188 Beaumont Street – PANEL'S PROPOSED CONDITIONS OF CONSENT 10 November 2026

The Applicant's proposed amendments have been made in red underline and ~~strikethrough~~ from the Applicant's lodged version of conditions in response to comments from parties and the Panel's questions, including those agreed with Council as part of earlier engagement. The reason for the changes are provided in the summary condition table included with the Applicant's response.

The Applicant's proposed amendments have been made in green underline and ~~strikethrough~~ from the Applicant's lodged version of condition in response to the Expert Panels Minute 12 and at paragraph 6.1 of Rebecca Skidmore's Urban Design and Landscape Peer Review dated 25 August 2026.

The Panel's proposed amendments have been made in tracked change blue underline and ~~strikethrough~~ from the Applicant's lodged version of conditions in response to comments from parties, including the Council specialists.

Conditions

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

Definitions

"AT" means Auckland Transport;

"AUP (OP)" means the Auckland Unitary Plan (Operative in Part);

"CAR" means Corridor Access Request;

"CMP" means Construction Management Plan;

"CNVMP" means Construction Noise and Vibration Management Plan;

"Consent Holder" means Precinct Properties Limited or its successor in title;

"Council" means the Auckland Council and for the purpose of compliance with the conditions of consent means the Council's monitoring officer unless otherwise specified.

"CSMP" means Contaminated Site Management Plan;

"CTMP" means Construction Traffic Management Plan;

"EPA" means Engineering Plan Approval;

"ESCMP" means Erosion and Sediment Control Management Plan;

"FTAA" means the Fast-track Approvals Act 2024;

"GD05" means the Council's Guideline Document 005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*';

"GSMCP" means Groundwater and Settlement Monitoring and Contingency Plan;

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

"WMP" means Waste Management Plan;

"RMA" means the Resource Management Act 1991;

"SQEP" means Suitably Qualified and Experienced Person;

Part A – Land Use Consent

Part B – Contaminated Land Discharge Permit

Part C – Water Permit

Part D – Subdivision Consent

Part A: Land Use Consent – [Council ref no.] (s9)

General conditions

These conditions apply to all resource consents.

GENERAL CONDITIONS

Activity in Accordance with Application

1. The Consent Holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 1 April 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "188 Beaumont Street, Auckland Central" and dated 26 March 2026;

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

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

Lapse of Consent

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

Monitoring Deposit

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

Advice Note:

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

Management Plans

4. Conditions 4 to 13 apply to all Management Plans required by these conditions.

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

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

   Advice Note:

   Any preliminary works, which do not need resource consent / are permitted activities can be undertaken prior to any Management Plan(s) being certified.

7. Management Plans may be submitted in parts or in stages to address particular activities or to reflect a stage of work for the Project, and when provided in part or for a stage, must be submitted at least 20 working days prior to commencement of construction (as applicable) of that part or stage unless otherwise specified in the conditions.

   Advice Note:

   Under Condition 17*, the Consent Holder is required to address in the CMP construction works programming, confirmation of the proposed staging and sequence of construction of the Project.*

8. Should the Council refuse to certify a Management Plan, or a part or stage of a Management Plan, in accordance with Conditions 6 and 7 above, the Consent Holder must submit a revised Management Plan for certification as soon as practicable. The certification process must follow the same procedures as outlined in Condition 6 above.

9. Any certified Management Plan may be amended, if necessary, to reflect any changes in design, construction methods or management of effects. Any amendments must be discussed with and submitted to the Council for confirmation in writing prior to implementation of the change, unless the Council determines in its discretion that those amendments once implemented would result in a materially different outcome to that described in the original plan in which case Condition 10 applies.

10. Any changes to a certified Management Plan involving a materially different outcome under Condition 9 must be submitted to the Council to certify that the amended Management Plan will comply with the applicable requirements of these conditions. Any material change must be consistent with the objective(s) and purpose of the relevant Management Plan and the requirements of the relevant conditions of these consents.

11. Any subsequent revision of the Management Plan must also be submitted to the Council for

certification. Works must not commence on Site until the Council certification is provided in writing.

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

13. A copy of the most recent and certified Management Plan and / or any minor amendment to a Management Plan as agreed in writing by the Council (under Condition 9) must be available on-site at all times.

PRE-COMMENCEMENT CONDITIONS

Construction Management Plan (CMP)

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

15. The objectives of the CMP are to:

    a. Define the procedures for managing potential adverse effects arising from construction activities so that they are avoided, or where avoidance is not practicable, minimised;

    b. Set out the duration, hours, times and day/s of the week on which the construction activities will occur;

    c. Identify the provision made for pedestrian safety and address any restrictions on public access; and

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

16. The CMP must be prepared in accordance with the following outcomes:

    a. Protect the public from construction activities; and

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

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

    a. Specify practicable methods and measures to avoid, mitigate or otherwise minimise adverse environmental effects arising from construction works in accordance with the certified Management Plans and Schedules;

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

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

d. Include a general outline of the construction programme including the hours of operation for each stage of construction;

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

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

g. Include a Site plan identifying erosion and sediment control devices, storage tanks, pumping and chemical treatment devices / structures, materials, plant and machinery storage areas as well as loading and unloading zones;

h. Identify measures to ensure that, to the extent practicable, construction-related activities are managed taking into account other demolition and construction-related activities occurring in the vicinity at the same time, to manage effects on the environment; and

i. Complaints procedure for how complaints will be recorded, investigated and addressed.

17A. Within 10 working days of receiving the certified CMP from the Council, the Consent Holder must provide a copy to the Body Corporate of 30 Madden Street, Wynyard Quarter at the following email address [email contact to be provided].

Construction Traffic Management Plan (CTMP)

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

19. The objectives of the CTMP are to:

a. Maintain public safety around the construction site;

b. Provide safe access and egress for construction vehicles;

c. Ensure compliance with Auckland Transport's Temporary Traffic Management (TTM) Guidelines 2022 – 2025, dated 7 September 2022 ("**TTM**") in preparing the CTMP; and

d. Minimise impacts on local residents, businesses, and road users.

20. The CTMP must, at a minimum, include:

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

b. A general outline of the construction programme;

c. Plans showing areas where stockpiles and storage of equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);

d. Plans showing the location of any Site offices, staff facilities and staff car parking required during the construction period;

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

f. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;

g. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;

h. Measures to manage any potential spill-over effects to on-street parking during the construction period;

i. Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;

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

k. Careful management will be required for all construction vehicles utilising Jellicoe Street to minimize safety risk as that will require vehicles to occasionally undertake reverse manoeuvres within the site boundary;

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

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

a. Time and date the complaint was received and who received it;

b. Time and date of the activity subject to the complaint (estimated where not known);

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

d. The complainant's description of the resulting effect; and

e. Any relief sought by the complainant.

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

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

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

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

The above details must be shown on a site plan and supporting documentation as appropriate.

Advice Note 1:

Prior to the commencement of any construction activities, a Corridor Access Request (CAR) is required to be lodged with Auckland Transport and such a permit must be obtained prior to construction works commencing. Please refer to Auckland Transport's website for further information:https://at.govt.nz/about-us/working-on-the-road/corridor-access- requests/

Advice Note 2:

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

20A. Within 10 working days of receiving the certified CTMP from the Council, the Consent Holder must provide a copy to the Body Corporate of 30 Madden Street, Wynyard Quarter at the following email address [email contact to be provided].

Construction Noise and Vibration Management Plan (CNVMP)

21. The Consent Holder must prepare and submit a final Construction Noise and Vibration Management Plan (**CNVMP**) in general accordance with the draft CNVMP referenced in Condition 1 and submit it to Council for certification. The certified CNVMP must thereafter be implemented for the duration of earthworks and construction of the project.

22. The objective of the CNVMP is to identify the Best Practicable Option for managing construction noise and vibration, including where compliance with the criteria in Conditions

37, 39 and 40 cannot practicably be achieved and to:

a. Identify the Best Practicable Option and define the procedures to manage and minimise construction effects;

b. Inform the duration, frequency and timing of works to manage disruption; and

c. Require engagement with affected receivers and timely management of complaints, including identification of remedial actions to address identified adverse effects, where appropriate.

