

188 Beaumont Street – Fast-track

Applicant response to Council's proposed conditions – BUN60464683

Applicant Condition No or New Condition ¹	Edits to Condition / Recommended Conditions	Applicant Feedback
Auckland Council – Urban Design – Sheerin Samsudeen and Michelle Chan		
LUC: Condition 31	At the time of Architectural Building Consent lodgement, the consent holder must prepare and submit a finalised set of architectural detail drawings and materials specifications consistent with the approved architectural plans prepared by Warren and Mahoney referenced in Condition 1 and submit it to Council for certification. The information must include the following: a. Details of the building's façade treatment / architectural features; 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 adequately 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. Final locations showing space identified for future electric vehicle supply equipment; e. Confirmation that the development complies with Standard H8.6.29 (Glare) of the AUP(OP); and f. Details of all proposed building verandah along the street frontages where any are proposed.	The Applicant agrees with the proposed amendments and has included them in its proposed Condition 31.

¹ The reference to 'New Condition' is a condition proposed by Council that the Applicant has not accepted in its proposed conditions.

	All works must be carried out in accordance with the finalised architectural design plans certified by Council, and thereafter retained and maintained, in accordance with the certified plans. Advice note: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to ensure that the submitted details are consistent with the approved plans and information.	
LUC: Condition 35	Condition 35: Prior to the installation of any signage, the Consent Holder must provide detailed information to illustrate the finalised design details of the proposed signage, as shown on the Warren and Mahoney drawings and referenced in Condition 1, to Council for certification. This must include the proposed locations, dimensions, colours, materials, lighting details complying with the relevant permitted activity standards in Chapter 24 Lighting of the AUP and surface finishes. The finalised design details certified by the Council must thereafter be retained and maintained to the satisfaction of the Council for the duration of the project. <i>Advice Note:</i> <i>As part of the design compliance process, Council's monitoring officers will liaise with the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to ensure that the submitted details are consistent with the approved plans and information.</i>	The Applicant agrees with the proposed amendment and has included this in its proposed conditions.
LUC: Condition 70	Condition 70: Following construction of the building, the consent holder must implement the wind mitigation as shown on the final drawings as certified by a SQEP under Condition 65 to ensure that compliance is achieved. 'Landscape Report for Western Waterfront and Streetscape Interfaces' prepared by Boffa Miskell and dated 19 December 2025 referenced in Condition 1, specifically including: a. A continuous 1.2 m high glass balustrade (RL 4.6) along the western deck edge of the proposed building;	The Applicant generally agrees with the intent of the proposed amendment but considers this does not reflect the process provided in Condition 65 where the SEQP certifies if the Wind Tunnel Investigations report remains accurate. The Applicant has proposed amendments in Condition 65 as follows: Following construction of the building, the consent holder must implement the wind mitigation as shown on the 'Landscape Report for Western Waterfront and Streetscape Interfaces' prepared by Boffa

	b. A 3m high solid wall at the western corner of the building; c. A 2.6m wide awning; d. New trees on the western side of the building; and e. Landscaping, including trees, potted plants, and concrete edge wall along the ramp on Jellicoe Street.	Miskell and dated 19 December 2025 referenced in Condition 1 as certified by a SQEP under condition 65, or as otherwise changed to ensure compliance is achieved in accordance with condition 65., specifically including: a. A continuous 1.2 m high glass balustrade (RL 4.6) along the western deck edge of the proposed building; b. A 3m high solid wall at the western corner of the building; c. A 2.6m wide awning; d. New trees on the western side of the building; and e. Landscaping, including trees, potted plants, and concrete edge wall along the ramp on Jellicoe Street.
Auckland Council – Landscape – Gabrielle Howdle		
LUC: Condition 33	At the time of Architectural Building Consent lodgement the consent holder must prepare and submit a finalised set of landscape design drawings and supporting written documentation prepared by a NZILA Registered Landscape Architect, or NZILA Registered Landscape Architecture Firm to Council for certification. The finalised set of landscape design drawings and supporting written documentation must be consistent with the Landscape Report prepared by Boffa Miskell dated 19 December 2025 and ‘Landscape Architecture — Podium and Tower Entrance Fast-track Approval’ and ‘Landscape Architecture - Podium & Tower Entrance Appendix Drawings’ prepared by Warren and Mahoney dated March 2026 referenced in Condition 1. The final Landscape Plans must include: a. detailed landscape plan and specifications; b. details indicating the location, number, dimensions of pots along Jellicoe Street and within the Marina deck, including plant species, number and plant size at time of planting, able to meet the wind assessment mitigation requirements. b.c. planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/pint bag sizes;	The Applicant is generally agreeable to these amendments but: • does not accept the proposed new b. as the pots / planting do not form part of the required wind mitigation (refer Figure 29 of the "Wind Tunnel Investigations of Pedestrian-Level Wind Conditions, Fast-track Application for 188 Beaumont Street, Auckland", by Fidelic Flow). The wind report assessed the existing street trees and two new trees proposed to be planted on the western side of the building. The proposed new b. is therefore not appropriate to be conditioned to meet the wind assessment mitigation requirements; and • proposes minor amendments to tree descriptions in the bullet points to clarify the condition and location of the trees. The other amendments have been accepted in the Applicant’s proposed conditions.

	- western trees must be planted as per the following: 1x 2000L tree with approximately 1500mm diameter wide root ball and approximate 4m height x 3m spread; and, 1x 400L tree with approximately 800mm diameter root ball and approximate 4m height and 2m spread. - coastal mix and streetscape mix planting along Beaumont Street and Jellicoe Street must be planted no smaller than PB8 at time of planting. e.d. irrigation details; ...	
LUC: Condition 31	At the time of Architectural Building Consent lodgement, the consent holder must prepare and submit a finalised set of architectural detail drawings and materials specifications consistent with the approved architectural plans prepared by Warren and Mahoney and concept material palette referenced in Condition 1 and submit it to Council for certification. The information must include the following: a. Details of the building's façade treatment / architectural features; b. Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations and building materials, colours and finishes; 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. Final locations showing space identified for future electric vehicle supply equipment; e. Confirmation that the development complies with Standard H8.6.29 (Glare) of the AUP(OP); and	The Applicant considers these amendments are already addressed in proposed Condition 31, in particular the amendment proposed at b. The Applicant has not accepted the amendment at b. but has proposed the following minor amendment to Condition 31 to reflect the intent of these amendments (and to include the amendments accepted in response to Urban Design above): At the time of Architectural Building Consent lodgement, the consent holder must prepare and submit a finalised set of architectural detail drawings and materials specifications consistent with the approved architectural plans and concept material palette prepared by Warren and Mahoney referenced in Condition 1 and submit it to Council for certification. The information must include the following: a. Details of the building's façade treatment / architectural features; 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 adequately generally concealed from public view as far as practicable where this cannot be avoided

	f. Details of all building verandah along street frontages where any are proposed.	for operational reasons (including external / rooftop services / plant, and visual / aural screening elements); d. Final locations showing space identified for future electric vehicle supply equipment; e. Confirmation that the development complies with Standard H8.6.29 (Glare) of the AUP(OP); and f. Details of all proposed building verandah along the street frontages where any are proposed. A copy of the concept material palette prepared by Warren and Mahoney is attached to this response as "Attachment 1".
Auckland Council – Parks Planning – Dr Roja Tafaroji		
LUC: New condition	Engineering Approval – Streetscape Landscaping 33A. Prior to the implementation of streetscape landscaping at Engineering Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for certification by the Manager Parks Planning. In particular, the plans must: a) Be prepared by a suitably qualified landscape architect. b) Show all planting including details of intended species, location, plant sizes at time of planting. c) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice. d) Street landscaping shall avoid planter boxes or landscaped gardens. e) Include planting methodology. f) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape	The Applicant does not agree to the proposed condition. No streetscape landscaping is proposed as part of the Project.

	Advice Note <i>Plans approved under Substantive Fast Track consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works including landscaping within the existing road reserve in the absence of that approval.</i> <i>Any streetscape landscaping (berm and raingarden planting) will require approval from the Manager Parks Planning</i> <i>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.</i>	
Subdivision Consent: New conditions	Subdivision Consent SUB Easements 4A. An easement must be registered for the purpose of pedestrian (public) access on Lot 1, consisting of 7m setback measured from the western boundary of Lot 1 (within the extent of common property referred as AU 2T) at the consent holder's cost. Management and maintenance of the privately owned public access x. The consent holder must establish a legal mechanism to own and manage the proposed privately owned public access required by condition 4A and any associated publicly used infrastructure: a) The owners of Units within Lot 1 shall be responsible for the management and maintenance of the public access secured by easement as required by condition 4A and all associated landscaping an infrastructure within it. Advice Note a) <i>Structures on the public accessway may also require building consent and other certification for their construction and safety.</i>	The Applicant does not agree to the proposed conditions. While the space will be available for public use, the Applicant does not consider it is necessary to include (or require) a legal mechanism, like an easement, to secure public access rights in perpetuity. The application material and conditions of consent are sufficient to secure this outcome, including: - Condition 33 requires the finalised set of landscape drawings to be consistent with the Landscape Report prepared by Boffa Miskell dated 19 December 2025 and "Landscape Architecture – Podium and Tower Entrance Fast-track Approval" prepared by Warren and Mahoney dated March 2026; and - Condition 34 requires all works to be carried out in accordance with the finalised landscape design plans certified by Council. Both documents show there is an area of publicly accessible open space at the western marina. Ownership and management of the area will remain with the consent holder/site owner.

	b) <i>It is considered that a legal entity, such as a residents society, will need to be registered to take over and manage the responsibilities of the owners of Units within Lot 1.</i> Signage xx. The privately owned public access indicated as pedestrian easement in Lot 1, must be signposted to the satisfaction of the council's Consents Monitoring Officer to inform users of its public use and the delineation between the private/communal vs. public area around the buildings on the site. Signage must clearly identify the entity responsible for the management and maintenance of the public access within Lot 1. Advice Note a) <i>It is considered that where a legal entity, such as a residents society, is formed that signage will reflect this entity's responsibilities on behalf of the owners of Units within Lot 1.</i>	In relation to the proposed signage, the Applicant does not agree to a condition which requires this. The Applicant considers it is unnecessary as the design of the public area makes it clear that this area is publicly accessible. As the maintenance and management of this area sits with the Consent Holder, it is not necessary to put this on a sign as the Consent Holder will be aware of its obligations.
New Advice Note	General Advice Notes <i>Tree Asset Owner Approvals</i> <u>Advice Notes</u> <i>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.</i>	The Applicant does not agree to the advice note. No tree works are proposed as part of the Project.
Auckland Council – Operational Noise – Duffy Visser		
LUC: Condition 49	C1. The building envelope must be designed to achieve the following internal noise levels: • 35 dB LAeq in every bedroom • 45 dB LAeq in all other habitable spaces	The Applicant agrees with the intent of the condition. The Applicant considers this is already addressed by proposed Condition 49 as lodged. No additional conditions or amendments to Condition 49 are considered necessary.
LUC: Condition 50	C2. The levels referred to in C1. must be achieved based on the following façade incident noise level:	The Applicant agrees with the intent of the condition. The Applicant considered this is addressed by proposed Condition 50 as lodged. The

	<table><tr><td>Octave Band Centre Frequency (Hz)</td><td>63</td><td>125</td><td>250</td><td>500</td><td>1000</td><td>2000</td><td>4000</td></tr><tr><td>dB LAeq</td><td>77</td><td>74</td><td>66</td><td>65</td><td>65</td><td>65</td><td>64</td></tr></table>	Octave Band Centre Frequency (Hz)	63	125	250	500	1000	2000	4000	dB LAeq	77	74	66	65	65	65	64	Applicant does not consider an additional condition or amendments to Condition 50 are necessary.
Octave Band Centre Frequency (Hz)	63	125	250	500	1000	2000	4000											
dB LAeq	77	74	66	65	65	65	64											
LUC: Condition 51	C3. Mechanical ventilation and/or cooling systems must be installed in apartments to achieve an internal noise level not exceeding 35 dB LAeq in bedrooms and 40 dB LAeq in living areas when measured at least 1m from any diffuser at the minimum airflows required to achieve the design temperatures and airflows in Standard E25.6.10 (3) (b) (i) and (ii). Advice Note <i>For highwall units, the internal noise limits in condition 6 can be achieved by selecting a unit with a manufacturer stated noise level of 24 dBA @ 1.4m, or similar. Selection should be reviewed by a suitably qualified acoustic engineer for confirmation.</i>	The Applicant agrees with the intent of the condition. The Applicant considers this is already addressed by proposed Condition 51 as lodged. No amendments to Condition 51 are considered necessary.																
Auckland Council – Lighting – Jared Osman																		
LUC: Condition 36	Lighting Plan 36. The Consent Holder must prepare and submit to Council for certification a final Lighting Plan prepared by a SQEP and/or Lighting Engineer to demonstrate that adequate lighting will be provided for visibility and the safety of people, occupants and visitors to the project outside daylight hours. The Lighting Plan must: a) address all accessible areas of the premises where the movement of people is expected (including the proposed shared path) and 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	The Applicant agrees with the proposed amendments and has included them in its proposed Condition 36.																

	structures required to control timing, level of lighting, or to minimise light spill, glare and loss of night-time viewing b) demonstrate compliance with the relevant permitted activity standards in E24.6.1 Lighting of the AUP; and c) include proposed locations for lighting which must include the proposed shared path, lux levels and types of lighting (i.e., manufacturer's specifications once a lighting style has been determined) and any light support structures; and d) include an executive summary of the above information in plain English that outlines the relevant requirements, their application, and the design response to them.	
LUC: Condition 37	37. The Lighting Plan certified under Condition 36 must be implemented prior to the project being first occupied, and thereafter retained and maintained for the duration of the consented development. Advice Note <i>The purpose of this condition is to ensure that adequate lighting is provided for frequently used areas within the project 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.</i>	The Applicant agrees with this condition. The proposed condition aligns with its proposed Condition 37. No changes are required to the conditions.
Auckland Council – Regional earthworks – Matthew Bryne		
LUC: New Condition	26A. Prior to the commencement of earthworks activity on the subject site, a Pumping & Dewatering Management Plan (PDMP) must be submitted to Council for written certification. The PDMP must include as a minimum: a) Dewatering management procedures for any dewatering of sediment laden water accumulated within excavations at the site;	The Applicant does not agree with the condition to prepare and adhere to a Pumping & Dewatering Management Plan (PDMP). Tonkin + Taylor has advised that a PDMP is typically reserved for projects where the pumped volumes are expected to be relatively large. The Applicant is not anticipating a high volume of dewatering at the site and considers this condition is not warranted.

	b) Details to confirm how a clarity of 100mm or greater (GD05 dewatering standards) will be achieved for any accumulated sediment laden runoff that is pumped and dewatered from the site's excavation, prior to its discharge off site; and c) Monitoring & maintenance requirements. All dewatering activities undertaken throughout the duration of earthworks at the site, must be undertaken in accordance with the certified Pumping & Dewatering Management Plan. <i>Advice Note: In the event that minor amendments to the PDMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the PDMP 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.</i>	
LUC: Condition 26A	26B. Prior to the commencement of earthworks activity at the site, a Chemical Treatment Management Plan (ChTMP) must be submitted for the written certification of the Council. The plan must include as a minimum: a) Specific design details of a chemical treatment system based on a pumped and batch dosing methodology for any secondary sediment treatment devices utilised throughout the duration of earthworks at the site; b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet); c) Details of optimum dosage (including assumptions); d) Results of initial chemical treatment trial;	The Applicant is agreeable to a condition to prepare and adhere to a Chemical Treatment Management Plan (ChTMP). However, it is considered best practice is to require the ChTMP to be prepared by a SQEP in accordance with GD05, which is what the Applicant has proposed in its Condition 26A. The Applicant has also proposed an objective and included key minimum details to be included in the 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. All secondary treatment devices utilised throughout the duration of earthworks at the site, must be chemically treated in accordance with the certified Chemical Treatment Management Plan. <i>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.</i>	
Auckland Council – Geotechnical – Mladen Sigurnjak		
New Condition	Further Investigation (Condition Precedent) Prior to detailed design or building consent, additional geotechnical investigations shall be undertaken, including CPTs, boreholes, and laboratory testing, to refine the subsurface model.	The Applicant does not agree with this condition. Initia considers that the additional geotechnical investigations required to inform the detailed design of the development are appropriately addressed through the building consent process, where they will support the detailed foundation and structural design. As such, these investigations are not necessary to manage any resource management effects arising from the proposal and are therefore not appropriately imposed as a resource consent condition.
New Condition	Liquefaction Assessment (Condition Precedent) A refined liquefaction assessment shall be completed in accordance with NZGS guidance, including consideration of groundwater variability and liquefaction-induced settlement effects.	The Applicant does not agree with this condition. As above, Initia considers that to the extent that further liquefaction analysis is undertaken it will be to support the detailed foundation and structural design at building consent stage. This condition is not necessary to manage resource management effects.

