

Precinct Downtown Development Limited  
C/- RCP Limited  
25 Hargreaves Street  
Freemans Bay  
Auckland 1011

Attention: Bianca Hurrell

Dear Bianca

## **Downtown West Redevelopment Erosion and Sediment Control Management Plan Addendum**

### **1 Background**

This letter report has been prepared in response to Auckland Transport's (AT) pre-application feedback<sup>1</sup> dated 27 March 2026. AT noted that the draft Erosion and Sediment Control Plan<sup>2</sup> shows the proposed treatment devices located within the road reserve. This location would affect construction activities and vehicle and pedestrian movements around the site.

In response, the ESCP has been revised to relocate the proposed treatment devices outside the road reserve (refer to the revised ESCP drawing included in Appendix A). This letter also summarises minor updates to the Erosion and Sediment Management Plan Report (dated 6 November 2026), as set out in Section 2.

### **2 Updates to the erosion and sediment control management plan reporting**

Minor updates to the Erosion and Sediment Management Plan Report (dated 6 November 2026) are outlined below. The two key updates relate to:

- The proposed location of the sediment treatment devices during construction; and
- Predicted groundwater inflow rates.

a. *Updates to Section 2.2.2. – The final earthworks methodology will be determined by the Contractor undertaking the works. Below is an indicative methodology prepared using specialist inputs from the Project design team. Sheet pile walls and diaphragm walls have been considered to retain the proposed basement excavation **and provide a groundwater cut off** for concept design. A ~~partially~~ **fully** drained*

<sup>1</sup> Feedback on BUN60460864 FTAA.

<sup>2</sup> Sketch Rev 4, appended to the Erosion and Sediment Control Management Plan Report v1 prepared by Tonkin + Taylor Ltd on 6 November 2025 and submitted as part of the fast-track approval application.

*site is expected to be used for construction with groundwater control provided by temporary sumps that will be progressively lowered approximately 1 m below the floor as to collect groundwater and rainfall runoff as excavation progresses. with a sheet pile wall around the perimeter installed prior to earthworks to provide groundwater cut-off to the excavation. The final basement walls will be sealed, which will minimise groundwater inflows both during construction and in the long term.*

*A low point in the excavation would be maintained approximately 1 m below the working level of the excavation to form a collection point for groundwater flows and rainfall runoff entering the excavation. Water collected will be pumped up to the surface and treated as outlined in Section 3.2 of this report. Other ponding areas within the excavation that cannot be diverted under gravity to this collection point may be dewatered using smaller pumps into the main collection point for pumping up to the surface.*

***The final basement walls will be permanently drained, with an underdrainage system installed beneath the basement floor. The groundwater collected in the permanent drainage system is expected to meet water quality requirements for discharge to stormwater.***

*All excavated material will be carted offsite and disposed of at a consented location, or by other acceptable arrangements, by the Contractor. This section of the report should be read in conjunction with ground disturbance procedures as set out in T+T's Contamination Site Management Plan ("CSMP") that forms part of the Project application.*

In addition to the approach described in Section 2.2.2 above, there is expected to be an opportunity to locate the sediment treatment devices at the northern end of the site on the ground floor slab. This slab extends across the full width of the site for approximately 1.5 bays from the north boundary. It will be constructed early in the works programme and prior to the bulk excavation to provide propping to the northern wall as part of the top-down construction sequence. The updated erosion and sediment control plan is provided in **Appendix A**.

The treatment devices could remain in this location for the duration of the excavation, with treated discharge directed to an approved outlet on Lower Hobson Street. The final arrangement will be confirmed by the Contractor as part of the detailed construction methodology.

b. *Updates to Section 3.2.4 - Groundwater inflow rates will be confirmed following groundwater monitoring but are predicted to be up to 60 m<sup>3</sup> per day.*

Rising head permeability testing was undertaken in February 2026<sup>3</sup>, which indicated that permeability values measured within the ECBF are lower than those adopted in the preliminary design. Accordingly, the **groundwater inflows during construction and permanent operations are likely to be less than the upper values previously predicted** (up to 60 m<sup>3</sup> per day as outlined in our reporting dated November 2026). This is consistent with experience on other sites where drained basements have been constructed in the lower Auckland CBD area.

<sup>3</sup> T+T (25 February 2026). Letter to Precinct Properties New Zealand Limited. *Downtown West Development. Rising Head Permeability Testing*. T+T Ref: 1016043.2000.

### 3 Applicability

This report has been prepared for the exclusive use of our client Precinct Downtown Development Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application under the Fast-track Approvals Act 2024 and that an Expert Panel as the consenting authority will use this report for the purpose of assessing that application. We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

#### Compliance with the Environment Court Practice Note 2023

I confirm that, in my capacity as author of this report, I have read and abided by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses contained in the Practice Note 2023.

**Ashleigh McLean:** I am a Civil Engineer at Tonkin & Taylor Ltd (T+T), where I specialise in Civil Engineering Infrastructure Design. I have worked at T+T since 2017. Prior to joining T+T, I was studying Civil Engineering at the University of Auckland. I have 9 years' experience in Civil Engineering Infrastructure Design. I am a Member of Engineering New Zealand. I hold the following qualifications – BE (Hons).

