

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:

Downtown Carpark Site Development

Fast-Track application number:

FTAA-2512-1158

BUN60460864, LUC60460865, DIS60460866 and WAT60460867

2.0 Technical Specialist Memo – Senior Development Engineer

To:

Sarah Wilson – Lead Planner & Adonica Giborees - PPL

From:

Rajesh Jeyaram

Qualifications
& Relevant
Experience:

I hold the qualification(s) of Bachelor of Engineering (Hons) degree and PG diploma in Civil & Environmental Engineering and have **25** years of experience in **the field of Engineering**. I am a full member of **IPENZ**. 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 on multiple/few 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:

06-05-2026

3.0 Executive Summary / Principal Issues

Please refer to the attached DE memo

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Auckland Council GeoMaps
- Assessment of Environmental Effects and Statutory Analysis by Barker & Associates Limited (reference: 17782, dated: 9 August 2024)
- Infrastructure Concept Design Report by Tonkin + Taylor (reference: 1016043.2000 v1 dated: November 2025)
- Erosion and Sediment Control Report by Tonkin+ Taylor (reference: reference: 1016043.2000 v1 dated: November 2025)
- Draft Construction Management Plan by RCP dated 9th October 2025
- Flood hazard and risk assessment by Tonkin+ Taylor (reference: 1016043 v7, dated: November 2025)
- Coastal Hazard and Risk Assessment by Tonkin+ Taylor (reference:1016043-V3 dated November 2025)
- Additional response by Tonkin + Taylor (reference: 1016043.2000 dated 7th April 2026)

5.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

6.0 Specialist Assessment

Please refer to the attached DE memo

7.0 Section 67 Information Gap

At the time of writing this Memo I have identified the following information gaps:

Description of Missing Information

Why is this Information Essential?

Information gap	Nature of deficiency	Decision-making impact	Risk / uncertainty created

8.0 Recommendation

Please refer to the attached DE memo

9.0 Proposed Conditions

Please refer to the attached DE memo

10.0 Supporting Documents

Watercare Memo from Anna Jennings dated 23rd April 2026

HW Memo from Hillary Johnston dated 22nd April 2026

Auckland Transport Stormwater Specialist Memorandum by Weir Consulting dated 20th April 2026

Auckland Transport Memo from Nicholas Simpson – Elevate Planning Ltd dated 23rd April 2026

Appendix 24 - Proposed Conditions

MEMO

Date: 30-04-2026

To: Sarah Wilson Senior Planner
Resource Consents – Central

From: Rajesh Jeyaram Senior Development Engineer Regulatory
Engineering - Central

Subject: Regulatory Engineering Review
Resource Consent Application – Fast Track Application
BUN60460864/EPA: FTAA-2512-1158
Lower Hobson Street, City Centre