23. The CNVMP must include specific details relating to avoiding, remedying or mitigating adverse noise effects on the environment, including residents and businesses operating in the vicinity of the Project from construction and management of all works associated with this development as follows:

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

b. A general outline of the construction programme for each stage of development;

c. Applicable site noise criteria set out in these conditions;

d. Identification of surrounding noise and vibration sensitive receivers;

e. Details about the works, including:

(i) When the higher noise and vibration levels can be expected;

(ii) The likely sources or causes of noise;

(iii) Methods for monitoring and reporting on noise; and

(iv) Working hours.

f. The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings; and

g. The process to record and investigate all construction noise complaints.

23A. Within 10 working days of receiving the certified CNVMP from the Council, the Consent Holder must provide a copy to the Body Corporate of 30 Madden Street, Wynyard Quarter at the following email address [email contact to be provided].

Erosion and Sediment Control Management Plan (ESCMP)

24. The Consent Holder must prepare and submit a final Erosion and Sediment Control Management Plan (**ESCMP**) in general accordance with the draft ESCMP referenced in

Condition 1 and guided by Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (**GD05**).*

25. The objectives of the ESCMP are to:

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

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

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

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

    b. Catchment boundaries;

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

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

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

    f. Location of stabilised construction entry/exits; and

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

Chemical Treatment Management Plan (ChTMP)

26A. Prior to the commencement of earthworks on the site, the Consent Holder must prepare and submit to the Council for certification, a Chemical Treatment Management Plan (ChTMP). The ChTMP must be prepared by a SQEP in accordance with GD05.. No earthwork activities may commence until certification is provided by the Council that the ChTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented.

26B. The objectives of the ChTMP are to:

    a. Determine the appropriate chemical treatment methodology and optimum dosing rate

required to effectively treat sediment-laden water generated by the earthworks; and

b. Ensure that chemical treatment is appropriately operated, monitored and maintained to minimise sediment and chemical discharges to the receiving environment.

26C. The ChTMP must include at a minimum the following information:

a. 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;

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.

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.

26D. 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.

Pumping & Dewatering Management Plan (PDMP)

26E. Prior to the commencement of earthworks activity on the subject site, a Pumping & Dewatering Management Plan (PDMP) must be submitted to Council for 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;

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.

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.

26F. All dewatering activities undertaken throughout the duration of earthworks at the site, must be undertaken in accordance with the certified Pumping & Dewatering Management Plan.

~~**Waste Management Plan (WMP)**~~

~~Prior to the occupation of dwellings and retail activities approved in this project, the consent holder must provide a final Waste Management Plan (**WMP**) to the Council, in general accordance with the draft WMP referenced in Condition 1.~~

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

~~The WMP must, as a minimum, include the following information:~~

~~a. define user access arrangements;~~

~~b. confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site;~~

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

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

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

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

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

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

~~i. waste chutes;~~

~~ii. compactors; and~~

~~iii. waste rooms.~~

Pre-construction meeting

27. Prior to the commencement of each stage of construction including enabling works and earthworks, the Consent Holder must:

a. hold a pre-start meeting that:

i) is located on the Site;

ii) is scheduled **not less than five days** before the anticipated commencement of any enabling works, earthworks and/or construction;

iii) includes an Auckland Council Monitoring Officer;

iv) includes representation from the contractors who will undertake the works;

v) must include a discussion on the methodology for the stage, including management plan requirements; and

vi) must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

i) Timeframes for key stages of the works authorised under this consent;

ii) Resource consent conditions;

iii) Any applicable certified management plan(s).

Advice Note:

To arrange the pre-start meeting required by the above condition please contact the Council to arrange this meeting via monitoring@aucklandcouncil.govt.nz, or 09 301 0101. All additional information required by the Council should be provided no less than two (2) days prior to the meeting.

Finalised Architectural Design Plans – Materials and Finishes

28. Prior to the lodgement of Architectural Building Consent, the Consent Holder must prepare 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 and building materials, colours and finishes;

    c. Site services demonstrating how mechanical, electrical and communications equipment will be ~~generally~~ adequately 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. Written confirmation from a suitably qualified and registered architectural professional that the development and all materials used for the construction complies with Standard H8.6.29 (Glare) of the AUP~~(OP)~~; and

    f. Details of all proposed building verandahs along the street frontages ~~where any are proposed~~.

29. The Consent Holder must ensure that all works are carried out in accordance with the finalised architectural design plans and material specifications 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.

Finalised Landscape Design Drawings – Specifications and Maintenance Requirements

30. Prior to the lodgement of Architectural Building Consent 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 and Tower Entrance Appendix I Drawings' prepared by Warren and Mahoney dated March 2026 referenced in Condition 1. The final Landscape Plans must include:

a. detailed landscape plans and specifications;

b. planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/pint bag sizes including that:~~;~~

(i) the two 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; and

(ii) the coastal mix and streetscape mix planting along Beaumont Street and Jellicoe Street must be planted no smaller than PB8 at time of planting;

bb. The methodology for installing, establishing and maintaining the green wall planting on the ground-floor Jellicoe Street elevation of the Tower Building;

c. irrigation details;

d. hard landscape plan and specifications, detailing materiality and colour for the external spaces;

e. annotated sections with key dimensions to illustrate that adequate widths and depths are provided for amenity planting beds;

f. A landscape maintenance plan and/or report for a minimum period of five years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:

i. Irrigation and fertilisation;

ii. Weed control;

iii. Plant replacement;

iv. Inspection timeframes; and

v. Contractor responsibilities.

31. All works must be carried out in accordance with the finalised landscape design plans certified by Council.

Signage

32. Prior to occupation of the development and 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 Consent Holder must ensure that all works are carried out in accordance with the finalised design details certified by the Council, and thereafter be retained and maintained to the satisfaction of the Council for the duration of the consented development.

Advice note:

As part of the design compliance 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.

Lighting Plan

33. Prior to lodgement of the Architectural Building Consent, the Consent Holder must prepare and submit to the 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 consented development and its immediate environs 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 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.~~ c. include an executive summary of the above information in plain English that outlines the relevant requirements, their application, and the design response to them.

34. The finalised Lighting Plan certified under Condition 33 must be installed and operational prior to the development being first occupied, and thereafter retained and maintained for the duration of the consented development.

***Advice note*:**

The purpose of this condition is to ensure that adequate lighting is provided for frequently used areas within the 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.

Certification of sediment and erosion controls

35. Within 10 working days following implementation and completion of the specific erosion and sediment control works referred to in Condition 24, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with Code of Practice GD05 to the Council.

Advanced notification that earthworks will be beginning on site

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

Advice note:

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

~~**Wastewater**~~

~~Prior to the commencement of construction, the Consent Holder must undertake a CCTV and topographic survey of the 300mm wastewater pipe from the Site to the Beaumont Street/Madden Street intersection to confirm the extent of the pipe's capacity, size and condition. As soon as reasonably practicable following the completion of the CCTV investigation, the consent holder must provide the results of the CCTV investigation to Watercare.~~

DURING CONSTRUCTION CONDITIONS

Construction noise limits

37. Construction noise arising from the Project must be measured and assessed in accordance with NZS6803:1999 "Acoustics – Construction Noise" and must, as far as practicable, comply with the following standards at occupied buildings, except at Orams Marine (164 Beaumont Street / Lot 2 DP541270):

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

38. Where compliance with the standards set out above is not practicable, the process in Condition 21 must be adopted.

***Advice note*:**

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

Construction vibration – building protection and amenity limits

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

40. Construction vibration must be measured in accordance with ISO 4866:2010 "Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of

vibrations and evaluation of their effects on structures" and must comply with the vibration amenity standards set out in the following table, except at Orams Marine (164 Beaumont Street / Lot 2 DP541270):

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

Construction hours

41. The construction works must be restricted to hours between 7:00am to 6:00pm Monday to Saturday. No construction works are permitted on Sundays, public holidays or after 6:00pm Monday to Saturday unless it can be demonstrated to be the Best Practicable Option and approved by Council.

