

IN THE MATTER of the Fast-track Approvals Act 2024 (“FTAA”)

AND

IN THE MATTER of an application for approvals by Westhaven Residential Limited Partnership for a residential-led mixed-use urban development at 188 Beaumont Street, Auckland Central, comprising three buildings containing 210 residential apartments, ground-floor retail activities, associated car parking, earthworks, infrastructure works, landscaping, public-realm improvements, and subdivision (boundary adjustment and unit title) – Project FTAA-2604-1205 – 188 Beaumont Street.

Auckland Council Response to Expert Panel Minute 14

Dated: 28 September 2026

1. Auckland Council provides the following response to the requests for further information directed to the Council in Minute 14 of the Expert Panel.

Geotechnical conditions

2. At paragraph [2] of Minute 14, the Panel requests that the Council provide proposed condition wording to give effect to the geotechnical recommendations contained in paragraphs 146–148 and Annexure 12 of the Council's Memorandum of Strategic and Planning Matters dated 28 July 2026.
3. The Council has subsequently reviewed and consolidated its recommended geotechnical requirements into six proposed conditions addressing:
 - i. further geotechnical investigation;
 - ii. liquefaction assessment and detailed geotechnical design;
 - iii. excavation support and groundwater control;
 - iv. geotechnical construction monitoring;
 - v. geotechnical supervision; and
 - vi. geotechnical completion certification.
4. The Council's recommended condition wording is provided in Attachment 1: Auckland Council Recommended Draft Geotechnical Consent Conditions, dated 24 September 2026.
5. The Council considers that the proposed conditions appropriately address the matters identified through its geotechnical review while allowing the detailed geotechnical design to respond to the results of further site investigation and conditions encountered during

construction.

Section 224(c) compliance conditions

6. At paragraph [3] of Minute 14, the Panel requests that the Council confirm whether it expects any section 224(c) compliance conditions to be attached to the boundary adjustment subdivision consent and unit title subdivision consent and, if so, provide standard conditions appropriate to the consents sought.
7. The Council considers that section 224(c) compliance conditions are appropriate for the unit title subdivision consent, rather than the boundary adjustment subdivision consent. This approach provides the applicant with greater flexibility to complete the infrastructure serving the development concurrently with construction, noting that the boundary adjustment can be completed independently of the development itself.
8. The Council's recommended subdivision conditions are provided in Attachment 2: Auckland Council Recommended Draft Subdivision Consent Conditions. These address section 224(c) certification, public wastewater, water and stormwater servicing, utilities, the vehicle crossing, and consistency of the subdivision with the approved land use resource consent.
9. The Council has also considered whether geotechnical completion certification should be required as part of section 224(c) certification. A separate subdivision condition is not considered necessary. Proposed geotechnical condition GT6 independently requires certification by an appropriately experienced Chartered Professional Engineer that the building foundation and relevant geotechnical works have been completed in accordance with the detailed geotechnical design, supported by relevant producer statements or equivalent documentation, including PS2 and PS4 where applicable. Accordingly, the Council does not recommend an additional section 224(c) condition addressing geotechnical completion.

Auckland Unitary Plan – fully operative as at 23 July 2026

10. At paragraph [5] of Minute 14, the Panel notes that the Application and the Council's Planning Policy Memorandum refer to the Auckland Unitary Plan (Operative in Part), whereas the AUP became fully operative on 23 July 2026. The Panel requests that the Applicant and Council confirm that those references correspond to the Auckland Unitary Plan (Operative) without amendment and that the planning assessment remains valid.
11. The Council confirms that all references in its responses to the Auckland Unitary Plan (Operative in Part) correspond to the relevant provisions of the Auckland Unitary Plan (Operative) and may be read accordingly.
12. The change in operative status does not alter the AUP provisions relied upon in the Council's assessments or the conclusions reached in its responses. Accordingly, the Council confirms that its planning assessments remain valid and do not require amendment as a consequence of the AUP becoming fully operative.

13. The Council provides the following attachments:

Attachment 1: Auckland Council Recommended Geotechnical Consent Conditions, dated 24 September 2026.

Attachment 2: Auckland Council Recommended Subdivision Consent Conditions, dated 28 September 2026.

Prepared by:

A handwritten signature in black ink that reads "R Butchers". The signature is written in a cursive, slightly stylized font.

Russell Butchers
Principal Project Lead
Auckland Council