DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Conditions

Under clause 18 Schedule 5 of the FTAA sections 108 and 108AA of the RMA, these consents are subject to the following conditions:

Definitions

"AT" means Auckland Transport;
"AUP (OP)" means the Auckland Unitary Plan (Operative in Part);
"CAR" means Corridor Access Request;
"CLG" means Community Liaison Group;
"CMP" means Construction Management Plan;
"CNVMP" means Construction Noise and Vibration Management Plan;
"Consent Holder" means Precinct Properties Limited or its successor in title;
"Council" means the Auckland Council and for the purpose of compliance with the conditions of consent means the Council's monitoring officer unless otherwise specified.
"CSMP" means Contaminated Site Management Plan;
"CTMP" means Construction Traffic Management Plan;
"DMP" means Dust Management Plan;
"EPA" means Engineering Plan Approval;
"ESCMP" means Erosion and Sediment Control Management Plan;
"FTAA" means the Fast-track Approvals Act 2024;
"GD05" means the Council's Guideline Document 005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*';
"GSMCP" means Groundwater and Settlement Monitoring and Contingency Plan;
"HPUDOMP" means Hotel Pick Up and Drop Off Management Plan;
"HNZPT" means Heritage New Zealand Pouhere Taonga;
"HSMP" means Hazardous Substances Management Plan;
"MASAP" means Managed Access Service Arrangement Plan
"NES:CS" means National Environmental Standard for Managing Contaminants in Soil
"OWMP" means Operational Waste Management Plan;
"RMA" means the Resource Management Act 1991;
"SLMP" means Servicing and Loading Management Plan;
"SQEP" means Suitably Qualified and Experienced Person;
"Viaduct Streets" means the public roads within the Viaduct annotated in yellow within Attachment 3;

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

General conditions

These conditions apply to all resource consents.

Activity in Accordance with Application

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 7 November 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.

    a. Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Downtown Carpark Site Development" and dated 7 November 2025;

    b. The reports listed at **Attachment 1**; and

    c. The plans listed at **Attachment 2**.

Lapse of Consent

2. In accordance with section 87(2)(b)(ii) and clause 26, Schedule 5 of the Fast-track Approvals Act 2024, this consent lapses ten (10) years after the date it commences unless the consent is given effect to within that ten-year period.

Monitoring Deposit

3. The consent holder must pay the Council an initial consent compliance monitoring charge of $1,170 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met, will the Council issue a letter confirming compliance on request of the consent holder.

Community Liaison Group

4. Within two months of the grant of consent the consent holder must invite the listed parties in condition 5 to establish a Community Liaison Group (**CLG**), and, if any of the invited parties accept that invitation, must hold the first meeting in accordance with condition 6.

5. The consent holder must invite each of the following parties to have a representative on the CLG:

    a. Auckland Council;

    b. The appointed construction company for the Project;

    c. M Social (196-200 Quay Street, Auckland Central);

    d. Body Corporate 199380 Sebel (**Sebel**) (85-89 Customs Street West, Auckland Central);

    e. Docklands Management Limited (representing Princes Wharf entities);

    f. Quattro RE Limited as Trustee for ATT NZ1 (**Kyndryl Tower**); and

    g. Viaduct Harbour Holdings Limited.

6. Invitations for the first CLG meeting must be sent by post and email at least 15 working days prior to the first meeting, requesting advice as to whether the invited parties wish to attend the first meeting, their nominated attendee(s) and if they have an ongoing interest in attending future CLG meetings. If any invited party declines to be involved in the meetings (including those not responding after reasonable attempts to contact them), either from commencement or subsequently, then subsequent meetings may progress for the balance of the Project without further notice to those parties who by absence elected not to be involved in the CLG.

7. The objectives of the CLG are to:

    a. Provide a means for all parties to give and receive regular updates on progress with the construction of the Project (including demolition);

    b. Provide a regular forum through which information about the construction of the Project can be provided by the consent holder;

    c. Provide a process for providing weekly updates on upcoming works that may generate high levels of noise and vibration and to ensure that there is a process established for the parties to liaise with each other and schedule their activities to minimise the effects. This may include:

        (i) Receivers of noise conveying the days and times when they have a high or low sensitivity to construction noise and vibration to enable the consent holder to plan high noise or vibration works; or

        (ii) The consent holder advising that they are planning high noise or vibration works and liaising with the receivers to schedule the works in a way that minimises the effects;

d. Enable opportunities for concerns and issues to be reported to the consent holder and responded to by the consent holder; and

e. Enable parties the opportunity to provide input into the development and content of the following Management Plans (and any subsequent changes to those documents once certified) in accordance with the procedure outlined in Conditions 11 to 20;

(i) Construction Management Plan (CMP);

(ii) Construction Traffic Management Plan (CTMP);

(iii) Construction Noise and Vibration Management Plan (CNVMP);

(iv) Dust Management Plan (DMP); and

(v) Groundwater and Settlement Monitoring and Contingency Plan (GSMCP).

8. The consent holder must:

a. Arrange a regular meeting to be held every 2 months on the same day of the week, (unless a different frequency is otherwise agreed with the CLG). Records of each meeting must be provided to Council on request.

b. Provide information at least 5 working days in advance of the meeting at which that information is to be discussed.

c. Provide reasonable administrative support for the CLG including:

(i) Organising meetings at a local venue;

(ii) Inviting all members of the CLG to meetings at least 10 working days before that meeting is to be held.

d. Consult with the CLG on the development and content of the Management Plans listed in condition 7e for review and feedback by the CLG, and must consider any feedback received and provide reasons for any feedback not incorporated into the final version of the plan(s). The consent holder must provide the CLG at least 10 working days within which to provide feedback.

e. Provide an update at least every 2 months (or as otherwise agreed by the CLG) during construction of the Project setting out associated compliance with the consent conditions and any other relevant requirements of the Management Plans in Condition 7e including responses to compliance concerns raised by CLG members at the previous meeting.

f. Respond to all reasonable issues/queries/requests raised by the CLG and advise how their issues/queries/requests have been resolved and if not resolved, the

reasons why. The speed of the response must be proportionate to the urgency of the matter as determined by the CLG.

g. Have a representative attend and chair all CLG meetings.

h. Provide a copy of the minutes of the CLG meetings to all CLG members within 5 working days of each meeting.

i. Provide a Project contact for assistance for the purpose of lodging complaints as specified in these conditions.

9. The CLG must continue until construction works are completed on the site, and Council sign-off has been provided confirming that all construction-related consent conditions have been met. However, in the event that all the members of the CLG agree, or there are three (3) meetings in a row where three (3) or less CLG members attend, the consent holder may disestablish the CLG upon written notice to its members. In such event, the conditions relating to the CLG shall cease to apply.

Management Plans

10. Conditions 11 to 20 apply to all Management Plans required by these conditions.

11. Management Plans must be prepared by a Suitably Qualified and Experienced Person(s) (SQEP).

12. Management Plans must be submitted to the Council for certification in writing. Management Plans must be submitted at least 20 working days prior to the Commencement of Construction (as applicable) unless otherwise specified in the conditions. The certification process must be limited to confirming that the Management Plan has been prepared in accordance with the relevant condition(s) and will achieve the objectives of the Management Plan.

Advice Note:

Any preliminary works, which do not need resource consent / are permitted activities can be undertaken prior to any Management Plan(s) being certified.

13. Management Plans may be submitted in parts or in stages to address particular activities or to reflect a staged implementation of the Project, and when provided in part or for a stage shall be submitted at least 20 working days prior to Commencement of Construction (as applicable) of that part of stage unless otherwise specified in the conditions. Management Plans submitted must clearly show the linkage with plans for adjacent stages and interrelated activities.

Advice Note:

Under Condition[24*, the consent holder is required to address in the CMP construction works programming, including confirmation of the proposed staging and sequence of construction of the Project.*

14. Where consultation on a Management Plan is required by a condition of these consents including any change to a Management Plan contemplated by Condition 17, the consent holder must provide the following to the Council when submitting the Management Plan for certification:

    a. A summary of consultation during preparation of the Management Plan;

    b. Any feedback on the proposed text of the Management Plan from the party or parties that the condition requires consultation with; and

    c. A response to that feedback indicating the matters that were not incorporated into the text of the Management Plan submitted for certification and the reasons why.

15. Should the Council refuse to certify a Management Plan, or a part or stage of a Management Plan, in accordance with Conditions 12 and 13 above, the consent holder must submit a revised Management Plan for certification as soon as practicable. The certification process must follow the same procedures as outlined in Condition 12 above.

16. Any certified Management Plan may be amended if necessary to reflect any minor changes in design, construction methods or management of effects Any amendments are to be submitted to the Council in writing prior to implementation of the change and will not be subject to certification, unless the Council determines that those amendments once implemented would result in a materially different outcome to that described in the original plan in which case Condition 17 apply.

17. Any changes to a certified Management Plan involving a materially different outcome under Condition [16] must be submitted to the Council to certify that they comply with the applicable requirements of these conditions. Any material change must be consistent with the purpose of the relevant Management Plan and the requirements of the relevant conditions of these consents. Where a Management Plan was prepared in consultation with affected parties, any material changes to that Management Plan shall be prepared in consultation with those same parties.

18. Any subsequent revision of the Management Plan must also be submitted to Council for certification. Works must not commence on Site until the Council certification is provided in writing.

19. All works must be carried out in accordance with the certified Management Plans. No works or activities covered by an individual Management Plan may commence until written certification of that Management Plan is provided by the Council, unless otherwise approved in writing by the Council.

20. A copy of the certified Management Plan must be made available to the Council during monitoring inspections.

Specific conditions – land use consent LUC[insert reference]

Construction Management Plan (CMP)

21. The consent holder must prepare and submit a Construction Management Plan (**CMP**) in general accordance with the draft CMP referenced in Condition 1.

22. The objectives of the CMP are to:

    a. Define the procedures to manage adverse effects resulting from construction activities;

    b. Set out the duration, frequency and timing of works to manage disruption, taking into account other construction related activities occurring in the vicinity;

    c. Require engagement with affected receivers; and

    d. Require timely management of complaints, including by implementing remedial actions, where appropriate.

23. The CMP must be prepared in accordance with the following principles:

    a. Protect the public from demolition and construction activities; and

    b. Contain the demolition and construction works within the Site where possible.

24. The CMP must include specific details to manage adverse effects on the environment and neighbouring properties from construction, and management of all works associated with this development, including at a minimum (where they are not already managed by the CTMP, CNVMP, ESCMP, DMP and GSMCP):

    a. Specify practicable methods and measures to manage adverse environmental effects arising from construction works;

    b. Provide the framework for the contractor responsible for this CMP to achieve compliance with conditions of resource consents;

    c. Include contact details of the appointed contractor or project manager (phone number, email address, postal address);

    d. Include a general outline of the construction programme including the hours of operation for each stage of construction;

    e. Identify measures to be adopted to maintain the Site in a tidy condition in terms of disposal / storage or rubbish, unloading of building materials, waiting and storage areas and similar construction activities;

f. Identify the location and servicing of workers' conveniences (e.g. portaloos) and workers transport arrangements and car parking;

g. Include a Site plan identifying material, plant and machinery storage areas as well as loading and unloading zones;

h. Identify measures to ensure that, to the extent practicable, construction related activities are managed taking into account other demolition and construction-related activities occurring in the vicinity at the same time, to manage effects on the environment; and

i. Complaints procedure

Construction Traffic Management Plan (CTMP)

25. The consent holder must prepare and submit a Construction Traffic Management Plan (**CTMP**) in general accordance with the draft CTMP referenced in Condition 1. Evidence must be provided that the consent holder has consulted Auckland Transport as part of the preparation of the CTMP.