***Advice note*:**

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

Operational Noise

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

43. The following noise limits must not be exceeded by any activities occurring on the Site to any other sites within the Wynyard Precinct. The limits apply at 1m from the façade of any building containing habitable spaces.

Noise limit (dB)		Noise receiver location
0700 – 2300 hrs	2300 – 0700 hrs	
60 L_{Aeq}	55 $L_{Aeq\ (15min)}$ 66 $L_{eq\ (15min)}$ @ 63 Hz 62 $L_{eq\ (15min)}$ @ 125 Hz 90 L_{AFmax}	Noise Area 2
70 L_{Aeq}	70 $L_{Aeq\ (15min)}$ 76 $L_{eq\ (15min)}$ @ 63 Hz 73 $L_{eq\ (15min)}$ @ 125 Hz 90 L_{AFmax}	Noise Area 1

Advice Note:

For the purposes of Condition 43, Noise Area 1 and Area 2 refers to Precinct Plan 9 – Noise Areas of the Wynyard Precinct.

Advice Note 2:

A habitable space is defined in the Building Code as: A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

44. The internal noise levels for the retail spaces approved in this consent sharing a common building element such as floor or wall must comply with the following internal noise levels when measured in any habitable space (as defined in the NZ Building Code).

Time	Noise limit (dB)
0700 – 2300 hrs	45 L_{Aeq}
2300 – 0700 hrs	40 L_{Aeq} 55 L_{eq} @ 63 Hz 50 L_{eq} @ 125 Hz

Dwellings - Sound Insulation and Mechanical Ventilation

45. All dwellings approved in this consent must be designed and constructed to achieve the following internal noise levels:

    a. 35 dB LAeq in every bedroom

    b. 45 dB LAeq in all other habitable spaces

46. The internal noise levels in Condition 45 above must be achieved based on the following façade incident noise level:

Octave Band Centre Frequency (Hz)							dB L_{Aeq}
63	125	250	500	1000	2000	4000	
77	74	66	65	65	65	64	71

47. Where the internal noise levels in Condition 45 above can only be achieved when doors or windows to rooms are closed, all dwellings approved in this consent must have mechanical ventilation and/or cooling system installed 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) of the AUP.

Advice note:

For highwall units, the internal noise limits in condition 45 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.

Temporary bus stop

47A. The Consent Holder must provide a temporary bus stop for the duration of the relevant construction period (or periods) where the existing bus stop on Beaumont Street south of the Jellicoe Intersection is required to be relocated to accommodate construction works. The temporary bus stop must:

a. be located on Beaumont Street (unless an alternative location is otherwise agreed between the Consent Holder and Auckland Transport); and

b. provide a minimum bus stopping area of 30 metres in length to accommodate two buses and adequate entry and exit manoeuvrability space. Tracking curves indicating the usability must be submitted to the Council, along with the Construction Traffic Management Plan.

Earthworks

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

49. Earthworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance shall roads or

footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

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

Geotechnical

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

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

Further geotechnical investigation

53. Prior to the submission of detailed geotechnical design documentation for certification, the Consent Holder must undertake supplementary geotechnical investigations sufficient to confirm and refine the geotechnical ground model and the geotechnical parameters to be adopted for detailed design. The investigations must be undertaken under the direction of a Chartered Professional Engineer with appropriate geotechnical experience and must include, as appropriate, additional cone penetration testing, boreholes and laboratory testing.

Liquefaction assessment and detailed geotechnical design

54. Prior to the commencement of construction of the building foundations, the Consent Holder must provide to the Council for certification a detailed geotechnical design prepared or reviewed by a Chartered Professional Engineer with appropriate geotechnical experience. The detailed design must incorporate the findings of the supplementary geotechnical investigations required by Condition 53 and include:

    a. a refined liquefaction assessment undertaken in accordance with applicable New Zealand Geotechnical Society guidance, including consideration of groundwater variability and liquefaction-induced settlement and differential movement;

    b. detailed foundation design that accounts for liquefaction effects, including reduced

skin friction, downdrag, changes in lateral stiffness and capacity, and kinematic loading; and

c. appropriate allowance for the variability of the East Coast Bays Formation rock, including rock strength and pile socket performance.

Excavation support and groundwater control

55. Prior to the commencement of the central and western tower core excavations, the Consent Holder must provide to the Council for certification detailed designs for the temporary excavation support and groundwater control systems prepared or reviewed by a Chartered Professional Engineer with appropriate geotechnical experience. The design must:

a. provide for the stability of the temporary excavations;

b. incorporate groundwater cut-off walls around the excavations;

c. assess anticipated groundwater inflows having regard to site-specific ground conditions and tidal influences; and

d. demonstrate that the excavation support and groundwater control systems are designed to avoid adverse settlement or lateral ground movement effects on adjacent buildings, structures and services.

56. The groundwater cut-off walls must be installed and maintained for the duration necessary to undertake the relevant excavation and dewatering works.

Geotechnical construction monitoring

57. Prior to the commencement of building foundation or core excavation works, the Consent Holder must prepare a Geotechnical Construction Monitoring Plan (GCMP) and submit it to the Council for certification. The GCMP must be prepared by a Chartered Professional Engineer with appropriate geotechnical experience and must identify, as appropriate to the final detailed design:

a. the geotechnical aspects of the works requiring construction monitoring;

b. methods for verifying that ground and groundwater conditions encountered during construction are consistent with the design ground model and assumptions;

c. groundwater level monitoring during excavation and dewatering works, including monitoring locations, monitoring frequency, trigger levels and reporting requirements, unless the detailed geotechnical design demonstrates that such monitoring is unnecessary;

d. appropriate trigger levels for identified geotechnical risks; and

e. the contingency actions to be implemented where a trigger level is exceeded or materially different ground or groundwater conditions are encountered.

The Consent Holder must implement the GCMP throughout the relevant construction works.

Geotechnical supervision

58. All geotechnically relevant foundation, excavation and groundwater control works must be undertaken under the supervision of a SQEP (who is familiar with Geotechnical Assessment Report prepared by Initia (reference: P-002883 Rev C, dated: February 2026). In supervising the works, the SQEP must ensure and verify that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed geotechnical design plans referred to in Condition 1 and the conditions encountered during construction. The SQEP's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing onsite.

Construction methodology

59. The consent holder must provide a detailed construction methodology written by a SQEP to Council for certification for the contractor to undertake the earthworks in general accordance with. The methodology must include the recommendations provided within the Geotechnical Assessment Report prepared by Initia (reference: P-002883 Rev C, dated: February 2026). This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development. The construction methodology must be provided to Council in writing at least two weeks prior to earthworks commencing onsite. No works onsite are permitted prior to Council certification.

Geotechnical completion certification

60. . Within three months following completion of the building foundation and relevant geotechnical works, the Consent Holder must provide the Council with written certification from a Chartered Professional Engineer with appropriate geotechnical experience confirming that the works have been completed in accordance with the detailed geotechnical design required by these conditions, subject to any changes made in response to the ground conditions encountered during construction.

The certification must be supported by relevant producer statements or equivalent documentation, including PS2 and PS4 where applicable.

Erosion and Sediment Control

61. The operational effectiveness and efficiency of all erosion and sediment control measures required by the finalised Erosion and Sediment Control Management Plan (ESCMP) required under condition 24 must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

***Advice note*:**

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

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

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

62. *It is recommended that the contractor discuss any potential measures with the Council who may be able to provide further guidance on the most appropriate approach to take. Please contact the Council at monitoring@aucklandcouncil.govt.nz for more details.*All machinery associated with the earthworks activities must be operated in a way that ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

***Advice note*:**

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

63. All materials and equipment must be stored within the Site's boundaries unless evidence is provided to the Council that written permission is granted from Auckland Transport for specific storage within the road reserve.

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

Dust Management

65. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The Consent Holder must ensure that dust management during the excavation works generally complies with the 'Good Practice Guide for Assessing and Managing Dust' (Ministry for the Environment, 2016).

