved when considering rainfall-induced flooding alone*".

The development would also result in the displacement of approximately 50 m³ floodplain and flood prone area near the southern boundary of the site. The effects of this displacement is described within Section C2.2.2, Appendix C of Appendix 12 "*...the flood level in this area is determined by the topographic depression (i.e. the flood prone area) and spillway level to the coast. Reducing the volume of the floodplain and flood prone area at this site by the occupation of the building footprint will not increase surrounding flood levels due to the overflow to the coast. Therefore, the post-development 1% AEP flood level of 2.75 m ± 0.05 (NZVD-16) is predicted (i.e. the same as pre-development). This also means that there are no adverse effects predicted for filling in the floodplain*".

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

Substantive Application Documents

- *188 Beaumont Street, Auckland Central, Fast-track Approval Substantive Application* dated 9 April 2026 prepared by Barker & Associates
- Appendix 4: *188 Beaumont Street – CONDITIONS OF CONSENT (26 March 2026)* prepared by Barker & Associates
- Appendix 5: *Architectural Drawings*, Part 1 – Part 7, Revision A, dated 17 March 2026 prepared by Warren and Mahoney
- Appendix 8: *Subdivision Scheme Plans – Part 1 Boundary Adjustment* Revision E dated March 2026 prepared by Yeomans Survey Solutions
- Appendix 9: *Civil Preliminary Design Report, 188 Beaumont Street, Westhaven* Revision 5, dated 12 March 2026 prepared by Tonkin +Taylor
- Appendix 12: *188 Beaumont Street, Auckland Central, Coastal and flood hazard risk assessment* Revision 9, dated 24 March 2026 prepared by Tonkin +Taylor
- Appendix 30: *AUP(OP) Rules Assessment* prepared by Barker & Associates

5.0 Recommendation

Overall, based on the information provided, HWFR does not raise any objection to the Application.

6.0 Proposed Conditions

The Applicant's Agents have proposed the Application of a Flood and Coastal Inundation Management Plan and have put forward a condition of consent (Condition 78 – *Flood and Coastal Inundation Management Plan*) to ensure the contents of the finalised document.

The conditions put forward within Appendix 4 are generally supported subject to the following suggested additions relating to the Flood and Coastal Management Plan:

Condition X.1: Flood and Coastal Inundation Management Plan

Prior to the commencement of any commercial or residential activity in the building the consent holder must submit a Flood and Coastal Inundation Management Plan (FCIMP) prepared by a suitability qualified coastal and flood professional to the Council for certification.

Condition X.2: Flood and Coastal Inundation Management Plan objectives

The objective of the Flood and Coastal Inundation Management Plan (FCIMP) is to detail the practices and procedures to be adopted to ensure compliance with consent conditions, and to also meet the following objectives:

- protect the health and safety of people, property, and the environment;
- ensure building users are aware of the flood hazard risk affecting the site and surrounding area; and

- c. ensure building users understand the actions required to be undertaken before, during, and after a flood event.

Condition X.3: Flood and Coastal Inundation Management Plan contents

The Flood and Coastal Inundation Management Plan (FCIMP) must include specific details of the flood and coastal inundation hazards affecting the site and surrounding area, and specify actions to be undertaken before, during, and after flood events or coastal inundation including, but not limited to:

Location and Flood Risk Identification:

- a. A description of the flood hazards and coastal inundation affecting the site and surrounding area including depth, velocity, and expected peak duration.
- b. A hazard map showing the site, surrounding area, safe refuge, safe evacuation route(s) (where possible), and the nearest Civil Defence Centre.
- c. Identification of the hazard risk to people, including risk to personal health and safety, (e.g. injury, drowning, and contaminated flood waters) buildings, and vehicles.
- d. Details of the building design in relation to flood hazards or coastal inundation including confirmation of safe refuge, areas for building users, residents, and visitors, and an explanation of the risks associated with evacuation during a flood event or coastal inundation, both on foot as a pedestrian or by vehicle.
- e. Details of the location and content of any flood hazard and coastal inundation signage and evacuation maps to ensure that building users have appropriate information to understand the nature and extent of risk.
- f. If any signage or evacuation maps are used onsite, the location of any signage and evacuation maps must be clearly visible inside and outside of the building, including within car parking areas.
- g. Identification of the potential risk to vehicles associated with coastal inundation events, including access/egress constraints via the car park entrance.
- h. Clarification of whether vehicle access to the carpark will be restricted during a coastal inundation or flood event. If not, explanation how safe vehicle ingress and egress will be managed under these conditions.

