

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;

“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;

“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;

“NES:CS” means National Environmental Standard for Managing Contaminants in Soil

“WMP” means Waste Management Plan;

“RMA” means the Resource Management Act 1991;

“SQEP” means Suitably Qualified and Experienced Person;

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Part A – Land Use Consent

Part B – Contaminated Land Discharge Permit

Part C – Water Permit

Part D – Subdivision Consent

Part A: Land Use Consent – [Council ref no.] (s9)

General conditions

These conditions apply to all resource consents.

GENERAL CONDITIONS

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 1 April 2026, 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 “188 Beaumont Street, Auckland Central” and dated 26 March 2026;
 - 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 five (5) years after the date it commences unless the consent is given effect to within that five 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.

Management Plans

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4. Conditions 4 to 13 apply to all Management Plans required by these conditions.
5. Management Plans must be prepared by a Suitably Qualified and Experienced Person(s) (SQEP).
6. Management Plans must be submitted to the Council for certification in writing 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.

7. Management Plans may be submitted in parts or in stages to address particular activities or stage of work for the Project, and when provided in part or for a stage, must be submitted at least 20 working days prior to commencement of construction (as applicable) of that part or stage unless otherwise specified in the conditions.

Advice Note:

Under Condition 17, 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.

8. Should the Council refuse to certify a Management Plan, or a part or stage of a Management Plan, in accordance with Conditions 6 and 7 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 6 above.
9. Any certified Management Plan may be amended if necessary to reflect any minor changes in design, construction methods or management of effects. Any minor amendments must be submitted to the Council in writing 10 working days 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 10 applies.
10. Any changes to a certified Management Plan involving a materially different outcome under Condition 9 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 objective of the relevant Management Plan and the requirements of the relevant conditions of these consents.
11. Any subsequent material 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

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in writing.

12. The Project must be implemented in accordance with the most recent version of 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.
13. A copy of the certified Management Plan must be made available to the Council during monitoring inspections.

PRE-COMMENCEMENT CONDITIONS

Construction Management Plan (CMP)

14. The consent holder must prepare and submit a final Construction Management Plan (**CMP**) in general accordance with the draft CMP referenced in Condition 1 to Council for certification.
15. The objectives of the CMP are to:
 - a. Define the procedures for managing potential adverse effects arising from construction activities so that they are avoided, or where avoidance is not practicable, minimised;
 - b. Set out the duration, hours, times and day/s of the week on which the construction activities will occur;
 - c. Identify the provision made for pedestrian safety and address any restrictions on public access; and
 - d. Require timely management of complaints, including by implementing remedial actions, where appropriate.
16. The CMP must be prepared in accordance with the following principles:
 - a. Protect the public from construction activities; and
 - b. Contain the construction works within the Site where possible.
17. The CMP must:
 - 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;
 - d. Include a general outline of the construction programme including the hours of operation for each stage of construction;

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- 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 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 for how complaints will be recorded, investigated and addressed.

Construction Traffic Management Plan (CTMP)

- 18. The consent holder must prepare and submit a final 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. The consent holder must also consider Auckland Transport's Temporary Traffic Management guide when preparing the CTMP.
- 19. The objectives of the CTMP are to:
 - a. Maintain public safety around the construction site;
 - b. Provide safe access and egress for construction vehicles;
 - c. Ensure compliance with Auckland Transport (AT) Temporary Traffic Management (TTM) requirements; and
 - d. Minimise impacts on local residents, businesses, and road users.
- 20. The CTMP must include:
 - a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - b. A general outline of the construction programme;
 - c. Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
 - d. Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
 - e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

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- f. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
- g. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;
- h. Measures to manage any potential spill-over effects to on-street parking during the construction period;
- i. Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
- j. 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 and record:
 - a. Time and date the complaint was received;
 - b. Time and date of the activity subject to the complaint (estimated where not known);
 - c. The name, address and contact details of the complainant (unless they elect not to provide);
 - d. The complainant's description of the resulting effect; and
 - e. 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 complaint and made available to the Council on request; and
 - (v) Report the outcomes of the investigation to the complainant within 10 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

The above details must be shown on a site plan and supporting documentation as appropriate.