Wind

66. At the time of lodgement of structural Building Consent for the building on the Site, the Consent Holder must provide to the Council written certification from a SQEP that the findings of the report titled "Wind Tunnel Investigations of Pedestrian-Level Wind Conditions, Fast-track Application for 188 Beaumont Street, Auckland", by Fidelic Flow, February 2026 (referenced Condition 1) remain accurate. If it is found that Standard H8.6.28 Wind in the AUP is not complied with at publicly accessible locations on site, the Consent Holder must make any changes as necessary to the building to ensure that compliance is achieved, or obtain the necessary consent, prior to building occupation.

POST-CONSTRUCTION CONDITIONS

Acoustic Design Report

67. Prior to the occupation of dwellings approved in this consent, the Consent Holder must appoint a suitably qualified and experienced acoustic engineer to provide written confirmation to the Council certifying the dwellings have been designed and constructed to comply with Conditions 45 - 47 of this consent.

Climate Change Adaptation

68. If there is a flood event within the loading zone of the building where the water level reaches 3.1m RL, the Consent Holder must appoint a SQEP to undertake a flooding and coastal inundation hazard risk assessment to determine if a climate change adaptation response is required for any part of the ground floor of the building. The assessment must be provided to Council in writing. If an adaption response is required, the assessment must specify what design responses are required to mitigate flooding and coastal inundation hazard risks to the ground floor of the building. The Consent Holder must thereafter implement and maintain the design response for the duration of the project.

Landscape Treatment – Implementation

69. All hard and soft landscaping must be implemented, as detailed on the certified Landscape Plans required by Condition 30, in the first planting season immediately following the completion of the project. The landscaping must be maintained for the duration of the Project in accordance with the maintenance programme certified under Condition 30 above.

Site Travel Management Plan

70. Prior to occupation of the retail spaces approved in this consent, the Consent Holder must implement the 'Travel Management Plan' prepared by Parlane & Associates and dated 19 March 2026. The objectives of the STMP are to:

a. Reduce private vehicle dependency

b. Encourage walking, cycling, public transport and carpooling;

c. Align with the objectives of the Wynyard Precinct Transport Plan (I214.11.1 Appendix 1 Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)); and

d. Provide a monitoring and management framework to ensure ongoing effectiveness.

The Consent Holder must operate the retail activities approved in this consent in accordance with this Travel Management Plan for the duration of this Project.

Wind

71. 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 66 to ensure that compliance is achieved. ~~specifically including:~~

~~A continuous 1.2 m high glass balustrade (RL 4.6) along the western deck edge of the proposed building;~~

~~A 3m high solid wall at the western corner of the building;~~

~~A 2.6m wide awning;~~

~~New trees on the western side of the building; and~~

~~Landscaping, including trees, potted plants, and concrete edge wall along the ramp on Jellicoe Street.~~

Signage

72. Any signage must be implemented in accordance with the details certified by the Council under Condition 33. Any material changes to the location, dimensions, colours, materials, lighting details and finishes of the signage must be submitted to the Council for certification.

Bicycle Parking

73. The Consent Holder must provide at least 212 secure long stay bicycle parking spaces within the Site and at least an additional 12 visitor cycle parking spaces onsite (total minimum 224 spaces). Provision for 132 spaces of the total minimum must be provided within the bike rooms on the ground floor of the building, and the remaining minimum can be provided within the individual dwellings. The bicycle parking spaces must be installed and available for use before occupation of the building and must be maintained as such thereafter for the duration of the project.

Access and Parking

74. Prior to occupation of the building, all access, parking and maneuvering areas must be formed,

sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans in Attachment 2.

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

76. All redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath at the Consent Holder's expense and in accordance with the Auckland Transport Design Manual.

77. The Consent Holder must ensure that all owners and occupiers are made aware that the use of parking spaces associated with the apartments is intended to only be for residential owners and occupiers.

Car detection system

78. Prior to occupation of the building, the Consent Holder must install a car alert and detection system to warn footpath users of oncoming cars as part of the roller shutter door design depicted in Figure 14 of the Integrated Transport Assessment in Attachment 1.

Emergency and Evacuation Plan

79. Following construction of the project and in the event of an ammonia related hazardous event within the Wynyard Precinct, the Consent Holder must implement the 'Draft Ammonia Emergency Response and Evacuation Plan' referenced in Condition 1 prepared by Tonkin + Taylor and dated February 2026 for the risk sensitive activities (i.e. dwellings) for the duration of the activity.

~~Wastewater~~ Wastewater and Water Supply

80. ~~Prior to occupation of the project there must be operational wastewater infrastructure with sufficient capacity to service the project.~~

The Consent Holder must design and construct connections to the public water supply and wastewater reticulation networks to service the project in accordance with the requirements of the water supply and wastewater utility provider.

Advice Notes:

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

The Consent Holder 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.

Plans approved under resource consent do not constitute an Engineering Plan Approval and must not be relied upon for the purposes of constructing public reticulation works in the absence of that approval.

All public water supply and wastewater works required to service the development must be designed and constructed by the Consent Holder 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.

Flood and Coastal Inundation Management Plan (FCIMP)

81. Prior to occupation of the building, the Consent Holder must submit a Flood and Coastal Inundation Management Plan (FCIMP) ~~appoint a SQEP to~~ prepared by a SQEP ~~Flood and Coastal Inundation Management Plan (FCIMP) and submit~~ to the Council for certification. The objective of the FCIMP is to detail the practices and procedures to be adopted to manage potential flooding and coastal inundation effects to:

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.

82. The 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, the preparation of a safe egress plan and an explanation of the risks associated with evacuation during a flood event or coastal inundation, both on foot as a pedestrian or by vehicle.

(e) Details of the location and content of any flood hazard and coastal inundation signage and evacuation maps to ensure that building users have appropriate information to understand the nature and extent of risk.

(f) If any signage or evacuation maps are used onsite, the location of any signage and evacuation maps must be clearly visible inside and outside of the building, including within car parking areas.

(g) Identification of the potential risk to vehicles associated with coastal inundation events, including access/egress constraints via the car park entrance.

(h) Clarification of whether vehicle access to the carpark will be restricted during a coastal inundation or flood event. If not, explanation how safe vehicle ingress and egress will be managed under these conditions.

Roles and responsibilities:

(i) A contact register for residents of units, emergency services, and the nearest Civil Defence Centres. This contact register must be kept current and readily accessible by the Building Manager.

(j) The contact register must include identification of who on the site is responsible for:

i. monitoring weather conditions before, during, and after a flood event or coastal inundation
ii. coordinating decision making and response actions
iii. communicating with building users, residents, and visitors before, during and after a flood event or coastal inundation
iv. coordinating emergency actions and evaluation if needed
v. implementing preparation measures such as clearing of drains and gutters, securing or relocating items including property and vehicles
vi. implementing actions before, during, and after a flood event or coastal inundation
vii. providing after-hours contact information
viii. maintaining and reviewing the FCIMP
ix. training of new building management staff on the FCIMP

x. informing new owners and tenants of the FCIMP

(k) Details on how to support the needs of all users and occupants, including but not limited to:

i. visitors

ii. elderly, disabled, or mobility-impaired residents

iii. children

iv. pets

v. non-English speakers

Planning for an event

(l) Details of the preparation actions required before the possibility of a flood event or coastal inundation.

(m) Recommendations for emergency supplies for a period of up to 3 days (water, food, first aid kit, blankets, toilet supplies, power banks) for each residential unit.

(n) Identification of the location of shared emergency supplies (if applicable).

Before an event

(o) The preparation actions that must be undertaken in advance of a flood event or coastal inundation.

(p) The information sources and site-specific conditions that will be used to inform decision making and define triggers for action under the FCIMP.

During a flood event

(q) Procedures for ensuring that building users, residents, and visitors will remain informed of flood risk or coastal inundation and monitor site conditions.

(r) Details of communication arrangements for building users, residents, and visitors who are both onsite and offsite.

(s) Procedures for reviewing decisions as conditions change.

After an event

(t) Criteria and procedures for determining when it is safe to leave and return to the building, and how this information will be communicated to building users, residents, and visitors who are both onsite and offsite.