**Peter Millar:** I am a geotechnical and civil engineer at Tonkin & Taylor, where I provide specialist geotechnical design and civil design management of large infrastructure and major building projects. I have over 50 years' experience including 38 years at Tonkin & Taylor Ltd. I am a Distinguished Fellow of Engineering New Zealand and hold the qualification of ME (First Class).

Tonkin & Taylor Ltd

Report prepared by:

Authorised for Tonkin & Taylor Ltd by:



.....

Ashleigh McLean  
Civil Engineer



.....

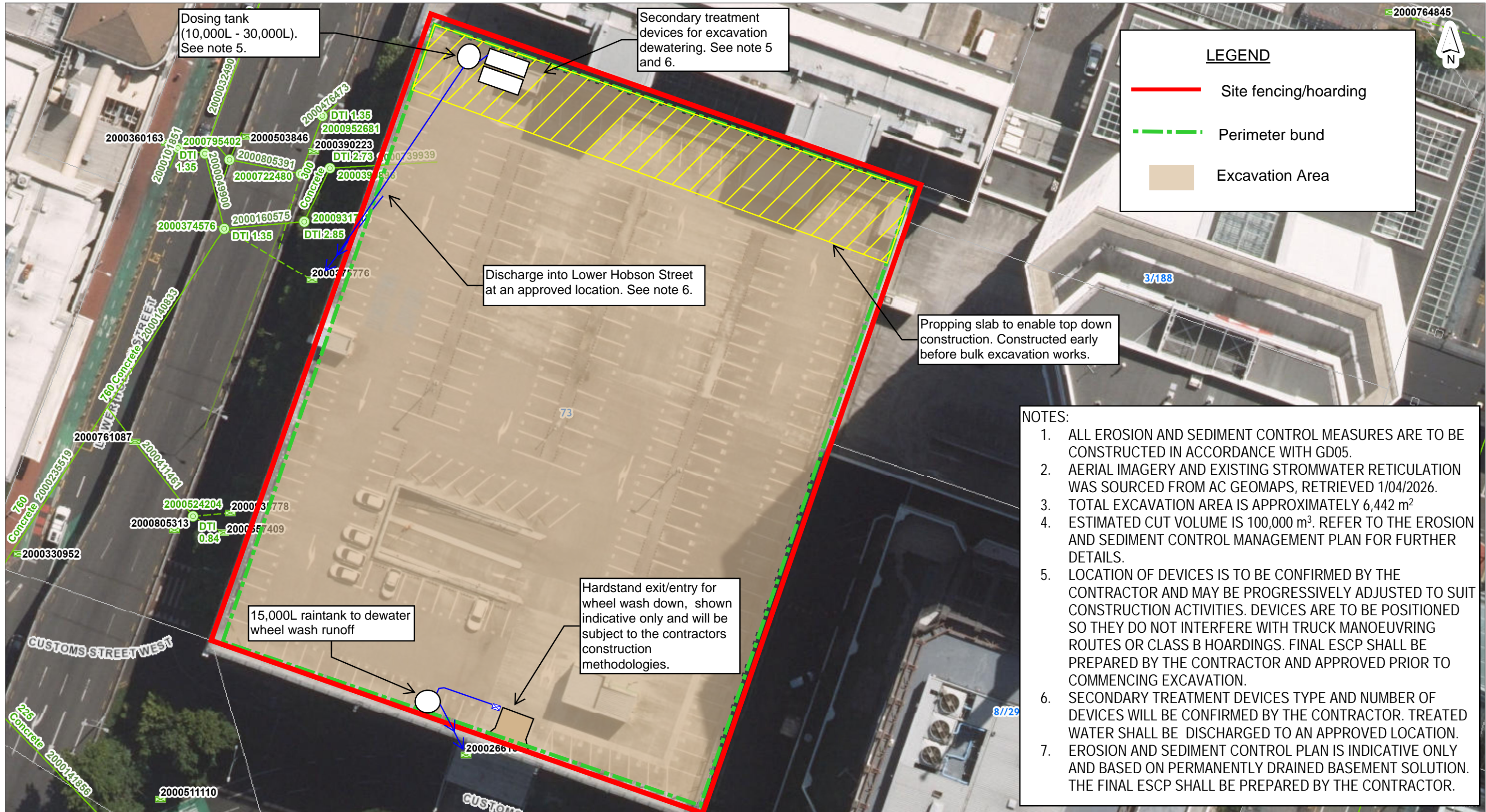
Peter Millar  
Project Director

2-Apr-26

\\ttgroup.local\corporate\aukland\projects\1016043\1016043.2000\issueddocuments\20260402 fta addendum report\1016043.2000-tt-escp addendum.v1.docx

**Appendix A      Draft Erosion and Sediment Control  
Plan**

---



**EROSION & SEDIMENT CONTROL  
PLAN**

0 5 10 15  
Meters

Scale @ A3  
= 1:500

Date Printed:  
1/04/2026

**Tonkin+Taylor**

Client: Precinct  
Job No. 1016043.2000 SK01  
02.04.26 Rev 5