

188 Beaumont Street Fast-track

Auckland Council Specialist Memo

Annexure 10:
Regional Earthworks
Matthew Byrne
13 July 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: 188 Beaumont Street

Fast-Track application numbers: EPA: FTAA- 2604-1205
Council: BUN60464683, LUC60464684

2.0 Technical Specialist Memo – Earthworks & Erosion and Sediment Control

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

From: Matthew Byrne –
Erosion & Sediment Control Consultant to Earth, Streams and Trees Team

Qualifications & Relevant Experience: I hold the qualifications of: Bachelor of Environmental Studies and have over 21 years of experience in the field of earthworks and streamworks assessment, and earthworks and streamworks environmental compliance monitoring.
I am a member of the International Erosion and Sediment Control Association (Australasia). 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 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 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 Executive Summary / Principal Issues

The following memorandum assesses the applicant's proposal to undertake approximately 20,550m³ of earthworks over 0.52ha associated with a residential-led urban development located at 188 Beaumont Street, Wynyard Quarter in Auckland's city centre. Earthworks will involve the establishment of a 0.5m deep stormwater trench along the site's down gradient western boundary, a site-wide excavation of approximately 1.5m below ground level to remove obstruction for piling, site-wide piling to depths of between 30-55m, further excavations of approximately 4m to construct concrete core caps which will connect piles via ground beams, and shallower excavations around the general perimeter of the site for service trenches and for the installation of civil infrastructure and services.

To manage the potential effects of earthworks, the applicant has provided a draft Erosion and Sediment Control (ESCP) that proposes erosion and sediment control measures in accordance with Auckland Council guideline document number 5, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05) and industry best practice. The assessment concludes that provided the earthworks are undertaken in accordance with the application documents, including a final Construction Management Plan (CMP), an ESCP, and earthworks related conditions of consent, the potential effects associated with all land disturbance will be less than minor.

Overall, I support the applicant's proposal subject to the acceptance of two additional conditions that relate to how construction water from excavations is managed.

4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- 188 Beaumont Street, Auckland Central, Fast-track Approval Substantive Application, Assessment of Environmental Effects and Statutory Analysis, dated 9 April 2026, by Barker & Associates Limited. (AEE)
- 188 Beaumont Street - CONDITIONS OF CONSENT, dated 26 March 2026, un-authored.
- Civil Preliminary Design Report, 188 Beaumont Street, Westhaven, dated March 2026, by Tonkin & Taylor Limited.
- Erosion and Sediment Control Plan, 188 Beaumont Street, Auckland Central, dated February 2026, by Tonkin & Taylor Limited. (ESCP)
- DRAFT – Construction Management Plan, dated March 2026, by AECOM New Zealand Limited.

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

The applicant has correctly identified the reasons for consent relating to earthworks under chapter E11 of the Auckland Unitary Plan: Operative in Part (AUP:OP). Consent for a restricted discretionary activity is

required under rule E11.4.1 (A9) for earthworks greater than 2,500m² within a sediment control protection area (within 100m of the coastal marine area).

6.0 Specialist Assessment

6.1 - Site Description & Existing Environment

Sections 5.1 and 5.2 of the applicant's AEE contains a description of the site and its surrounding area. I have accepted and adopted these descriptions when completing my assessment below.

Potential sediment discharges associated with the proposed earthworks will be overland towards the west, to the coastal marine area of St Marys Bay and the inner Waitemata Harbour which forms the site's western boundary. Other potential discharges may be to the existing reticulated stormwater system within the surrounding road reserves with these discharges also entering the coastal marine area of the Waitemata Harbour.

6.2 - Assessment of Effects on the Environment - Earthworks

The potential environmental effects of the proposed earthworks are primarily associated with erosion of exposed surfaces at the site and the subsequent sedimentation of the receiving environment, being the coastal marine area along the site's western boundary or the wider coastal receiving environment into which the existing reticulated system discharges.

Sediment can degrade aquatic values such as water quality, smother habitat for aquatic fauna within these receiving environments, and directly impact aquatic fauna by blocking their breathing apparatus. The applicant has stated that the project will utilise erosion and sediment control (ESC) measures, designed in accordance with Auckland Council guideline document number 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05), to help ensure the earthworks are appropriately managed.

Earthworks in brief:

- Approximately 13,480m³ of cut and 7,070m³ of fill over approximately 0.52ha are proposed.
- The application documents include an ESCP in general accordance with GD05. The ESCP provides details of a range of ESC measures proposed during earthworks stage of the development.