26. The objective of the CTMP is to manage the effects of demolition and construction traffic impacts on the surrounding road network and on properties within the vicinity of the demolition and construction works.

27. The CTMP must be prepared to achieve the following principles:

a. Protect the public from hazards associated with demolition and construction activities;

b. Contain the demolition and construction works within the Site where possible;

c. Minimise unnecessary pedestrian, road and bus lane closures, and provide safe alternatives where any closures are required;

d. Minimise any required road closures by undertaking the demolition and construction works in an efficient manner;

e. Consider Auckland Transport's TTM (Temporary Traffic Management) guide in preparing the CTMP;

f. Manage disruption to the transport network, taking into account other construction related activities occurring in the vicinity, by considering the proposed duration, frequency and timing of demolition and construction works; and

g. Avoid using Quay Street and the **Viaduct Streets** as heavy construction vehicle routes.

28. The CTMP must include specific details relating to avoiding, remedying, or mitigating adverse effects on the transport environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, and at a minimum must include:

    a. Contact details of the appointed contractor or project manager (phone number, email address, postal address);

    b. A general outline of the Site clearance, demolition and construction programme;

    c. Plans showing areas where stockpiles, and storage of equipment will occur so that any obstruction of public spaces (e.g., roads) is minimised;

    d. Plans showing the location of any Site offices and worker facilities during the construction period;

    e. Details of measures to manage how contractors will travel to and from the Site for work, including measures to promote alternative travel modes to driving, such as carpooling, using public transport, or cycling/walking where feasible, providing a shuttle bus from off-site parking, and identifying nearby public car park facilities where workers can park. All staff are to be advised that parking in time-restricted or residential areas is not permitted;

    f. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

    g. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during demolition and construction;

    h. Hours of operation and any restrictions on Site access at certain times, including measures to manage access;

    i. A list and description of all heavy vehicle types that will require access to the Site, including frequency over the various stages of the Project and the associated waiting and loading locations;

    j. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times, unless agreed by private agreement.

    k. Temporary protection measures to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of the demolition, earthworks and construction activities;

    l. Requirements for any road pavement assessment and road pavement monitoring details, and associated road pavement repair measures;

m. The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:

(i) Acknowledge receipt of the concern or complaint within 24 hours and record:

- Time and date the complaint was received and who received it;
- Time and date of the activity subject to the complaint (estimated where not known);
- The name, address and contact details of the complainant (unless they elect not to provide);
- The complainants' description of the resulting effects; and
- Any relief sought by the complainant;

(ii) Identify the relevant activity and the nature of the works at the time of the complaint;

(iii) Review the mitigation and management measures in place;

(iv) Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and made available to the CLG and Auckland Council upon request;

(v) Report the outcomes of the investigation to the complainant within 5 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise;

n. Identification of haulage routes with Auckland Council and Auckland Transport prior to Commencement of Construction, that minimise the effects of construction-related traffic on sensitive land uses in the vicinity of the site. Haulage routes must consider the restrictions in Condition 27.

o. Avoid use of the existing loading zones on Lower Hobson Street and Customs Street West (to the west of Lower Hobson Street);

p. Provide facilities to clean vehicles' wheels prior to exiting the works area to minimise the chances of mud or other excavated material from being dropped on the road;

q. Ensure the Site access point(s) are clearly signposted;

r. For each construction phase:

(i) identify the location and duration of any road or lane closures associated with on-street loading zones for construction traffic (including the dimensions of loading zones) to ensure these are of sufficient size to accommodate the anticipated number of heavy vehicle movements, including during peak demand periods.

(ii) Where road closures are proposed, details of road closure segments and duration

of works for each closure, indication of detour routes for each closure and assessment of the effects on the road and public transport network of any road closures and a plan to mitigate these effects;

s. Measures to ensure that loading zones for construction traffic will be managed to minimise congestion on the surrounding road network;

t. Measures to ensure truck travel to and from the Site is staged and sequenced as much as possible. These measures will include (but not limited to) detailed planning and preconstruction coordination, radio communication devices and GPS tracking of trucks. This will ensure that the designated truck holding areas will be unlikely to overflow and potentially result in conflict with the general traffic and bus lanes; and

u. Identify the relevant Auckland Transport/Auckland Council approvals.

Advice note:

It is the responsibility of the consent holder to seek separate approval for the CTMP from Auckland Transport. Please see Auckland Transport's website www.aucklandtransport.govt.nz for more information.

The CTMP must be prepared in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 3: Transport or CTMPs (as applicable) and the New Zealand Guide to Temporary Traffic Management (NZGTTM), which is replacing the New Zealand Transport Authority's Code of Practice for Temporary Traffic Management (CoPTTM)

Construction Noise and Vibration Management Plan (CNVMP)

29. The consent holder must prepare and submit a Construction Noise and Vibration Management Plan (**CNVMP**) in general accordance with the draft CNVMP referenced in Condition 1.

30. The objective of the CNVMP is to identify the Best Practicable Option for managing construction noise and vibration, including where compliance with the criteria in Conditions 65 and 67 cannot practicably be achieved.

31. The CNVMP must, at a minimum, include the information required by Section 8 and Annex E2 of NZS6803:1999. The CNVMP must include at a minimum:

a. noise and vibration criteria identified in Conditions 65 and 67;

b. hours of work;

c. identification of the likely sources of noise emissions during the demolition and construction works;

d. identification of the likely noise and vibration levels activities during the demolition and

construction works;

e. identification of the duration, frequency and timing of works to manage disruption;

f. identification of potentially affected receivers;

g. processes for engaging with potentially affected receivers;

h. measures for controlling noise and vibration;

i. a complaints procedure;

j. methods and frequency for construction noise and vibration monitoring, and reporting of monitoring results and outcomes;

k. noise and vibration management training requirements;

l. procedures for preparing a Schedule to the CNVMP in accordance with Conditions 71 and 72;

m. a description of situations where a Schedule is likely to be required by Condition 70; (including demolition and construction works) at certain times and locations and certain types of activities), and

n. a requirement for the review of the CNVMP:

(i) annually after its first certification; and

(ii) where there are changes to the construction methodology during the demolition and construction works that are likely to result in material changes to noise and vibration levels from those addressed in the CNVMP.

o. a requirement for the update of the CNVMP:

(i) where there are changes to the construction methodology during the demolition and construction works that are likely to result in material changes to noise and vibration levels from those addressed in the CNVMP.

Erosion and Sediment Control Management Plan (ESCMP)

32. The consent holder must prepare and submit an Erosion and Sediment Control Plan (**ESCMP**) in general accordance with the draft ESCP referenced in Condition 1 and guided by Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (**GD05**).*

33. The objectives of the ESCMP are to:

a. Detail the Best Management Practices that will be implemented to minimise potential for erosion; and

b. Maximise the removal of sediment from any stormwater runoff during earthworks and

land disturbance prior to discharge into the receiving environment.

34. The ESCP must include at a minimum the following information:

    a. Specific erosion and sediment control works (location, dimensions, capacity, supporting calculations and design drawings), all controls must be in line with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05);

    b. Catchment boundaries;

    c. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);

    d. Details relating to the management of exposed areas (e.g., grassing, mulching or placement of hardfill); and

    e. Monitoring and maintenance requirements for the proposed erosion and sediment controls.

Dust Management Plan (DMP)

35. The consent holder must prepare and submit a Dust Management Plan (**DMP**) in general accordance with the draft DMP referenced in Condition 1.

36. The objective of the DMP is to manage dust related effects from earthworks and construction onsite in accordance with the "Ministry for the Environment Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions" dated November 2016.

37. The DMP must, as a minimum, include the following information:

    a. a general description of the activities and main potential sources of dust emission;

    b. contact details for the person who will manage dust and receive complaints on Site to be made available to staff;

    c. a full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;

    d. a description of the staff training required, including areas staff are to be trained in, mitigation methods to be used, frequency of training and where training records are to be kept;

    e. monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required; and

f. a process to record and investigate any dust complaints.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

38. The consent holder must prepare and submit a Groundwater and Settlement Monitoring and Contingency Plan (**GSMCP**) in general accordance with the draft GSMCP referenced in Condition 1.

39. The objective of the GSMCP is to set out project controls to measure groundwater drawdown and ground settlements, and to address potential geotechnical effects related to the demolition and construction works

40. The GSMCP must, as a minimum, include the following information:

a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins, retaining wall deflection markers and inclinometers and groundwater monitoring boreholes. The monitoring plan must be based on the plan titled “Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023. In any case where the location of a Monitoring Station differs substantively from that shown on the plan titled “Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023, a written explanation for the difference must be provided at the same time that the GSMCP is provided;

b. Final completed schedules B to D for monitoring of ground surface, building deformation and retaining wall deflection (including any proposed changes to the monitoring frequency) as required by conditions below;

c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date, and required by conditions below;

d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring;

e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring); and

f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

41. A copy of all pre-excavations building, structure condition surveys, and Service condition surveys required by this consent must be submitted to the Council with the GSMCP. All other records required by this consent must be provided to the Council upon request.

Contamination Site Management Plan (CSMP)

42. The consent holder must prepare and submit a Contamination Site Management Plan (**CSMP**) in general accordance with the draft CSMP referenced in Condition 1, following the completion of a Detailed Site Investigation (DSI) referenced in Condition [141].

43. The objectives of the CSMP are to:

    a. Provide procedures to manage potential ground contamination effects on human health and the environment during ground disturbance activities associated with the proposed site development works.

    b. Outline pre-works Site investigations to support Site development.

    c. Meet the requirements for these conditions for ground disturbance works under the NESCS and AUP.

44. The CSMP must, as a minimum, include the following information:

    a. Pre-works sampling procedures including sampling rationale, methodology, data evaluation and reporting;

    b. Health and safety procedures;

    c. Ground disturbance procedures;

    d. Validation and completion reporting; and

    e. CSMP administration and control.

Prior to Commencement Conditions

Pre-construction meeting

45. Prior to the commencement of each stage of construction including demolition, enabling works and earthworks, the consent holder must hold a pre-start meeting that:

    a. is located on the Site;

    b. is scheduled **not less than five days** before the anticipated commencement of earthworks and/or construction;

    c. includes an Auckland Council Monitoring Officer;

    d. includes representation from the contractors who will undertake the works; and

    e. includes the project archaeologist

The meeting will include a discussion on the methodology for the stage, including management plan requirements, and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The meeting prior to the commencement of earthworks must also include a site works briefing

by the project archaeologist and the project archaeologist must provide information to the contractors engaged on the site regarding:

a. what constitutes historic heritage materials;

b. the legal requirements of unexpected historic heritage discoveries;

c. the appropriate procedures to follow if historic heritage materials are uncovered whilst the project historic heritage expert is not onsite to safeguard materials; and

d. the contact information of the relevant agencies (including the project historic heritage expert, the council monitoring team, the Auckland Council Heritage Unit and Heritage New Zealand Pouhere Taonga) and mana whenua.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Any applicable management plan(s)

Advice Note:

To arrange the pre-start meeting required by the above condition please contact the Council to arrange this meeting via monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. All additional information required by the council should be provided no less than two (2) days prior to the meeting.