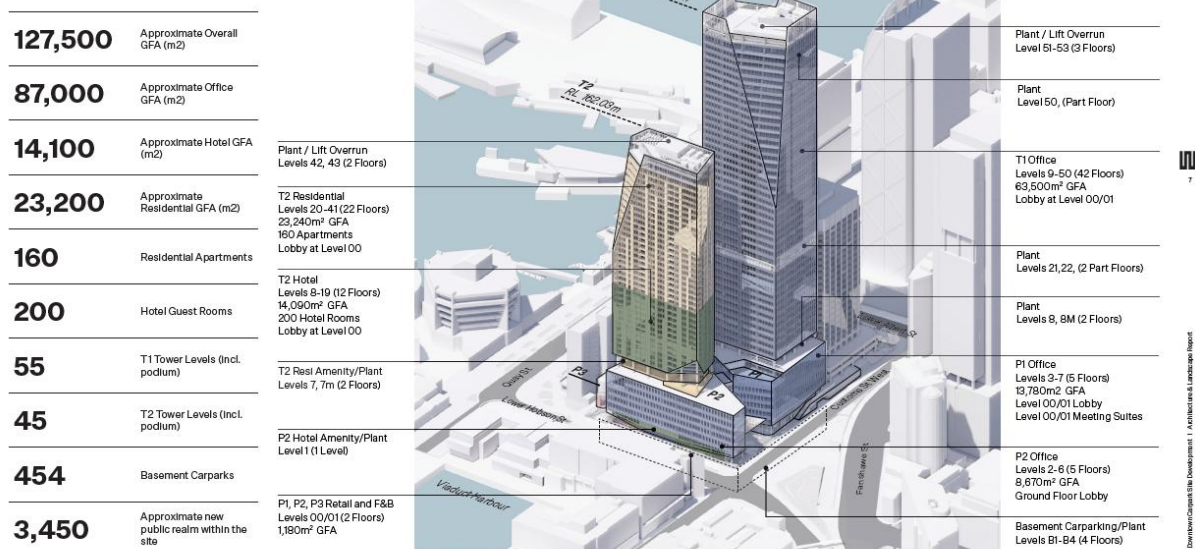
INTRODUCTION

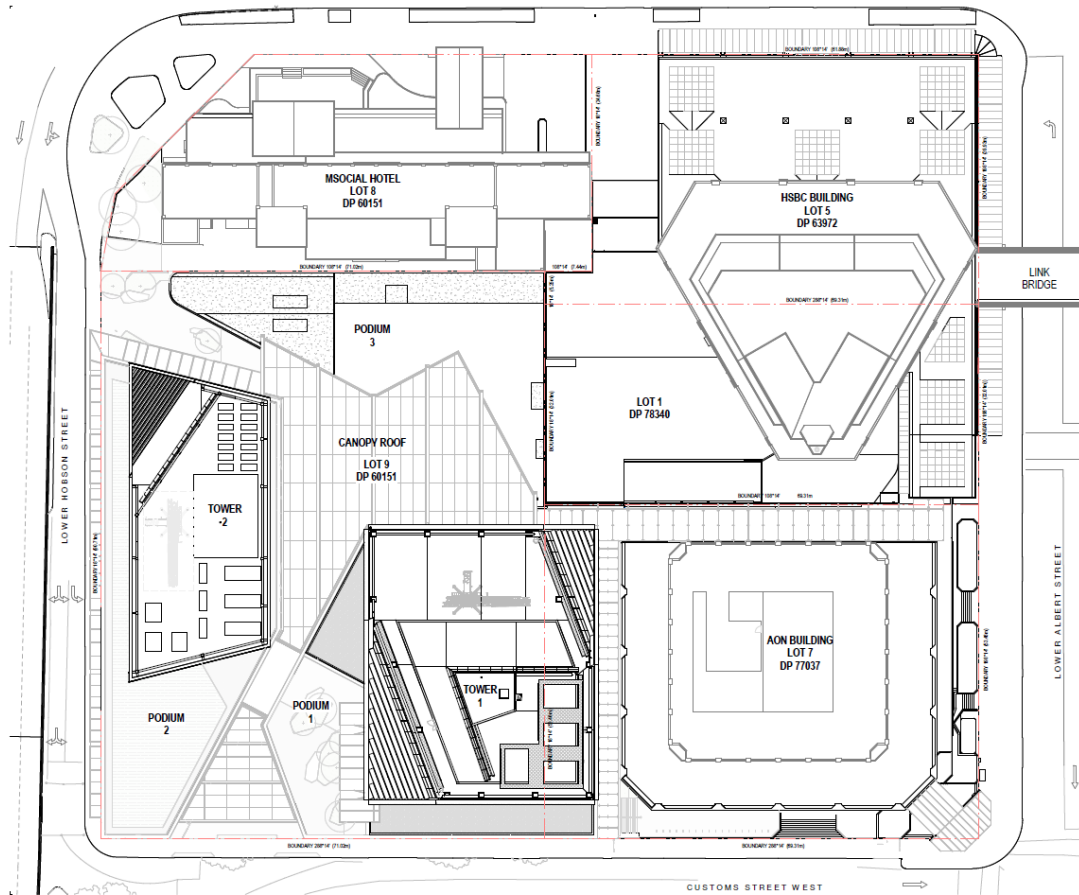
A consent is being sought to undertake a redevelopment of the Downtown Carpark site into an integrated mixed-use development at the subject site. It is proposed to construct three Podium Buildings (P1-P3), Two towers of 45 and 55 levels (including podium), 4 level shared basement beneath the site footprint and Public spaces and new laneways to provide connectivity across the city. The building will comprise of commercial, residential units, retail, food and beverage and civic uses. The site is located within Business – City Centre zone.

Proposed Site

1.3 Scheme Composition

The following diagram summarises the area, programme, and massing composition of the development proposal.





The following comments relating to the planning brief, specifically looking at:

- Stormwater
- Wastewater
- Water Supply
- Flooding
- Coastal Inundation
- Earthworks (including geotechnical risk)

As part of the review, I have assessed the information provided in the following:

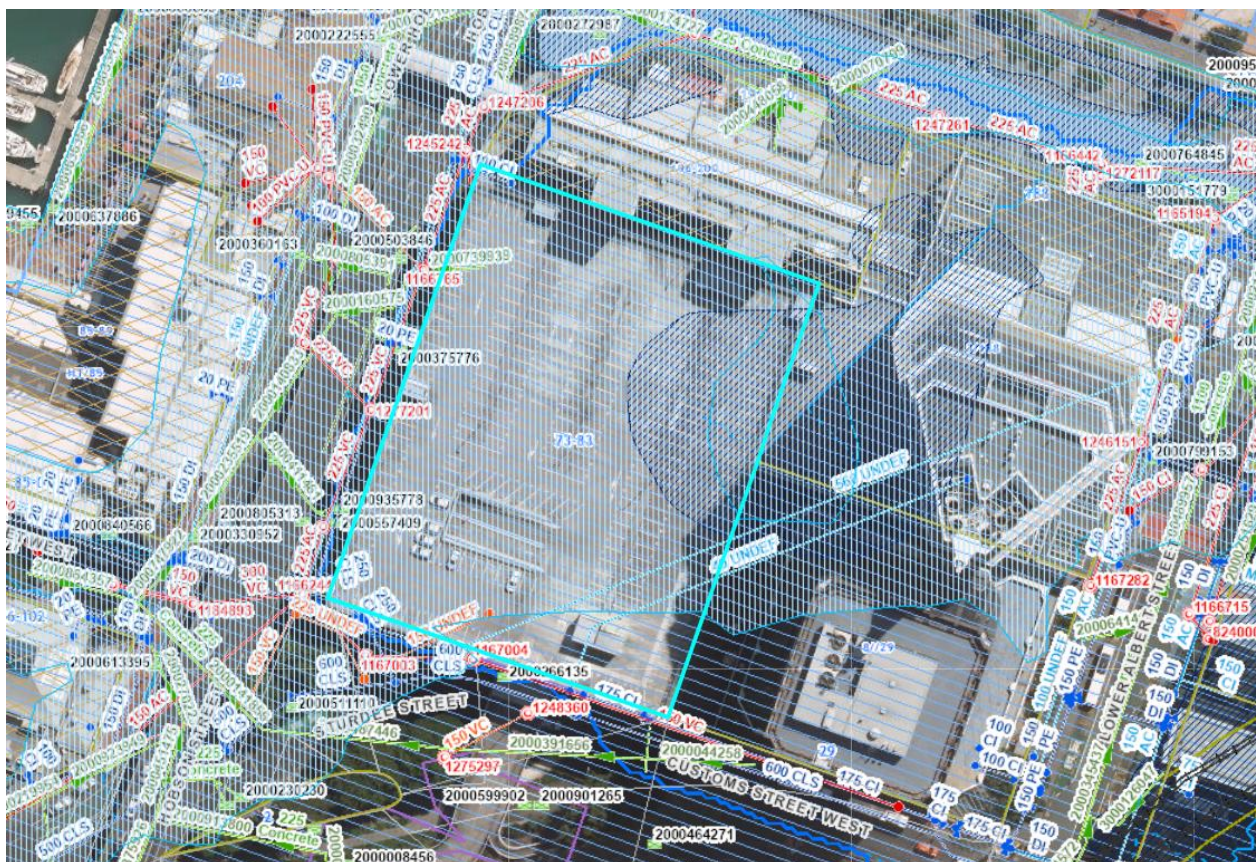
- Auckland Council GeoMaps
- Assessment of Environmental Effects and Statutory Analysis by Barker & Associates Limited (reference: 17782, dated: 9 August 2024)
- Infrastructure Concept Design Report by Tonkin + Taylor (reference: 1016043.2000 v1 dated: November 2025)
- Erosion and Sediment Control Report by Tonkin + Taylor (reference: reference: 1016043.2000 v1 dated: November 2025)
- Draft Construction Management Plan by RCP dated 9th October 2025
- Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025)
- Coastal Hazard and Risk Assessment by Tonkin + Taylor (reference: 1016043-V3 dated November 2025 and additional response by Tonkin + Taylor (reference: 1016043.2000 dated 7th April 2026)

The geotechnical component of this application has been reviewed with Soil & Rock Consultants (Byron Smith/Shael Hand Fromont). Based on their assessment, I have provided a summary of findings and the following recommended conditions from a geotechnical perspective.