The ESCP provided is draft only and the applicant has proposed that the nominated contractor will provide a final ESCP or set of ESCPs, ahead of earthworks commencing. This is not uncommon, particularly given the scale and complexity of the overall project. Provision of a final plan ahead of earthworks commencing allows for changes to the draft ESCP, depending on the nominated contractor's final earthworks methodology, and on the availability of equipment and/or resources. It also allows for revision of the ESCP based on minor changes to the earthworks themselves which in turn may require minor changes to the ESCP. Regardless, the draft ESCP included with the application, proposes a range

of ESC measures in accordance with GD05, and it is the applicant's intention that the final ESCP will be within scope of the draft ESCP. I support the applicant's proposal in this regard.

6.3 – Erosion and Sediment Control Measures

The main method of sediment control proposed during earthworks is to allow sediment laden rainwater runoff from within the sites' excavations, to flow naturally towards the site's western boundary where a drainage trench is to be established at the commencement of earthworks. Runoff that enters this trench will be directed towards a catchpit where it will then be pumped to a secondary treatment device or devices, such as a 25,000L settlement tank, a portable open top rectangular tank (open top container type tank), or to a portable settlement tank that utilises baffles, angled plates, or screens to filter sediment laden water before it is discharged to the receiving environment.

The applicant has also noted the potential for runoff pumped from site excavations to be contaminated and as such, has noted the possibility that treated water pumped from excavations may be discharged to the existing reticulated wastewater system. Regardless, the applicant has stated that prior to any discharge into the public stormwater or wastewater network, the treated water from the secondary treatment devices is to be tested to confirm its quality and to ensure it does not contain unacceptable levels of contamination or elevated pH levels. I support the applicant's proposal in this regard.

Appendix B of the draft ESCP contains a copy of a Monitoring and Maintenance Checklist (ESC Inspection Checklist), which identifies that the secondary treatment systems noted above may be subject to chemical treatment to increase their sediment removal efficiency. No other mention of chemical treatment of these secondary impoundment systems is noted elsewhere in the application documents, however, chemical treatment of impoundment devices such as portable clarifying devices or settlement tanks is recognised in GD05 as best practice. Typically, a chemical such as poly aluminium chloride (PAC) or an organic chitosan based product, is applied to flows that are pumped from an excavation/sump to a secondary treatment device to increase settlement rates and improve water clarity. GD05 recommends that a clarity of 100mm, measured from the surface of impounded water, is achieved before the water is discharged to the receiving environment. It is also important to have regard to the application of chemical in relation to the pumping rate as this helps to ensure proper mixing and therefore better treatment and also prevents overdosing of chemicals.

Given that chemical treatment is recognised as best practice and is also recommended in GD05, I recommend that preparation, provision, and implementation of a pumping and dewatering management plan (PMP) and chemical treatment management plan (ChTMP), be included as conditions of consent. Further details regarding these recommendations have been provided in Section 9 below.

Other methods of sediment control proposed include the protection of live cesspits within the adjacent road reserve boundaries close to the site, and the use of a sweeper truck to clean surrounding public roads as necessary. These measures are typical of an earthworks operation of this nature and I support the applicant's proposal in this regard.

The main method of erosion control proposed is the establishment of a perimeter bund around the entirety of the subject site. The purpose of the perimeter bund, constructed from hot mix (asphalt) or sandbags, is to isolate the site from the surrounding area to prevent clean water runoff from sources such as adjacent foot paths and vehicle crossings, from entering the earthworks area. The bund also

prevents contaminated runoff from within the site's earthwork area from exiting the site boundary. Based on the nature and type of earthworks proposed, I support the applicant's proposal in this regard.

Other erosion controls proposed include the establishment of stabilised construction entrances (SCE) at ingress and egress points from the main site. The exact location of these SCE is to be confirmed in the final ESCP by the nominated contractor. The applicant has further stated that dependent on the chosen methodology by the contractor, wheel wash areas can be installed using the existing hardstand or as part of the new stabilised access. Further, portable trailer mounted water blasters can be kept on standby for any wheel washing as required. These measures are typical for an earthworks operation of this type and I support the applicant's proposal in this regard.

Non-structural ESC measures include monitoring, maintenance and reporting. The applicant has stated that 7-day weather forecasting will be implemented and that the ESC measures will be adjusted as required in preparation of the weather conditions. Monitoring of all ESC measures shall be undertaken regularly with a checklist recorded and kept on site. Maintenance of ESC devices is to be carried out in accordance with GD05. Further, when sediment build up in any secondary treatment devices reaches 20% of the device's storage volume, the device shall be de-silted.