New Condition	Detailed Geotechnical Design (Condition Precedent) Detailed geotechnical design, including foundation, excavation, and groundwater management, shall be prepared and certified by a Chartered Professional Engineer (Geotechnical) prior to construction.	The Applicant does not agree with this condition. Initia considers that the condition is not necessary, as foundation design is appropriately addressed through the building consent process. This condition is not necessary to manage resource management effects.
New Condition	Foundation Design Requirements Foundation design shall explicitly account for liquefaction effects, including reduced skin friction, downdrag, and kinematic loading, and shall consider variability in rock strength and socket performance.	The Applicant does not agree with this condition. As above, this is not considered necessary, foundation design will be undertaken as part of the building consent process. This condition is not necessary to manage resource management effects.
New Condition	Groundwater and Excavation Control Detailed design of excavation support and groundwater control systems shall be provided, including assessment of groundwater inflows under site-specific and tidal conditions and potential effects on adjacent structures and services. The proposed cut-off wall approach shall be incorporated into the detailed design and implemented during construction, as the conclusion that dewatering will not adversely influence adjacent structures and services relies on that approach.	The Applicant does not agree with this condition. Initia considers that Condition 17 for the Design and Construction of Cut-off / Retaining Walls appropriately manages the design and construction of the cut-off / retaining walls.
New Condition	Construction Monitoring A Construction Monitoring Plan shall be implemented, including groundwater monitoring (where required), verification of ground conditions, and defined trigger levels with contingency actions.	The Applicant does not agree with this condition. It is not clear what the purpose of this condition is. Initia considers that verification of ground conditions will be undertaken as part of the building consent process.
New Condition	Certification Producer Statements (PS2 and PS4 or equivalent) shall be provided confirming that the design is appropriate and that construction has been carried out in accordance with the design and verified ground conditions.	The Applicant does not agree with this condition. Initia considers that producer statements are specifically related to building code compliance and as such are a building consent matter. This condition is not required to manage resource management effects.
New Condition	Staging and Refinement It shall be recognized that the geotechnical assessment is preliminary, and that further investigation, analysis, and refinement are required prior to construction.	The Applicant does not agree with this condition. Initia considers that this further staging and refinement is a will be captured by the building consent process.

Auckland Council – Groundwater – Richard Simonds		
Water Permit: Condition 15	Duration of Consent The take (dewatering) and groundwater diversion consent WATxxx WAT60464685 expires thirty-five (35) years from the date of commencement after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.	The Applicant agrees to the proposed amendment and has included it in its proposed conditions.
Water Permit: New Condition 16A	Provide for a review under section 128 Under section 128 of the RMA the conditions of this consent WAT60430574 WAT60464685 may be reviewed by the Manager Resource Consents (or equivalent delegation) at the consent holder's cost: Within six months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five years thereafter in order: To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on: (a) ground conditions (b) aquifer parameters (c) groundwater levels; and (d) ground surface movement.	The Applicant agrees to the proposed amendment and has included it as a new Condition 16A of the Water Permit.
Water Permit: Condition 16	Notice of Commencement of Dewatering Excavation The Council (Team Leader Compliance Monitoring Central) shall be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering	The Applicant generally agrees with this condition, but considers its proposed Condition 16 addresses these matters. In addition, the Applicant has had further correspondence with Lewis So, Planner at Auckland Council, who has confirmed that Fast-track approvals are monitored by the Region Wide Compliance Monitoring team.

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	The consent holder must notify council in writing at least 10 working days prior to the date of the Commencement of Excavation	Accordingly, the Applicant proposes the following amendments to its current proposed Condition 16 to reflect the correct monitoring team, replace "shall" with "must", and align the wording with the Applicant's defined terms (reference is kept to Dewatering as it refers to Excavation as well). Notice of Commencement of <u>Construction Phase</u> Dewatering <i>The Council (Team Leader Compliance Monitoring Central <u>Region Wide</u>) <u>must</u> be advised in writing at least 10 working days prior to the date of the Commencement of <u>Construction Phase</u> Dewatering.</i>
Water Permit: Condition 17	Design and Construction of Cut-off / Retaining Walls The design and construction of the cut- off / retaining walls shall must be undertaken in accordance with the recommendations contained in the report <i>188 Beaumont Street – Development. Geotechnical Assessment Report for FTAA Application</i> prepared by Initia Limited for Westhaven Residential LP, Rev C dated February 2026.	The Applicant agrees to the proposed amendment and has included it in its proposed conditions.
Water Permit: Condition 18	Excavation Limit The Bulk Excavation for the core caps shall must not extend below -1 m RL.	The Applicant agrees to the proposed amendment and has included it in its proposed conditions.
Water Permit: Condition 19	Damage Avoidance All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, shall be designed, constructed and maintained so as to avoid Damage to <u>land</u>, 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.	The Applicant agrees to the proposed amendment and has included it in its proposed conditions, with a further amendment to change “shall” to “must” for consistency.
Water Permit: Conditions 20 to 22	External Visual Inspections during <u>Excavation</u>	The Applicant agrees to the proposed condition with the following amendments to clarify the extent of monitoring required. The

~~External visual inspections of the surrounding ground and neighbouring buildings and structures within 30m excavation must be undertaken for the purpose of detecting any new Damage or deterioration of existing Damage. Inspections are to be carried weekly from the Commencement to Completion of Bulk Excavation. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose. The results of the external visual inspections and an assessment of the results are to be reviewed by the SQEP.~~

External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Prior to the Commencement of Excavation.

The extent of the inspections is shown on the drawing titled “Recommended Extents of Visual Monitoring in Relation to Proposed Structural Core Excavations,” prepared by IGS, dated 3 July 2026.

The first inspection must be carried out prior to the Commencement of Excavation. Subsequent inspections must be undertaken weekly from the Commencement to Completion of Construction Phase Dewatering and post-Completion of Construction Phase Dewatering. A photographic record must be kept, including time and date of each inspection, the name of the person(s) undertaking the inspection, and all observations made during the inspection, and must be of a quality that is fit for purpose.

The results of the first external visual inspection and an assessment of the results must be reviewed by a SQEP (at the Consent Holders expense) and must be submitted to the council prior to the Commencement of Excavation.

The results of the subsequent external visual inspections and an assessment of the results must be reviewed by the SQEP (at the Consent Holders expense), and any Damage must be notified to the council within twenty-four (24) hours of the inspection. The reviewed results and the

Applicant also proposes to amend the structure of the latter part of the condition for readability as outlined below.

External visual inspections of the surrounding ground ~~and neighbouring buildings and structures along Jellicoe Street and Beaumont Street (including the near side footpath and parking lane) and the external side of the Orams Building B2 as identified in the plan prepared by Initia titled ‘Recommended extents of visual monitoring in relation to proposed structural core excavations’ and dated 03/07/2026~~ must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage.

Prior to the Commencement of Excavation:

- a. The first visual inspection must be carried out ~~prior to the Commencement of Excavation~~; and*
- b. The results of that inspection must be reviewed a SQEP (at the Consent Holder's expense) and must be submitted to the Council.*

Subsequent inspections must be undertaken weekly from the Commencement to Completion of Construction Phase Dewatering and post-Completion of Construction Phase Dewatering. A photographic record must be kept, including time and date of each inspection, the name of the person(s) undertaking the inspection, and all observations made during the inspection, and must be of a quality that is fit for purpose.

The results of the subsequent external visual inspections and an assessment of the results must be reviewed by the SQEP (at the Consent Holder's expense), and any Damage must be notified to the council within twenty-four (24) hours of the inspection. The reviewed results and the assessment of the results must also be included in the bi-monthly monitoring report for the relevant monitoring period.

	assessment of the results must also be included in the bi-monthly monitoring report for the relevant monitoring period. Advice Note <i>This condition does not apply to any land, building or structure where written evidence is provided to the council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.</i>	Advice Note <i>This condition does not apply to any land, building or structure where written evidence is provided to the council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.</i> A copy of the plan prepared by Initia titled 'Recommended extents of visual monitoring in relation to proposed structural core excavations' and dated 03/07/2026 is attached to this response as "Attachment 2".
Water Permit: Condition 23	Additional Surveys Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the council, for the purpose of investigating any Damage potentially caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP, and the report must be submitted to the council. The requirement for any such additional condition survey will cease six months after the Completion of Construction Phase Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.	The Applicant agrees to the proposed condition with the following minor amendments: <i>Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the <u>Council</u>, for the purpose of investigating any Damage potentially <u>which the Council has a reasonable basis to consider has been</u> caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP, and the report must be submitted to the council.</i> <i>The requirement <u>ability for Council to request</u> any such additional condition survey will cease six months after the Completion of Construction Phase Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.</i>
Water Permit: Condition 24	Contingency Actions	The Applicant agrees to the proposed amendment and has included it in its proposed conditions.

	If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder shall must: a) Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage. (e) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage (to the extent this is known); identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage. Provide a copy of the report prepared under (b) above, to the Team Leader Compliance Monitoring Central and the asset owner within 10 working days of notification under (a) above. Advice Note <i>It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.</i>	
Water Permit: Condition 25	Notice of Completion The Team Leader Compliance Monitoring Central shall be advised in writing within 10 working days of when Bulk Excavation and Dewatering has been completed. The council must be advised in writing within 10 working days of the Completion of Excavation and Construction Phase Dewatering. Advice Note	The Applicant agrees to the proposed amendment with minor edits to align with Council's preferred referencing of the compliance monitoring and the defined terms: <i>The Team Leader Compliance Monitoring Central <u>Region Wide</u> shall <u>must</u> be advised in writing within 10 working days of the Completion of Excavation and Construction Phase Dewatering.</i>

	<i>The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.</i>	
Auckland Council – Construction Noise – Duffy Visser		
LUC: Condition 21	A final Construction Noise and Vibration Management Plan (CNVMP) must be prepared by a suitably qualified person and submitted to Auckland Council for certification 10 working days prior to the commencement of the construction works. At a minimum, the final CNVMP must address the relevant measures in Annex E of NZS 6803:1999 "Acoustics - Construction Noise" and Appendix B of DIN 4150-3:1999 "Structural vibration - Part 3 Effects of vibration on structures". The CNVMP must be implemented throughout the Project, and a copy must be maintained on site. The purpose of the CNVMP is to identify and adopt the Best Practicable Option (BPO) for the management of construction noise and vibration to avoid, mitigate or remedy adverse effects.	The Applicant agrees with the intent of the condition. The Applicant considers this is addressed in proposed Condition 21. No additional conditions or amendments to Condition 21 are considered necessary.
LUC: New condition	High noise or vibration generating works must be limited to the hours of Monday –Saturday 7:30am to 6:00pm.	The Applicant does not agree with this condition. It is unclear what 'high noise or vibration' means. Construction noise and vibration will comply with the thresholds of the AUP apart from in relation to 164 Beaumont Street where consent has been sought and written approval has been supplied. Condition 41 sets out the thresholds and hours contained within Standard E25.6.28 in full. No additional conditions or amendments to Condition 41 are considered necessary.
LUC: Condition 41	Construction noise must, except at Orams Marine (164 Beaumont Street, Lot 2 DP 541270), comply with Auckland Unitary Plan (AUP) Standard E25.6.28.	The Applicant agrees with the intent of the condition. The Applicant considers this is already addressed in proposed Condition 41, as it sets out the thresholds contained within Standard E25.6.28 in full. No additional conditions or amendments to Condition 41 are considered necessary.

LUC: Condition 44	Construction vibration must, except at Orams Marine (164 Beaumont Street, Lot 2 DP 541270), comply with AUP Standard E25.6.30	The Applicant agrees with the intent of the condition. The Applicant considers this is already addressed by its proposed Condition 44, as it sets out the thresholds contained within Standard E25.6.30 in full. No additional conditions or amendments to Condition 44 are considered necessary.
Healthy Waters - Hillary Johnston		
LUC: Condition 78	Flood and Coastal Inundation Management Plan Prior to the commencement of any commercial or residential activity of 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.	The Applicant generally agrees with the intent of the condition. However, the Applicant proposes amendments to better align the condition with that proposed at lodgement. The Applicant proposes to replace Condition 78 as lodged with the drafting of the condition below. The Applicant also considers that the trigger should be "prior to occupation of the building" for clarity and consistency. <i>Prior to the commencement of any commercial or residential activity <u>occupation of the building</u>, the consent holder must submit a Flood and Coastal Inundation Management Plan (FCIMP) prepared by a suitability qualified coastal and flood professional <u>SQEP</u> to the Council for certification.</i>
LUC: Condition 78	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: a) protect the health and safety of people, property, and the environment; b) 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.	The Applicant considers a more appropriate objective (and to reflect the intent of the Applicant's originally proposed plan and the amendments below) is as follows: <i>The objective of the Flood and Coastal Inundation Management Plan (FCIMP) is <u>to manage potential flooding and coastal inundation effects on the building and people.</u></i> <i>to detail the practices and procedures to be adopted to ensure compliance with consent conditions, and to also meet the following objectives:</i> <i>a) protect the health and safety of people, property, and the environment;</i>

		b) ensure building users are aware of the flood hazard risk affecting the site and surrounding area; and ensure building users understand the actions required to be undertaken before, during, and after a flood event.
LUC: Condition 78	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	The Applicant generally agrees to this condition with amendments to remove repetition, consolidate the list of information required and allow the SQEP preparing the FCIMP to determine the appropriate content. In particular, the requirement for annual practice drills is unnecessarily prescriptive and inconsistent with the remainder of the condition, which focuses on the matters to be addressed within the FCIMP rather than prescribing the outcomes. The Applicant considers that the proposed amendments appropriately address the matters of concern by setting clear outcomes-based requirements, while avoiding unnecessary prescription that would duplicate matters already within the professional expertise of the SQEP preparing the FCIMP. 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 is 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.