Advice Note 1:

Prior to the commencement of any construction activities, a Corridor Access Request (CAR) is required to be lodged with Auckland Transport and such a permit must be obtained prior to construction works commencing. Please refer to Auckland Transport's website for further information: <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/>

Advice Note 2:

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

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Zealand Transport Authority's Code of Practice for Temporary Traffic Management (CoPTTM)

Construction Noise and Vibration Management Plan (CNVMP)

21. The consent holder must prepare and submit a final Construction Noise and Vibration Management Plan (**CNVMP**) in general accordance with the draft CNVMP referenced in Condition 1 and submit it to Council for certification. The certified CNVMP must thereafter be implemented for the duration of earthworks and construction of the project.
22. 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 41, 43 and 44 cannot practicably be achieved and to:
 - a. Identify the Best Practicable Option and define the procedures to manage and minimise construction effects;
 - b. Inform the duration, frequency and timing of works to manage disruption; and
 - c. Require engagement with affected receivers and timely management of complaints, including identification of remedial actions to address identified adverse effects, where appropriate.
23. The CNVMP must include specific details relating to avoiding, remedying or mitigating adverse noise effects on the environment and neighbouring properties from construction and management of all works associated with this development as follows:
 - a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - b. A general outline of the construction programme for each stage of development;
 - c. Applicable site noise criteria set out in these conditions;
 - d. Identification of surrounding noise and vibration sensitive receivers;
 - e. Details about the works, including:
 - (i) When the higher noise and vibration levels can be expected;
 - (ii) The likely sources or causes of noise;
 - (iii) Methods for monitoring and reporting on noise; and
 - (iv) Working hours,
 - f. The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings; and
 - g. The process to record and investigate all construction noise complaints.

Erosion and Sediment Control Management Plan (ESCMP)

24. The consent holder must prepare and submit a final Erosion and Sediment Control Management Plan (**ESCMP**) in general accordance with the draft ESCMP referenced in

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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)*.

25. 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.
26. The ESCMP 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 guided by *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guideline Document 2016/05 (GD05)*;
 - b. Catchment boundaries;
 - c. Timing and duration of construction 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.

Waste Management Plan (WMP)

27. Prior to the occupation of dwellings and retail activities approved in this project, the consent holder must provide a final Waste Management Plan (**WMP**) to the Council, in general accordance with the draft WMP referenced in Condition 1.
28. The objectives of the WMP are to ensure the effective operation of waste collection and management procedures for the project and set out clear management policies to cater for different waste management requirements of the commercial tenancies and residential activities.
29. The WMP must, as a minimum, include the following information:
 - a. define user access arrangements;
 - b. confirm that the vehicles to be used for rubbish collection can satisfactorily enter and exit the site;
 - c. details of waste materials to be collected by facilities management on each floor level (e.g. food organics);

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- 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.

Pre-construction meeting

30. Prior to the commencement of each stage of construction including 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 any enabling works, earthworks and/or construction;
 - c. includes an Auckland Council Monitoring Officer; and
 - d. includes representation from the contractors who will undertake the works.

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

- i. Timeframes for key stages of the works authorised under this consent;
- ii. Resource consent conditions;
- iii. 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.

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Finalised Architectural Design Plans – Materials and Finishes

31. At the time of Architectural Building Consent lodgement, the consent holder must prepare and submit a finalised set of architectural detail drawings and materials specifications consistent with the approved architectural plans prepared by Warren and Mahoney referenced in Condition 1 and submit it to Council for 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. Final locations showing space identified for future electric vehicle supply equipment;
 - e. Confirmation that the development complies with Standard H8.6.29 (Glare) of the AUP(OP); and
 - f. Details of all building verandah along street frontages where any are proposed.
32. All works must be carried out in accordance with the finalised architectural design plans certified by Council.

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.

Finalised Landscape Design Drawings – Specifications and Maintenance Requirements

33. At the time of Architectural Building Consent lodgement the consent holder must prepare and submit a finalised set of landscape design drawings and supporting written documentation prepared by a NZILA Registered Landscape Architect, or NZILA Registered Landscape Architecture Firm to Council for certification. The finalised set of landscape design drawings and supporting written documentation must be consistent with the Landscape Report prepared by Boffa Miskell dated 19 December 2025 and 'Landscape Architecture – Podium and Tower Entrance Fast-track Approval' prepared by Warren and Mahoney dated March 2026 referenced in Condition 1. The final Landscape Plans must include:
- a. detailed landscape plan and specifications;
 - b. planting schedule, detailing the specific planting species, the number of plants provided,

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- 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 landscape maintenance plan and/or report for a minimum period of five years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i. Irrigation and fertilisation;
 - ii. Weed control;
 - iii. Plant replacement;
 - iv. Inspection timeframes; and
 - v. Contractor responsibilities.
34. All works must be carried out in accordance with the finalised landscape design plans certified by Council.