(u) Procedures for safely assessing site conditions and identifying damage and any remaining hazards.

(v) Procedures for undertaking a safe cleanup and recovery following a flood event or coastal inundation

Updates

(w) The procedures outlined within the FCIMP must be tested at least annually, including undertaking practice drills and associated communication to residents and visitors, both onsite and offsite.

(x) The methods and procedures for the review, update, and maintenance of the FCIMP including how any changes will be recorded.

~~a. details about the site, building and occupancy;~~

~~b. requirements to develop safe egress and refuge plans;~~

~~c. methods of dissemination and training/drills for occupants and users of the project;~~

~~d. roles and responsibilities of key contacts and emergency response contact details;~~

~~e. details for integration with any other relevant emergency management plans;~~

~~f. an emergency response plan; and~~

~~g. a maintenance, review and inspection schedule.~~

~~The certified FCIMP must thereafter be implemented and maintained for the duration of the consented development.~~

Advice Note:

Certification of the FCIMP by the Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991, or replacement legislation. 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.

For more information on emergency management plan see the National Emergency Management Agency and/or Auckland Emergency Management website.

Flood and Coastal Inundation Management Plan Review

83. Any subsequent version of the certified FCIMP must be submitted to Auckland Council for recertification. The Consent Holder must meet any costs of the certification, monitoring, and review of the FCIMP.

Flood and Coastal Inundation Management Plan Implementation

84. The Consent Holder must implement the certified FCIMP. Any associated preparation, response, or review actions required before, during, and after a flood event or coastal inundation must be carried out in general accordance with the latest version of the certified FCIMP.

85. 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 FCIMP prior to occupation.

Copies of Flood and Coastal Inundation Management Plan

86. The Consent Holder must ensure that:

a. A copy of the certified 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.

Record of Title

87. The Consent Holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council [the Council] for 188 Beaumont Street, Auckland Central. The Consent Holder must contact the 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 the 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 must 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.

Waste Management Plan (WMP)

88. Prior to the occupation of dwellings and retail activities approved in this project, the Consent Holder must provide a final Waste Management Plan (**WMP**) to the Council for certification, in general accordance with the draft WMP referenced in Condition 1.

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

90. The WMP must, as a minimum, include the following information:

a. define user access arrangements and capacity;

b. confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site;

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

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

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

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

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

h. details of the guidance and training to be given to building management an collection

staff on using the:

i. waste chutes;

ii. compactors; and

iii. waste rooms.

i. confirmation of how residential and commercial waste streams and storage areas will be clearly separated and identifiable to users;

j. confirmation that the waste management arrangements retain sufficient flexibility to accommodate either Council or private waste collection services;

k. confirmation that adequate capacity is provided for organics, cardboard and glass waste streams; and

l. confirmation that the final waste collection arrangements remain compatible with the approved loading and servicing facilities.

PART B: Contaminated Land Discharge Permit DIS [xxx] and Land Use Consent (NESCS) LUC [xxxx]

GENERAL CONDITIONS

Activity in Accordance with Application

1. The Consent Holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 1 April 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "188 Beaumont Street, Auckland Central" and dated 26 March 2026;

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

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

Duration

2. Contaminated land discharge permit [xxx] expires 35 years from commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

3. A site-specific health and safety plan, which includes details of the proposed mitigation of the effects associated with the contaminated material must be prepared prior to the commencement of any land disturbance works and be available on site during the works.

4. At least 10 days prior to the commencement of the land disturbance activity on site the Consent Holder must provide an updated Contaminated Site Management Plan (CSMP) in general accordance with the CSMP referenced in Condition 1 and submit it to the Council for certification. The objective of the CSMP is to outline procedures for contractors regarding soil management, removal, health and safety and response to unexpected contamination encounters. The updated CSMP must be prepared by a suitably qualified and experienced contaminated land practitioner (SQEP).

5. All land disturbance and associated procedures aimed to mitigate any adverse effects on human health and the environment and relevant sampling and monitoring must be undertaken in accordance with the CSMP, referenced in Condition 4 above. Any subsequent variations to the CSMP must be submitted to the Council 'Team Leader Compliance Monitoring Region Wide' (monitoring@aucklandcouncil.govt.nz) for certification prior to the implementation of any changed procedures.

Advice Note:

The Council acknowledges that the Contaminated Site Management Plan is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the CSMP may need to be updated over the duration of the project. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader.

6. At least 10 days prior to the commencement of construction of buildings on site one of the requirements of Condition 6a or 6b must be met. Either:

   a. A vapour risk assessment report must be prepared and submitted to the Council for certification which demonstrates there is no need for the building design to incorporate building protection measures; or

   b. If building protection measures are required, these must be incorporated into the design and construction of each building as outlined in the CSMP, referenced in Condition 4. The design of the building protection measures must be undertaken by a suitably qualified and experienced professional in vapour protection design and the relevant supporting documentation must be in the form of:

      i. A Design Report specific to each protection measure or building structure (as appropriate);

      ii. An Installation Plan specific to each protection measure; and

      iii. A Verification Plan specific to each protection measure.

DURING CONSTRUCTION CONDITIONS

7. If Condition 6b is implemented, installation of the building protection measures must be undertaken in accordance with the Design Report, Installation Plan and Verification Plan under the oversight of a SQEP. The SQEP must provide verification records, and coordinate the supply of as-built plans, for inclusion in the SVR (Condition 14).

8. All land-disturbance activity authorised by this consent must be overseen by a SQEP to ensure that all management and mitigation procedures set out in the CSMP, referenced in Condition 4, and conditions of this consent have been adhered to.

9. In the event of an accidental discovery of contamination the unexpected contamination procedure in the CSMP must be implemented, including applicable isolation and mitigation measures. In the event that the contamination identified is outside the scope of this consent, the Council must be notified and a remedial action proposal provided and approved by the Council prior to implementation.

10. Excavated material that is not re-used on site must be disposed of at a facility consented to

accept the levels of the identified contamination. Excavated soil must not be disposed of as 'cleanfill' unless it has been appropriately tested and characterised by a SQEP as meeting the 'Cleanfill material' definition set out in the AUP.

11. The contamination status of any soil imported to the site must comply with the definition of 'Cleanfill material', as set out in the AUP.

12. All sampling and testing of contamination on the site, as required, must be overseen by a SQEP. All sampling and testing must be undertaken in accordance with the Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2011.

13. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either:

    a. Be disposed of by a licensed liquid waste contractor; or

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

    c. Discharged to the stormwater system or to the marine water environment provided testing demonstrates compliance (following reasonable mixing) with the applicable standards of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

POST-CONSTRUCTION CONDITIONS

14. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the Council for certification. The SVR must be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2011) and contain sufficient detail to address the following matters:

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

b. Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP.

c. Records/evidence of the appropriate disposal for any material removed from the site.

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

e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site.

f. Reports of any complaints, health and safety incidents or pollution incidents, spills and discharges related to contamination, and/or contingency actions during the earthworks.

g. A statement certifying whether all works have been carried out in accordance with the requirements of the consent and the CSMP, otherwise providing details of relevant breaches, if applicable.

h. Verification records and as-built drawings for all building vapour protection measures installed (if required).

PART C – Water Permit WAT [60464685] – Ground Dewatering (Take) and Groundwater Diversion Consent Conditions

Definitions

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

Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5 m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means, in the case of a tanked building or structure construction, the stage when all the external base slab and walls within an excavation are essentially watertight, the structures internal support mechanisms, including basement floors have been completed any temporary retention removed and no further groundwater is being taken for the construction of the basement. Or Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 metres of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Building Damage Classifications are descried in Table 1.