	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: - monitoring weather conditions before, during, and after a flood event or coastal inundation - coordinating decision making and response actions - communicating with building users, residents, and visitors before, during and after a flood event or coastal inundation - coordinating emergency actions and evaluation if needed - implementing preparation measures such as clearing of drains and gutters, securing or relocating items including property and vehicles - implementing actions before, during, and after a flood event or coastal inundation - providing after-hours contact information - maintaining and reviewing the FCIMP - training of new building management staff on the FCIMP - informing new owners and tenants of the FCIMP	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, <u>the preparation of a safe egress plan and</u> 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. ✗) The contact register must <u>identify the person(s) responsible for implementing, maintaining, and communicating the FCIMP, including any monitoring, emergency response, and training responsibilities</u> include identification of who on the site is responsible for:
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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	xi. monitoring weather conditions before, during, and after a flood event or coastal inundation xii. coordinating decision making and response actions xiii. communicating with building users, residents, and visitors before, during and after a flood event or coastal inundation xiv. coordinating emergency actions and evaluation if needed xv. implementing preparation measures such as clearing of drains and gutters, securing or relocating items including property and vehicles xvi. implementing actions before, during, and after a flood event or coastal inundation xvii. providing after hours contact information xviii. maintaining and reviewing the FCIMP xix. training of new building management staff on the FCIMP xx. informing new owners and tenants of the FCIMP j) Details on how to support the needs of all users and occupants, including but not limited to: vi. visitors vii. elderly, disabled, or mobility-impaired residents viii. children ix. pets x. non-English speakers Planning for an event k) Details of the actions to be undertaken before, during, and after a flood event or coastal inundation, including the information sources and triggers that will inform decision-making, preparedness, response, communication, evacuation or shelter-in-place (where applicable), re-entry, and recovery. l) Details of the preparation actions required before the possibility of a flood event or coastal inundation.
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	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 <i>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.</i> <i>For more information on emergency management plan see the National Emergency Management Agency and/or Auckland Emergency Management website.</i> <i>A suitability qualified coastal and flood professional is a person with training, qualification, and expertise in flood hazard and risk management.</i>	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. Testing, Review and Updates w) The procedures for testing, reviewing, updating and maintaining the FCIMP, including the frequency and nature of any testing or practice exercises and how any changes will be
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		recorded. 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 <i>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.</i> <i>For more information on emergency management plan see the National Emergency Management Agency and/or Auckland Emergency Management website.</i>
LUC: New Condition	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.	The Applicant agrees with the intent of the proposed condition but considers this is already addressed by its proposed conditions 4 to 13 which apply to all Management Plans (including any changes and recertification requirements). No additional conditions or amendments to Conditions 4 to 13 are considered necessary.
LUC: New Condition	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,	The Applicant agrees with the intent of the proposed condition but considers:

	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.	- that a) is already addressed in condition 12 of the proposed conditions (which applies to all Management Plans); and - that b) is addressed in the below condition (titled "Copies of Flood and Coastal Inundation Management Plan"). This condition requires the Applicant to ensure that all owners and occupiers are made aware of the FCIMP, but recognises that the Applicant cannot ensure acknowledgement of receipt from owners or tenants.
LUC: Condition 79	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.	The Applicant agrees with the intent of the condition that all owners and occupiers should be made aware of the Flood and Coastal Inundation Management Plan (FCIMP). However, the Applicant considers that the condition is unnecessarily prescriptive in requiring multiple methods of distribution. The Applicant agrees to the condition with the below amendments. <i>The consent holder must ensure <u>that all owners and occupiers are made aware of the Flood and Coastal Inundation Management Plan (FCIMP).</u></i> <i>a) A copy of the certified Flood and Coastal Inundation Management Plan (FCIMP) is available in a public area and is easily accessible.</i> <i>b) A digital copy of the FCIMP is available where possible.</i> <i>c) Each unit has been provided with a copy of the FCIMP.</i> <i>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.</i>
New Condition	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	The Applicant does not agree with this condition. The Applicant considers that the condition is unnecessary, as the requirement to prepare, certify, implement and maintain a Flood and Coastal

Beaumont Street, Wynyard Quarter. 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.	Inundation Management Plan (FCIMP) is already secured through separate consent conditions. Those conditions provide an appropriate and enforceable mechanism to ensure flood and coastal inundation risks are managed and that occupiers of the building are aware of these risks.
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Auckland Council – Waste Planning – Jan Burbery		
LUC: Conditions 80-82	Recommends that the Waste Management and Minimisation Plan required by [former] Condition 28 also includes: • confirmation of how residential and commercial waste streams and storage areas will be clearly separated and identifiable to users; • confirmation that the waste management arrangements retain sufficient flexibility to accommodate either council or private waste collection services; • confirmation that adequate capacity is provided for organics, cardboard and glass waste streams; and • confirmation that the final waste collection arrangements remain compatible with the approved loading and servicing facilities.	The Applicant has moved the Waste Management and Minimisation Plan condition to the operational condition section as requested by Auckland Council in earlier engagement. It is now Condition 80 - 82. The Applicant considers the amendments sought are adequately addressed by the existing conditions. However, it has proposed an amendment to Condition 82(a) to include reference to 'capacity'. In addition, the Applicant has proposed to remove (e) – (h) from this plan to more appropriately address the matters that are included in the draft Waste Management and Minimisation Plan and should form part of the final Waste Management and Minimisation Plan.
Auckland Transport – Traffic		
New Condition	An at-grade zebra crossing must be provided closer to the proposed development site or within proximity to Beaumont Street/ Madden Street intersection to accommodate the additional foot traffic that will be generated from the site.	The Applicant does not agree to the proposed condition. As explained in the memorandum prepared by Parlane and Associates dated 4 August 2026, there is not sufficient foot traffic demand from the development to require an at-grade zebra crossing within proximity to the Beaumont Street / Madden Street intersection, further the desire line is towards the bridge and pedestrians are able to cross Beaumont Street safely at this location without a formal crossing.
LUC: Condition 75B	The access must consist of a car detection system to warn footpath users of the oncoming vehicle and roller shutter door as depicted in Figure 14 of the ITA.	The Applicant agrees with the intent of the condition and has proposed new Condition 75B to address this.
New Condition	Encroachment Licence is required for the proposed canopy within the road corridor. The licence process is managed by Auckland Transport as the road controlling authority.	The Applicant does not agree to the proposed condition. This is a third-party approval and is not required to be resolved through the consent process.

New Condition	All building openings must be contained within the site and must not obstruct the footpath.	The Applicant does not agree to the proposed condition for the reasons outlined in the memorandum of Parlane and Associates dated 4 August 2026. The Applicant agrees to an advice note that approval is required from Auckland Transport as the road controlling authority for building openings to utilise the footpath. This is included in the Applicant's proposed conditions.
New Condition	The site travel management plan must be monitored on a 6 monthly basis to ensure effectiveness and reduce private vehicle dependency, and this must be reported to Auckland Transport/ Auckland Council.	The Applicant does not agree with the proposed condition for the reasons explain in the memorandum prepared by Parlane and Associates dated 4 August 2026.
LUC: Condition 20	Construction Traffic Management Plan: There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets because of the earthworks and construction activity. If such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.	The Applicant agrees to the Construction Traffic Management Plan setting out the process for which any damage to roads and footpaths as a result of construction activities from the project is identified and (if required) remedied. The Applicant proposes the following amendment to Condition 20(j): <i>The CTMP must include:</i> ... <u><i>j. Requirements for any road pavement assessment and road pavement monitoring details, and associated road pavement repair measures.</i></u> The Applicant considers this condition appropriately enables the procedures for identifying, assessing, notifying and remedying any damage to be prescribed in the management plan. The Applicant also proposes to delete Condition 55 of the proposed conditions on the basis that this is more appropriately addressed in the CTMP when construction details, including construction routes, are confirmed.
New Condition	All construction vehicles must undertake reverse manoeuvres within the site boundary to minimize safety risk.	The Applicant does not agree to the proposed condition for the reasons explained in the memorandum prepared by Parlane and Associates dated 4 August 2026. The Applicant considers the management of construction vehicle movements is more

		appropriately addressed through the Construction Traffic Management Plan proposed as Condition 14 of the lodged conditions.
New Condition& LUC: Condition 50A	If Beaumont Street is approved to be utilised for the positioning of the tower crane • Ongoing liaising is required with the Works Coordination team to ensure usage of Beaumont Street for Special events. • The bus stop relocation must include a minimum of 30m in length to accommodate two buses and adequate entry and exit maneuverability space must be provided. Tracking curves indicating the usability must be submitted along with the Construction Traffic Management Plan. • Proposed relocation of bus stop and removal of parking spaces will require Traffic Operations Manager/ Resolution approval from Auckland Transport.	The Applicant agrees to on-going liaison with the works coordination team however, this is not appropriate as a condition of consent. The Applicant agrees to include this as a General Advice Note in the Applicant's proposed conditions. The Applicant agrees with the intent of a condition relating to a temporary bus stop relocation but proposes amendments for the reasons explained in the memorandum prepared by Parlane and Associates dated 4 August 2026. This is new Condition 50A in the Applicant's proposed conditions. The Applicant does not agree to the proposed condition regarding the relocation of the bus stop and removal of parking spaces being subject to separate approval from Auckland Transport's Traffic Operations Manager/Traffic Resolution process. As this is a separate process to obtaining a resource consent which requires third-party approval, it is not appropriate to impose this as a condition of a resource consent. However, the Applicant agrees to include this in a General Advice Note in the Applicant's proposed conditions.
New Condition	The consent holder must obtain vehicle crossing approval from Auckland Transport for the proposed vehicle crossing.	The Applicant does not agree to the proposed condition. As above vehicle crossing approval is a separate approval from Auckland Transport's Traffic Operations Manager/Traffic Resolution process, it is not appropriate to impose this as a condition of resource consent. However, the Applicant agrees to include this as a General Advice Note in the Applicant's proposed conditions.
Watercare – Amber Taylor		
LUC: Condition 77	Wastewater and water supply The consent holder must design and construct connections to the public water supply and wastewater reticulation networks to service the	The Applicant does not agree to the proposed condition. Watercare has confirmed it is satisfied there is sufficient capacity in the water and wastewater network to service the development. Condition 77 as lodged is therefore not required and the Applicant proposes to delete

project in accordance with the requirements of the water supply and wastewater utility provider. ~~Prior to the occupation of the project there must be operational wastewater infrastructure with sufficient capacity to service the project.~~

Advice Notes

Engineering plan approval must be obtained from Auckland Council for all public water supply and wastewater works.

The applicant must produce under the engineering plan approval stage a completed design of the proposed water supply and wastewater infrastructure, including infrastructure to vest in Auckland Council and thereafter in Watercare (public water supply and wastewater works), in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice) as well as Watercare's standards for material supply, construction and asset data capture.

All public water supply and wastewater works required to service this development shall be designed and constructed by the applicant at no cost to Watercare.

Any connection to the public water and wastewater networks remains subject to approval under the Water Supply and Wastewater Network Bylaw 2015, including the power to refuse an application to connect where there is insufficient capacity in the network to accommodate the connection.

that condition. The proposed amendments from Watercare relate to design requirements outside the resource consent process and therefore, the Applicant considers it is more appropriate as an Advice Note. The Applicant has therefore amended the Advice Notes in its proposed conditions.

For completeness, the Applicant has now completed a CCTV and topographic survey of the 300mm wastewater pipe on Beaumont Street which determined there was sufficient capacity in the local wastewater network. The Applicant has therefore deleted Condition 39 in its proposed conditions.

Attachment 1

Barker & Associates

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown



188 Beaumont Street

This supplementary information responds to Auckland Councils s67 request for additional information regarding materiality and finishes:

“..Confirmation of the proposed materiality, colour selection, and finish (such as matte, aggregate, or textured treatments) is required to enable a clear understanding of the building’s appearance and the extent to which visual amenity and visual dominance effects are managed from both the immediate realm and wider viewpoints. While the final material, colour and finish details could be conditioned based off a conceptual palette, the specific material, colour and finish details of all cladding, balustrade and roofing would be best place to be included on the elevation drawings as part of the material key / palette.”

We note that detailed elevations submitted within the application do include materiality codes, and this document simply provides additional visual guidance as to the intent of these material selections to enable assessment.

Fast Track Approval - S67 Response Building Materials, Colours and Finishes

Prepared for:
Westhaven Residential Limited Partnership

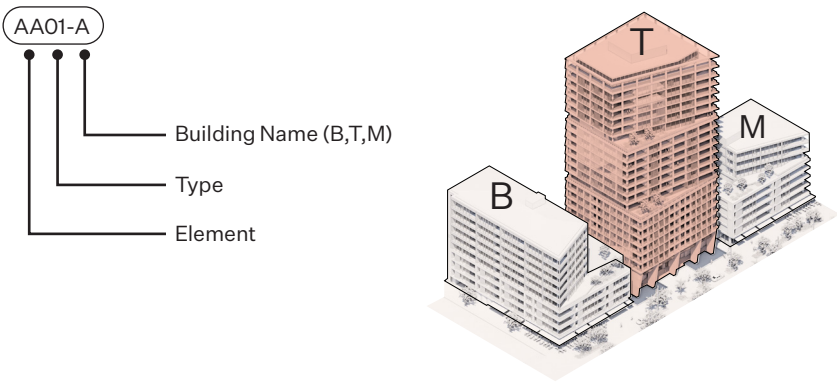
Document Revision Status:
Revision A

24th June 2026

Tower

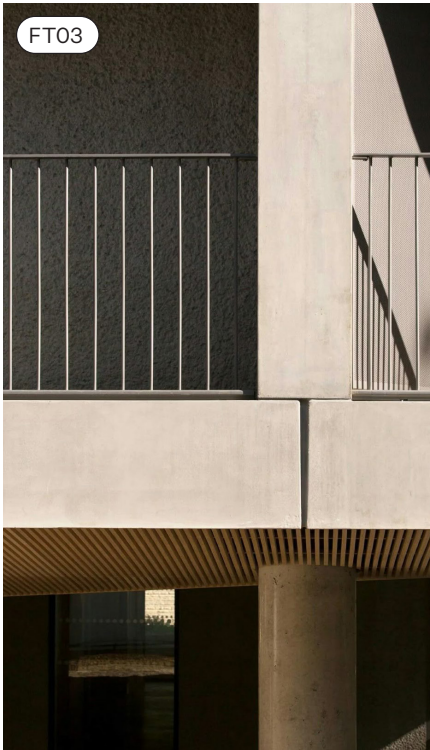
Material Palette

Inspired by its proximity to the marine industrial surroundings within Wynyard Quarter, the tower is reflective of raw luxury - an idea that comprises refined, luxurious materials with contrasting with raw, industrial elements.



Exposed Concrete at The Base

The tower features a double height entrance, with an exposed off-form concrete arched colonnade that echoes the nearby concrete silos and their iconic circular form.



Lightweight Concrete Grid Expression

The facade features a grid of light grey lightweight concrete or matt aluminium panels.



Vertical Garden

Terrace spaces located at inflection points across the Tower enable vertical gardens with landscaped features to occur enabling planting at specific intervals.



Glazed Balustrading

To further enhance the views across marina, and the wider Waitematā Harbour, the Tower features glass balustrading to the apartments, with the exception of the terraced levels which feature metal balustrading.



Aluminium Balustrading

The aluminium balustrading creates further visual definition at the terraced levels on the tower while preserving the outlook, in a grey powdercoated satin finish (or similar approved).



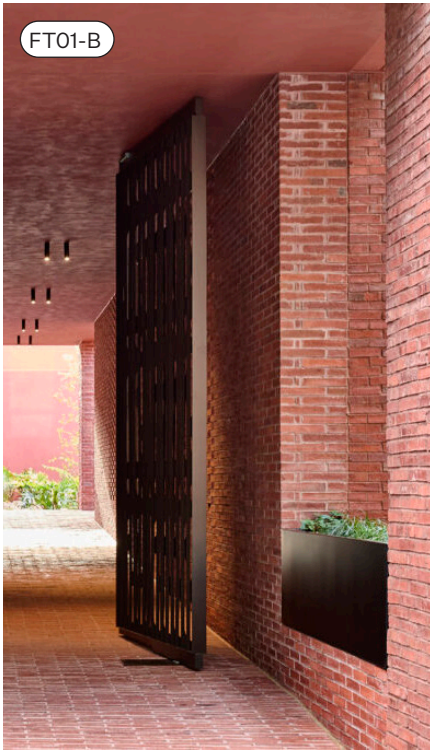
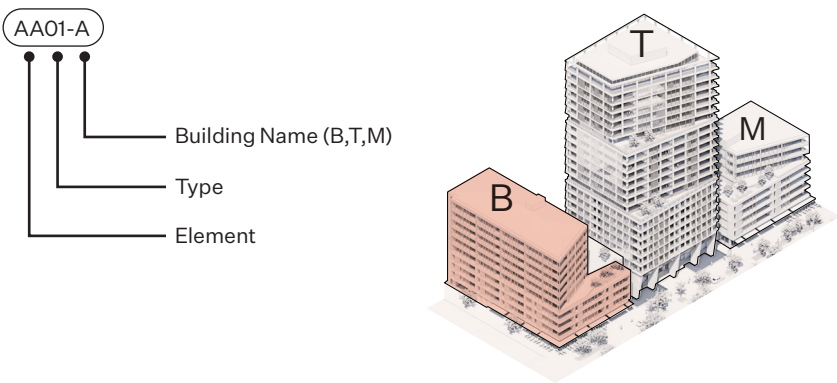
Curtain Wall

Double glazed curtain wall, with a neutral grey colour (or similar approved) features across the Tower apartments ensuring the residents experience the views across the city, the marina, and the wider Waitematā Harbour.