Architectural Design Plans

46. Prior to the lodgement of Architectural Building Consent, a finalised set of architectural detail drawings and materials specifications must be submitted to the Council for written certification. The information must include the following:

a. Details of the building's façade treatment / architectural features;

b. Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations;

c. Site services demonstrating how mechanical, electrical and communications equipment will be generally concealed from public view as far as practicable where this cannot be avoided for operational reasons (including external / rooftop services / plant, and visual / aural screening elements);

d. Confirmation that the development complies with Standard H8.6.29 (Glare) of the AUP(OP); and

e. Final design of the service lane including pedestrian paths.

The finalised set of drawings must ensure that the building's proposed architectural treatment

and finished appearance is consistent with the plans and information referenced at Condition 1.

All works must then be carried out in accordance with the finalised architectural detail drawings and materials specifications, and thereafter retained and maintained for the duration of the consented development.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information.

Landscape Treatment and Maintenance – Finalised Details

47. Prior to lodgement of Architectural Building Consent a finalised set of Landscape Plans must be submitted to the Council for written certification. The finalised plans must be consistent with the landscape design intent identified in the plans and information referenced at condition 1 and must include:

    a. detailed landscape plan and specifications;

    b. planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/pint bag sizes;

    c. irrigation details;

    d. hard landscape plan and specifications, detailing materiality and colour for the external spaces;

    e. annotated sections with key dimensions to illustrate that adequate widths and depths are provided for amenity planting beds;

    f. a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants in case plants are severely damaged / die over the first five years of the planting being established.

Signage and Wayfinding Design

48. Prior to erection or installation of any signs, the consent holder must provide to Council a comprehensive Signage Management Plan for written certification containing details of all signs to be erected on the Site including:

    a. All exterior building signs, including identification and building naming signs.

    b. All exterior directional, way finding, traffic and parking signs associated with the management of vehicle access to and from the Site that is not on land controlled by Auckland Transport.

To ensure that proposed signage is cohesive and does not detract from the architectural quality of the building and immediate surrounding area and avoids visual clutter and/or obstruction, this information is to include the location, dimensions, placement, materiality, colour, and method of attachment or placement of each sign.

Lighting Plan

49. Prior to the lodgement of Architectural Building Consent, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council for written certification. The purpose of this condition is to provide adequate lighting for the safety of people, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:

- include details of the light-box feature (lux levels, type of lighting);
- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to building entrances, building frontages, footpath or common access areas;
- 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 nighttime viewing;
- demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part);
- demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc);
- demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance must comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3; and
- include an executive summary of the above information in plain English that outlines how the relevant requirements have been applied and the design response to them.

50. The finalised design details certified by the qualified Lighting Engineer under Condition [49] must be established prior to the development 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 proposed development 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.

Certification of sediment and erosion controls

51. Within 10 working days following implementation and completion of the specific erosion and sediment control works referred to in Condition 32, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with Code of Practice GD05 to the Council. Written certification must be in the form of a report or any other form acceptable to the Council.

Advanced notification that earthworks will be beginning on site

52. The Council must be notified at least 5 working days prior to earthwork activities commencing on the Site.

Advice note:

- *The Auckland Council Team Leader, Compliance and Monitoring – Central is the appropriate person to send notification to, where required in this condition.*
- *Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the Site shall be constructed and carried out.*
- *It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring Central on +64 9 301 0101 for more details.*

Managed Access Service Arrangement Plan (M Social)

53. Prior to commencement of demolition that will affect access to the M Social service driveway (accessed via the Lower Hobson Street slip lane), the consent holder must prepare, a Managed Access Service Arrangement Plan (**MASAP**). The MASAP must be developed in collaboration with M Social and submitted to Council for certification at least 10 working days prior to demolition activities affecting the M Social service driveway.

54. The objective purpose of the MASAP is to ensure necessary measures are in place to manage scheduling and coordination of access / servicing requirements and delivery arrangements of M Social to and from its service driveway.

55. The following information must be provided with the MASAP as part of the Council certification process:

    a. Records of consultation undertaken with M Social; and

b. A summary of changes sought by M Social and a commentary from the consent holder in regard to the changes sought by M Social, whether the consent holder has or has not adopted these changes and the reason(s) for adoption/non-adoption of the changes.

Fire Hydrant Test

56. 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).

During works conditions

Archaeological recording

57. All post 1900 historic heritage features associated with the Auckland Graving Dock (R11/3458/CHI 483), reclamation fill and the Gunson Building exposed by the excavation works must be recorded by the project archaeologist. The recording of works must include:

a. onsite monitoring of works in the locations identified;

b. spot check monitoring of the rest of the Project area, and

c. call-in by the contractor if suspected historic heritage remains are exposed when the project archaeologist is not present.

If post 1900 structures associated with the 1915 reclamation or the Gunson Building are identified they are to be recorded to the standards prescribed in Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series: Number 1 – Investigation and Recording of Buildings and Standing Structures (2018)

Advice Notes:

Heritage New Zealand Pouhere Taonga Archaeological Guidelines Series: Number 1 – Investigation and Recording of Buildings and Standing Structures (2018) are available at www.heritage.org.nz/protecting-heritage/archaeology/archaeological-guidelines-and-templates).

Tree Protection

58. All tree work proposed must be undertaken in accordance with the recommendations within the Arboricultural Assessment, prepared by Peers Brown Miller Ltd, dated 04/11/2025. A copy of this Arboricultural Assessment must be available onsite at all times.

59. No excavations are to be undertaken within the protected root zones of any street trees (including those within Sturdee Street Reserve) as part of the works, as all hard surfaces or foundations are beyond the canopy of the identified trees. If any alterations are required, further advice must be sought from the works arborist.

60. The protected root zone of the street trees must be considered sacrosanct. No building or fill materials must be stored or placed within the protected areas, either on a temporary or permanent basis.

61. Protective fencing of at least 1.8m high must be installed at an appropriate alignment on the edge of the root zone, under the guidance of the appointed works arborist. This fencing must be installed at the edge of the root zone where practicable.

62. The fencing must remain in place for the duration of the Project in order to best protect the subject trees. The fencing is to be rent-o style steel mesh sections. The location of this fencing is to be confirmed and approved at the pre-construction meeting.

63. All pruning works are to be undertaken by a Council Approved Arborist under the supervision of the works arborist. The pruning is to be recorded and added to the completion log.

64. Compliance with all conditions of consent relating to tree protection must be monitored by the appointed works arborist, with the detail of each visit and communication being logged. The completed log must be provided to the consent holder at the completion of the project to serve as a compliance report and made available to the Council on request.

Advice Notes:

- *Prior to all works commencing on the Site, the consent holder should engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all pruning and activity that occurs in the root zone of protected trees for the duration of the Project in accordance with standards E17.6.*
- *The consent holder should ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.*

Construction noise limits

65. Demolition and construction noise must be measured and assessed in accordance with NZS6803:1999 “Acoustics – Construction Noise” and must, as far as practicable, comply with the following criteria at occupied buildings:

Time	Construction Noise	
	dB L_{Aeq}	L_{AFmax}
Monday to Friday 6:30am – 10:30pm	75	90
Saturday 7:00am – 11:00pm	80	90
Sunday 9:00am – 7:00pm	65	85
All other times	60	75

66. Where compliance with the criteria set out above is not practicable, the process in Condition 70 shall be adopted.

Advice note:

Where external measurement of construction noise is impractical or inappropriate, the upper limits for the noise measured inside the building will be 20 dB less than the relevant levels in Table E25.6.28.2.

Construction vibration – structural and amenity limits

67. Demolition and construction vibration must be measured in accordance with ISO 4866:2010 “Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures” and comply with the vibration amenity standards set out in the following table as far as practicable.

Receiver	Period	Peak Particle Velocity
Occupied activity sensitive to noise	10:00pm - 7:00am 7:00am - 10:00pm	0.3 mm/s 2.0 mm/s
Other occupied buildings	At all times	2.0 mm/s

68. Demolition and construction vibration in relation to cosmetic building damage must be measured in accordance with, and comply with the relevant limits in, German Standard DIN 4150-3:2016 “Vibrations in buildings – Part 3: Effects of vibration on structures”.

Construction Noise and Vibration Management Plan

69. The consent holder must implement the certified CNVMP for the duration of the demolition and construction works and keep an updated copy at the Site office.

70. If a construction activity during demolition and construction works is predicted or measured to result in an exceedance of the noise and/or vibration criteria in Conditions 65 and 67, a SQEP must prepare a Schedule to the CNVMP (Schedule), in consultation with the owners and occupiers of sites subject to the Schedule. The objective of a Schedule is to set out the Best Practicable Option for minimising the noise and/or vibration effects of an activity that cannot practicably comply with the criteria in Conditions 65 or 67.

71. A Schedule must include, as a minimum, the following details:

    a. the activity start and finish dates, equipment and methodology;

    b. a plan showing the location of the activity and the receivers to be affected by a measured or predicted exceedance;

    c. for each identified receiver, the predicted noise and/or vibration levels and durations of the exceedance;

    d. the proposed site-specific noise and/or vibration mitigation measures that are proposed to be adopted and any mitigation options that have been discounted as being impracticable, and the reasons why;

    e. a summary of the consultation undertaken with each identified receiver, and how consultation has been considered; and

    f. the locations, times and types of any monitoring.

72. Each Schedule must be submitted to Council for information at least 5 days, except in unforeseen circumstances, prior to the start of the activity to which the Schedule applies, and must be implemented for the duration of that activity.

Construction hours

73. The construction works must be restricted to hours between 6.30am and 10.30pm, Monday to Friday and 7am – 11 pm on Saturdays. No construction works are permitted on Sundays or public holidays unless it can be demonstrated to be the Best Practicable Option.

Advice note:

This restriction shall not apply to low noise creating activities such as site set up, painting, electrical *works and internal fit out which may occur outside of these hours Monday to Saturday only.*

Operational Noise

74. Noise arising from operational activities on the site must be measured and assessed in accordance with New Zealand Standard NZS 6801:2008 Measurement of environmental sound and New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise.

75. The following noise limits must not be exceeded by any activities occurring on the site when measured or assessed as the incident level on the façade of any building on another site in the business – City Centre Zone

Time	Noise Level
7:00am – 11:00pm	65 dB L_{Aeq}
11:00pm – 7:00am	60 dB L_{Aeq} 65 dB L_{eq} at 63 Hz 60 dB L_{eq} at 125 Hz 75 dB L_{AFmax}

The 63 Hz and 125 Hz octave band limits do not apply to fixed mechanical services plant.