Signage

35. Prior to the installation of any signage, the Consent Holder must provide detailed information to illustrate the finalised design details of the proposed signage, as shown on the Warren and Mahoney drawings and referenced in Condition 1, to Council for certification. This must include the proposed locations, dimensions, colours, materials, lighting details complying with the relevant permitted activity standards in Chapter 24 Lighting of the AUP and surface finishes. The finalised design details certified by the Council must thereafter be retained and maintained to the satisfaction of the Council for the duration of the project.

Lighting Plan

36. The Consent Holder must prepare and submit to Council for certification a final Lighting Plan prepared by a SQEP and/or Lighting Engineer to demonstrate that adequate lighting will be provided for visibility and the safety of people, occupants and visitors to the project outside daylight hours.

The Lighting Plan must:

- a. address all accessible areas of the premises where the movement of people is expected and 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,

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glare and loss of night-time viewing

- b. demonstrate compliance with the relevant permitted activity standards in E24.6.1 Lighting of the AUP;
 - c. include proposed locations for lighting which must include the proposed shared path, lux levels and types of lighting (i.e., manufacturer's specifications once a lighting style has been determined) and any light support structures; and
 - d. include an executive summary of the above information in plain English that outlines the relevant requirements, their application, and the design response to them.
37. The Lighting Plan certified under Condition 36 must be implemented prior to the project 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 project 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

38. Within 10 working days following implementation and completion of the specific erosion and sediment control works referred to in Condition 24, 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.

Advanced notification that earthworks will be beginning on site

39. 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.*

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Wastewater

40. Prior to the commencement of construction, the Consent Holder must undertake a CCTV and topographic survey of the 300mm wastewater pipe from the Site to the Beaumont Street/Madden Street intersection to confirm the extent of the pipe's capacity, size and condition. As soon as reasonably practicable following the completion of the CCTV investigation, the consent holder must provide the results of the CCTV investigation to Watercare.

DURING CONSTRUCTION CONDITIONS

Construction noise limits

41. 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, except at Orams Marine (164 Beaumont Street / Lot 2 DP541270):

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 (night time)	60	75

42. Where compliance with the criteria set out above is not practicable, the process in Condition 21 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.

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Construction vibration – building protection and amenity limits

43. 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”.
44. 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 must comply with the vibration amenity standards set out in the following table as far as practicable, except at Orams Marine (164 Beaumont Street / Lot 2 DP541270):

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

Construction hours

45. The construction works must be restricted to hours between 7:00am to 6:00pm Monday to Saturday. No construction works are permitted on Sundays, public holidays or after 6:00pm Monday to Saturday unless it can be demonstrated to be the Best Practicable Option and approved by Council.

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

46. 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.

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47. The following noise limits must not be exceeded by any activities occurring on the Site to any other sites within the Wynyard Precinct. The limits apply at 1m from the façade of any building containing habitable spaces.

Noise limit (dB)		Noise receiver location
0700 – 2300 hrs	2300 – 0700 hrs	
60 L _{Aeq}	55 L _{Aeq} (15min) 66 L _{eq} (15min) @ 63 Hz 62 L _{eq} (15min) @ 125 Hz 90 L _{AFmax}	Noise Area 2
70 L _{Aeq}	70 L _{Aeq} (15min) 76 L _{eq} (15min) @ 63 Hz 73 L _{eq} (15min) @ 125 Hz 90 L _{AFmax}	Noise Area 1

Advice Note:

For the purposes of Condition 47, Noise Area 1 and Area 2 refers to Precinct Plan 9 – Noise Areas of the Wynyard Precinct.

Advice Note 2:

A habitable space is defined in the Building Code as: A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

48. The internal noise levels for the retail spaces approved in this consent sharing a common building element such as floor or wall must comply with the following internal noise levels when measured in any habitable space (as defined in the NZ Building Code).