The Beaumont

Material Palette

Beaumont embraces its urban setting, and food and beverage-led frontage through an industrial-inspired palette of smooth and textured brick, aluminium, and glass.



A Podium of Brick

The Beaumont features a brick rainscreen in an industrial dark red brick (or similar approved) to the podium facade, reflecting the history of the area and its urban corner setting.



Textured Brick

The use of a textured brick pattern along panels of the Beaumont podium facade supports a design with visual depth and shadow-play, contributing a rich architectural language to Wynyard Quarter.



Window Wall

Double glazed Window Wall, with a neutral grey colour (or similar approved) features across the Beaumont apartments, with red oxide aluminium framing (or similar approved) to further enhance its red brick podium facade.



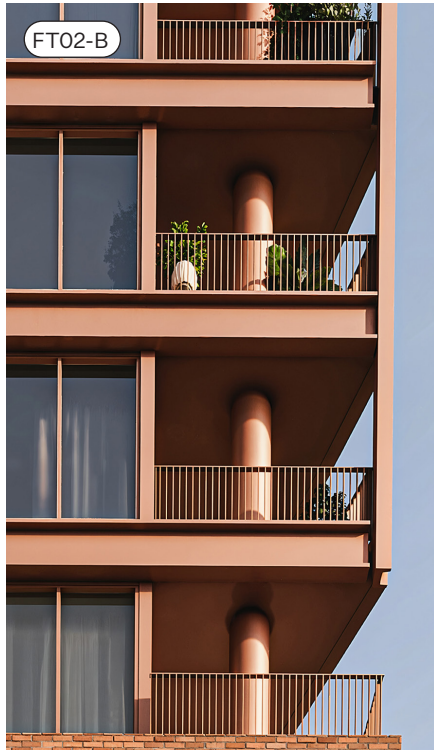
Aluminium Balustrading

The aluminium balustrading featured on the Beaumont balconies supports outlook from the apartments, with a red oxide powdercoated satin finish (or similar approved).



Aluminium Shrouds

Aluminium shrouds with a red oxide powdercoated satin finish (or similar approved) feature around the window openings of the brick podium apartments.



Solid Aluminium Rainscreen

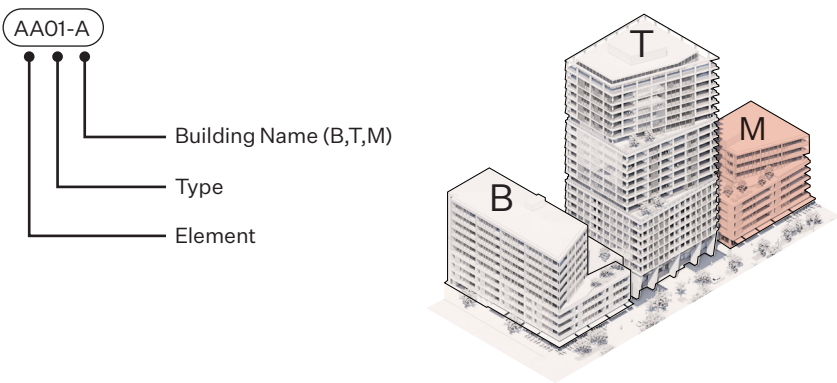
A solid aluminium rainscreen forms a grid across the Beaumont facade in a red oxide powdercoated satin finish (or similar approved), referencing the industrial materials and finishes found historically in Wynyard Quarter.



Marina Building

Material Palette

With a strong north-west orientation and a design language shaped by refined marine luxury, the Marina building blends light-filled modernity with the material authenticity and tactility of brick, glass and metal.



Brick at the Base

Residents of the Marina experience a warm-white brick rainscreen finish (or similar approved) to the podium, anchoring the building at the water’s edge.



Textured Brick

Staggered brick detailing along angled sections of the facade adds a visual richness and depth to the northern facade, with the shadow pattern changing across the day.



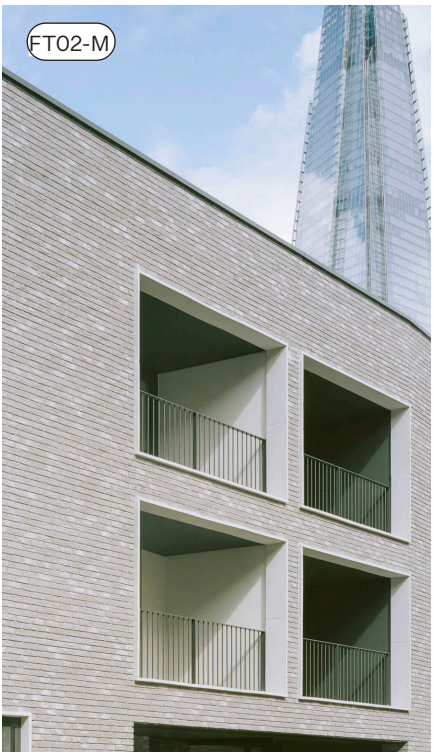
Window Wall

The Marina building has uninterrupted views across the Waitematā, supported through the expansive use of double glazing in a neutral grey (or similar approved), with pale coloured satin finish to the aluminium framing.



Glass Balustrading

Glass balustrading along the Marina balconies further supports the enjoyment of the expansive views from within the apartments.



Aluminium Shrouds

A light, elegant material palette draws on nautical inspiration and super yacht detailing, including a pale coloured satin finish to the window shrouds (or similar approved), framing the harbour outlook.



Solid Aluminium Rainscreen

A solid aluminium rainscreen forms a grid across the Marina facade in a pale coloured powdercoated satin finish (or similar approved) referencing the marine industry of Wynyard Quarter.



Elevations
North

FT01-B

Brick Rainscreen

FT01-M

Brick Rainscreen

FT02-B

Solid Aluminium Rainscreen

FT02-M

Solid Aluminium Rainscreen

FT03

Lightweight Concrete Grid Expression

FT04

Green Wall with Precast Behind

FT05

Precast Panel or Alternative

FT06

Exposed Off-Form Concrete

FT07

Aluminium Louvre

WT01-B

Window Wall

WT01-M

Window Wall

WT02

Curtain Wall

WT03

Shopfront Window System

BT01-T

Aluminium Balustrading

BT01-B

Aluminium Balustrading

BT02

Glass Balustrading

RT03

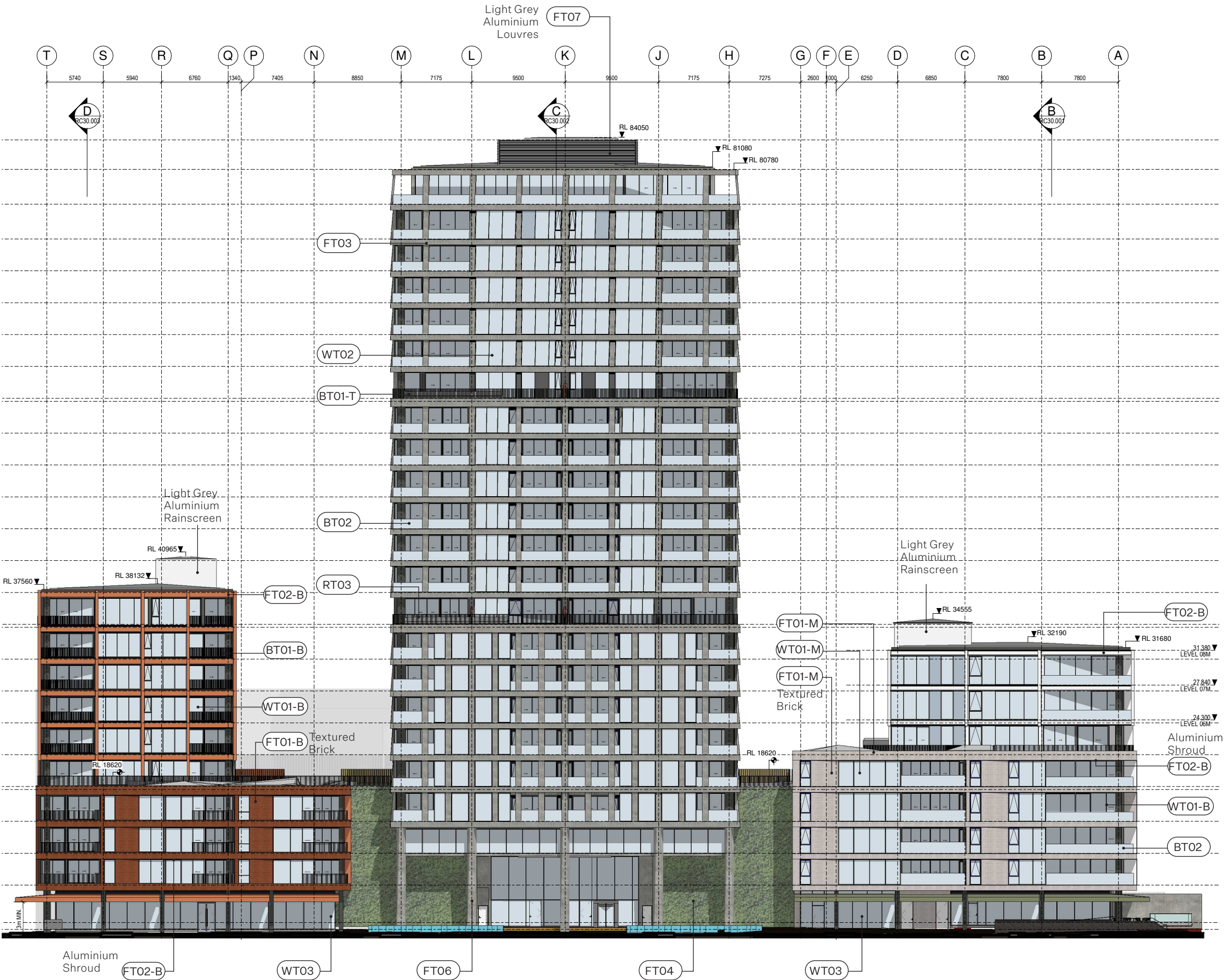
Vertical Garden

AA01-A

Building Name (B,T,M)

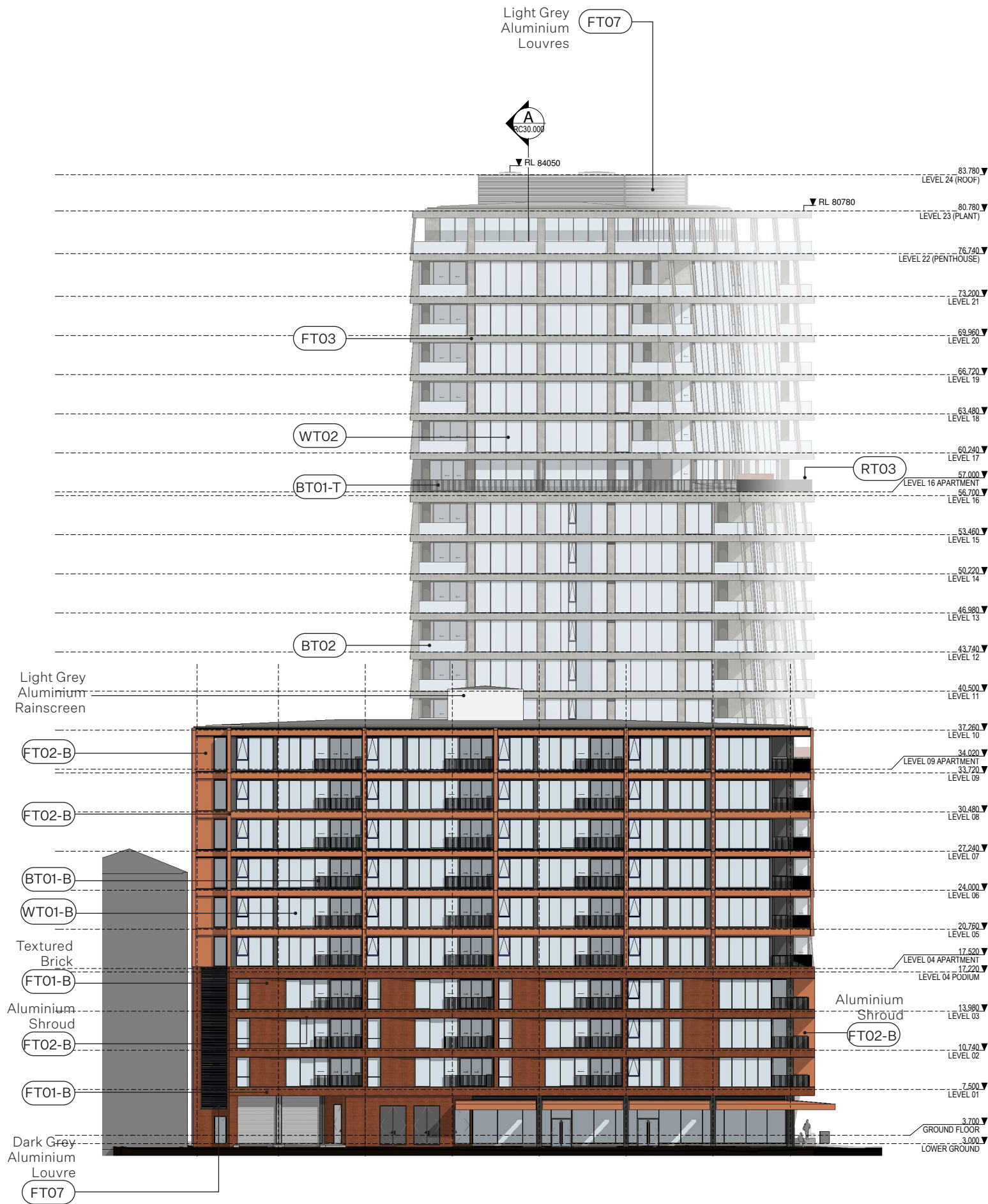
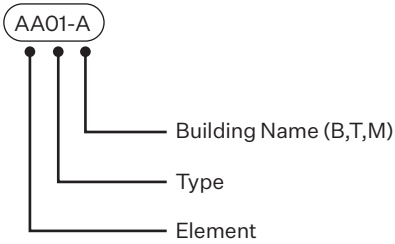
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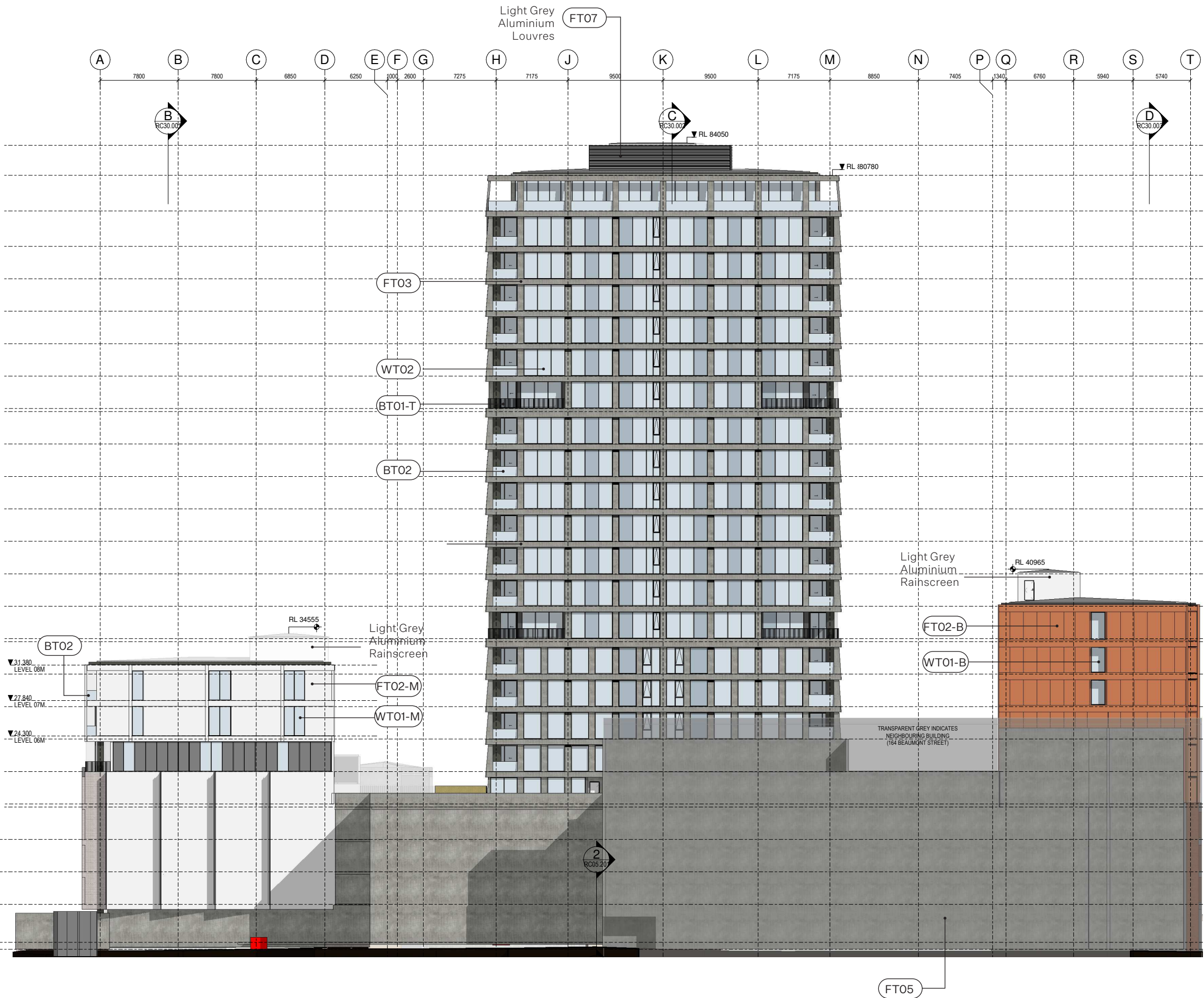
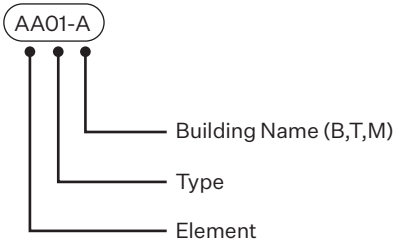
Elevations
East