SUMMARY AND RECOMMENDED CONDITIONS

1. Auckland Council Maps

Auckland Council GeoMaps show the site mapped as:



2. Stormwater

The proposed design involves connecting into the existing 900 mm diameter stormwater line on the corner of Lower Hobson Street and Quay Street. A new 300 / 375 mm diameter stormwater line will run adjacent to the site from Customs Street West to Lower Hobson Street, connecting to an existing manhole before discharging into the existing 900 mm diameter stormwater line as shown in the stormwater drainage plans Ref:1016043.2000- 4100 & 4101-Rev B dated 6th November 2025. This design avoids having to replace the existing 300 mm stormwater connection that has been identified as having insufficient capacity to take the existing flows. If the 900 mm diameter pipe does not have sufficient capacity it may need to be upgraded to a 1050 mm diameter pipe, over a length of approximately 20m. HW peer review approval has been obtained for the proposed stormwater reticulation and accepted in principle subject to the condition on the SMP approval.

Recommended Conditions

Connection to Public Network - Stormwater

The consent holder must design and construct connections to the public wastewater reticulation network to serve the development in accordance the requirements of the wastewater utility service provider (Healthy Water). Certification from a suitably qualified civil engineer that works have been satisfactorily undertaken must be provided at the completion of the works to the Council

Recommended Advice Notes:

- *Engineering plan approval for any public stormwater system and building consent approval for all proposed private stormwater reticulation system is required prior to commencement of this*

drainage works. Proposed stormwater reticulation must generally follow the proposed layout as shown on the stormwater drainage plans Ref:1016043.2000- 4100 & 4101-Rev B dated 6th November 2025

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval. The finalised location of connections shall be confirmed at Engineering Plan Approval stage*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *Abandoned of existing connection and private drainage is to be sealed off to the satisfaction of the Council. Details are to be supplied with the Building Consent application.*
- *Stormwater mitigation may be required with any future Building Consents and/or Engineering Plan Approval applications.*
- *Detailed design of the proposed stormwater extension needs to be carried out under EPA stage. stormwater flows from the proposed catchment must discharge to an approved public stormwater network, the details of which can be confirmed through the EPA process as more certainty around timing of completion of the public stormwater network (i.e. which catchment flows will be discharged to), and supporting calculations, can be provided at that time*

New Stormwater Management Plan

Prior to the lodgement of any Engineering Plan Approval (EPA) relating to the public stormwater network, the Consent Holder must ensure that a Stormwater Management Plan (SMP) has been prepared and formally adopted under Auckland Council Regionwide Network Discharge Consent (RWNDC).

The adopted SMP must demonstrate compliance with the relevant requirements of Schedule 4 of the RWNDC and must apply to all stormwater discharges to the public stormwater network associated with the development.

Advice Note:

The consent holder is advised that as they have not sought a private diversion and discharge consent as part of their FTAA application, and as their FTAA application stipulates that they will rely on the RWNDC, it is at the Applicant's risk to proceed at this point without adoption an SMP or a private consent.

3. Wastewater

Auckland GeoMaps show existing 225 mm diameter public wastewater lines located west of the site on Lower Hobson Street, east of the site on Lower Albert Street, north of the site on Quay Street and a 150 mm diameter public wastewater line in the southern portion of the site and 225 mm diameter public wastewater line south of the site on Customs Street West.

- The development intends to abandon the existing wastewater provision as the existing wastewater network has no spare capacity to accommodate additional flows from the project, and Watercare advised that there are no plans to upgrade the network in the near future. Different options have been investigated and discussed with Watercare. Five different options were

Watercare Services

Following the review of all proposed options, Watercare requested to carry out the detail assessment on **Option 1 and Option 4** and finalize the most feasible and viable option for the Wastewater discharge from the development during Engineering plan approval stage. Following options are considered by Watercare with the below feedback

Option 1

Option 1 involves connecting the development to the Fanshawe Street Pump Station at 130 Fanshawe Street. The Fanshawe Street Pump Station cannot accommodate the wastewater flows from the development without an upgrade. Watercare is currently investigating the feasibility of upgrading the Fanshawe Street Pump Station and the extent and timing of any potential upgrades is unknown.

If an upgrade to the Fanshawe Street Pump Station is feasible, Option 1 is considered a viable option. However, capacity of the local network that connects the development to the Fanshawe Street Pump Station may require upgrades. This must be assessed at the detailed design stage. Any upgrades to the local network will be at the cost of the developer.

Option 4

Option 4 involves constructing a new local pump station located within the future development site following demolition of the Hobson Street overbridge. The local pump station would discharge to the Orakei Main Sewer. Watercare considers that this solution may be viable and may provide additional network benefits by providing opportunity to divert more flow from the area. **This will be explored through detailed design, if this option is selected.** Further investigation is required to determine the proposed discharge point to the Orakei Main Sewer and proposed pipe route. Watercare also requested further information about the pump station and rising main funding/scope to clarify what other developments are expected to contribute or rely upon the proposed new local pump station and rising main and request to provide wider anticipated flow rate the pump station will service

Based on the Watercare review, the public wastewater line is unable to accommodate the flows from site and there is insufficient capacity for the proposed development. Also, Watercare consistently advised that on-site wastewater storage and off-peak pumping is not a desirable solution and should not be presented as a preferred or endorsed outcome

Recommended Conditions

- The consent holder must design and construct connections to the public wastewater reticulation network to serve the development in accordance the requirements of the wastewater utility service provider (Watercare). Certification from a suitably qualified civil engineer that works have been satisfactorily undertaken must be provided at the completion of the works to the Council
- The consent holder must obtain written approval from Watercare on the wastewater servicing infrastructure to be submitted as part of the application for engineering plan approval with Auckland Council.
- The consent holder will be responsible for designing, constructing and funding any local network upgrades, in accordance with the Code of Practice, required to facilitate the agreed feasible option for the wastewater servicing infrastructure to the proposed development.