76. Noise sensitive spaces must be designed and/or insulated so that the internal noise levels do not exceed the following limits based on the levels in Condition [75] incident on the façade.

Space	Time	Noise Level
Bedrooms and sleeping areas	11:00pm – 7:00am	35 dB LAeq 45 dB L_{eq} at 63 Hz 40 dB L_{eq} at 125 Hz
Other noise sensitive spaces	At all times	40 dB LAeq

Where the internal noise limits can only be complied with when doors or windows to rooms are closed, those rooms must have a mechanical ventilation and cooling system that shall not generate a noise level greater than:

a. 35 dB LAeq in bedrooms and sleeping areas, and

b. 40 dB LAeq in other noise sensitive spaces

This noise level shall be measured in accordance with AS/NZS 2107:2016 Acoustics- Recommended design sound levels and reverberation times for building interiors and at the minimum air flows

77. Prior to approval of the Architectural building consent application, the consent holder must provide an Acoustic Report to the Council confirming that noise sensitive spaces in the building have been designed to comply with Condition 76.

Wastewater

78. 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. 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.

Advice note:

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *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.*
- *A build-over application and approval may be required prior to the Building Consent for the development.*
- *Work Over Approval may be required*
- *WSL's approval for water and wastewater is valid for two years from the issuance date, 12/08/2024.*

Flooding

79. The consent holder must construct a flood barrier within the service lane in accordance with the Flood Hazard and Risk Assessment prepared by Tonkin + Taylor.

Access and Parking

80. Prior to occupation of the building, all access, parking and maneuvering areas must be

formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans in Attachment 2.

81. All new vehicle crossings must be designed and formed in accordance with the Auckland Transport Design Manual. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

82. Prior to the operation of the activity, all redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath in accordance with Auckland Transport Design Manual. This must be undertaken at the consent holder's expense.

Bicycle Parking

83. The consent holder must provide at least 594 secure long stay bicycle parking spaces within the Site and at least an additional 94 visitor cycle parking spaces onsite. The bicycle parking spaces must be installed and available for use before occupation of the building and must be provided at the expense of the consent holder and maintained as such thereafter for the duration of the activity.

Earthworks

84. The erosion and sediment controls at the site must be constructed and maintained in accordance with the certified Erosion and Sediment Control Plan and Auckland Council guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' throughout the duration of the earthwork activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

85. Earthworks must be managed to avoid the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

86. Earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the Site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the reasonable satisfaction of the Council.

Geotechnical

87. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability

or collapse either affecting the Site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must be rectified as soon as practicable.

88. Unless specifically provided for by this consent, or unless approval is obtained from Auckland Transport, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, demolition and construction activity. In the event that such damage does occur, the consent holder must notify the Council within 24 hours of its discovery. The costs of rectifying such damage caused by the construction activity will be met by the consent holder.

Geotechnical supervision

89. Earthworks and construction of retaining walls must be supervised by a SQEP (who is familiar with Geotechnical Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing onsite.

Construction methodology

90. The consent holder must provide a detailed construction methodology written by a SQEP to Council for written certification for the contractor to undertake the earthworks in accordance with and include the recommendations provided within the Geotechnical Report by Tonkin + Taylor (reference: 1016043.2000-RPT-GT-001, dated: November 2025). This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development. The construction methodology must be provided in writing at least two weeks prior to earthworks commencing onsite. No works onsite are permitted prior to Council certification.

91. Certification from a suitably qualified SQEP must be provided to the Council confirming that the earthworks have been completed in accordance with the approved construction methodology as required by Condition [90] within 10 working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

Activities to be Carried Out in Accordance with the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

92. All construction, monitoring and contingency actions must be carried out in accordance with the certified GSMCP. There must be no bulk excavation activities commencing until the GSMCP is certified in writing by the Council.

Erosion and Sediment Control

93. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the finalised Erosion and Sediment Control Management Plan (**ESCMP**) required under condition [32] must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

94. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance can roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the council who may be able to provide further guidance on the most appropriate approach to take. Please contact the council at *monitoring@aucklandcouncil.govt.nz for more details.*

95. All machinery associated with the earthworks activities must be operated in a way that ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.

Advice note:

Adhesives, solvents, paints and other contaminants from building operations must be prevented from entering stormwater drains and adjacent waterways.

96. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, removal and construction activity. In the event that

such damage does occur, the consent holder must notify Council within 24 hours of its discovery. The costs of rectifying such damage caused by the construction activity must be met by the consent holder.

97. All materials and equipment must be stored within the Site's boundaries unless evidence is provided to the Council that written permission is granted from Auckland Transport for specific storage within the road reserve.

98. Within 10 working days following the completion or abandonment of earthworks on the Site all areas of bare earth must be permanently stabilised against erosion to the reasonable satisfaction of the Council.

Dust and odour

99. No onsite crushing of demolition material must occur onsite.

100. Only wet cutting of concrete must occur at any time during demolition and construction works.

101. Beyond the boundary of the Site, there must be no odour, dust or particulate caused by discharges from the Site, which in the opinion of an enforcement officer (when assessed in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016), is the cause of a noxious, dangerous, offensive or objectionable effect.

102. No discharges from any activity onsite must give rise to visible emissions, other than water vapour, to an extent which, in the reasonable opinion of the Council, is the cause of a noxious, dangerous, offensive or objectionable effect.

103. Beyond the boundary of the Site, there must be no hazardous air pollutant, caused by discharges from the Site, which is present at a concentration that causes, or is likely to cause adverse effects to human health, the environment or property.

104. The Council must be notified as soon as practicable in the event of any significant discharge to air, which results in or has the potential to result in a breach of air quality conditions listed in Condition 102 or cause significant adverse effects on the environment. The following information must be supplied:

    a. Details of the nature of the discharge;

    b. An explanation of the cause of the incident; and

    c. Details of any remediation action taken.

Notice of Completion

105. The Council must be advised in writing within 10 working days of when excavation has been completed.

Access to third party property

106. Where any monitoring, inspection or condition survey specified in this consent requires access to property/s owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the Council must be notified by the consent holder and provided with all relevant details relating to access problems as soon as is practicable. If access cannot be reasonably obtained, then a report prepared by a SQEP identifying whether reasonably available alternative monitoring options are possible, must be provided by the consent holder to the Council. The report must state whether the alternative monitoring options will provide sufficient early detection of deformation / damage to enable measures to be implemented to prevent damage to buildings, structures or services. Written approval from the Council must be obtained by the consent holder before any alternative monitoring option is implemented.

Wind

107. At the time of lodgement of Structural Building Consent for the buildings on the Site, the consent holder must provide to the Council written certification from a SQEP that the findings of the Wind Design Review, titled "Downtown Carpark Development – Environmental Winds Report", by Holmes, October 2025 (referenced Condition 1) remain accurate. If it is found that the standard is not complied with or the infringements that were consented are exceeded, the consent holder must make any changes as necessary to the building to ensure that compliance is achieved, prior to building occupation.

Glare

108. The buildings must be designed, and such changes made to the buildings as are necessary to comply with the standard H8.6.29. (Glare) in the Auckland Unitary Plan (Operative in Part).

Post Construction Conditions

Hazardous Substance Management Plan

109. Within 20 working days from the completion of works, the consent holder must provide a final Hazardous Substance Management Plan (**HSMP**) in general accordance with the draft HSMP referenced in condition 1.

110. The objectives of the HSMP are to detail the controls in place at the Site to manage hazardous substances and minimise the risk of release of these substances into the surrounding environment.

111. The HSMP must, as a minimum, include the following information:

a. roles and responsibilities;

b. important contact details;

c. a hazardous substance register including their storage locations, and associated safety

data sheets;

d. a risk register including identified risks and associated controls;

e. spill response plan (SRP);

f. emergency response management plan (ERMP);

g. site inspections, monitoring;

h. staff training; and

i. provisions of site audit and review of HSMP.

Flooding

112. 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.

113. 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 flood protection requirements recommended within the Flood hazard and risk assessment by Tonkin + Taylor (reference: 1016043 v7, dated: November 2025) have been installed and / or completed onsite.

Post-construction condition survey

114. Within 20 working days from the completion of works, the consent holder must provide post-construction condition survey of the existing buildings, structures, land and/or Services surveyed in the precondition survey and a written report prepared by the SQEP responsible for overviewing the surveys which must include comment on any changes to the existing building(s), structure(s) and/or Service(s) within the area and completed remedial works to the reasonable satisfaction of the Council.

Covenant for the lease of off-site parking spaces

115. The consent holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council for 196-200 Quay Street [Lot 8 DP 60151] to use carparks within the Site. The consent holder must contact the Council to initiate the preparation of the covenant. A copy of the updated Computer Register (Record of Title) showing that the covenant has been registered must be provided to the Council prior to occupation of the building.

The covenant must:

a. Stipulate that the site [196-200 Quay Street – Lot 8 DP 60151] has exclusive use and access to up to 121 car parking spaces located within the basement levels of the adjacent site 2 Lower Hobson Street [Lot 9 DP 60151].

b. If access to up to 121 car parking spaces must be restricted for any period of time that is not agreed in writing with the site owner [196-200 Quay Street] then the owner of the adjacent site [2 Lower Hobson Street Lot 9 DP 60151] must provide alternative car parking spaces in close proximity to the site in agreement with the owner of 196-200 Quay Street.

c. Should this site [196-200 Quay Street – Lot 8 DP 60151] be redeveloped or significantly altered to provide new and /or additional car parking spaces, up to 121 car parking spaces at 2 Lower Hobson Street [Lot 9 DP 60151] associated with this site must be accounted for / included as part of this site's parking provision when calculating the maximum parking rates for the Business - City Centre Zone as set out within the Auckland Unitary Development Plan (Operative in Part) or its successor for this site [196-200 Quay Street – Lot 8 DP 60151].

d. be drafted by the Council's nominated Solicitor at the consent holder's cost; and

I. be registered against the Computer Register(s) (record of title) to the affected land by the consent holder at their cost; and

II. require the consent holder to:

- be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the covenant, and procure its solicitor to give an undertaking to the Council for payment of the same; and
- indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct result of the Council being a party to this covenant.

Footpath Reinstatement

116. Within three months following completion of the construction works, the consent holder must reinstate the pedestrian footpaths along Lower Hobson Street and along Custom Street West to Auckland Transport - Transport Design Manual requirements unless otherwise agreed in writing by Auckland Transport.

Advice Notes:

- *A Corridor Access Request (CAR) application is required from Auckland Transport for any works within the road reserve that affects the normal operation of the road, footpath or berm.*
- *New vehicle crossings are subject to approval be Auckland Transport prior to construction.*

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection.*

Prior to Occupation of Building Conditions

Operational Waste Management Plan (OWMP)

117. Prior to the commencement of any activities on the Site, the consent holder must provide a final Operational Waste Management Plan (**OWMP**) to the Council, in general accordance with the draft OWMP referenced in Condition 1.

118. The objectives of the OWMP are to ensure the effective operation of waste collection and management procedures for the development and set out clear management policies to cater for different waste management requirements of the commercial tenancies and residential activities.