FT01-B	Brick Rainscreen
FT01-M	Brick Rainscreen
FT02-B	Solid Aluminium Rainscreen
FT02-M	Solid Aluminium Rainscreen
FT03	Lightweight Concrete Grid Expression
FT04	Green Wall with Precast Behind
FT05	Precast Panel or Alternative
FT06	Exposed Off-Form Concrete
FT07	Aluminium Louvre
WT01-B	Window Wall
WT01-M	Window Wall
WT02	Curtain Wall
WT03	Shopfront Window System
BT01-T	Aluminium Balustrading
BT01-B	Aluminium Balustrading
BT02	Glass Balustrading
RT03	Vertical Garden



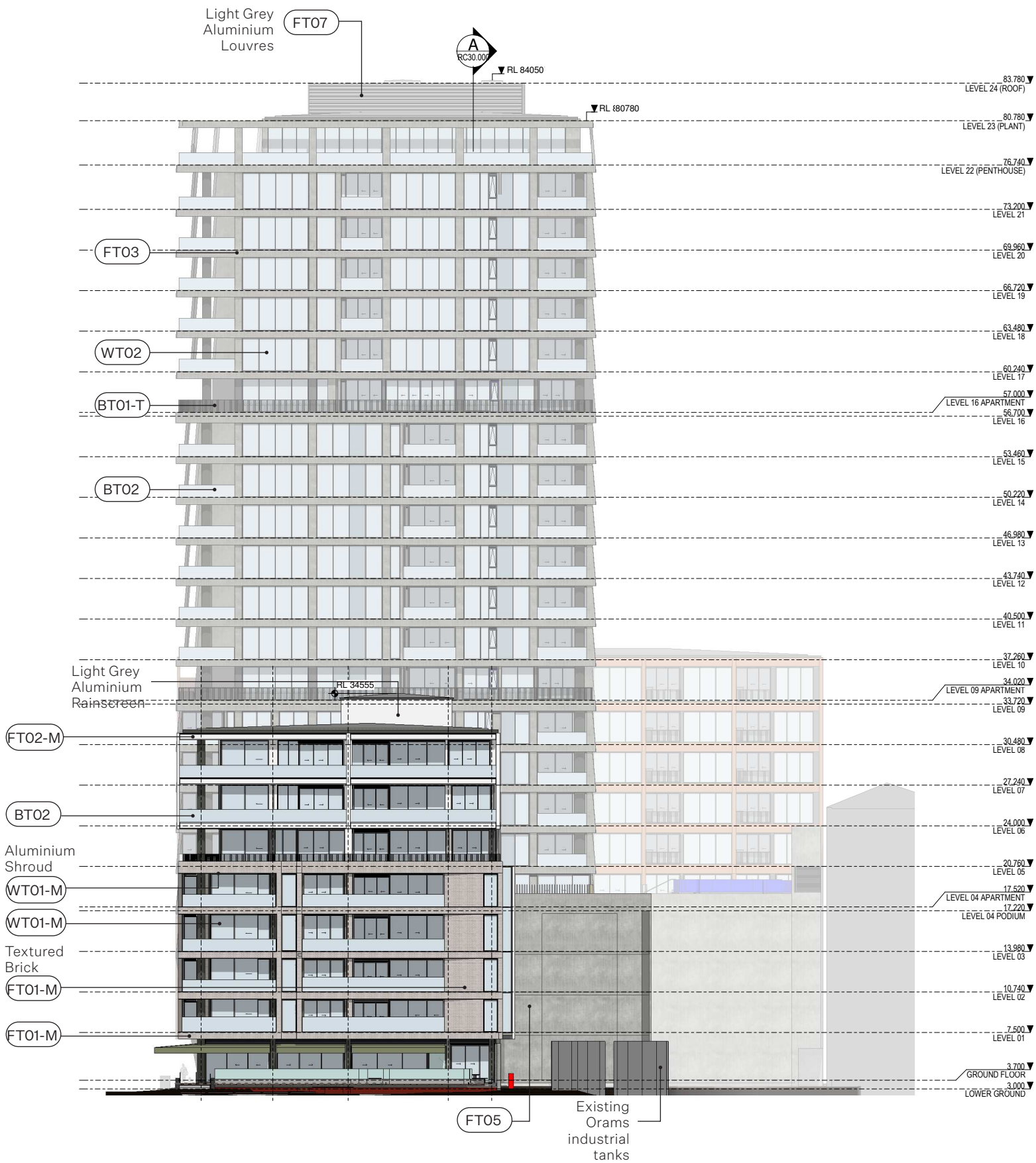
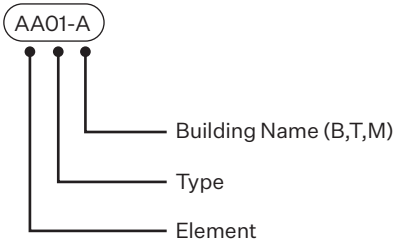
Elevations
South

FT01-B	Brick Rainscreen
FT01-M	Brick Rainscreen
FT02-B	Solid Aluminium Rainscreen
FT02-M	Solid Aluminium Rainscreen
FT03	Lightweight Concrete Grid Expression
FT04	Green Wall with Precast Behind
FT05	Precast Panel or Alternative
FT06	Exposed Off-Form Concrete
FT07	Aluminium Louvre
WT01-B	Window Wall
WT01-M	Window Wall
WT02	Curtain Wall
WT03	Shopfront Window System
BT01-T	Aluminium Balustrading
BT01-B	Aluminium Balustrading
BT02	Glass Balustrading
RT03	Vertical Garden



Elevations
West

FT01-B	Brick Rainscreen
FT01-M	Brick Rainscreen
FT02-B	Solid Aluminium Rainscreen
FT02-M	Solid Aluminium Rainscreen
FT03	Lightweight Concrete Grid Expression
FT04	Green Wall with Precast Behind
FT05	Precast Panel or Alternative
FT06	Exposed Off-Form Concrete
FT07	Aluminium Louvre
WT01-B	Window Wall
WT01-M	Window Wall
WT02	Curtain Wall
WT03	Shopfront Window System
BT01-T	Aluminium Balustrading
BT01-B	Aluminium Balustrading
BT02	Glass Balustrading
RT03	Vertical Garden



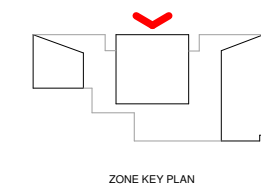
Appendix

Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
	VISION PANEL
	SPANDREL PANEL
NOTE FOR FACADE TYPES REFER A21 SERIES - PART ELEVATIONS	



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ROBERT BIRD GROUP	Structural Engineer
NDY	Mechanical Engineer
JENSEN HUGHES	Fire Engineer
NDY	Electrical Engineer

Client

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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

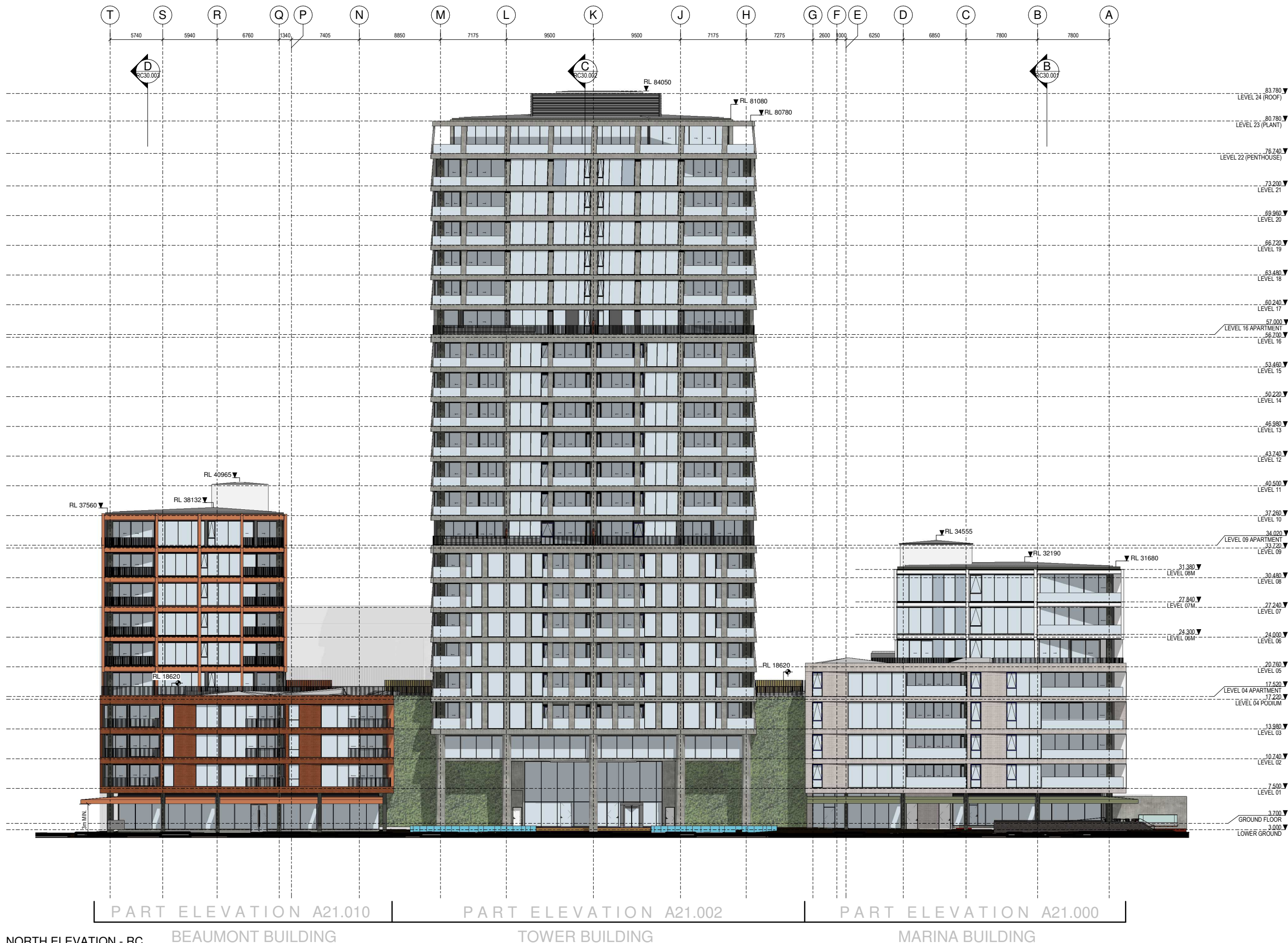
NORTH ELEVATION

Drawing Status

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DESIGN
Drawing Details

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Job No	10442
Drawn	WAM
Checked	WAM

Drawing No	Revision
RC20.000	©



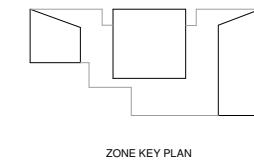
7 All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Living New Zealand Ltd.