Roles and responsibilities

- i. A contact register for residents of units, emergency services, and the nearest Civil Defence Centres. This contact register must be kept current and readily accessible by the Building Manager.
- j. The contact register must include identification of who on the site is responsible for:
 - i. monitoring weather conditions before, during, and after a flood event or coastal inundation
 - ii. coordinating decision making and response actions
 - iii. communicating with building users, residents, and visitors before, during and after a flood event or coastal inundation
 - iv. coordinating emergency actions and evaluation if needed

- v. implementing preparation measures such as clearing of drains and gutters, securing or relocating items including property and vehicles
 - vi. implementing actions before, during, and after a flood event or coastal inundation
 - vii. providing after-hours contact information
 - viii. maintaining and reviewing the FCIMP
 - ix. training of new building management staff on the FCIMP
 - x. informing new owners and tenants of the FCIMP
- k. Details on how to support the needs of all users and occupants, including but not limited to:
- i. visitors
 - ii. elderly, disabled, or mobility-impaired residents
 - iii. children
 - iv. pets
 - v. non-English speakers

Planning for an event

- l. Details of the preparation actions required before the possibility of a flood event or coastal inundation.
- m. Recommendations for emergency supplies for a period of up to 3 days (water, food, first aid kit, blankets, toilet supplies, power banks) for each residential unit.
- n. Identification of the location of shared emergency supplies(if applicable).

Before an event

- o. The preparation actions that must be undertaken in advance of a flood event or coastal inundation.
- p. The information sources and site-specific conditions that will be used to inform decision making and define triggers for action under the FCIMP.

During a flood event

- q. Procedures for ensuring that building users, residents, and visitors will remain informed of flood risk or coastal inundation and monitor site conditions.
- r. Details of communication arrangements for building users, residents, and visitors who are both onsite and offsite.
- s. Procedures for reviewing decisions as conditions change.

After an event

- t. Criteria and procedures for determining when it is safe to leave and return to the building, and how this information will be communicated to building users, residents, and visitors who are both onsite and offsite
- u. Procedures for safely assessing site conditions and identifying damage and any remaining hazards.
- v. Procedures for undertaking a safe cleanup and recovery following a flood event or coastal inundation.

Updates

- w. The procedures outlined within the FCIMP must be tested at least annually, including undertaking practice drills and associated communication to residents and visitors, both onsite and offsite
- x. The methods and procedures for the review, update, and maintenance of the FCIMP including how any changes will be recorded.

Advice Note

1. *Certification of the Flood and Coastal Inundation Management Plan by the Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, Health and Safety at Work Act 2016, Auckland Emergency Management, and National Emergency Management Agency requirements.*
2. *For more information on emergency management plan see the National Emergency Management Agency and/or Auckland Emergency Management website.*
3. *A suitability qualified coastal and flood professional is a person with training, qualification, and expertise in flood hazard and risk management.*

Condition XX: Flood and Coastal Inundation Management Plan Review

Any subsequent version of the certified Flood and Coastal Inundation Management Plan (FCIMP) must be submitted to Auckland Council for recertification. The consent holder shall meet any costs of the certification, monitoring, and review of the FCIMP.

Condition XX: Flood and Coastal Inundation Management Plan Implementation

- a. The consent holder must implement the certified Flood and Coastal Inundation Management Plan (FCIMP). Any associated preparation, response, or review actions required before, during, and after a flood event or coastal inundation must be carried out in general accordance with the latest version of the certified Flood and Coastal Inundation Management Plan (FCIMP).
- b. The consent holder must ensure that any new owners or tenants are informed that the building is located within flood hazard and coastal inundation areas, and acknowledge receipt of a copy of the Flood and Coastal Inundation Management Plan (FCIMP) prior to occupation.

Condition XX: Copies of Flood and Coastal Inundation Management Plan

The consent holder must ensure that:

- a. A copy of the certified Flood and Coastal Inundation Management Plan (FCIMP) is available in a public area and is easily accessible.
- b. A digital copy of the FCIMP is available where possible.
- c. Each unit has been provided with a copy of the FCIMP.
- d. A summary of the FCIMP and any relevant coastal inundation or flood hazard maps must be displayed within each unit, including on the back of the front door to ensure occupants are aware of flood hazard risk and procedures.

Condition XX: Record of Title

The consent holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council [the Council] for 188 Beaumont Street, Auckland Central. The consent holder must contact Council to initiate the preparation of the covenant. A copy of the updated Record of Title showing that the covenant has been registered must be provided to Council prior to commencement of the activity.

The covenant must:

- a. identify that the site is subject to flood hazards and coastal inundation and a certified Flood and Coastal Inundation Management Plan (FCIMP) is required to:
 - i. inform owners and occupants of flood hazards and coastal inundation hazards and risks on the site,
 - ii. to provide information on response planning, and
 - iii. to outline appropriate actions to take to protect the health and safety of people, property, and the environment; and
- b. be drafted by the council's nominated Solicitor at the consent holder's cost; and
- c. be registered against the record of title to the affected land by the consent holder at their cost; and
- d. require the consent holder to include the following wording:
 - i. *'The site and surrounding area are subject to flood hazards and coastal inundation'.*
 - ii. *'A Flood and Coastal Inundation Management Plan (FCIMP) certified by Council must be implemented and maintained for the site at all times.'*
- e. outline that the consent holder shall 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
- f. indemnify the Council for costs, fees, disbursements, and other expenses incurred by the Council as a direct or indirect result of the council being a party to this covenant.