119. The OWMP must, as a minimum, include the following information:

a. define user access arrangements in detail;

b. confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site (noting the 3.6m vertical height restriction);

c. details of waste materials to be collected by facilities management on each floor level (e.g. food organics);

d. details of education information packs and notices for residential occupants with respect of using the waste chutes and any food organics collection arrangements (and other);

e. maintenance arrangements for the effective and ongoing operation of the waste chutes;

f. contingency arrangements in the event that waste chute(s) are not functional for a period of time.

g. requirements for maintaining the clean and sanitary condition of the waste rooms and chutes.

h. details of the guidance and training to be given to building management and collection staff on using the:

i. waste chutes;

ii. compactors; and

iii. waste rooms.

Servicing and Loading Management Plan (SLMP)

120. Prior to the commencement of any activities on Site, the consent holder must provide a final Servicing and Loading Management Plan (**SLMP**) to the Council, in general accordance with the draft SLMP referenced in Condition 1.

121. The objectives of the SLMP are:

a. To provide a clear framework for ongoing management of the loading spaces that have access from the service lane;

b. To coordinate and schedule booking of the loading spaces to manage the available capacity of loading spaces;

c. To ensure compliance with the vertical clearance restrictions on the service lane; and

d. To ensure the loading areas operate safely.

122. The SLMP must, as a minimum, include the following information:

a. Use of an automated booking system (such as Mobile Dock) to allow:

(i) Loading spaces to be booked in advance

(ii) Users to be aware in advance of the vertical clearance restrictions. Any vehicles that are unable to enter from Customs Street West due to the vertical clearance restriction of 2.9 m must enter and exit via Quay Street

(iii) Vehicle details (number plate and vehicle size) to be confirmed in advance of arrival;

b. Provide procedures to manage unscheduled vehicle arrivals;

c. Core hours of 6:30 am to 4:30 pm where the loading dock will be managed by a Dock Manager;

d. Details about signage to show the vertical clearance restrictions;

e. Details of a convex mirror to provide visibility for trucks exiting the loading area of the Site; and

f. Monitoring programme and Management Plan review.

123. The development must be operated in accordance with the certified SLMP at all times for the duration of the activities on the Site.

Hotel Pick Up and Drop Off Management Plan (HPUDOMP)

124. Prior to the commencement of hotel activities on Site, the consent holder must provide a final Hotel Pick Up and Drop Off Management Plan (**HPUDOMP**) to the Council, in general accordance with the draft HPUDOMP referenced in Condition 1.

125. The objectives of the HPUDOMP are:

a. To provide a clear framework for ongoing management of the hotel pick up and drop off area;

b. To ensure the hotel pick up and drop off area is used for hotel guests only, or for valet parking;

c. To prevent vehicle queuing onto Customs Street West; and

d. To ensure the drop-off area operates safely.

126. The HPUDOMP must, as a minimum, include the following information:

a. Details about the specific signage or markings required to show that the pick-up and drop-off area is for exclusive use by the hotel guest arrival and departure activity, and that will assist in the general operation of the drop-off area. These details should include:

(i) Signage stating use for hotel drop-off only

(ii) Time limit restrictions signage proposed for the use of the drop-off spaces of up to 5 minutes for hotel guests and 3 minutes for taxis or ride-share vehicles

(iii) Signage stating not to leave vehicles unattended, and for valet parking to give keys to hotel staff members

(iv) Clearly defining signage or markings for entry and exit points for vehicles

(v) Vehicle size limitation signage (the maximum vehicle size utilising the drop-off area is a 7.4 m long van with a trailer)

(vi) Markings/surface treatment defining drop-off spaces and pass-through lane

b. The level of staffing required;

c. Measures to encourage high turnover of the pick up and drop-off area.

127. The hotel activities must be operated in accordance with the certified HPUDOMP at all times for the duration of the activities on the Site.

No complaints Covenant

128. Prior to the occupation of the proposed hotel rooms and apartments, the consent holder shall provide evidence to Council that a restrictive no-complaints covenant has been registered on the title(s) to the property, in favour of Ports of Auckland Limited, by the landowner (and binding any successors in title).

Advice Note:

The applicant has proffered this condition in order to demonstrate intent to comply with

standard D25.6.1(6) of the Auckland Unitary Plan.

Landscape Treatment – Implementation

129. All hard and soft landscaping must be implemented, as detailed on the approved Landscape Plans required by Condition 47, in the first planting season immediately following the completion of construction works. The landscaping must be maintained for the life of this consent in accordance with the maintenance programme approved under Condition 47 above.

Vehicle intervisibility – convex mirror

130. Prior to the operation of the activity, the consent holder must install a 600mm diameter convex mirror as directed by the consent holder's traffic engineer. Any convex mirror(s) installed at the bends must have wide reflective angles to allow opposing vehicles to see each other in advance of the bend.

131. The convex mirror must be maintained in the consented location in a condition that provides for its effective and ongoing use for the duration of the operation of the activity.

Quay Street vehicle crossing treatment

132. The Quay Street service lane vehicle crossing must be constructed generally in accordance with the updated concept design titled "Quay Street Service Lane Access Design" (refer Appendix H of the Operational Integrated Transport Assessment), which reflects the outcomes of stakeholder engagement with M Social and Auckland Transport.

The design and construction of the vehicle crossing must achieve the following key outcomes:

a. Clear delineation between vehicle and pedestrian areas.

b. Improved demarcation between the service lane and the M Social frontage.

c. Speed management through retention of existing speed humps and provision of appropriate measures near the property boundary.

d. Physical separation of opposing traffic movements by a 0.5 m median strip (implemented as a textured surface, low raised lip, or planter feature).

e. Provision of a low (less than 900 mm) separation element at the corner boundary with M Social to maintain visibility between pedestrians and vehicles.

f. Provision for bollards within the road reserve, to be installed at Auckland Transport's discretion.

g. Retention of the existing lighting pole between the M Social and service lane vehicle crossings, with the intervening space functioning as a pedestrian refuge area.

Any detailed design or construction drawings that depart materially from the concept plan in

Appendix H must be submitted to and approved in writing by Auckland Transport prior to implementation, to confirm that the above outcomes are maintained.

Provision of off-site parking spaces

133. Prior to the operation of the any activity on the Site a total of up to 121 car parking spaces within the Site must be signposted and marked out as available for the exclusive use of owner / occupier at 196-200 Quay Street [Lot 8 DP 60151]. The location of these leased parking spaces and their availability for the exclusive use of the visitor accommodation activity at 196-200 Quay Street must be identified through suitable signage and on an updated parking plan. Confirmation of the lease, signage and parking plan must be provided to the Council for certification.

Advice note:

In the event that the lease of parking spaces is no longer possible, the consent holder should, in consultation with the owner/occupier of 196-200 Quay Street arrange for an alternative lease location in order to comply with this condition.

Noise Assessment Report

134. Prior to operation of the activity, a noise assessment report with measurement results prepared by a SQEP must be submitted to the Council to verify that the proposed building has been insulated and constructed to comply with Condition 76.

Hazardous Substance

135. Prior to operation of the activity, the consent holder must produce a statement letter confirming the following design (as specified in the approved Hazardous Substances Assessment prepared by Tonkin + Taylor, reference 1016043.2000 v1, and dated November 2025 and as listed in condition 1) has been incorporated:

"The minimum 4-hour fire rating wall for each of the proposed hazardous substance storage tanks and thick concrete construction material surrounding the tanks"

Advice Note:

This is required to ensure that the fire risk to people and property remains consistent with the assessment within the Hazardous Substances Assessment Report (as referenced in condition 1).

136. The site operation must adhere to the operational procedures, control measures and response procedures specified in the certified HSMP as per Condition 109 and the documents must be made available onsite at all times.

137. Suitable and sufficient spill kits must be maintained onsite at all times.

138. Any incidents resulting in a discharge of hazardous substances to the environment must be

reported to the Council within 24 hours of an incident occurring and incident records must be made available to the Council upon request.

Operational Waste Management Plan

139. The development must be operated in accordance with the certified Operational Waste Management Plan at all times for the duration of the activities on the Site.

Specific conditions – Discharge Permit DISxxxx and Land Use Consent (NESCS) LUCxxxx

140. Soil disturbance on the Site must be undertaken in accordance with the certified CSMP as required by Condition 42.

Advice note: Contamination Site Management Plan

The Council acknowledges that the CSMP is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the plan may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Council. The Council's certification of the CSMP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of the suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.

141. Prior to soil disturbance occurring on the Site, a Detailed Site Investigation (DSI) must be undertaken on the Site. The DSI must be undertaken in accordance with the certified CSMP, referenced in Condition 42.

142. The DSI report documenting the site investigation, required by Condition 141, must be submitted to the Council for review. The DSI report must confirm whether the stormwater quality monitoring and management/mitigation measures, proposed in the CSMP, referenced in Condition 42, are appropriate for the level of contamination onsite.

143. If the DSI report required by Condition 141 confirms additional stormwater quality monitoring, including analysis for cyanide and/or mitigation/measures are required during soil disturbance on the Site, then the consent holder must submit to the Council an updated CSMP for certification at least 10 working days prior to soil disturbance occurring onsite.

144. The Council must be informed, in writing, at least 10 working days prior to the start date of the works authorised by this consent.

145. The consent holder must engage a SQEP to oversee any works involving the disturbance of potentially contaminated material and ensure the control measures in the certified CSMP are

adhered to throughout these works. All sampling should be undertaken in accordance with the Contaminated Land Management Guidelines No. 5, Ministry for the Environment (revised 2021).

Advice note: Soil Contamination Sampling

In order to comply with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021), all sample analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis.

146. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The consent holder must ensure that dust management during the excavation works generally complies with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).

147. In the event of an incidental discovery of contamination during land disturbance activity which has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the Council, engage a SQEP to assess the situation (including possible sampling and revision of the CSMP), and decide on the best option for managing the material.

148. Excavated material that is not re-used onsite must be disposed of at an appropriate facility licensed to accept the levels of any identified contamination. Excavated soil must not be disposed of as 'Cleanfill material' unless it has been appropriately tested and characterised by a SQEP as meeting the 'Cleanfill material' definition set out in the AUP(OP) and any subsequent updates.

149. The contamination levels of any soil or fill material imported to the site must be certified by a SQEP and, unless otherwise agreed with Council, must meet the definition of 'Cleanfill material', as defined by the AUP(OP) and any subsequent updates. The SQEP's certification must include testing of imported soil at a minimum rate of 1 sample per 500m3 (analysed for heavy metals, polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, and asbestos content) and verification that the fill material imported to site originates from:

    a. A site that has been determined by a SQEP to have had no known history of potentially contaminating activities, as detailed on the Hazardous Activities and Industries List (Ministry for the Environment, 2011); or
    b. A site that has been adequately investigated by a SQEP, in accordance with Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021) or any updates to this document, to meet the 'Cleanfill material' definition, as prescribed in the AUP(OP); or

c. A commercial quarry (sampling is not required for hardfill material sourced from a commercial quarry) or topsoil from a landscape supplier.