Recommended Advice Notes

- Abandoned private drainage is to be sealed off to the satisfaction of Auckland Council. Details are to be supplied with the Building Consent application.
- An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.
- This development involves new connections to Watercare's water and wastewater networks. The consent holder will be responsible for contacting Watercare regarding the connection, construction and acceptance testing. See Watercare's website (www.watercare.co.nz) for more information. Please note that CCC will not be issued without this approval.

- *Watercare will not accept options 2 and 3 as detailed in appendix 19 of the application formally received by the Environmental Protection Authority on 7 November 2025 as viable solutions*

4. Water supply

Water Supply

The Applicant proposes two separate connection points. These are:

- Connection 1 – Lower Hobson Street: Residential demand of 6.1 L/s
- Connection 2 – Customs Street West: 14.2 L/s for commercial use plus 58 L/s for fire protection

Hydraulic modelling has confirmed that no issues are identified with connection 1. For connection 2, the 175mm watermain exceeds the recommended unit head loss limit (3m/km) as set in the Auckland Code of Practice for Land Development and Subdivision (CoP). However, the maximum simulated head loss from this development is approximately 6m/km. Watercare considered this exceeding is practically acceptable.

Break tanks are incorporated into the development to significantly reduce peak flow rates, as outlined in Infrastructure Concept Design Report by Tonkin + Taylor (reference: 1016043.2000 v1 dated: November 2025). Proposed break tanks shall be sized in conjunction with the fire protection requirements to further attenuate peak demands, noting that the fire protection flows will be sourced from Customs Street West cast iron main installed in 1915. Given the age of this CI main and potential reduced hydraulic performance, a cautious approach is warranted, and the provision of appropriately sized break tanks would assist in managing peak demands and reducing full reliance on the existing asset during fire episodes. Both connections as stated above has been approved by Watercare.

Assessment Conclusions

I consider that the site has adequate source of water supply on the assumption that fire protection design is FW2. We have been unable to assess water pressure for firefighting. I have recommended Condition below to manage this issue via condition of consent should the commissioners seek to grant the consent.

Recommended Conditions

- At the architectural building consent lodgement, the consent holder must submit to the council a fire hydrant test(s) and accompanying report prepared by a suitably experienced and qualified engineering professional that certifies that there is adequate available water pressure for the development that meets the criteria of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZPAS 4509:2008. The results of the fire hydrant test(s) and accompanying certification report must be prepared in accordance with the SNZ PAS 4509:2008, Table 1 (noting that the development is sprinklered).
- The consent holder must pursue the installation of break tanks as outlined in Infrastructure Concept Design Report by Tonkin + Taylor (reference: 1016043.2000 v1 dated: November 2025, with the design developed in conjunction with fire protection requirements

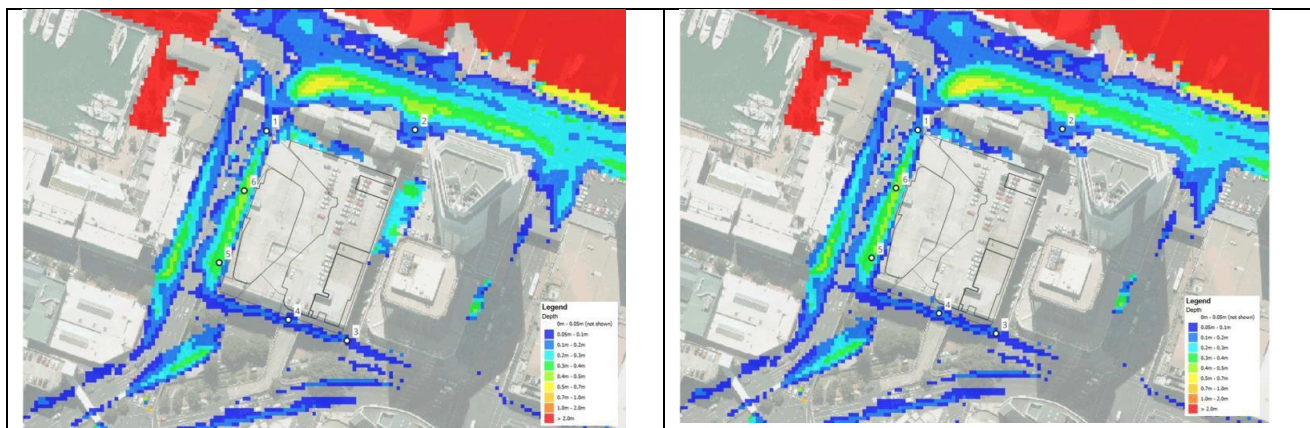
Recommended Advice Notes

- Watercare Services Ltd shall be responsible for all new connections to the water networks. A service fee will be charged. Please contact Watercare for details and their connection approval. Please note that CCC will not be issued without this approval.
- All new water supply connections 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.
- The consent holder is advised of the delays, costs and additional that may be required in meeting the water supply firefighting condition. The consent holder is strongly advised to address this condition early in the development process. Please also note the additional interactions and communications required to be undertaken with the NZ Fire Service (a Statutory Authority).
- While the area can meet the required fire protection demands, given the age (approximately 110 years) of the watermain at the proposed sprinkler connection point, it would be prudent to

incorporate fire flows into the break tank design to help attenuate peak fire flow demands during fire events

5. Flooding

Auckland GeoMaps shows potential floodwaters affecting the site on the proposed basement car parking areas and some ground floor areas. These include flood plains and overland flow paths. To address this, the applicant has provided a Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025). The assessment has accommodated a climate change factor of 3.8 degrees utilising the Stormwater Code of Practice version 4.



Tonkin + Taylor reports an increase in flood depths and levels as a result of the proposed development by up to 20 mm. Increases in flood depths are reported for ID locations 1, 3, 4, 5 and 6. Flows are largely contained within the road reserve and the 20 mm increase on the road reserve.