Public stormwater outfalls (if discharge to stormwater is acceptable) where treated runoff will be discharged to, will also be monitored daily for visible plumes and unexpected sediment discharge. The monitoring of pumping activities will be completed and recorded on monitoring sheets to ensure pumps are not left unattended to mitigate the risk of treatment devices overflowing and discharging into the receiving environment. These measures are considered best practice and are in accordance with the guidance contained in GD05 and I support the applicant's proposal in this regard.

6.4 – Timing & Seasonal Restriction

The applicant has stated that construction works will take approximately 3-years to complete with initial site clearance and enabling works taking approximately 3-months to complete, followed by approximately 8 months of piling and sub-structure works, followed by approximately 11-months for civil infrastructure and servicing works. Based on my experience, I consider these timeframes to be reasonable. The applicant has stated that works are expected to commence in the third quarter of 2027, however, they have not sought an expiry date for the earthworks portion of the consent. They have, however, proposed a 5-year lapse date for the land-use portion of the permit, which I consider to be appropriate given the timeframes stipulated above.

The applicant has also proposed that the earthworks consent not be subject to any seasonal restriction which would limit earthworks at the site to the standard Auckland Council earthworks season, being 1 October to 30 April of any year. They have stated that whilst a seasonal restriction is not supported, additional ESC measures during the wetter, winter months will be implemented. These measures include the provision of additional pumps to improve the dewatering rate of any excavations as required, and the provision of additional secondary treatment devices and/or storage volumes as required. Further, the applicant has proposed that the perimeter bund around the site will be monitored during heavy rainfall events and additional measures such as sandbags would be placed (if required) to protect the excavation from flood inundation. Given the nature of the earthworks proposed, I support the applicant's proposal in this regard.

5.5 – Conclusion

With regard to the proposed earthworks, the applicant states that best practice ESC measures will be utilised to ensure the proper management of any potential sediment related effects, and that any resulting effects will be less than minor. An assessment of the technical aspects of the earthworks and sediment control methodology has been undertaken and provided the earthworks are completed in accordance with the application documents and all supporting information, including any additional recommendations noted above, I concur with the applicant’s assessment and consider that the potential effects associated with sediment discharge will be appropriately managed.

7.0 Section 67 Information Gap

Regarding the proposed earthworks, I have identified that there are no section 67 information gaps.

8.0 Recommendation

Based on the information available regarding the proposal’s earthworks, including erosion and sediment control and general construction water management, I support the application.

9.0 Proposed Conditions

I consider the applicant’s earthworks related conditions to be appropriate, however, I have recommended two additional conditions to help ensure that any sediment laden water generated during earthworks is managed in accordance with best practice and GD05. These two conditions relate to how sediment laden water accumulated within the sites’ excavations is managed. The two conditions recommended are for the provision of a Pumping & Dewatering Management Plan (PDMP) and a Chemical Treatment Management Plan (ChTMP). I consider that adherence to these two conditions will help ensure that any sediment laden water generated during earthworks is managed in accordance with best practice and the guidance contained in GD05.

In order to preserve the numbering of the applicant’s recommended conditions, I have proposed the conditions as “A” and “B” with the management plan section of applicant’s Condition Set.

The following two additional conditions are recommended:

26A. Prior to the commencement of earthworks activity on the subject site, a Pumping & Dewatering Management Plan (PDMP) must be submitted to Council for written certification. The PDMP must include as a minimum:

- a. Dewatering management procedures for any dewatering of sediment laden water accumulated within excavations at the site;

b. Details to confirm how a clarity of 100mm or greater (GD05 dewatering standards) will be achieved for any accumulated sediment laden runoff that is pumped and dewatered from the site's excavation, prior to its discharge off site; and

c. Monitoring & maintenance requirements.

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

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.

26B. Prior to the commencement of earthworks activity at the site, a Chemical Treatment Management Plan (ChTMP) must be submitted for the written certification of the Council. The plan must include as a minimum:

- a) Specific design details of a chemical treatment system based on a pumped and batch dosing methodology for any secondary sediment treatment devices utilised throughout the duration of earthworks at the site;
- b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
- c) Details of optimum dosage (including assumptions);
- d) Results of initial chemical treatment trial;
- e) A spill contingency plan; and
- f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

All secondary treatment devices utilised throughout the duration of earthworks at the site, must be chemically treated in accordance with the certified Chemical Treatment Management Plan.

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.