Revisions

A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND
VISION PANEL
SPANDREL PANEL
NOTE FOR FACADE TYPES REFER A21 SERIES - PART ELEVATIONS



Consultants

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Project Title

**188 BEAUMONT
STREET**
WYNYARD QUARTER

Drawing Title

EAST ELEVATION

Drawing Status

**PRELIMINARY
DESIGN**
Drawing Details

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Job No 10442
Drawn WAM
Checked WAM

Drawing No

RC20.001

Revision

(C)



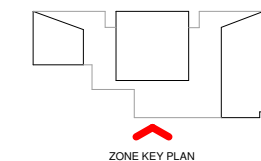
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Revisions

A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND	
	VISION PANEL
	SPANDREL PANEL
NOTE FOR FACADE TYPES REFER A21 SERIES - PART ELEVATIONS	



Consultants

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Project Title

188 BEAUMONT STREET
WYNYARD QUARTER

Drawing Title

SOUTH ELEVATION

Drawing Status

PRELIMINARY DESIGN
Drawing Details

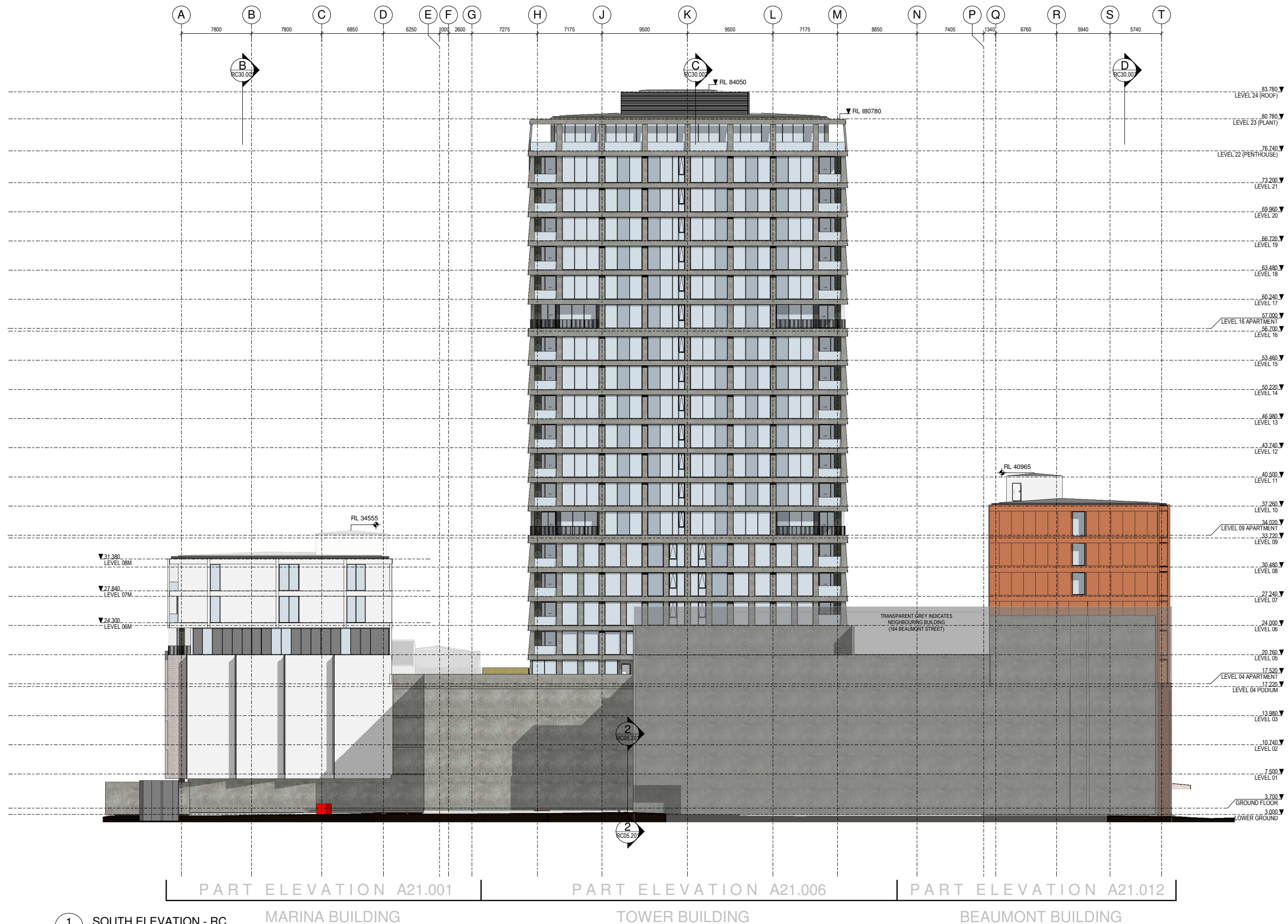
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Job No 10442
Drawn WAM
Checked WAM

Drawing No

RC20.002

Revision

©



1 SOUTH ELEVATION - RC
A10.000 1:200

PART ELEVATION A21.001

MARINA BUILDING

PART ELEVATION A21.006

TOWER BUILDING

PART ELEVATION A21.012

BEAUMONT BUILDING

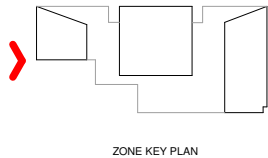
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Revisions

A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND
VISION PANEL
SPANDREL PANEL
NOTE FOR FACADE TYPES REFER A21 SERIES - PART ELEVATIONS



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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

WEST ELEVATION

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

Scale As indicated@ A1
Date 6/03/2026 12:29:35 pm
Job No 10442
Drawn WAM
Checked WAM

Drawing No

RC20.003

Revision

C



1 WEST ELEVATION - RC
A10.000 1:200



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FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

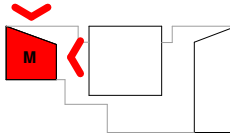
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



ZONE KEY PLAN

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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART NORTH &
EAST ELEVATIONS -
MARINA

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

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Job No 10442
Drawn WAM
Checked WAM

Drawing No

RC21.000

Revision

C

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1:100

3 EAST ELEVATION (MARINA)- RC

A11.100

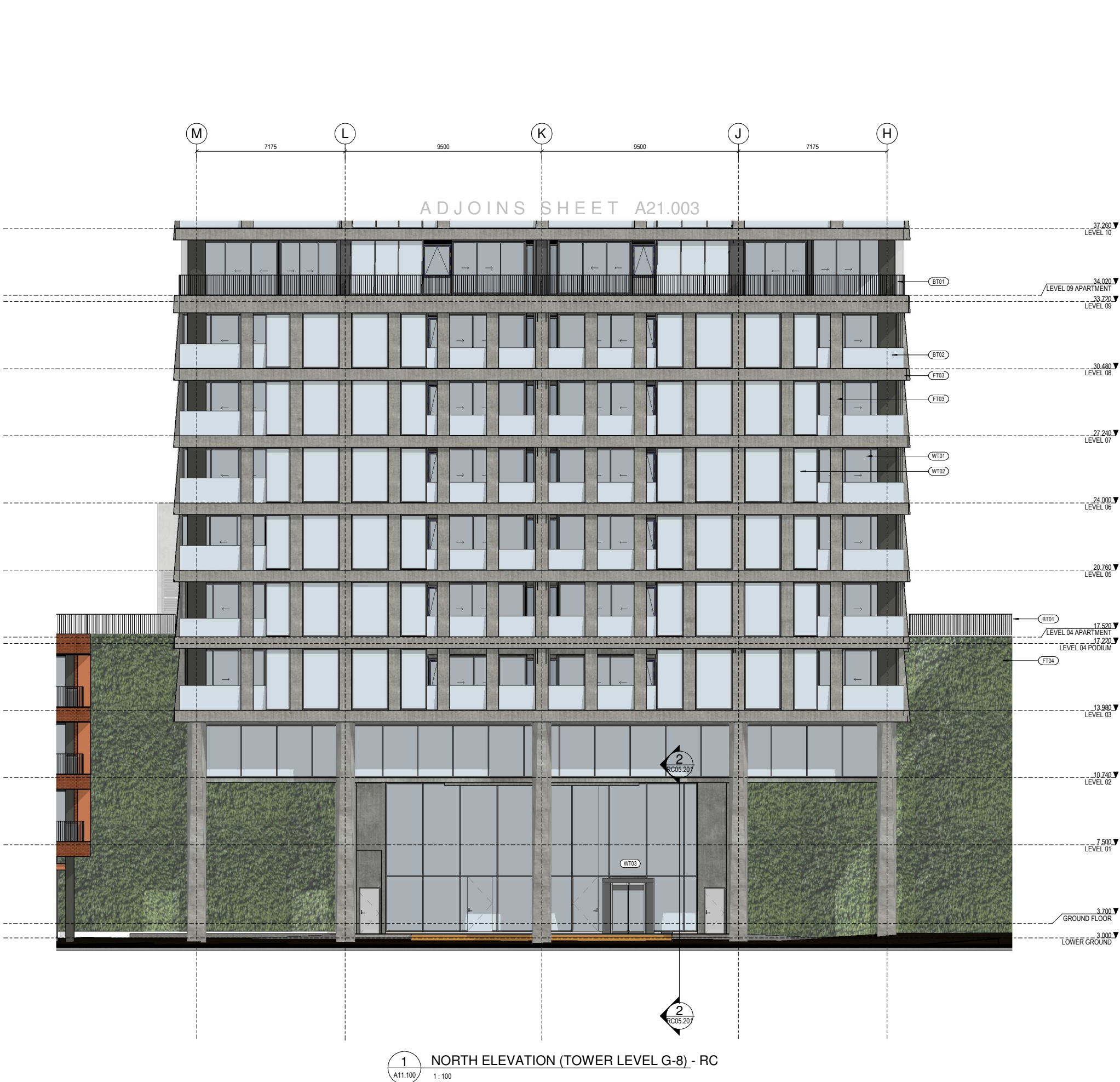
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1 SOUTH ELEVATION (MARINA) - RC
A11.100 1:100

2 WEST ELEVATION (MARINA) - RC
A11.100 1:100

11



ELEVATION TYPE	
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WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
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WT03	SHOPFRONT WINDOW SYSTEM
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RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

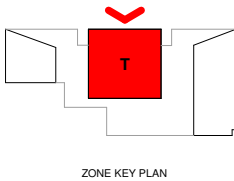
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT
		RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART NORTH
ELEVATION - TOWER
(G-8)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

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Job No	10442
Drawn	WAM
Checked	WAM

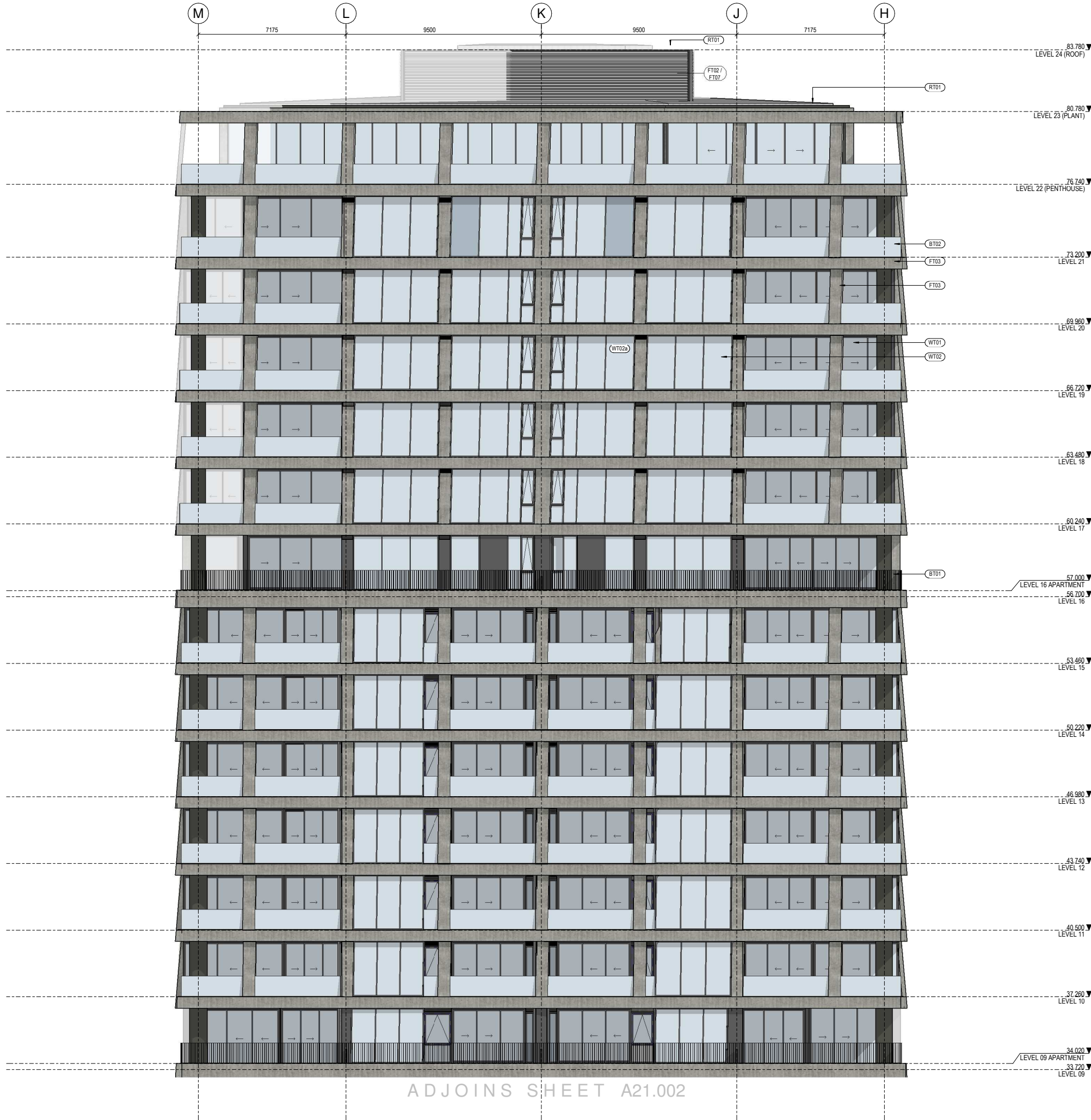
Drawing No

RC21.002

Revision

(C)

1 NORTH ELEVATION (TOWER LEVEL G-8) - RC
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ELEVATION TYPE	
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FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
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WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
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BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

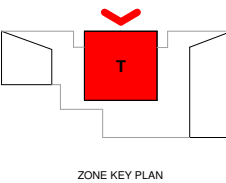
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART NORTH
ELEVATION - TOWER
(9-24)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

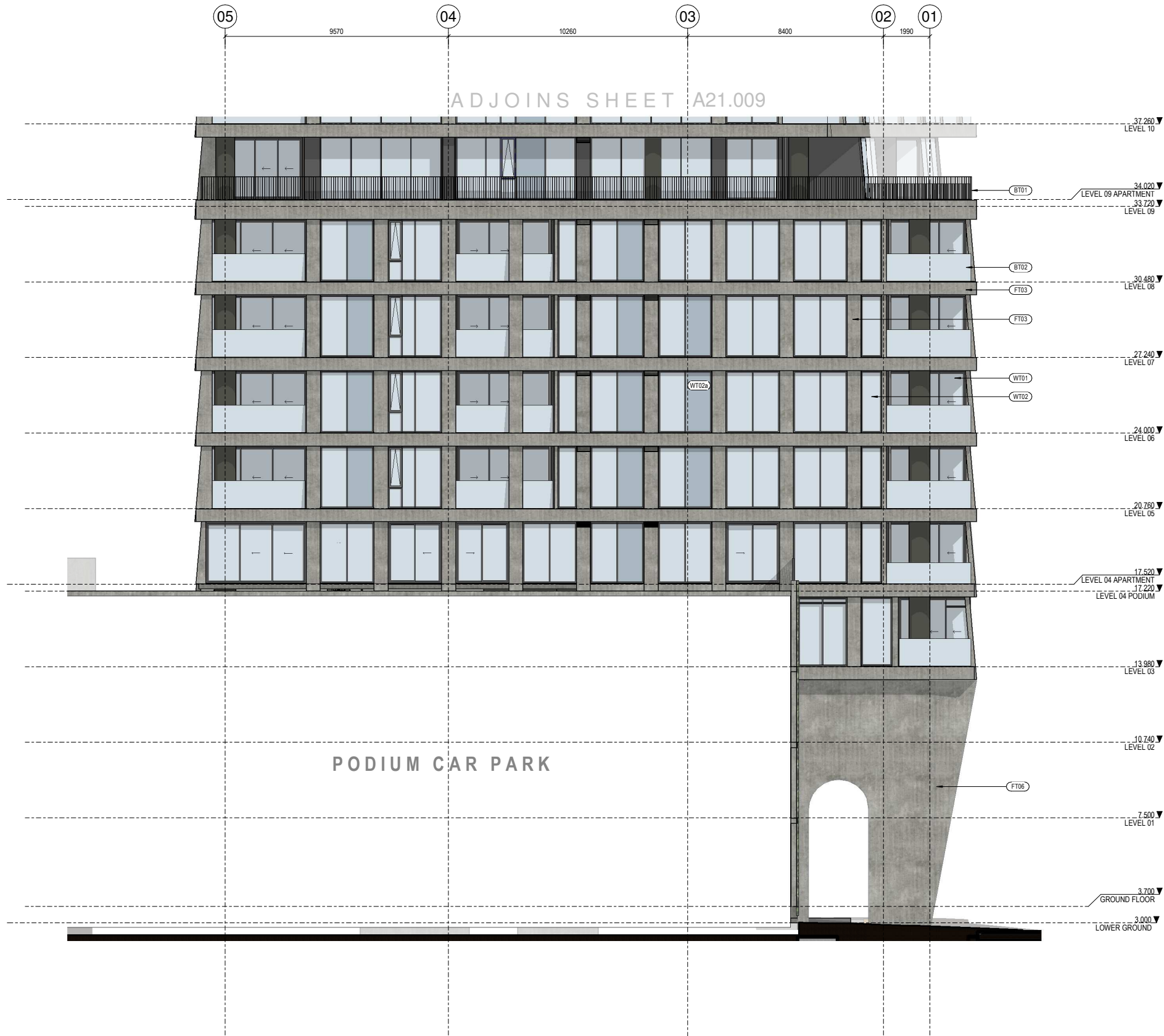
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Drawing No