External visual inspection	A condition survey undertaken for the purpose of detecting any ground instability, new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the ground surrounding a building or excavation or the exterior of a building; and may include a dated photographic record of all observable changes to ground conditions or exterior Damage.
RL	Means Reduced Level.
Seasonal Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Means Suitably Qualified Engineering Professional
SQBS	Means Suitably Qualified Building Surveyor

Category of Damage	Normal Degree of Severity	Description of Typical Damage *(Building Damage Classification after Burland (1995), and Mair et al (1996))*	General Category *(after Burland – 1995)*
0	Negligible	Hairline cracks.	**Aesthetic Damage**
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	**Serviceability Damage**
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	

5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	**Stability Damage**

Table 1: Building Damage Classification

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

Duration of consent

15. The take (dewatering) and groundwater diversion consent WAT60464685[~~WATxxx~~] expires thirty-five (35) years after it has been granted ~~from the date of commencement~~ unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA or replacement legislation.

Notice of Commencement of Construction Phase

16. The Council (Team Leader Compliance Monitoring ~~Central~~ Region Wide) ~~shall~~ must be advised in writing at least 10 working days prior to the date of the Commencement of ~~Dewatering~~ Construction Phase Dewatering.

Review under section 128

16A. 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:

a. To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage;

b. To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:

i. ground conditions

ii. aquifer parameters

iii. groundwater levels; and

iv. ground surface movement.

Design and Construction of Cut-off /Retaining Walls

17. The design and construction of the cut-off / retaining walls ~~shall~~ must be undertaken in accordance with the recommendations contained in the report "*188 Beaumont Street – Development. Geotechnical Assessment Report for FTAA Application*" prepared by Initia Limited for Westhaven Residential LP, Rev C dated February 2026.

Excavation Limit

18. The Bulk Excavation for the core caps ~~shall~~ must not extend below -1 m RL.

Performance Standards

Damage Avoidance

19. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, ~~shall~~ must be designed, constructed and maintained so as to avoid Damage to land, buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

External Visual Inspections ~~during Excavation~~

20. External visual inspections of the surrounding ground 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 ~~and neighbouring buildings and structures within 30m excavation~~ must be undertaken for the purpose of detecting any new external Damage or deterioration of existing Damage.

Prior to the Commencement of Excavation:

a. the first visual inspection must be carried out; and

b. the results of that inspection and an assessment of the results must be reviewed by a SQEP (at the Consent Holder's expense) and must be submitted to the Council.

21. Subsequent ~~I~~inspections must ~~are to~~ be ~~carried~~ undertaken weekly from the Commencement to Completion of Construction Phase Dewatering and post-Completion of Construction Phase Dewatering ~~Bulk Excavation~~. 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.

22. The results of the subsequent external visual inspections and an assessment of the results ~~are to~~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.

Advice Note

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.

Additional Surveys

23. 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.

Contingency Actions

24. If the ~~c~~Consent ~~h~~Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder ~~shall~~must:

a. Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.

b. Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage (to the extent this is known); identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage. Provide a copy of the report prepared under (b) above, to the Team Leader Compliance Monitoring Region Wide (monitoring@aucklandcouncil.govt.nz)~~Central~~ and the asset owner within 10 working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the owner 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.

Notice of Completion

25. The Team Leader Compliance Monitoring Region Wide (monitoring@aucklandcouncil.govt.nz)

~~Central shall~~ must be advised in writing within 10 working days of the Completion of Excavation and Construction Phase ~~when Bulk Excavation and~~ Dewatering ~~has been completed~~.

Advice Note

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.

PART D: Subdivision Consent SUB [xxxx]

All conditions contained in this consent must be complied with at time of applying for a section 224(c) RMA certificate. The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the Consent Holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

General Conditions

1. The Consent Holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 1 April 2026, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "188 Beaumont Street, Auckland Central" and dated 26 March 2026;

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

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

Lapsing of Consent

2. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024 (**FTAA**), this consent lapses five (5) years after the date it commences unless:

    a. A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or

    b. The period after which the consents lapse under section 125 of the RMA is extended.

BOUNDARY ADJUSTMENT SUBDIVISION

Survey Plan Approval (s223 Conditions)

Submission of Survey Plan

3. The Consent Holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Boundary Adjustment at 164 & 188 Beaumont Street Wynyard Quarter Auckland Central,' prepared by Yeomans Survey Solutions, dated March 2026. The survey plan must show all easements, easements in gross, any amalgamation conditions, and any areas subject to covenants required by this subdivision consent.

Easements

4. The survey plan submitted to the Council for approval under Section 223 of the Resource Management Act 1991 must show easements in a memorandum of easements endorsed on the survey plan and duly granted or reserved. The consent holder must meet the costs for the preparation, review, registration of the easement instruments on the relevant records of title.

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

4B. 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 must be responsible for the management and maintenance of the public access secured by easement as required by condition 4A and all associated landscaping and infrastructure within it.

Advice note:

a. *Structures on the public accessway may also require building consent and other certification for their construction and safety.*

b. *The Council considers 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.*

4C. 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:

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.

Section 224(c) Compliance Conditions

5. There are no section 224(c) conditions.

UNIT TITLE SUBDIVISION

Survey Plan Approval (s223 Conditions)

6. The Consent Holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Unit Title survey plans titled '188 Beaumont Street, Wynyard Quarter – Unit Title Subdivision with relevant levels and cross sections etc' prepared by Yeomans Survey Solutions and dated March 2026 referenced in Condition 1. The survey plans must show all building/s, units, all exclusive parking and common property on the site required by this subdivision consent.

Section 224(c) Compliance Conditions

7. The application for a certificate under section 224(c) of the Resource Management Act 1991 must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional confirming that all conditions of the subdivision consent have been complied with and identifying any conditions that have not been complied with and are subject to:

    a. a consent notice to be issued in relation to any conditions of this consent to which section 221 of the Resource Management Act 1991 applies.

Wastewater and Water Reticulation Networks – Public

8. The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve the Project in accordance with the requirements of the wastewater and water utility provider. Certification from the utility provider that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

a. Engineering Plan Approval must be obtained from Auckland Council for all public water supply and wastewater works.

b. The Consent Holder must produce, at 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, in accordance with the current Watercare Water and Wastewater Code of Practice for Land Development and Subdivision, as well as Watercare's standards for material supply, construction and asset data capture.

c. Plans approved under resource consent do not constitute an Engineering Plan Approval and must not be relied upon for the purposes of constructing public reticulation works in the absence of that approval.

d. All public water supply and wastewater works required to service the development must be designed and constructed by the Consent Holder at no cost to Watercare.

e. *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.*

Stormwater Reticulation Networks – Public

9. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve the Project in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Utilities

10. The Consent Holder must make provision for telecommunications and electricity to serve the Project in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP, and no proof is required at the time of section 224(c) certification. Any gas lines are required to be installed underground.

Vehicle Crossing

11. The Consent Holder must provide a new vehicle crossing to serve the Project. The crossing must be designed and formed in accordance with the requirements of the Auckland Transport Code of Practice. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Certification that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the Resource Management Act 1991.

Advice Note:

a. An approval letter and completion certificate from Auckland Transport must be submitted to Auckland Council as verification that Auckland Transport has completed its approval and final vehicle crossing inspection before this condition is considered fulfilled.

b. Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure that any required approvals are issued prior to construction.

Subdivision in Accordance with Approved Land Use Resource Consent

12. The subdivision must be undertaken in accordance with the approved land use resource consent.

    To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on record(s) of title to be issued for Lot 1 DP 541270:

    "The land subject to this consent notice has been subdivided in accordance with approved land use resource consent LUC60464684. All development on the land must be undertaken in accordance with that approved land use resource consent, including its conditions. If the land use resource consent lapses prior to being given effect to, a new land use resource consent will be required unless the proposed use and development of the land is otherwise able to be undertaken as a permitted activity."

    Advice Note:

    If the Consent Holder or a future landowner changes the land use proposal through an application under section 127 of the Resource Management Act 1991, or replacement legislation to change or cancel conditions of the land use consent, this condition does not need to be updated to record the section 127 application reference number, thereby avoiding the need for a corresponding change to the consent notice under section 221 of the Resource Management Act 1991 or replacement legislation.

General Advice notes:

1. It is advised that the consent holder will need to demonstrate that the buildings comply with 224(f) of the RMA. Section 224(f) of the Resource Management Act requires Council to certify that buildings being unit titled comply or will comply with Section 116(A) of the Building Act 2004. The building will have to meet the requirements of the Building Act 2004.