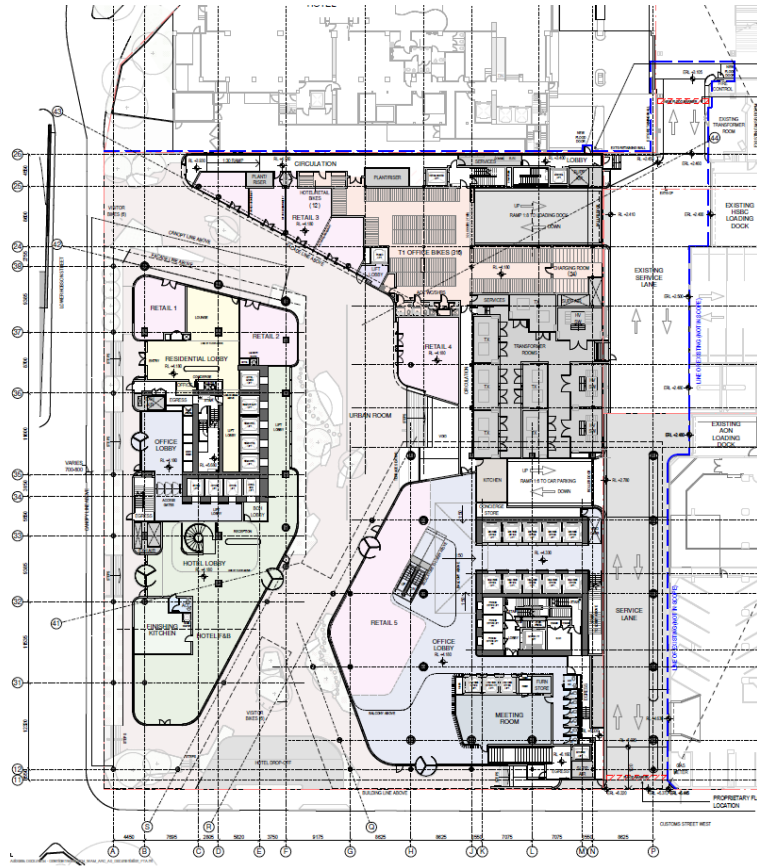
ID	Predevelopment				Post development			
	2.1 degrees climate change		3.8 degrees climate change		2.1 degrees climate change		3.8 degrees climate change	
	Depth	Level	Depth	Level	Depth	Level	Depth	Level
1	0.18	3.51	0.19	3.52	0.19	3.52	0.21	3.54
2	0.13	3.30	0.14	3.30	0.13	3.30	0.14	3.30
3*	0.08	5.24	0.10	5.25	0.09	5.25	0.11	5.27
4	0.09	4.40	0.11	4.42	0.10	4.41	0.12	4.42
5	0.39	3.59	0.41	3.62	0.39	3.60	0.42	3.63
6	0.40	3.58	0.42	3.61	0.41	3.59	0.43	3.62
*The higher flood levels associated with Location 3 are due to the higher ground. There is a flowpath draining from east to west.								

Fences within the areas identified within the overland flow path must be designed to allow unobstructed flood waters however, no fencing is proposed.

Floodwater Risk

Onsite

Most building spaces have a finished floor level of 4.18 m RL which allows at least 500 mm of freeboard from floodwater. Floodwater in this area is modelled to be up to 3.63 mRL as a result of post development with the 3.8degree climate change



The applicant has proposed the following flood mitigation design opportunities (including but not limited to):

Non-Habitable floor levels

The property design incorporates measures that fully mitigate the flood consequences to non-habitable floor levels up to the 1% AEP flood scenario with allowance for the 3.8 degrees of warming high emission future climate scenario. All units at floor Level 00 (set at 4.18 mRL) and above are situated above the predicted flood levels (3.63 mRL in Lower Hobson Street) and allow a minimum freeboard of 500 mm or are located outside the floodplain.

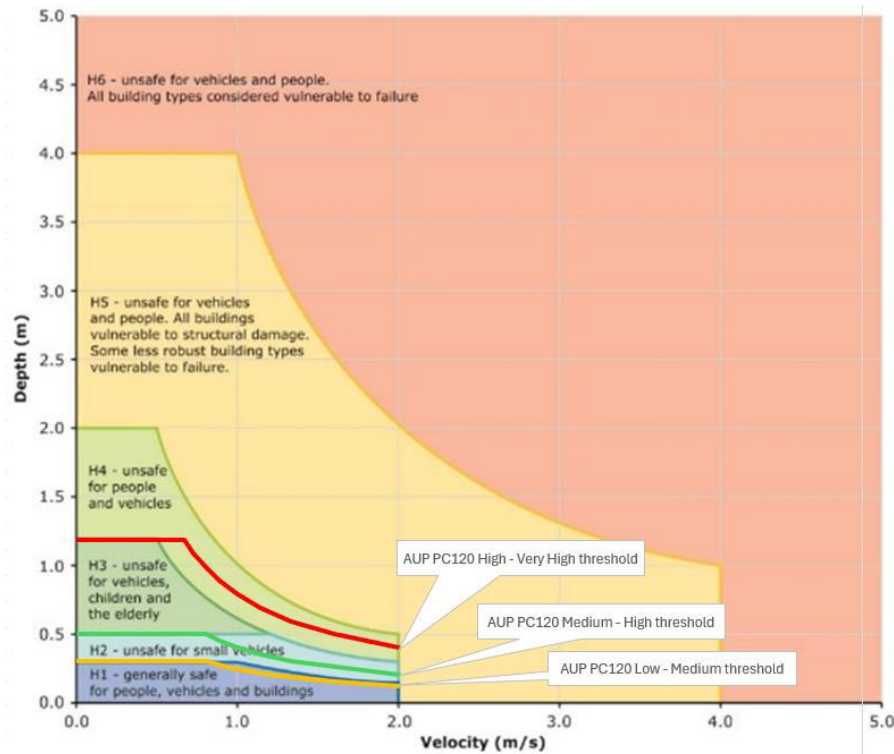
Basement levels

The property design incorporates measures that fully mitigate the flood consequences to the basement levels through the **installation of flood barriers**, which prevent water ingress via the Service Lane into the basement. The above surface, ground floor walls will be in contact with floodwater during extreme events however these will be tanked to prevent water ingress to the basement. Following detailed design, the Customs Street West barrier may not be required.

Offsite effects

There is a reduction of floodwater on neighbouring properties however the proposed works is anticipated to result in displacement of floodwater onto the road reserve and public spaces. The Tonkin + Taylor report indicates an increase of up to 20mm in depth to the flood plain. These increases are minor in the context of the existing flooding regime and are not expected to result in any material increase in flood hazard to the Auckland Transport road network (Confirmed by AT stormwater specialist -Weir Consulting). The assessment on effects confirms that the applicant reports *'increase in flood levels does not alter the flood hazard on the road network. Therefore, the effects of the development on the road network for public users and emergency service vehicles remain unchanged.'*

Based on the flood risk management guideline by Australian Disaster Resilience Handbook Collection (see below for chart) Tonkin + Taylor consider the maximum flood depth and velocities to be H1- generally suitable for people, vehicles and buildings and H2- unsafe for small vehicles.