Time	Noise limit (dB)
0700 – 2300 hrs	45 L _{Aeq}
2300 – 0700 hrs	40 L _{Aeq} 55 L _{eq} @ 63 Hz 50 L _{eq} @ 125 Hz

Dwellings Sound Insulation and Mechanical Ventilation

49. All dwellings approved in this consent must be designed and constructed to achieve the following internal noise levels:
- a. 35 dB L_{Aeq} in every bedroom
 - b. 45 dB L_{Aeq} in all other habitable spaces
50. The internal noise levels in Condition 48 above must be achieved based on the following façade incident noise level:

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Octave Band Centre Frequency (Hz)							dB LAeq
63	125	250	500	1000	2000	4000	
77	74	66	65	65	65	64	71

51. Where the internal noise levels in Condition 48 above can only be achieved when doors or windows to rooms are closed, all dwellings approved in this consent must have mechanical ventilation and/or cooling system installed to achieved to achieve an internal noise level not exceeding 35 dB LAeq in bedrooms and 40 dB LAeq in living areas when measured at least 1m from any diffuser at the minimum airflows required to achieve the design temperatures and airflows in Standard E25.6.10 (3) (b) (i) and (ii) of the AUP.

Earthworks

52. 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.
53. Earthworks must be managed to minimise 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.
54. 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

55. 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.
56. Unless specifically provided for by this consent, or unless approval is obtained from AT , there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks 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

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costs of rectifying such damage caused by the construction activity will be met by the consent holder.

Geotechnical supervision

57. Earthworks and construction of the building must be supervised by a SQEP (who is familiar with Geotechnical Assessment Report prepared by Initia (reference: P-002883 Rev C, dated: February 2026). In supervising the works, the SQEP must ensure that they are constructed and otherwise completed in general accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming referred to in Condition 1. The SQEP's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing onsite.

Construction methodology

58. The consent holder must provide a detailed construction methodology written by a SQEP to Council for certification for the contractor to undertake the earthworks in general accordance with and include the recommendations provided within the Geotechnical Assessment Report prepared by Initia (reference: P-002883 Rev C, dated: February 2026). This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development. The construction methodology must be provided to Council in writing at least two weeks prior to earthworks commencing onsite. No works onsite are permitted prior to Council certification.
59. 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 58 within 10 working days following completion.

Erosion and Sediment Control

60. The operational effectiveness and efficiency of all erosion and sediment control measures required by the finalised Erosion and Sediment Control Management Plan (**ESCMP**) required under condition 24 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.

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*

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- *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.

61. 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.

62. 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.
63. 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 Management

64. 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).

Wind

65. At the time of lodgement of structural Building Consent for the building on the Site, the consent holder must provide to the Council written certification from a SQEP that the findings of the report titled "Wind Tunnel Investigations of Pedestrian-Level Wind Conditions, Fast-track Application for 188 Beaumont Street, Auckland", by Fidelic Flow, February 2026 (referenced Condition 1) remain accurate. If it is found that Standard H8.6.28 Wind in the AUP is not complied with at publicly accessible locations on site, the consent holder must make any changes as necessary to the building to ensure that compliance is achieved, or obtain the necessary consent, prior to building occupation.

POST-CONSTRUCTION CONDITIONS

Acoustic Design Report

66. Prior to the occupation of dwellings approved in this consent, the Consent Holder must appoint a suitably qualified and experienced acoustic engineer to provide written confirmation to the Council certifying the dwellings have been designed constructed to comply with Conditions 49 - 51 of this consent.

Climate Change Adaptation

67. If there is a flood event within the loading zone of the building where the water level reaches 3.1m RL, the consent holder must appoint a SQEP to undertake a flooding and coastal inundation hazard risk assessment to determine if a climate change adaptation response is required for any part of the ground floor of the building. The assessment must be provided to Council in writing. If an adaption response is required, the assessment must specify what design responses are required to mitigate flooding and coastal inundation hazard risks to the ground floor of the building. The consent holder must thereafter implement and maintain the design response for the duration of the project.

Landscape Treatment – Implementation

68. All hard and soft landscaping must be implemented, as detailed on the certified Landscape Plans required by Condition 33, in the first planting season immediately following the completion of the project. The landscaping must be maintained for the duration of the project in accordance with the maintenance programme certified under Condition 33 above.

