

# **188 Beaumont Street Fast-track**

Auckland Council Specialist Memo

**Annexure 9:**

**Artificial Lighting**

**Jared Osman**

**13 July 2026**

## 1.0 APPLICATION DESCRIPTION

### Application and property details

Fast-Track project name: 188 Beaumont Street

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

## 2.0 Technical Specialist Memo – Artificial Lighting

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

From: Jared Osman, Team Leader, Contamination, Air & Noise Team

Qualifications  
& Relevant  
Experience:

I hold the qualification of: Bachelor of Science with Honours (First Class) in Geography and have 18 years experience in consenting and compliance, including 4 years of experience with lighting. Since 2022 I have been involved in reviewing ~280 lighting plans for various residential, commercial, sporting and infrastructure projects.  
I have prepared expert evidence and technical assessments for resource consent applications, plan changes, notices of requirement for designation and fast-track applications and have appeared as an expert witness before consent authorities and the Environment Court (for air quality) on multiple occasions.

Preparation in  
Accordance  
with the Code  
of Conduct:

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

Signature:



Date: 13 July 2026

### 3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- AEE titled “188 Beaumont Street, Auckland Central Fast-track Approval Substantive Application”, Barker & Associates - 9 April 2026.

### 4.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

N/A

### 5.0 Specialist Assessment

I note that lighting is mentioned on Page 35 of the AEE as follows, and that there is no additional assessment provided:

*The proposal is likely to involve the provision of external lighting around the building complying with general standards E24.6.1 and the relevant standards that apply in Table E24.6.1.1 for lighting of the project in the City Centre zone. Lighting activities that comply with all the relevant permitted activity standards is provided for as a permitted activity in Table E24.4.1(A1). The relevant standards Chapter 24 in are captured in the proposed consent conditions in Appendix 4 to ensure compliance will be achieved.*

There are two elements to the Permitted Activity Standards of the E24 lighting chapter, namely E24.6.1 which relates to cross-boundary light spill and glare, and E24.6.2 which relates to on-site lighting for access in residential areas.

While the AEE only addresses E24.6.1, the two proposed conditions set out in Appendix 4 clearly appear to relate to both on-site and cross-boundary lighting.

I note that the E24.6.2 on-site lighting standards are required by E27.6.3.7(2) in the Transport chapter. Both the relevant (and inter-linked) E24 and E27 standards make reference to lighting in ‘residential zones’.

This site is in the Business – City Centre Zone and is not considered ‘residential’ (as per Chapter J – definitions), as such the E24.6.2 provisions cannot be required here.

Likewise, I consider that the E24.9 special information requirement - to provide a lighting plan upfront with the consent application - also does not apply.

I support a lighting plan being provided via condition.

Zoning aside, it is clear the actual nature of the proposed activity is residential. On that basis I am supportive of the proposed condition considering both the cross-boundary and on-site lighting aspects, noting this is offered by the applicant rather than strictly required to comply with E24.6.2.

## 6.0 Section 67 Information Gap

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

## 7.0 Recommendation

The proposal is acceptable with regards to artificial lighting matters.

## 8.0 Proposed Conditions

I have reviewed both proposed conditions 36 and 37 and suggest the following [edits](#) to Condition 36 to reduce duplication.

### Lighting Plan

*36. The Consent Holder must prepare and submit to Council for certification a final Lighting Plan prepared by a SQEP and/or Lighting Engineer to demonstrate that adequate lighting will be provided for visibility and the safety of people, occupants and visitors to the project outside daylight hours.*

*The Lighting Plan must:*

*a. address all accessible areas of the premises where the movement of people is expected ([including the proposed shared path](#)) and include proposed locations, lux levels and types of lighting (i.e., manufacturer's specifications once a lighting style has been determined) and any light support 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~~*

*~~dc.~~ include an executive summary of the above information in plain English that outlines the relevant requirements, their application, and the design response to them.*

*37. The Lighting Plan certified under Condition 36 must be implemented prior to the project being first occupied, and thereafter retained and maintained for the duration of the consented development.*

Advice note: 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.