Based on the information provided, I consider a Flood Management Plan to be necessary to suitably address the risk of flood waters on people, materials, vehicles and activity within the site.

Assessment of effects on offsite users including use of the public road and neighboring properties have been reviewed and with effects on the road reserve accepted by the asset owner and reduced effects on neighbouring properties, deemed to be unlikely to adversely affect others.

Conditions of consent and a covenant are recommended below for development engineering support.

PC120 Assessment for flood prone/ flood plain/Overland flowpath

Based on Table E36.3.1B.1 (AUP E36.3 and J – Definitions), “activities sensitive to natural hazards” and “activities potentially sensitive to natural hazards” are “potentially tolerable” at this site. “Less sensitive” activities such as parking and loading areas are “acceptable”.

In accordance with the natural hazard requirements of Plan Change 120, a Flood hazard risk assessment has been undertaken by the applicant’s engineer (Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025)). The assessment confirms that safe refuge can be provided for the proposed development (All units at floor Level 00 (set at 4.18 mRL) and above are situated above the predicted flood levels (3.63 mRL in Lower Hobson Street) and allow a minimum freeboard of 500 mm, or are located outside the floodplain) and safe egress can also be achieved. Given the low flood depths along Custom Street West (which are approximately 0.1 m at their deepest) as such subject property is located within a **Low Hazard area** and therefore presents minimal risk associated with flooding and the **sensitivity of the flood hazard is acceptable/tolerable** subject to the proposed mitigatory measures (installation of flood barriers on ingress of service lane and ground floor walls in contact with flood waters will be tanked). The proposal is consistent with the objectives and policies of PC120 and supports appropriate residential intensification without generating adverse natural hazard effects subject to the adopted suitable mitigatory measures.

Recommended Conditions

- The Consent holder must provide to the Council with a statement from an engineer certifying that the overland flow path depicted within the Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) has its alignment maintained across the site. This must be provided within 20 working days from the completion of the work.

- Within 20 working days from the completion of the works, the consent holder must provide to the Council a statement from a SQEP certifying that the overland flow path depicted within the Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) has its alignment maintained across the service lane
- The Consent holder must provide the Council a statement from an engineer or building professional certifying that the flood protection requirements recommended within the Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) has been completed on site. This must be provided within 20 working days from the completion of the work
- Prior to the lodgment of the building consent for the proposed development, the consent holder must submit a Flood Management Plan (FMP) to the Council for certification, to confirm that the activities undertaken in accordance with the FMP will achieve the objectives of the plan and compliance with the relevant consent conditions. Any subsequent review of the FMP must also be submitted to Council for certification. The consent holder must meet the costs of the production, certification, monitoring and review of the FMP. The overall objective of the FMP must be to set out the practices and procedures to be adopted to ensure compliance with consent conditions and also A flood management plan/emergency response protocol for the property should ensure alignment with advice from the Auckland Emergency Management/Civil Defence departments.

Recommended Advice Notes

- The site may be subject to section 71-74 of the Building Act Limitations and restrictions on building consents: Construction of building on land subject to natural hazards.
- Council recommends that the Consent holder seeks financial, legal and insurance advice on this.
- Future subdivision of the land will require an encumbrance on the titles regarding the flood hazard extent and overland flow path locations.
- Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandcouncil.govt.nz
- The council acknowledges that the Flood Management Plan is intended to provide flexibility both for the consent holder and the council for the management of the overland flows and flood risk. Accordingly, the Flood Management Plan may need to be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.
- Certification of the Flood Management Plan by the council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.

Recommended Covenants

Covenant

The consent holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council ["the Council"] for the parent site. 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 the commencement of the consented activity:

- To ensure the unobstructed flow of the overland flow path during this 1 in 100 year storm event, the owner[s] of the property are required to comply with the following restrictions on an on-going basis:
 - Not to alter the finished ground floor levels of the buildings onsite without prior approval from Council.
 - Implement the approved Flood Management Plan/emergency response protocol for the property as required by the Council.

Changes to the development proposal may result in a new Flood Report and new Flood

Management Plan. Amendments may also be required to the above Covenant.

Coastal Inundation

Based on GeoMaps the site is not located within the 1% AEP coastal inundation area with 1.0 m of sea level rise however is located within 2.0 m of sea level rise.

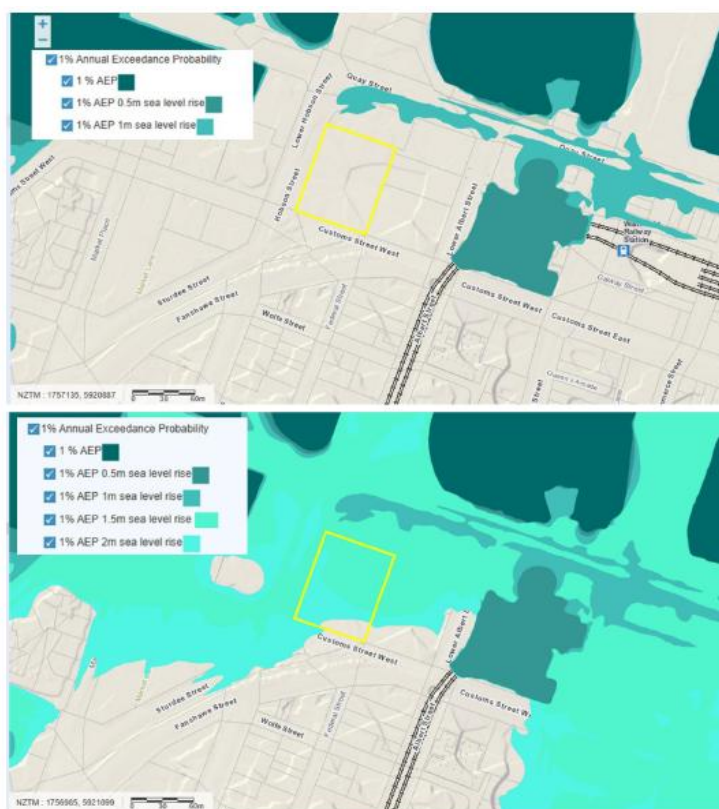


Figure 2.1: Coastal inundation overlays for the 1% AEP event with different relative sea level rise magnitudes (source: Auckland Council GeoMaps).