RC21.003

Revision

C



1 EAST ELEVATION (TOWER G-8) - RC
A11.200 1:100

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FT02	SOLID ALUMINIUM RAINSCREEN
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WT02	CURTAIN WALL (5° SLOPE)
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RT03	GREEN ROOF / LANDSCAPING

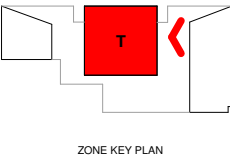
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



Consultants

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ROBERT BIRD GROUP
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Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART EAST
ELEVATION - TOWER
(G-8)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

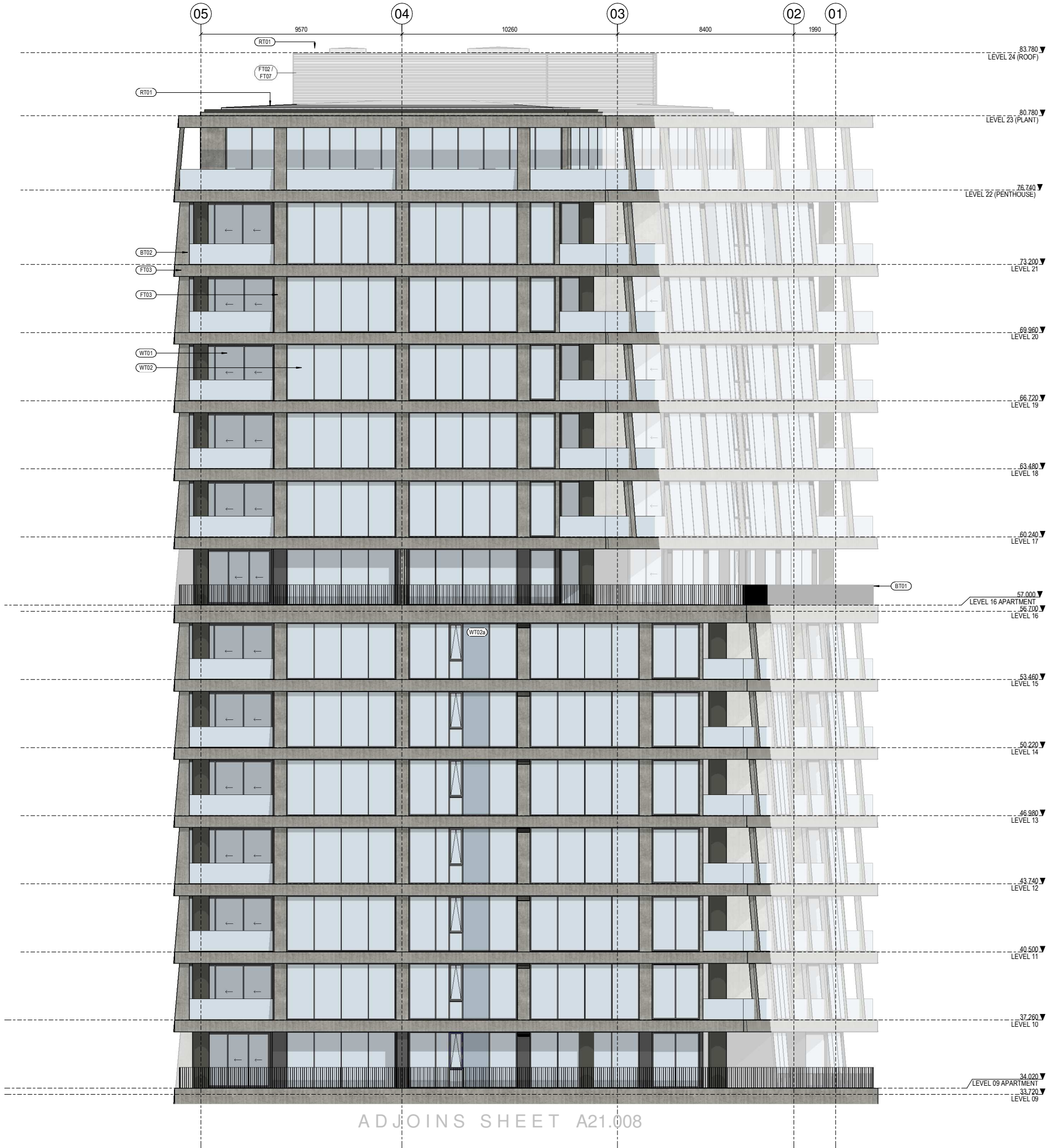
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Checked	WAM

Drawing No

RC21.004

Revision

C



ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

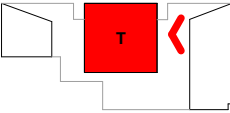
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



ZONE KEY PLAN

Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

WESTHAVEN RESIDENTIAL
LIMITED PARTNERSHIP

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Auckland 1010
New Zealand
Phone + 64 9 309 4894

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART EAST
ELEVATION - TOWER
(9-24)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

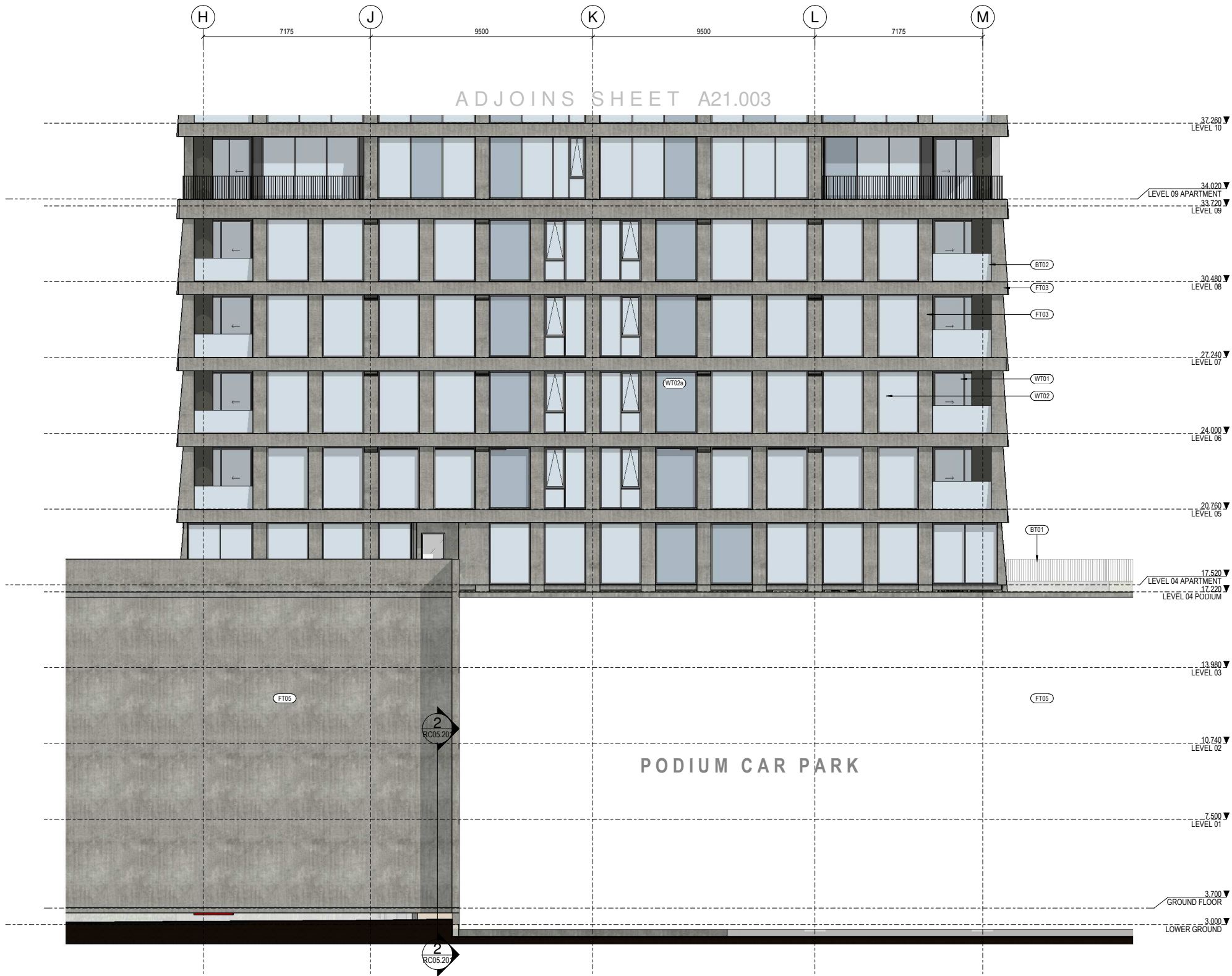
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Date	6/03/2026 12:30:28 pm
Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

RC21.005

Revision

©



1 SOUTH ELEVATION (TOWER LEVEL G-8) - RC
A11.100 1:100

ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

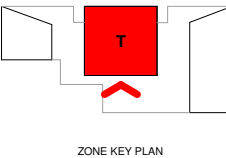
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Revisions

A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART SOUTH
ELEVATION - TOWER
(G-8)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

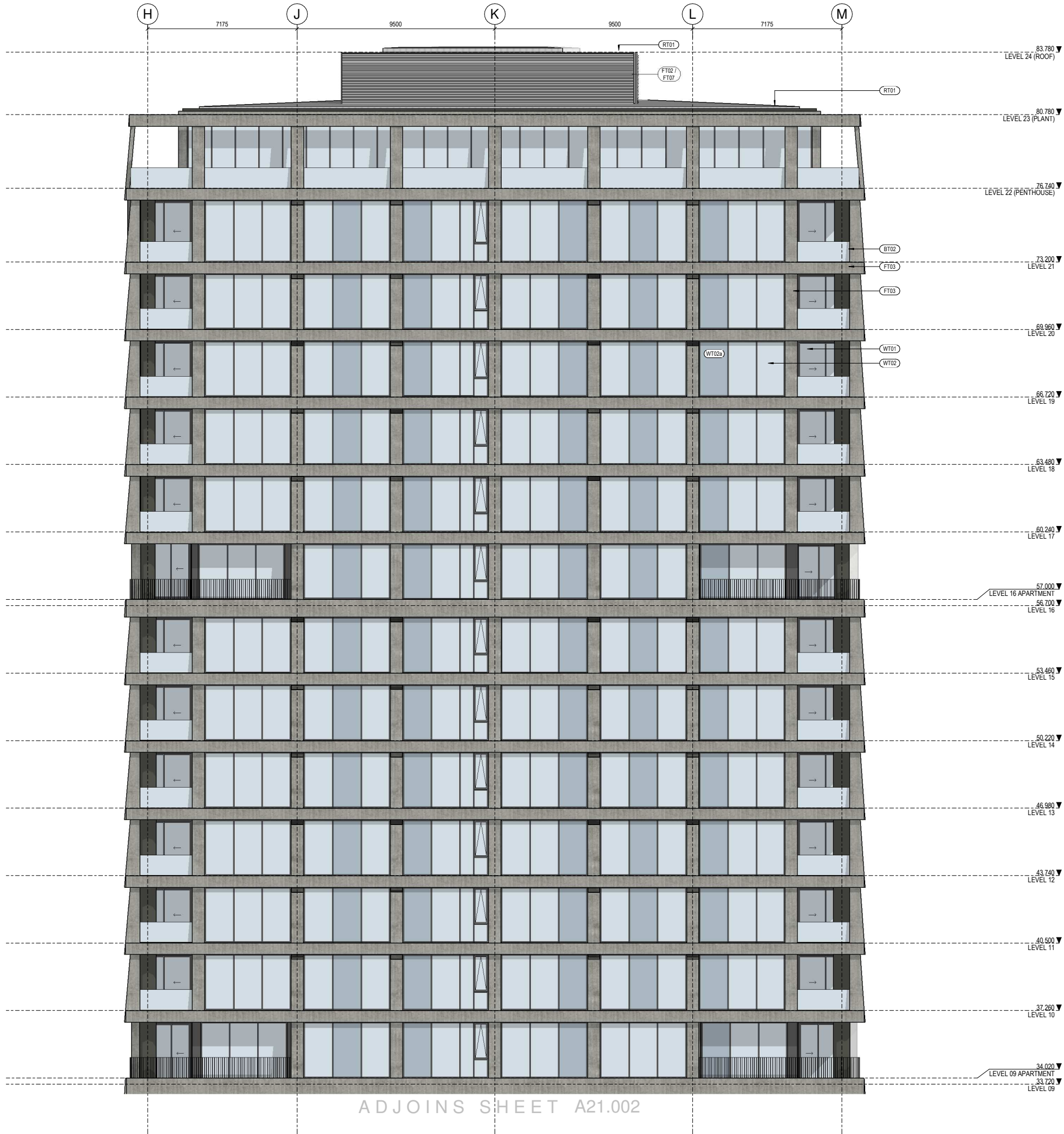
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Date	6/03/2026 12:30:37 pm
Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

RC21.006

Revision

C



ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

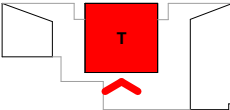
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT
		RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



ZONE KEY PLAN

Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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www.warrenandmahoney.com

Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART SOUTH
ELEVATION - TOWER
(9-24)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

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Date	6/03/2026 12:30:46 pm
Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