150. Within three months of the completion of soil disturbance on the site, a Works Completion Report must be submitted to the Council for review and certification. The Works Completion Report must contain sufficient detail to address the following matters:

a. A summary of the soil disturbance undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated
b. Details and results of any additional soil and groundwater sampling (if undertaken) and interpretation of the results in the context of the NES:CS, the AUP(OP), and the Cleanfill criteria
c. Details and results of the stormwater quality monitoring and interpretation of the results against the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000)
d. Details and results of any vapour monitoring (if undertaken) and interpretation of the results against the appropriate guidelines
e. Records/evidence of the appropriate disposal for any material removed from the Site
f. Details of any validation sampling undertaken on materials imported to site
g. Details of any stormwater/groundwater encountered during the works, details on any treatment and volume of disposal offsite
h. Records of any unexpected contamination encountered during the works and response actions, if applicable
i. Conditions of the final site ground surface
j. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks
k. A statement certifying that all works have been carried out in accordance with the requirements of approved plans and consent conditions, otherwise providing details of relevant breaches, if applicable

Advice note: Asbestos Containing Materials

If you are demolishing any building that may have asbestos containing materials (ACM) in it:

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found onsite following the demolition or removal of the existing buildings, you may be required to further remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance, a further consent application may be required.

Specific conditions – Discharge Permit DISXXXX

Duration of consent

151. Consent DISXXXX expires five years from the date of commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

During Works Conditions

Management of contaminant discharges

152. The disturbance of soils containing elevated levels of contaminants must be managed in accordance with the certified CSMP to minimise the discharge of contaminants (including debris, soil, silt, sediment, or sediment-laden water) from the Site to either land, stormwater drainage systems, watercourses or receiving waters:

a. Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the CSMP and Auckland Council guidance document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region;

b. The excavation areas must be maintained in a damp state while works are occurring to supress the generation of dust during the works;

c. Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas;

d. Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the Site on vehicle tyres and enter the stormwater system; and

e. Any truck-loads of excess excavated material leaving the Site must be covered during transportation.

Advice note: Contaminant Discharges

Discharge from the Site includes the disposal of water (including groundwater or collected surface water) from the land-disturbance area.

153. Temporary stockpiles of excavated soils containing elevated levels of contaminants must be located within an area protected by erosion and sediment controls and be covered outside

working hours and during periods of heavy rain. Stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.

Advice note: Stockpiles

Stockpiling of excavated soils containing elevated levels of contaminants is to be minimised. To minimise contaminant discharges, soils containing elevated levels of contaminants should primarily be loaded directly into trucks for any off-site disposal.

154. Any perched groundwater or surface run-off water encountered within excavation areas where soils containing elevated levels of soil contaminants are present that require removal must be considered potentially contaminated, and must either be:

a. Allowed to soak into the ground; or

b. Pumped to sewer, providing the relevant permits are obtained; or

c. Discharged to the stormwater system or to the marine water environment provided testing demonstrates compliance with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (Water Quality Policy Sub-Committee and National Water Reform Committee, 2018) (or any updates to this document) for the protection of 80 percent of marine water species, with the exception of benzene where the 95 percent protection level must apply, and that it is free from petroleum hydrocarbon sheen and separate phase hydrocarbons.

Advice note:

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the Site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the Site.

Specific conditions – Water Permit WATxxxx – Ground Dewatering and Groundwater Diversion Consent Conditions

Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5 m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means, in the case of a tanked building or structure construction, the stage when all the external base slab and walls within an excavation are essentially watertight, the structures internal support mechanisms, including basement floors have been completed any temporary retention removed and no further groundwater is being taken for the construction of the basement. Or Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 metres of the perimeter retaining wall have been completed.

Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
External visual inspection	A condition survey undertaken for the purpose of detecting any ground instability, new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the ground surrounding a building or excavation or the exterior of a building; and may include a dated photographic record of all observable changes to ground conditions or exterior Damage.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL	Means Reduced Level.
Seasonal Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Means Suitably Qualified Engineering Professional
SQBS	Means Suitably Qualified Building Surveyor

Category of Damage	**Normal Degree of Severity**	**Description of Typical Damage** *(Building Damage Classification after Burland (1995), and Mair et al (1996))*	**General Category** *(after Burland – 1995)*
0	Negligible	Hairline cracks.	**Aesthetic Damage**
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	**Serviceability Damage**
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of	

		cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	**Stability Damage**

Table 1: Building Damage Classification

Note: In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.

Duration of consent

155. The take (dewatering) and groundwater diversion consent WATxxx expires thirty-five (35) years after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Provide for a review under section 128

156. Under section 128 of the RMA the conditions of this consent WAT60430574 may be reviewed by the Manager Resource Consents (or equivalent delegation) at the consent holder’s cost:

Within six months after Completion of Dewatering and subsequently at intervals of not less than five years thereafter in order:

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage
- To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
  a. ground conditions
  b. aquifer parameters
  c. groundwater levels; and
  d. ground surface movement.

Notice of Commencement of Dewatering

157. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Design and Construction of Basement Retaining Walls

158. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the following report:

- Downtown Carpark Development - Geotechnical and Groundwater Assessment Report", prepared by Tonkin & Taylor (T + T), dated November 2025, ref. 1016043.2000 v3.

Excavation Limit

159. The bulk excavation for the basement must not extend below a bulk excavation level at RL -12.4m. This allows for construction of the lower basement level (B04) founded at RL -10.32m as defined by the architectural drawings listed in Condition 1, plus allowance for nominal over dig and construction of the slab, basecourse and any subsoil drainage below the basement. This excludes any local excavations away from the basement perimeter for minor structures, such as lift pit shafts, sumps or water tanks etc., which should not extend below RL -16.1m.

Performance Standards

Damage Avoidance

160. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the Site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Alert and Alarm Levels

161. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels			
Movement		**Trigger Thresholds (+/-)**	
		Alarm	**Alert**
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the **Differential Ground Surface Settlement Alarm or Alert Level**)	1:250	1:500

b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the **Total Ground Surface Settlement Alarm or Alert Level**): • Along Custom Street West and Service Lane between the excavation and AON/ HSBC podiums and towers • Along Lower Hobson Street	20mm 25mm	14mm 17mm
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the **Differential Building Settlement Alarm or Alert Level**)	1:750	1:1,000
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the **Total Building Settlement Alarm or Alert Level**): • MSocial, HSBC Tower, AON Tower & Hobson Street Flyover • 204 Quay Street, Tepid Baths, 85 Customs Street West (The Sebel)	12mm 10mm	8mm 7mm
e)	Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the **Retaining Wall Deflection Alarm or Alert Level**): • Top of Wall Along Northern & Southern Boundary • Top of Wall Along Western & Eastern Boundary	20mm 25mm	15mm 20mm
f)	Total lateral wall deflection from the pre-excavation baseline level and any subsequent reading at any Inclinometer (the **Inclinometer Deformation Alarm or Alert Level**): • I01 to I03	25mm	20mm
g)	Distance below the lowest baseline level (the **Groundwater Alert Levels 1 & 2**): • MW01 to MW04		(1) 0.7m (2) 1.0m

Advice note:

The proposed locations of the Monitoring Stations listed in Schedule A are shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation

Plan", prepared by T + T, Figure 1, rev. 1, dated 31 May 2023.

These levels may be amended subject to approval by the council as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) certification process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a SQEP, but only to the extent that avoidance of damage to building, structures and Services can still be achieved.

Advice Note:

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.

Alert Level Actions

162. In the event of any Alert Level in Schedule A being exceeded the consent holder must:

a. Notify the Council within 24 hours.

b. Re-measure all Monitoring Stations within 20 metres of the affected monitoring location(s) to confirm the extent of apparent movement.

c. Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.

d. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council within 5 working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.

e. Measure and record all Monitoring Stations within 20 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

163. In the event of any Alarm Level being exceeded, the consent holder must:

a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.

b. Notify the council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.

c. Re-measure all Monitoring Stations within 20 metres of the affected monitoring location(s) to confirm the extent of apparent movement.

d. Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overviewing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.

e. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.

f. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.

g. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within 5 working days of recommencement of works.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

164. At least 20 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a SQEP, must be submitted to the Council for written certification. Any later proposed amendment of the GSMCP must also be submitted to the Council for written certification.

The overall objective of the GSMCP must be to set out the practices and procedures to be adopted to ensure compliance with the consent conditions and must include, at a minimum, the following information:

a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins, retaining wall deflection markers and inclinometers and groundwater monitoring boreholes. The monitoring plan must be based on the plan titled “Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023. In any case where the location of a Monitoring Station differs substantively from that shown on the plan titled “Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023, a written explanation for the difference must be provided at the same time that the

GSMCP is provided.

b. Final completed schedules B to D (as per the conditions below) for monitoring of ground surface, building deformation and retaining wall deflection (including any proposed changes to the monitoring frequency) as required by conditions below.

c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date and required by conditions below.

d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring.

e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).

f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

165. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is certified in writing by the council.

Pre-Dewatering Building and Structure Survey

166. Prior to the Commencement of Dewatering a detailed condition survey of buildings and structures as specified in Schedule B below must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted for certification by the Council.

This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.

The detailed condition survey must include:

a. Confirmation of the installation of building deformation stations as required in Schedule B in the locations shown on the drawing titled “Downtown Car Park Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023.

b. A description of the type of foundations.

c. A description of existing levels of Damage considered to be of an aesthetic or superficial nature.

d. A description of existing levels of Damage considered to affect the serviceability of the

building where visually apparent, without recourse to intrusive or destructive investigation.

e. An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of buildings/structures to further movement and Damage.

f. Photographic evidence of existing observable Damage.

g. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.

h. An assessment of whether the monitoring frequency is appropriate.

i. An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings/Structures that Require Detailed Condition Survey and Installation of Deformation Stations			
Address	**Legal Description**	**Detailed Condition Survey**	**Number of building/structure deformation stations required**
196 Quay Street (MSocial hotel)	Lot 8 DP60151	Yes (External and Internal)	6No.
188 Quay Street (HSBC Tower)	Lot 5 DP 63972 and Lot 1 DP 7834	Yes (External and Internal)	6No.
21/29 Customs St West (AON Tower)	Lot 7 DP 77037	Yes (External and Internal)	7No.
100 Customs St West (Tepid Baths)	Lot 2 DP 184176	Yes (External and Internal)	2No.
85 Customs St West (The Sebel, previously named The Watermark Building)	Lot 2 DP 197735	Yes (External only)	3No.
204 Quay Street	Lot 1 DP 183125	Yes (External only)	None
Lower Hobson Street – Flyover	N/A		7No.

Note: For the internal building survey, the survey must cover the basement levels and the ground floor.

Advice Note:

- *This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.*

Pre-Dewatering Services Condition Survey

167. Prior to the Commencement of Dewatering, a condition survey of potentially affected stormwater and wastewater Services must be undertaken in consultation with the relevant service provider.

Advice note:

This condition does not apply to any service where written evidence is provided to the council that the owner of that service has confirmed they do not require a condition survey.

External Visual Inspections during Dewatering

168. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections must be carried weekly from the Commencement to Completion of Dewatering. A photographic record must be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

The results of the external visual inspections and an assessment of the results must be reviewed by the SQEP responsible for overviewing the monitoring and included in the bimonthly monitoring report for the relevant monitoring period.