The revised AUP E36 for notified PC120 also defines new natural hazard areas, with rules according to the sensitivity of development. Based on the PC120 hazard area definitions, the proposed development is in **Coastal Hazard Area 3** (1.0 – 1.5 m RSLR). According to Table E36.3.1B.1 development in Coastal Hazard Area 3 within existing urban areas is *potentially tolerable* for sensitive activities and *acceptable* for less-sensitive activities such as parking and loading.

AUP 36 for PC120 states that safe egress is provided for during a 1% AEP inundation event, taking into account 1.5 m relative sea level rise.

The applicant has provided a Coastal Hazard and Risk Assessment by Tonkin + Taylor (reference:1016043-V3 dated November 2025). As part of the coastal hazard assessment the applicant provided the summary of coastal inundation levels and freeboard scenarios used to inform coastal hazard exposure of the development as below

Activity	AEP	Timeframe	Climate Scenario	Water level (mRL)	Freeboard (m)	Total (mRL)
Floor level for non-habitable or less-sensitive activities	1% AEP	2130	SSP5p50+VLM	3.38	0.15	3.55
Floor level for non-habitable or potentially sensitive activities	1% AEP	2130	SSP5p50+VLM	3.38	0.3	3.7
Floor level for habitable or sensitive activities	1% AEP	2130	SSP5p50+VLM	3.38	0.5	3.9
Safe egress: PC 120 E36.3 (5K)	1% AEP	n/a	1.5 m RSLR	3.58	n/a	3.6
MfE (2024) Stress Test	1% AEP	2130	SSP5p83+VLM	3.86	n/a	3.9

The proposed development is situated in a coastal inundation hazard area subject to future coastal inundation exposure with sea level rise of between 1.0 and 1.5 m. The proposed design mitigates significant coastal inundation risk through the design elements of floor level elevation for the ground floor and a flood barrier to the Service Lane and basement car parking area, with the resultant risks being low to negligible for at least the next 100 years.

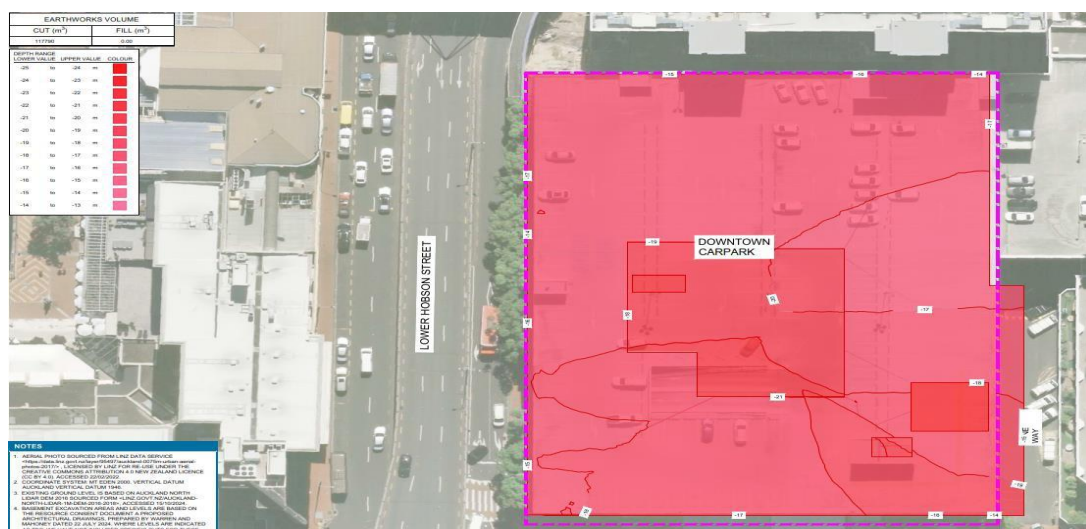
Residual risks have been identified and quantified. There are possible adaptation options to manage residual risk to the basement with suitable flood barrier design and maintenance information and subsequently adopted appropriate flood management plan and emergency response protocol.

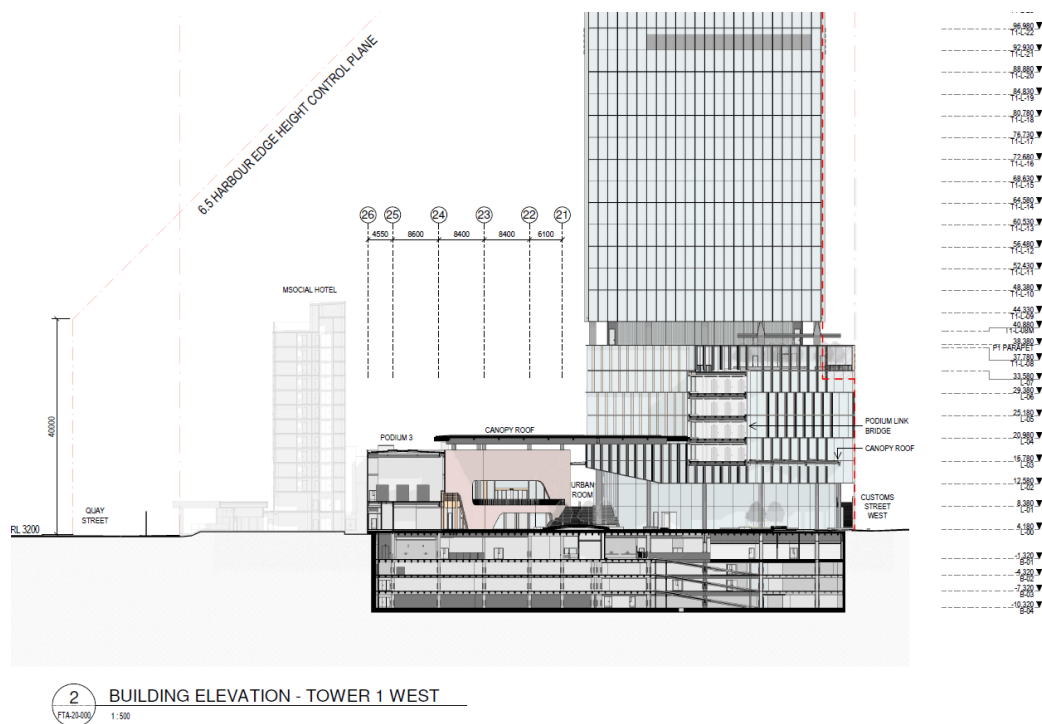
The proposal enables both safe egress and safe refuge during significant events and the proposal avoids creating or exacerbating coastal inundation risk on other properties, infrastructure and the environment

Risk assessment provided with following consideration to the high emissions scenario which aligns with the Ministry for the Environment requirements and best practice and the assessment is considered accepted subject to the appropriate flood management plan and emergency response protocol.