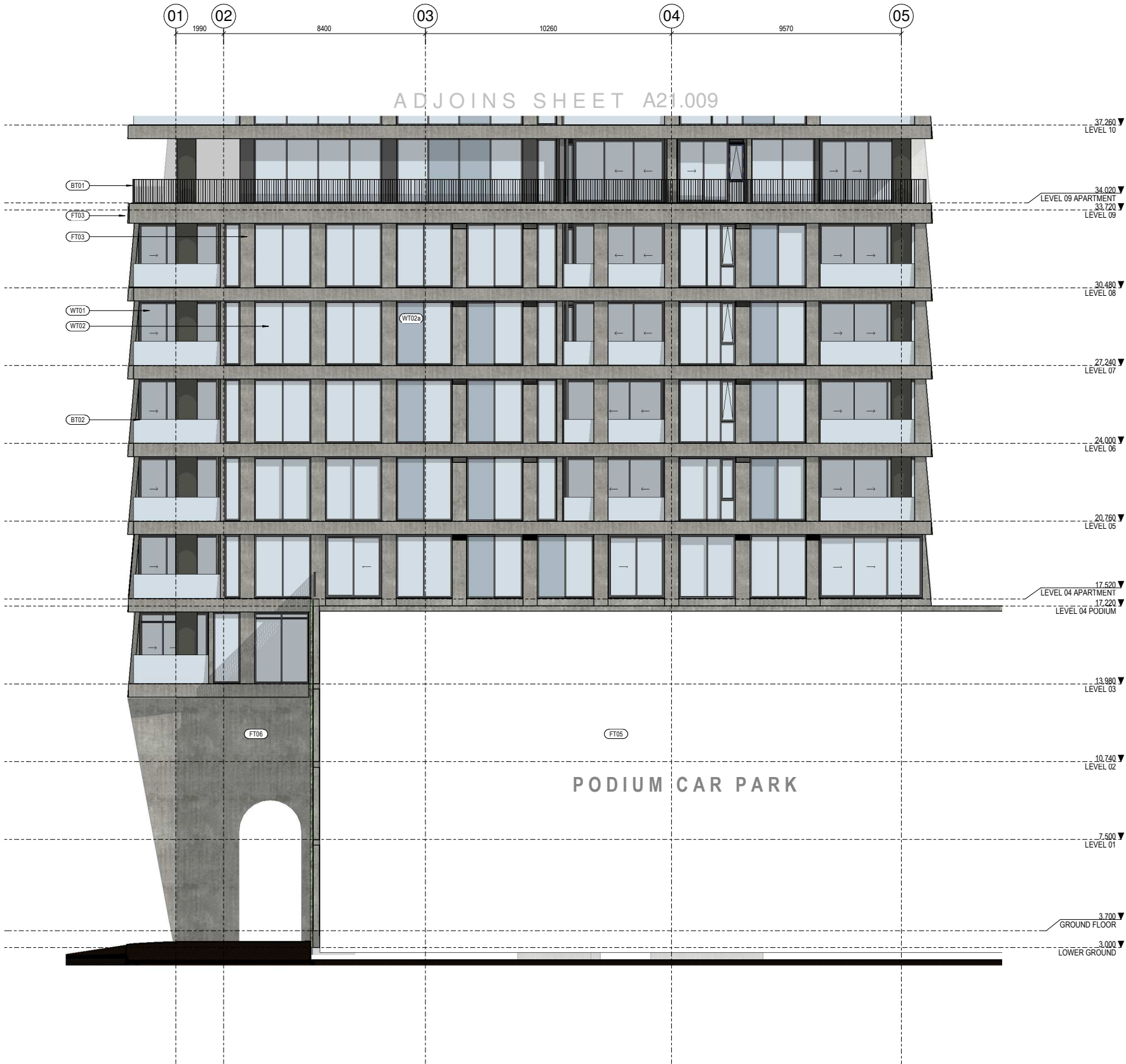
RC21.007

Revision

©

r

L



1 WEST ELEVATION (TOWER G-8) - RC
A11.100 1:100

ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

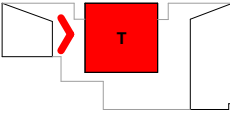
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



ZONE KEY PLAN

Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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Registered Architects and Designers
www.warrenandmahoney.com

Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART WEST
ELEVATION - TOWER
(G-8)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

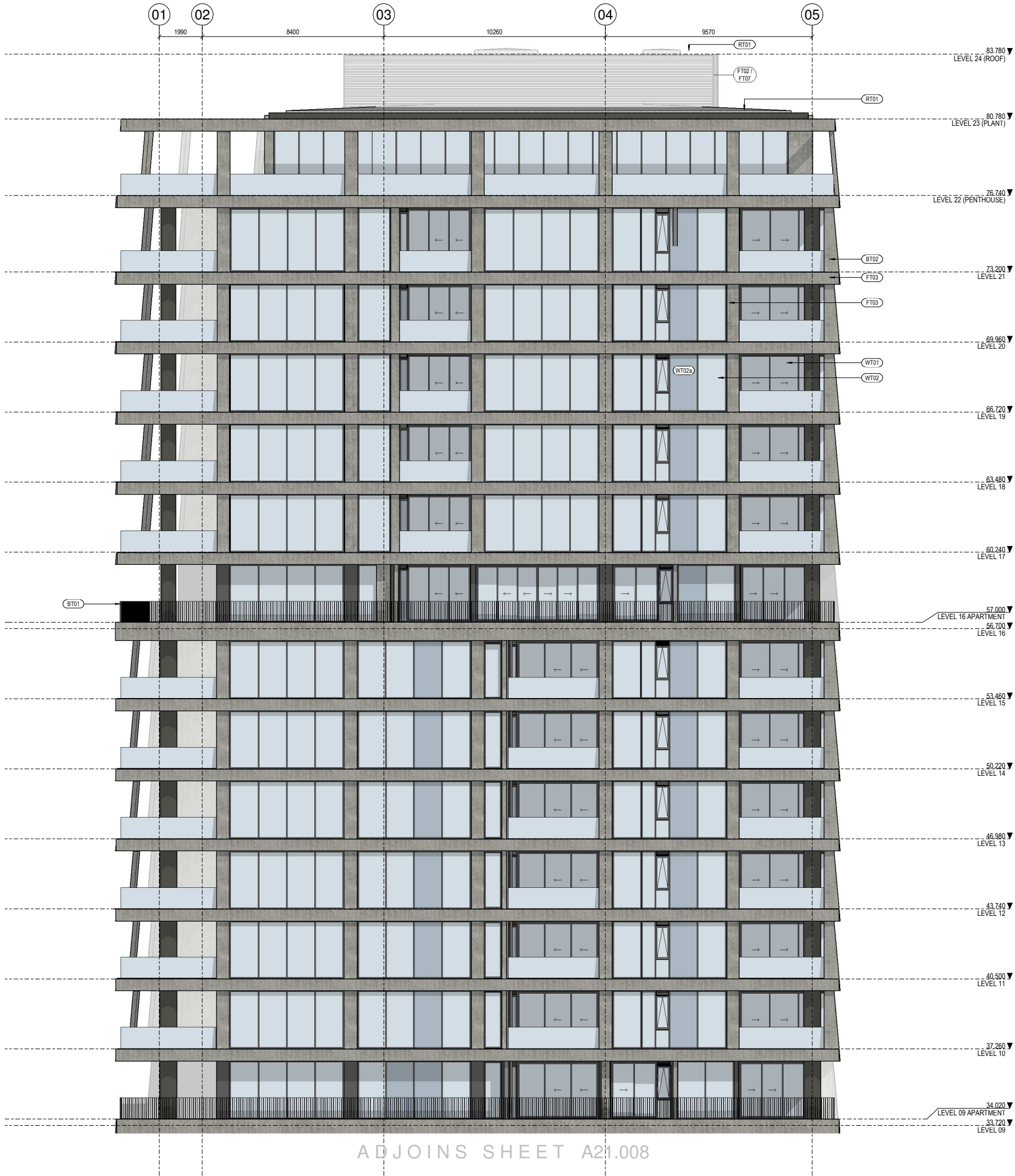
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Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

RC21.008

Revision

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ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

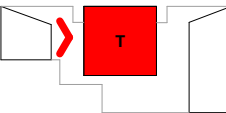
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Revisions

A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



ZONE KEY PLAN

Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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www.warrenandmahoney.com

Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART WEST
ELEVATION - TOWER
(9-24)

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

Scale	1 : 100@ A1
Date	6/03/2026 12:31:03 pm
Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

RC21.009

Revision

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ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

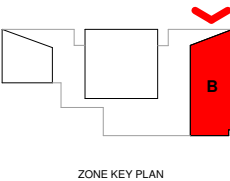
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Revisions

A	14/11/2025	RESOURCE
B	19/12/2025	CONSENT DRAFT
C	06/03/2026	RESOURCE
		CONSENT
		CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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Registered Architects and Designers
www.warrenandmahoney.com

Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART NORTH
ELEVATION -
BEAUMONT

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

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Job No	10442
Drawn	WAM
Checked	WAM

Drawing No

RC21.010

Revision

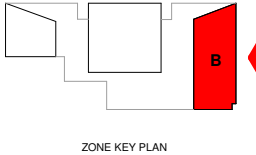
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ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (5° SLOPE)
WT02a	CURTAIN WALL (5° SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

Revisions		
A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes	
GLAZING PANEL LEGEND	
	VISION PANEL
	SPANDREL PANEL



Consultants	
AECOM	Project Manager
ROBERT BIRD GROUP	Structural Engineer
NDY	Mechanical Engineer
JENSEN HUGHES	Fire Engineer
NDY	Electrical Engineer
Client	
WESTHAVEN RESIDENTIAL LIMITED PARTNERSHIP	
Warren and Mahoney Living New Zealand Ltd	
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Registered Architects and Designers www.warrenandmahoney.com	
Project Title	
188 BEAUMONT STREET WYNYARD QUARTER	
Drawing Title	
PART EAST ELEVATION - BEAUMONT	
Drawing Status	
PRELIMINARY DESIGN Drawing Details	
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Drawn	WAM
Checked	WAM
Drawing No	
RC21.011	
Revision	
C	

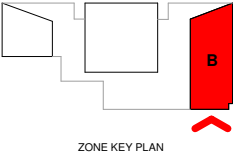


ELEVATION TYPE	
FT01	BRICK RAINSCREEN
FT02	SOLID ALUMINIUM RAINSCREEN
FT03	LIGHTWEIGHT CONC. RAINSCREEN OR SIM.
FT04	GREEN WALL WITH PRECAST BEHIND
FT05	PRECAST PANEL OR ALTERNATIVE
FT06	EXPOSED CONCRETE
FT07	ALUMINIUM LOUVRE
WT01	WINDOW WALL
WT01a	WINDOW WALL BACK PANEL
WT02	CURTAIN WALL (6' SLOPE)
WT02a	CURTAIN WALL (6' SLOPE) BACK PANEL
WT03	SHOPFRONT WINDOW SYSTEM
BT01	ALUMINIUM BALUSTRADE
BT02	GLAZED BALUSTRADE
RT01	MEMBRANE ROOF
RT03	GREEN ROOF / LANDSCAPING

Revisions		
A	14/11/2025	RESOURCE CONSENT DRAFT
B	19/12/2025	RESOURCE CONSENT
C	06/03/2026	RESOURCE CONSENT

Notes

GLAZING PANEL LEGEND	
VISION PANEL	
SPANDREL PANEL	



Consultants

AECOM
Project Manager
ROBERT BIRD GROUP
Structural Engineer
NDY
Mechanical Engineer
JENSEN HUGHES
Fire Engineer
NDY
Electrical Engineer

Client

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Project Title

188 BEAUMONT
STREET
WYNYARD QUARTER

Drawing Title

PART SOUTH
ELEVATION -
BEAUMONT

Drawing Status

PRELIMINARY
DESIGN
Drawing Details

Scale 1 : 100@ A1
Date 6/03/2026 12:31:27 pm
Job No 10442
Drawn WAM
Checked WAM

Drawing No

RC21.012

Revision

C

1 SOUTH ELEVATION (BEAUMONT) - RC
A11.200 1: 100



Attachment 2

Barker & Associates

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

LEGEND

INITIA INVESTIGATIONS (OCT 2025)

CPT506

BH501

MW503

CONE PENETROMETER TEST

MACHINE BOREHOLE

GAS MONITORING WELL

HISTORICAL INVESTIGATIONS

CPT402

TP203

CPT327

BH03

CPT8A

CPT106

TP103

GBH109P

BH3/MW3

CBH207P

CONE PENETROMETER TEST (INITIA - OCT 2019)

TEST PIT (INITIA - DEC 2018)

CONE PENETROMETER TEST (INITIA - DEC 2018)

MACHINE BOREHOLE (BECA - DEC 2011)

CONE PENETROMETER TEST (URS - 2008)

CONE PENETROMETER TEST (T+T - 2018)

TEST PIT (T+T - 2018)

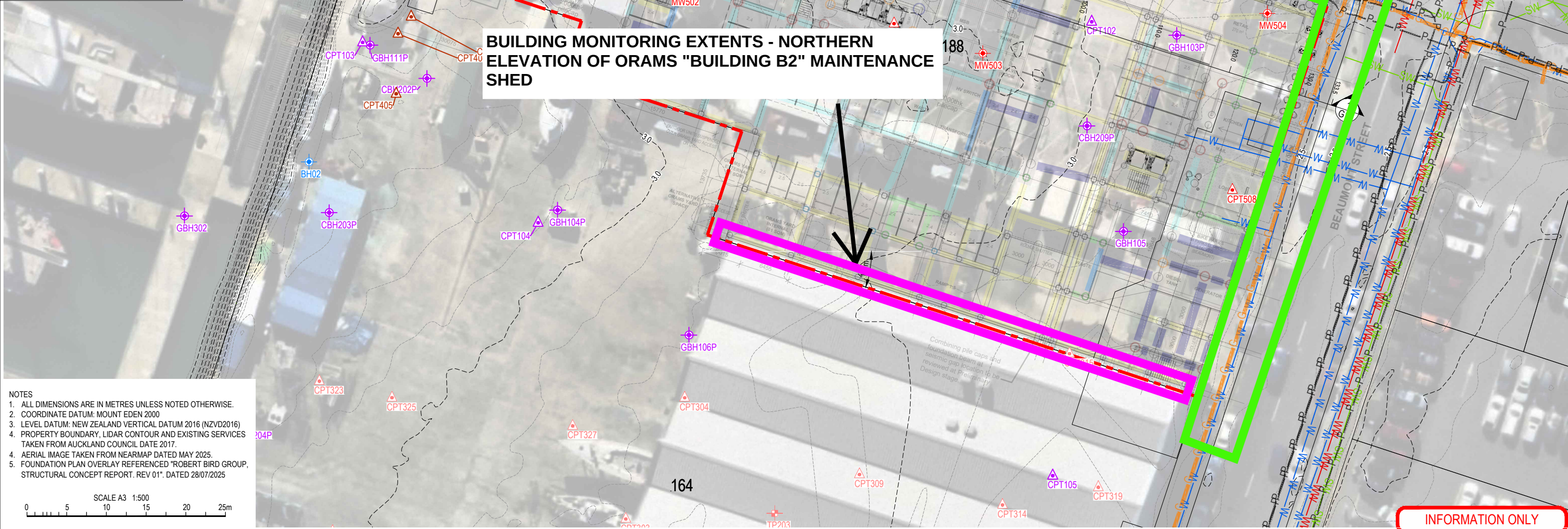
MACHINE BOREHOLE (T+T - 2018)

MACHINE BOREHOLE (T+T - PRE 2018)

MACHINE BOREHOLE CONTAMINATION INVESTIGATION (T+T - 2018)

0.1

EXISTING GROUND CONTOUR (0.1m INTERVAL)



- NOTES
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

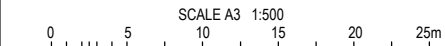
2. COORDINATE DATUM: MOUNT EDEN 2000

3. LEVEL DATUM: NEW ZEALAND VERTICAL DATUM 2016 (NZVD2016)

4. PROPERTY BOUNDARY, LIDAR CONTOUR AND EXISTING SERVICES TAKEN FROM AUCKLAND COUNCIL DATE 2017.

4. AERIAL IMAGE TAKEN FROM NEARMAP DATED MAY 2025.

5. FOUNDATION PLAN OVERLAY REFERENCED "ROBERT BIRD GROUP, STRUCTURAL CONCEPT REPORT. REV 01". DATED 28/07/2025



NOT FOR CONSTRUCTION				
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED				
APPROVED:				
B	OCTOBER 2025 INITIA INVESTIGATION ADDED (29/10/2025)	KB	GG	KB
A	FIRST ISSUE (03/09/2025)	MW	JG	MW
Rev	Revision Description	Designed	Drawn	Checked
Scale		AS SHOWN		Original Size
		A3		



Unit 6, Level 1, 114 St Georges
Bay Road Parnell, Auckland, 1052

Phone: +64 09 977 0460
Email: enquiries@initia.co.nz

WESTHAVEN RESIDENTIAL LP

RECOMMENDED EXTENTS OF VISUAL MONITORING
IN RELATION TO PROPOSED STRUCTURAL CORE
EXCAVATIONS
INITIA, 03/07/2026, By Matthew Wansbone