2. It is advised that the consent holder will need to demonstrate the units comply with the requirements of Section 32(2)(a) of the Unit Title Act 2010. Section 32(2)(a) the Unit Titles Act 2010 requires a council to certify that all units on a unit plan are physically measurable.

General advice notes

1. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

2. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

3. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*

4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

5. *The consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*

   You can search your site address at https://www.ena.org.nz/lines-company-map/ to identify your local lines company.

   Vector network: https://www.vector.co.nz/personal/help-safety/near-our-network/building-near-overhead-lines

   Counties Energy network: https://www.countiesenergy.co.nz/forms/close-approach-permit

   A Work Over Approval with Watercare may be required.

6. *Any reference to Auckland Transport throughout these conditions may instead be a reference to Auckland Council if Auckland Council has the relevant road controlling authority functions*

relevant to the condition.

7. *The consent holder must obtain approval from Auckland Transport for any proposed works or occupation of the road reserve, including relocation of bus stop(s) and removal of parking spaces. It will be the responsibility of the Consent Holder to determine the presence of any underground services that may be affected by the Consent Holder's work in the road reserve. Should any services exist, the Consent Holder must contact the owners of those and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/.*

   All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors https://nzuag.org.nz/wp-content/uploads/2018/11/National-Code- amended- version-29-Nov-2018.pdf and Auckland Transport Design Manual https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/

8. *Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary Traffic management plant (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests and 15 working days should be allowed for approval. All new water supply connections for the proposed units to the Watercare supply main shall be designed in accordance with Watercare Services Ltd's Standards and be completed by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services Ltd.*

9. *An 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.*

   10. Approval is required from Auckland Transport as the road controlling authority for any building openings to utilise the footpath.11. Engagement with Auckland Transport's Works Coordination team will be required for any usage of Beaumont Street for special events.

12. Individual underground telecommunications and power cables shall be installed to service the proposed units and must be installed and suitably marked within the road reserve and lot service connection location to the specification and satisfaction of the relevant authority and Auckland Council. If required, relevant gas reticulation and fibre optic services may also be provided.

Certification from the relevant utility provider is required to verify satisfactory completion of works.

13. *A vehicle crossing application(s) should be approved by Auckland Transport prior to*

construction of new vehicle access(es) to the site or altering/widening of the existing vehicle crossing(s).

14. *It is recommended that a visual inspection of the founding soils be undertaken by a geo-professional during the excavation works to determine the suitability of the subgrade and potential effects on the proposed foundations.*

15. *Additional geotechnical investigations may be required for final design for Building Consent.*

16. *Geotechnical review of the detailed design drawings may be required to confirm their recommendations have been adopted for Building Consent.*

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

The Consent Holder 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.

18. *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.*

Engineering Approval - Transport

19. *The consent holder should submit engineering plans (including engineering calculations and specifications) to the council for approval in writing. The engineering plans should include, but not be limited to, the information regarding the detailed design of any roads and road network activities.*

20. *As part of the application for Engineering Plan Approval, a registered engineer should:*

- *Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.*
- *Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.*
- *Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.*

The engineering plan application forms including fees can be found at the following Auckland Council website:

https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

21. An engineering completion certificate certifying that the proposed roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements should be provided when applying for a certificate under section 224(c) of the RMA (if there is a 224c component) to the Council.

ATTACHMENT 1: TABLE OF REPORTS

Report Title and Reference	Author	Date	Revision
188 Beaumont Street, Fast-track Approval Application, Assessment of Environmental Effects	B&A	26 March 2026	
188 Beaumont Street, Design Statement – Fast Track Approval Appendix I, Drawings	Warren and Mahoney	17 March 2026	Rev A
188 Beaumont Street, Design Statement – Fast Track Approval Appendix II, Development Metrics Schedule	Warren and Mahoney	17 March 2026	Rev A
188 Beaumont Street, Design Statement – Fast Track Approval Appendix III, Shading Analysis	Warren and Mahoney	17 March 2026	Rev A
Design Statement – Fast Track Approval	Warren and Mahoney	17 March 2026	Rev A
Landscape Architecture – Podium & Tower Entrance	Warren and Mahoney	March 2026	Rev A
188 Beaumont Street Fast Track Approval – S67 Response Building Materials, Colours and Finishes	Warren and Mahoney	24 June 2026	Rev A
188 Beaumont Street, Wynyard Quarter Fast-track Substantive Application Landscape Report for Western Waterfront and Streetscape Interfaces	Boffa Miskell	19 December 2025	
188 Beaumont Street, Acoustic Assessment of Effects	Marshall Day Acoustics	26 February 2026	
188 Beaumont Street, Draft Construction Noise and Vibration Management Plan	Marshall Day Acoustics	4 February 2026	
Civil Preliminary Design Report, 188 Beaumont Street	Tonkin + Taylor	March 2026	Version 5
Erosion and Sediment Control Plan, 188 Beaumont Street	Tonkin + Taylor	February 2026	Version 2
Geotechnical Assessment Report, 188 Beaumont Street – Residential Apartment Development	Initia	February 2026	Rev C
Coastal and Flood Hazard Risk Assessment, 188 Beaumont Street	Tonkin + Taylor	24 March 2026	Rev 9
Detailed Site Investigation and Site Management Plan, 188 Beaumont Street	Williamson Water & Land Advisory	20 March 2025	Rev 2

188 Beaumont Street Fast-track Substantive Application, Urban Design and Landscape Assessment	Boffa Miskell	23 March 2026	
Property Economics, 188 Beaumont St Development, Economic Impact Assessment	Property Economics	March 2026	
Market Economics: Wider Regional and National Economic Benefits Assessment	Market Economics	26 March 2026	
Wind Tunnel Investigations of Pedestrian Level Wind Conditions, Fast-track Application for 188 Beaumont Street	Fidelic Flow	16 February 2026	-
188 Beaumont Street, Integrated Transportation Assessment	Parlane & Associates	25 March 2025	
Draft Travel Management Plan, 188 Beaumont Street	Parlane & Associates	19 March 2025	
Draft Construction Traffic Management Plan	Parlane & Associates	19 March 2025	
Draft Construction Management Plan	AECOM	March 2026	Rev 3
Wynyard Quarter Precinct – Hazardous Facilities Risk, 188 Beaumont Street	Tonkin + Taylor	February 2026	Version 3
Waste Management and Minimisation Plan, 188 Beaumont Street	Rubbish Direct	2 February 2026	-

ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
Drawings – Architecture			
RC00.001 COVER SHEET	Warren and Mahoney	[insert]	[insert]
RC00.002 DRAWING LIST	Warren and Mahoney	[insert]	[insert]
RC03.001 PROPOSED SITE PLAN 1-500	Warren and Mahoney	[insert]	[insert]
RC03.002 PROPOSED SITE PLAN 1-100	Warren and Mahoney	[insert]	[insert]
RC05.002 PROPOSED BOUNDARY RE-ALIGNMENT SECTION	Warren and Mahoney	[insert]	[insert]
RC05.004 GROUND LEVEL - LEVELS PLAN	Warren and Mahoney	[insert]	[insert]
RC05.005 3D AXOS	Warren and Mahoney	[insert]	[insert]
RC05.009 VERANDAH	Warren and Mahoney	[insert]	[insert]
RC05.101 LEVEL 01 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.102 LEVEL 02 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.103 LEVEL 03 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.104 LEVEL 04 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.105 LEVEL 5 - 7 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.108 LEVEL 8 - 9 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.110 LEVEL 10 - 16 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.117 LEVEL 17 - 21 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC05.122 LEVEL 22 OUTLOOK SPACE	Warren and Mahoney	[insert]	[insert]
RC05.200 PLANNING GFA METRICS	Warren and Mahoney	[insert]	[insert]
RC05.201 AREA PLAN LEVEL 0 GROUND - GFA	Warren and Mahoney	[insert]	[insert]
RC05.202 AREA PLAN LEVEL 1 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.203 AREA PLAN LEVEL 2 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.204 AREA PLAN LEVEL 3 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.205 AREA PLAN LEVEL 4 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.206 AREA PLAN LEVEL 5 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.207 AREA PLAN LEVEL 6 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.208 AREA PLAN LEVEL 7 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.209 AREA PLAN LEVEL 8 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.210 AREA PLAN LEVEL 9 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.211 AREA PLAN LEVEL 10 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.212 AREA PLAN LEVEL 11 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.213 AREA PLAN LEVEL 12 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.214 AREA PLAN LEVEL 13 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.215 AREA PLAN LEVEL 14 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.216 AREA PLAN LEVEL 15 - GFA	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC05.217 AREA PLAN LEVEL 16 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.218 AREA PLAN LEVEL 17 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.219 AREA PLAN LEVEL 18 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.220 AREA PLAN LEVEL 19 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.221 AREA PLAN LEVEL 20 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.222 AREA PLAN LEVEL 21 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.223 AREA PLAN LEVEL 22 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.224 AREA PLAN LEVEL 23 - GFA	Warren and Mahoney	[insert]	[insert]
RC10.000 GROUND LEVEL FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.001 LEVEL 01 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.002 LEVEL 02 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.003 LEVEL 03 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.004 LEVEL 04 (APT PODIUM) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.005 LEVEL 05 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.006 LEVEL 06 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.007 LEVEL 07 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.008 LEVEL 08 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.009 LEVEL 09 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC10.010 LEVEL 10 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.011 LEVEL 11 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.012 LEVEL 12 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.013 LEVEL 13 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.014 LEVEL 14 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.015 LEVEL 15 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.016 LEVEL 16 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.017 LEVEL 17 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.018 LEVEL 18 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.019 LEVEL 19 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.020 LEVEL 20 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.021 LEVEL 21 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.022 LEVEL 22 (PENTHOUSE) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.023 LEVEL 23 (PLANT) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.024 LEVEL 24 ROOF PLAN	Warren and Mahoney	[insert]	[insert]
RC11.100 FLOOR PLAN GROUND LEVEL - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.101 FLOOR PLAN LEVEL 1 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.102 FLOOR PLAN LEVEL 2 - MARINA	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC11.103 FLOOR PLAN LEVEL 3 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.104 FLOOR PLAN LEVEL 4 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.105 FLOOR PLAN LEVEL 5 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.106 FLOOR PLAN LEVEL 6M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.107 FLOOR PLAN LEVEL 7M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.108 FLOOR PLAN LEVEL 8M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.109 ROOF PLAN LEVEL 9 - ROOF - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.200 FLOOR PLAN GROUND LEVEL - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.201 FLOOR PLAN LEVEL 1 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.202 FLOOR PLAN LEVEL 2 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.203 FLOOR PLAN LEVEL 3 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.204 FLOOR PLAN LEVEL 4 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.205 FLOOR PLAN LEVEL 5 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.206 FLOOR PLAN LEVEL 6 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.207 FLOOR PLAN LEVEL 7 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.208 FLOOR PLAN LEVEL 8 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.209 FLOOR PLAN LEVEL 9 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.210 FLOOR PLAN LEVEL 10 - TOWER	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC11.211 FLOOR PLAN LEVEL 11 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.212 FLOOR PLAN LEVEL 12 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.213 FLOOR PLAN LEVEL 13 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.214 FLOOR PLAN LEVEL 14 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.215 FLOOR PLAN LEVEL 15 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.216 FLOOR PLAN LEVEL 16 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.217 FLOOR PLAN LEVEL 17 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.218 FLOOR PLAN LEVEL 18 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.219 FLOOR PLAN LEVEL 19 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.220 FLOOR PLAN LEVEL 20 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.221 FLOOR PLAN LEVEL 21 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.222 FLOOR PLAN LEVEL 22 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.223 FLOOR PLAN LEVEL 23 - PLANT - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.224 FLOOR PLAN LEVEL 24 - ROOF - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.300 FLOOR PLAN GROUND LEVEL - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.301 FLOOR PLAN LEVEL 1 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.302 FLOOR PLAN LEVEL 2 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.303 FLOOR PLAN LEVEL 3 - BEAUMONT	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
RC11.304 FLOOR PLAN LEVEL 4 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.305 FLOOR PLAN LEVEL 5 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.306 FLOOR PLAN LEVEL 6 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.307 FLOOR PLAN LEVEL 7 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.308 FLOOR PLAN LEVEL 8 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.309 FLOOR PLAN LEVEL 9 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.310 FLOOR PLAN LEVEL 10 - ROOF - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC20.000 NORTH ELEVATION	Warren and Mahoney	[insert]	[insert]
RC20.001 EAST ELEVATION	Warren and Mahoney	[insert]	[insert]
RC20.002 SOUTH ELEVATION	Warren and Mahoney	[insert]	[insert]
RC20.003 WEST ELEVATION	Warren and Mahoney	[insert]	[insert]
RC21.000 PART NORTH & EAST ELEVATIONS - MARINA	Warren and Mahoney	[insert]	[insert]
RC21.001 PART SOUTH & WEST ELEVATIONS - MARINA	Warren and Mahoney	[insert]	[insert]
RC21.002 PART NORTH ELEVATION - TOWER (G-8)	Warren and Mahoney	[insert]	[insert]
RC21.003 PART NORTH ELEVATION - TOWER (9-24)	Warren and Mahoney	[insert]	[insert]
RC21.004 PART EAST ELEVATION - TOWER (G-8)	Warren and Mahoney	[insert]	[insert]
Drawings – Landscape			
L10.005 SITE PLAN – SHEET LAYOUT GF	Warren and Mahoney	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
L10.006 SITE PLAN – SHEET LAYOUT L04	Warren and Mahoney	[insert]	[insert]
L10.102 GENERAL ARRANGEMENT PLAN - GF	Warren and Mahoney	[insert]	[insert]
L10.105 GENERAL ARRANGEMENT PLAN – L04	Warren and Mahoney	[insert]	[insert]
L10.106 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.107 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.108 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.109 GENERAL ARRANGEMENT PLAN - L05	Warren and Mahoney	[insert]	[insert]
L10.110 GENERAL ARRANGEMENT PLAN - L09	Warren and Mahoney	[insert]	[insert]
L10.115 GENERAL ARRANGEMENT PLAN – L16	Warren and Mahoney	[insert]	[insert]
L20.001 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
L20.002 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
L20.003 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
L20.005 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
Drawings – Civil			
1098609.2000-0010 GENERAL DRAWING LIST AND LOCALITY PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0020 EXISTING SERVICES LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0110 EROSION AND SEDIMENT CONTROL PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0120 PROPOSED CUT AND FILL PLAN	Tonkin + Taylor	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
1098609.2000-0210 PROPOSED STORMWATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0310 PROPOSED WASTEWATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0410 PROPOSED POTABLE WATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0510 PROPOSED UTILITIES LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
Drawing – Geotechnical			
RECOMMENDED EXTENTS OF VISUAL MONITOIRING IN RELATION TO PROPOSED STRUCTURAL CORE EXCAVATIONS	INITIA	[insert]	[insert]
Drawing – Scheme Plans			
LOWER LEVEL PLAN	Yeomans Survey Solutions	[insert]	[insert]
UPPER LEVEL PLAN	Yeomans Survey Solutions	[insert]	[insert]
CROSS SECTIONS	Yeomans Survey Solutions	[insert]	[insert]
GROUND FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 1 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 2 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 3 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 4 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 5 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 6 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]

Plan title and reference	Author	Rev	Dated
LEVEL 7 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 8 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 9 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 10 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 11 & 12 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 13 & 14 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 15 & 16 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 17 & 18 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 19 & 20 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 21 & 22 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS A – F, Ground Level and Level 1	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS G – K, Level 1 and Level 2	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS L – O, Level 2 and Level 3	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS P – S, Level 3	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 23 FLOOR PLAN & CROSS SECTION A – A'	Yeomans Survey Solutions	[insert]	[insert]
CROSS SECTION B – B'	Yeomans Survey Solutions	[insert]	[insert]