6. Earthworks

The anticipated earthworks cover an area of 6442 m² and a cut volume of 117,790m³. A maximum cut depth of 16m(including an estimated 2m deep overcut) is proposed. No fill is proposed for this application. This is to create a building platform and 6 storey basement excavation for the proposed development.





The Draft Construction Management Plan by RCP dated 9th October 2025 includes key components expected from a Construction Management Plan. Given the scale of development, I have recommended for a Construction Management Plan to be provided as a condition to aid in the management of works onsite and minimize construction effects.

Under E12.8.2(1)(d) (whether the earthworks and final ground levels will adversely affect overland flow paths or increase potential volume or frequency of flooding within the site or surrounding sites) and E12.8.2(1)(i) (the extent of risks associated with natural hazards and whether the risks can be reduced or not increased) apply and an assessment of the effects on earthworks are provided in the flood assessment above. Further, the proposed earthworks to be conducted is on an area identified as being within an overland flow. As per E12.6.2(12), the proposed earthworks must maintain the same entry and exit point at the boundaries of the site. This is not able to be achieved with the design approach and under E12.8.2(1)(d) (whether the earthworks and final ground levels will adversely affect overland flow paths or increase potential volume or frequency of flooding within the site or surrounding sites) and E12.8.2(i) (the extent of risks associated with natural hazards and whether the risks can be reduced or not increased) apply. Overland flows and flood waters may enter the site during earthworks and the excavation. The works may alter the exit locations of overland flows temporarily during earthworks however the works will not adversely affect neighbouring properties nor the wider environment as floodwaters would be managed within the excavation itself.

I consider the proposed earthworks to be suitable for the proposed development. I have recommended conditions below to aid in management of works. Dust control and air quality control measures have been assessed by others.

Recommended Conditions

I Concur with the recommendations of the conditions 21 -24 for Construction Site Management Plan and conditions 84-86 for under Appendix -24 of proposed conditions by Applicant

Recommended Advice Notes

- To arrange a pre-start meeting, please contact the Council. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided a minimum of 2 days prior to the meeting.

- Litter such as plastic bags/bottles and building material wrappings must be removed from the work site at the end of each workday.
- Adhesives, solvents, paints and other contaminants from building operations must be prevented from entering stormwater drains and adjacent waterways.
- All machinery associated with the earthworks activity should be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.
- Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandcouncil.govt.nz
- Certification of the Construction Management Plan by the council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by the council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.
- A construction management plan should be created covering potential protocols for works within the flood plain including but not limited to monitoring of weather forecasts, protection of construction equipment during flooding events and evacuation of workers from the area.

Geotechnical

Please refer to the geotechnical specialist Memo from Soil & Rock Consultants for assessment on geotechnical aspects and recommended conditions

PC120 Assessment for Landslide hazard

In accordance with the natural hazard requirements of Plan Change 120, a landslide hazard risk assessment has been undertaken by the applicant Geotechnical Engineer Ref: 1016043.2000 dated 11th December 2026 carried out by Tonkin + Taylor Ltd. The assessment also confirms that 2 Lower Hobson Street property is located shallow landslide risk upslope of the site within 150m is generally 'very low to low. However, a single landslide block categorised as 'high' risk is located within the 150m landslide runout perimeter at the corner of Wolfe St and Federal Street. Applicant's Engineer confirmed, On further inspection of this area, the ground profile in this area is flat to gently sloping with no cut faces or slopes present and Based on review of the landslide risk maps, and their interpretation of these maps at select locations, it is considered the landslide risk run-out risk to be Very Low to Low. It indicates that the proposed development is not at risk of landslide (instability) effects and can be provided to ensure a safe and stable building platform condition, thereby reducing the development's assessed risk to an acceptable (low) level and fulfilling the requirements of E36 as permitted activity criteria concerning landslide hazard risks. The proposal is consistent with the objectives and policies of PC120 and supports appropriate residential intensification without generating adverse natural hazard effects as such it is considered supportive under PC 120 requirement as per the assessment carried out by Tonkin + Taylor Ltd.

Additional Advice Notes

Build Over/Near Public drains

Development may involve building over or adjacent to a Council Public Stormwater / wastewater drain. A CCTV shall be required to be submitted to Auckland Council as a part of building consent application. Diversion / replacement / bridging of the old public stormwater/wastewater drain may be required at the building consent stage. A building consent shall be required for this work. Works on public drains require an engineering plan approval.

Private wastewater connections

The FFL of the house has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.

Services

All water supply connections for all the lots to the Water Care supply main and shall be designed in accordance with Water Care Ltd's "Standards" and be made by a Water Care Services Ltd approved contractor. For details, please contact Water Care Services.

Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.

General Advice Notes:

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *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.*
4. *If you as the applicant disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A 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).*
5. *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.*
6. *The existing wastewater connection from the existing dwelling must be removed and the public drain must be reinstated to its standard condition. A building consent is required for this work.*
7. *A Corridor Access Request (CAR) is required for all works undertaken within the 'road corridor'. The application for a CAR is to be made online to www.beforeudig.co.nz. The application form requires relevant background information including resource consent details, traffic management plans, and the locations and nature of the works.*

8. *Pumping and/or boosting of the public water supply may be required for internal plumbing design. Details shall be provided with the building consent application.*
9. *Extensions, alterations and diversions to the public infrastructure shall require an "Engineering Approval" consent from Auckland Council Development Engineering Division.*
10. *The Consent Holder shall be advised of Auckland Council's standard clearance requirements in relation to public drains. Details shall be provided with the building consent application.*
11. *Abandoned private drainage is to be sealed off to the satisfaction of Council. Details are to be supplied with the building consent application.*

Signed,

Name: Rajesh Jeyaram

Senior Development Engineer

REGULATORY ENGINEERING (AUCKLAND COUNCIL)