This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Completion of Dewatering - Building, Structure and Services Condition Surveys

169. Between six and twelve months after Completion of Dewatering, a detailed condition survey of all previously surveyed buildings, structures, and Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report must be reviewed by the SQEP responsible for overviewing the monitoring and then submitted to the Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.

Additional Surveys

170. Additional condition surveys of any building, structure, or Service within the area defined by the extent of groundwater drawdown or ground movement (as defined in the T+T geotechnical reports referenced in Condition 1), must be undertaken, if requested by the Council, for the purpose of investigating any new Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted to the Council.

The requirement for any such additional condition survey will cease six months after the Completion of Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

Ground Surface and Building Deformation Monitoring

171. Groundwater monitoring must be undertaken at the groundwater monitoring bore location shown on the plan titled “Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan”, prepared by T + T, Figure 1, rev. 1, dated 31 May 2023, or in the approved GSMCP. Groundwater level monitoring must be undertaken in accordance with Schedule C below:

Schedule C: Groundwater Monitoring Frequency

Bore Name	Location	Groundwater level monitoring frequency		
		From bore construction until one month before Commencement of	One month before Commencement of Excavation to Completion of Construction Phase	From Completion of Construction Phase Dewatering until

			Excavation	Dewatering	3 months later
MW01 to MW04 Groundwater level accuracy of +/- 10 mm			Monthly (with a minimum of three monthly readings)	Weekly	Monthly

Advice note:

The monitoring frequency may be changed, if approved by the Council.

Ground Surface and Building Deformation Monitoring

172. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the plan titled Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 1, dated 31 May 2023. The Monitoring Stations must be monitored at the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 20 metres away from the excavated area.

Schedule D: Ground Surface and Building / Structure Monitoring			
Monitoring Station and type*	**Frequency**		
	Pre-Excavation	**Commencement to Completion of Construction Phase Dewatering**	**Post- Completion of Construction Phase Dewatering**

Ground: 22 Points	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly	Monthly for 6 months
Buildings/ Structures : 31 Points	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly	Monthly for 6 months

Advice note:

The monitoring frequency may be changed, if approved by the council.

Retaining Wall Monitoring

173. Twenty three retaining wall deflection stations, for the measurement of lateral wall movement, must be installed along the top of the retaining walls, and three inclinometers (I01 to I03) for the measurement of lateral displacement, must be installed either within a retaining pile or immediately behind one and extending to the base of the retaining pile, as shown on the plan titled "Downtown Car Park Redevelopment - Construction Monitoring and Instrumentation Plan", prepared by T + T, Figure 1, rev. 1, dated 31 May 2023. Monitoring of the retaining wall deflection stations and inclinometers must be undertaken and recorded in accordance with Schedule E below and must be carried out using precise levelling.

Schedule E: Retaining Wall Monitoring				
Frequency				
Pre-Commencement of Construction Phase Dewatering	**Commencement of Construction Phase Dewatering to one month after Completion of Excavation**		**One month after Completion of Excavation to Completion of Construction Phase Dewatering**	
Retaining Wall Deflection Stations	**Retaining Wall Deflection Stations**	**Inclinometers**	**Retaining Wall Deflection Stations**	**Inclinometers**
Twice to either a horizontal and/or vertical accuracy of +/-2mm	Once for every 2 m depth (on average) of excavation, and, in any case, at a minimum of once weekly.	Once for every 2 m depth (on average) of excavation, and, in any case, at a minimum of once fortnightly.	Fortnightly	Monthly

Advice note:

The monitoring frequency may be changed, if approved by the council, through the GSMCP.

Access to Third Party Property

174. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the consent holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written certification from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

175. If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the consent holder must:

a. Notify the Council and the asset owner within 2 working days of the consent holder becoming aware of the Damage.

b. Provide a report prepared by a SQEP (engaged by the consent holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further

Damage.

c. Provide a copy of the report prepared under (b) above, to the Council and the asset owner within 10 working days of notification under (a) above.

Advice note:

It is anticipated the consent holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Building, Structure, and Services Surveys and Inspections

176. A copy of all pre-dewatering building, structure condition surveys, and Service condition surveys and photographic records of external visual inspections required by this consent must be submitted to the council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the council upon request.

Reporting of Monitoring Data

177. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion

178. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

Advice note:

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.

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 officer unless otherwise specified. Please email 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 disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/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 consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*

   You can search your site address at https://www.ena.org.nz/lines-company-map/ to identify your local lines company.

   Vector network: https://www.vector.co.nz/personal/help-safety/near-our-network/building-near-overhead-lines

   Counties Energy network: https://www.countiesenergy.co.nz/forms/close-approach-permit

7. *A Work Over Approval with Watercare may be required.*

8. *Any reference to Auckland Transport throughout these conditions may instead be a reference to Auckland Council if Auckland Council has the relevant road controlling authority functions relevant to the condition.*

9. *The minimum requirement of providing 1.2m gravity fall within the proposed wastewater connections is required to complied with in accordance with the Water and Wastewater CoP – WW17.*

10. *The consent holder must obtain approval from Auckland Transport for any proposed works or occupation of the road reserve. It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicant's work in the road reserve. Should any services exist, the applicant must contact the owners of those and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/.*

    All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors https://nzuag.org.nz/wp-content/uploads/2018/11/National-Code- amended- version-29-Nov-2018.pdf and Auckland Transport Design Manual https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/

    Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary Traffic management plant (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests and 15 working days should be allowed for approval.

11. *Any works done on land affected by an Auckland Transport Designation need written consent from AT before the works can begin.*

12. *All new water supply connections for the proposed units 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.*

13. *Individual underground telecommunications and power cables shall be installed to service the proposed units and must be installed and suitably marked within the road reserve and lot service connection location to the specification and satisfaction of the relevant authority and Auckland Council. If required, relevant gas reticulation and fibre optic services may also be provided.*

    Certification from the relevant utility provider is required to verify satisfactory completion of

works.

14. *A vehicle crossing application(s) should be approved by Auckland Transport prior to construction of new vehicle access(es) to the site or altering/widening of the existing vehicle crossing(s).*

15. *It is recommended that a visual inspection of the founding soils be undertaken by a geo-professional during the excavation works to determine the suitability of the subgrade and potential effects on the proposed foundations.*

16. *Additional geotechnical investigations may be required for final design for Building Consent.*

17. *Geotechnical review of the detailed design drawings may be required to confirm their recommendations have been adopted for Building Consent.*

18. *It is anticipated the consent holder will seek the permission from the potentially damaged building, services or landowner to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.*

19. *The site frontage along Lower Hobson Street and Customs Street West should be reinstated as a footpath, kerb and channel.*

Canopy Encroachment

21. *The proposed canopy should comply with section 6 of AT Encroachment guidelines.*

22. *AT will manage the road network according to its own policies and strategic objectives.*

23. *The applicant will need to have an airspace licence for the canopies over the footpath and the license to be approved by Auckland Transport. Encroachment guidelines will need to be met as per the Encroachment Policy: https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property- owners/road-encroachment-licences-or-leases/*

24. *This would require an encroachment licence (construction and maintenance agreement) for an encroaching structure within the road reserve. See link below for information.*

25. *Encroachment licence applications are processed by our property team. Irene Tulloch in the property team is the manager and someone in her team should be able to assist. A link to information and application forms is below. https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property- owners/road-encroachment-licences-or-leases/*

Works that require a Resolution

26. *The proposed removal and provision of permanent traffic and parking controls (NSAAT and works to the motorcycle parking area in Hardinge Street are subject to a Resolution approval from Auckland Transport. Changes to traffic/parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. The resolutions, prepared*

by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC). All costs are borne by the consent holder.

Application details can be found from the following Auckland Transport website link: https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls.

27. *A copy of the Resolution from the Traffic Control Committee should be submitted to the council prior to the commencement of the activity provided for by this consent approval.*

Engineering Approval - Transport

28. *The consent holder should submit engineering plans (including engineering calculations and specifications) to the council for approval in writing. The engineering plans should include, but not be limited to, the information regarding the detailed design of any roads and road network activities.*

29. *As part of the application for Engineering Plan Approval, a registered engineer should:*

    - *Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual.*
    - *Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.*
    - *Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.*

The engineering plan application forms including fees can be found at the following Auckland Council website:

https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

30. *An engineering completion certificate certifying that the proposed roads and/or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements should be provided when applying for a certificate under section 224(c) of the RMA (if there is a 224c component) to council.*

ATTACHMENT 1: TABLE OF REPORTS

Report title and reference	Author	Rev	Dated
Downtown Carpark Site Development Fast-track Approvals Act Substantive Application 17782	Barker & Associates		7 November 2025
Architecture & Landscape Report	Warren and Mahoney	B	03/10/25
Downtown Carpark Site Development Te Pūmanawa O Tāmaki	Haumi (NZ)	-	-
Downtown Carpark Site Development Urban Design Assessment	McIndoe Urban	-	06 November
Downtown Carpark Site Development Landscape Assessment 5024 / C2	Isthmus	-	November 2025
Downtown Carpark Site Development Construction Noise and Vibration Management Plan Rp 007 20230126	Marshall Day Acoustics.	-	6/11/2025
Operational Integrated Transport Assessment R5D251107	Flow Transportation Specialists	-	07 November 2025
Downtown Carpark Site Development Draft Construction Management Plan	RCP and Pier Property Corporation	4	9/10/2025
Draft Erosion Sediment Control Plan 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Preliminary Detailed Site Investigation Report 1016043.1000 v2	Tonkin + Taylor	2	6 November 2025
Draft Contamination Site Management Plan 1016043.2000 v2	Tonkin + Taylor	2	November 2025
Arboricultural Assessment	Peers Brown Miller	-	4/11/25
Infrastructure Concept Design Report 1016043.1000 v1	Tonkin + Taylor	1	November 2025

Draft Operational Waste Management Plan 3-C2490.01	WSP	1	10 October 2025
Consultation Summary Report	Barker & Associates	-	7 November 2025
Flood Hazard and Risk Assessment 1016043.2000 v7	Tonkin + Taylor	7	07/11/2025
Air Quality Assessment 1016043.2000 v3.0	Tonkin + Taylor	3	November 2025
Dust Management Plan 1016043.1000 v2.0	Tonkin + Taylor	2	November 2025
Draft Construction Traffic Management Plan R6C251106	Flow Transportation Specialists		06 November 2025
Draft Construction Noise and Vibration Management Plan Rp 007 20230126	Marshall Day Acoustics.	-	6 November 2025
Environmental Winds Report 145828.16	Holmes	ISSUE	29 October 2025
Draft Servicing and Loading Management Plan	Flow Transportation Specialists		06 November 2025
Draft Hotel Pick-Up and Drop-Off Management Plan	Flow Transportation Specialists		06 November 2025
Draft Managed Access Service Arrangement Plan (M Social)	Flow Transportation Specialists		03 November 2025
Draft Hazardous Substances Management Plan – Downtown West 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Groundwater Assessment Report 1016043.2000-RPT-GT-001	Tonkin + Taylor	3.1	Nov 2025
Draft Groundwater and Settlement Monitoring and Contingency Plan 1016043.2000 v5.1	Tonkin + Taylor	5.1	November 2025
Downtown Carpark Development, Auckland: Fast Track Archaeological Assessment	Clough & Associates		October 2025
Draft Archaeological Management Plan: Downtown Carpark Development, Auckland Fast Track	Clough & Associates		October 2025
Downtown West Development Fast Track Application Economic Impact	Property Economics		October 2025

Overview 52492.10			
St Patrick's Square Public Space Audit Summary Report	Barker & Associates	-	4 September 2025
Acoustic Assessment of Effects Rp 006 20230126	Marshall Day Acoustics.	-	6 November 2025
CPTED Assessment 14987	Barker & Associates		28/10/2025
Demolition and Construction Transport Assessment R4C251106	Flow Transportation Specialists		06 November 2025
Report regarding the needs for a Porte cochere, including a pick-up and drop-off facility for a proposed hotel in Auckland, NZ.	THSA - Hotel Advisors		4 November 2025
Asbestos Management Plan 60607392	AECOM New Zealand	2	07 February 2020
Hazardous Substances Assessment – Diesel storage for back-up generation - Downtown West 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Coastal hazard and risk assessment 1016043 v3	Tonkin + Taylor	3	07/11/2025

ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
Drawings – Architecture			
Render 01 FTA-00-201	Warren and Mahoney	B	03/10/25
Render 02 FTA-00-202	Warren and Mahoney	B	03/10/25
Render 03 FTA-00-203	Warren and Mahoney	B	03/10/25
Render 04 FTA-00-204	Warren and Mahoney	B	03/10/25
Render 05 FTA-00-205	Warren and Mahoney	B	03/10/25
Render 06 FTA-00-206	Warren and Mahoney	B	03/10/25
Render 07 FTA-00-207	Warren and Mahoney	B	03/10/25
Render 08 FTA-00-208	Warren and Mahoney	B	03/10/25
Render 09 FTA-00-209	Warren and Mahoney	B	03/10/25
Render 10 FTA-00-210	Warren and Mahoney	B	03/10/25
Render 11 FTA-00-211	Warren and Mahoney	B	03/10/25
Render 12 FTA-00-212	Warren and Mahoney	B	03/10/25
Render 13 FTA-00-213	Warren and Mahoney	B	03/10/25
Project Location Plan FTA-01-001	Warren and Mahoney	C	03/10/25
Existing Site Plan FTA-02-001	Warren and Mahoney	C	03/10/25
Proposed Site Plan FTA-05-001	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
Tower Floor Plate Dimensions above 28m FTA-05-003	Warren and Mahoney	C	03/10/25
Mean Street Level Plan FTA-05-005	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Sub Basement FTA-10-095	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 04 FTA-10-096	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 03 FTA-10-097	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 02 FTA-10-098	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 01 FTA-10-099	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 00 FTA-10-100	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 01 FTA-10-101	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 02 FTA-10-102	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 03 FTA-10-103	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 04 FTA-10-104	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 05 FTA-10-105	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 06 FTA-10-106	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 07 FTA-10-107	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 08 & 08M FTA-10-201	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 09 & 10 FTA-10-202	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 11 & 12 FTA-10-203	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T1 Level 13 & 14 FTA-10-204	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 15 & 16 FTA-10-205	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 17 & 18 FTA-10-206	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 19 & 20 FTA-10-207	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 21 & 22 FTA-10-208	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 23 & 24 FTA-10-209	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 25 & 26 FTA-10-210	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 27 & 28 FTA-10-211	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 29 & 30 FTA-10-212	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 31 & 32 FTA-10-213	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 33 & 34 FTA-10-214	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 35 & 36 FTA-10-215	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 37 & 38 FTA-10-216	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 39 & 40 FTA-10-217	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 41 & 42 FTA-10-218	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 43 & 44 FTA-10-219	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 45 & 46 FTA-10-220	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 47 & 48 FTA-10-221	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T1 Level 49 & 50 FTA-10-222	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 51 & 52 FTA-10-223	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 53 & Parapet FTA-10-224	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 07M & 08 FTA-10-301	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 09 & 10 FTA-10-302	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 11 & 12 FTA-10-303	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 13 & 14 FTA-10-304	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 15 & 16 FTA-10-305	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 17 & 18 FTA-10-306	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 19 & 20 FTA-10-307	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 21 & 22 FTA-10-308	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 23 & 24 FTA-10-309	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 25 & 26 FTA-10-310	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 27 & 28 FTA-10-311	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 29 & 30 FTA-10-312	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 31 & 32 FTA-10-313	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 33 & 34 FTA-10-314	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 35 & 36 FTA-10-315	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T2 Level 37 & 38 FTA-10-316	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 39 & 40 FTA-10-317	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 41 & 42 FTA-10-318	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 43 & 44 FTA-10-319	Warren and Mahoney	C	03/10/25
General Arrangement – Elevation & Section Key Plan FTA-20-000	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-001	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-002	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-003	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-001	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-002	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-003	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-004	Warren and Mahoney	C	03/10/25
Podium 03 – Building Elevations FTA-22-005	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-001	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-002	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23-004	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-001	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-002	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
Street Sections FTA-32-001	Warren and Mahoney	C	03/10/25
Street Sections FTA-32-002	Warren and Mahoney	C	03/10/25
Tower 2 – Apartment Schedule FTA-82-001	Warren and Mahoney	C	03/10/25
Drawings – Landscape			
Landscape Concept Ground Level Plan Existing Context L01.003	Warren and Mahoney	I	03/10/25
Landscape Concept Combined Levels Plan Existing Context L01.004	Warren and Mahoney	I	03/10/25
Levels Strategy L01.005	Warren and Mahoney	I	03/10/25
Landscape Concept Te Urunga Hau L01.101	Warren and Mahoney	G	03/10/25
Landscape Concept Aon Podium L01.102	Warren and Mahoney	G	03/10/25
Landscape Sections Te Urunga Hau L20.101	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.102	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.103	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.104	Warren and Mahoney	F	03/10/25
Landscape Concept Roof Terrace L01.103	Warren and Mahoney	G	03/10/25
Drawings – Demolition			
Demolition Axonometric – Carpark FTA-04-001	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (North) FTA-04-101	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (South) FTA-04-102	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Ground Level (North) FTA-04-103	Warren and Mahoney	C	03/10/25

Plan title and reference	Author	Rev	Dated
Demolition Plan – Carpark Upper Ground Level (South) FTA-04-104	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (North) FTA-04-105	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (South) FTA-04-106	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Third Level (North) FTA-04-107	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Level 3 (South) FTA-04-108	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Level 8 (Roof) FTA-04-109	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Upper Basement and HSBC L3 FTA-04-110	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Plaza and HSBC L3 FTA-04-111	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon L2 and HSBC L7 L3 FTA-04-112	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark West and South FTA-04-201	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark East and North FTA-04-202	Warren and Mahoney	C	03/10/25
Demolition Elevations – Aon and HSBC East and South FTA-04-203	Warren and Mahoney	C	03/10/25
Demolition Elevations – Pedestrian Foot Bridge FTA-04-204	Warren and Mahoney	C	03/10/25
Demolition Elevations – Overpass Ramp FTA-04-205	Warren and Mahoney	C	03/10/25
Demolition Cross Sections – Carpark FTA-04-301	Warren and Mahoney	C	03/10/25
Demolition Longitudinal Sections – Carpark FTA-04-302	Warren and Mahoney	C	03/10/25
Demolition Sections – Aon and HSBC Laneways FTA-04-303	Warren and Mahoney	C	03/10/25
Drawings – Shading Analysis			

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
City Scape Shading Analysis Spring Equinox Sep 23 - 0700-1200 FTA-81-001	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Spring Equinox Sep 23 - 1300-1800 FTA-81-002	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 0700-1200 FTA-81-003	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1300-1800 FTA-81-004	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1900-2000 FTA-81-005	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 0800-1300 FTA-81-006	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 1400-1700 FTA-81-007	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1000-1115 FTA-81-010	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1130-1245 FTA-81-011	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1300-1400 FTA-81-012	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1000-1115 FTA-81-013	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1130-1245 FTA-81-014	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1300-140 FTA-81-015	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1000-1115 FTA-81-016	Warren and Mahoney	D	17/10/25

Plan title and reference	Author	Rev	Dated
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1130-1245 FTA-81-017	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1300-1400 FTA-81-018	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1000-1115 FTA-81-019	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 1130-1245 FTA-81-020	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1300-1400 FTA-81-021	Warren and Mahoney	A	17/10/25
Urban Room Shading Analysis Spring Equinox Sep 23 - 1000-1500 FTA-81-022	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Summer Solstice Dec 21 - 1000-1500 FTA-81-023	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Winter Solstice Jun 21 - 1000-1500 FTA-81-024	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 0800-1600 FTA-81-025	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 1700-1700 FTA-81-026	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 0630-1330 FTA-81-027	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 1400-1600 FTA-81-028	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 0900-1630 FTA-81-029	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 1700-1700 FTA-81-030	Warren and Mahoney	D	17/10/25
Drawings – Infrastructure Design			
General			

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Drawing List and Locality Plan 1016043.2000-0001	Tonkin + Taylor	2	06/11/25
General Notes and Legends 1016043.2000-0010	Tonkin + Taylor	2	06/11/25
Overall Services Plan 1016043.2000-0020	Tonkin + Taylor	2	06/11/25
Overall Roading Plan 1016043.2000-0021	Tonkin + Taylor	2	06/11/25
Earthworks			
Cut And Fill Plan 1016043.2000-1100	Tonkin + Taylor	1	06/11/25
Water			
Connections 1 and 2 1016043.2000-2100	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-2400	Tonkin + Taylor	2	06/11/25
Wastewater			
On-Site Storage / Off-Peak Pumping 1016043.2000-3050	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Nelson St 1016043.2000-3051	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Wellesly St West 1016043.2000-3052	Tonkin + Taylor	1	06/11/25
Private Rising Main Through Precinct Land 1016043.2000-3053	Tonkin + Taylor	1	06/11/25
Standard Details 1016043.2000-3400	Tonkin + Taylor	2	06/11/25
Stormwater			
Network 1 - Sheet 1 1016043.2000-4100 2	Tonkin + Taylor	2	06/11/25
Network 1 - Sheet 2 1016043.2000-4101 2	Tonkin + Taylor	2	06/11/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

Plan title and reference	Author	Rev	Dated
Standard Details 1016043.2000-4400	Tonkin + Taylor	2	06/11/25
Roading			
Proposed Roading Plan - Sheet 1 1016043.2000-6100	Tonkin + Taylor	2	06/11/25
Proposed Roading Plan - Sheet 2 1016043.2000-6101	Tonkin + Taylor	2	06/11/25
Typical Sections 1016043.2000-6200	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-6400	Tonkin + Taylor	2	06/11/25

DOWNTOWN CARPARK SITE DEVELOPMENT - CONDITIONS OF CONSENT

ATTACHMENT 3: VIADUCT STREETS