Site Travel Management Plan

69. Prior to occupation of the retail spaces approved in this consent, the Consent Holder must implement the 'Travel Management Plan' prepared by Parlane & Associates and dated 19 March 2026. The objectives of the STMP are to:
- a. Reduce private vehicle dependency
 - b. Encourage walking, cycling, public transport and carpooling;
 - c. Align with the objectives of the Wynyard Precinct Transport Plan (I214.11.1 Appendix 1 Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)); and
 - d. Provide a monitoring and management framework to ensure ongoing effectiveness.

The Consent Holder must operate the retail activities approved in this consent in accordance with this Travel Management Plan for the duration of this project.

Wind

70. Following construction of the building, the consent holder must implement the wind mitigation

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as shown on the 'Landscape Report for Western Waterfront and Streetscape Interfaces' prepared by Boffa Miskell and dated 19 December 2025 referenced in Condition 1, specifically including:

- a. A continuous 1.2 m high glass balustrade (RL 4.6) along the western deck edge of the proposed building;
- b. A 3m high solid wall at the western corner of the building;
- c. A 2.6m wide awning;
- d. New trees on the western side of the building; and
- e. Landscaping, including trees, potted plants, and concrete edge wall along the ramp on Jellicoe Street.

Signage

71. Any signage must be implemented in accordance with the details certified by the Council under Condition 35. Any material changes to the location, dimensions, colours, materials, lighting details and finishes of the signage must be submitted to the Council for certification.

Bicycle Parking

72. The consent holder must provide at least 212 secure long stay bicycle parking spaces within the Site and at least an additional 12 visitor cycle parking spaces onsite (total minimum 224 spaces). Provision for 132 spaces of the total minimum must be provided within the bike rooms on the ground floor of the building and the remaining minimum can be provided within the individual dwellings. The bicycle parking spaces must be installed and available for use before occupation of the building and must be maintained as such thereafter for the duration of the project.

Access and Parking

73. 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.
74. 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.
75. All redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath at the consent holder's expense and in accordance with Auckland Transport Design Manual.

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Emergency and Evacuation Plan

76. Following construction of the project and in the event of an ammonia related hazardous event within the Wynyard Precinct, the Consent Holder must implement the 'Draft Ammonia Emergency Response and Evacuation Plan' referenced in Condition 1 prepared by Tonkin + Taylor and dated February 2026 for the risk sensitive activities (i.e. dwellings) for the duration of the activity.

Wastewater

77. Prior to occupation of the project there must be operational wastewater infrastructure with sufficient capacity to service the project.

Flood and Coastal Inundation Management Plan

78. Prior to occupation of the building, the consent holder must appoint a SQEP to prepare a Flood and Coastal Inundation Management Plan (FCIMP) and submit to Council for certification. The objective of the FCIMP is to manage potential flooding and coastal inundation effects on the building. The FCIMP must include:

- a. details about the site, building and occupancy;
- b. requirements to develop safe egress and refuge plans;
- c. methods of dissemination and training/drills for occupants and users of the project;
- d. roles and responsibilities of key contacts and emergency response contact details;
- e. details for integration with any other relevant emergency management plans;
- f. an emergency response plan; and
- g. a maintenance, review and inspection schedule.

The certified FCIMP must thereafter be implemented and maintained for the duration of the consented development.

PART B: Contaminated Land Discharge Permit DIS [xxx] and Land Use Consent (NESCS) LUC [xxxx]

GENERAL CONDITIONS

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 1 April 2026, 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 “188 Beaumont Street, Auckland Central” and dated 26 March 2026;
 - b. The reports listed at **Attachment 1**; and
 - c. The plans listed at **Attachment 2**.

Duration

2. Contaminated land discharge permit [xxx] expires 35 years from commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

3. A site-specific health and safety plan, which includes details of the proposed mitigation of the effects associated with the contaminated material must be prepared prior to the commencement of any land disturbance works and be available on site during the works.
4. At least 10 days prior to the commencement of the land disturbance activity on site the consent holder must provide an updated Site Management Plan (SMP) in general accordance with the SMP referenced in Condition 1 and submit it to Council for certification. The objective of the SMP is to outline procedures for contractors regarding soil management, removal, health and safety and response to unexpected contamination encounters. The updated SMP must be prepared by a suitably qualified and experienced contaminated land practitioner (SQEP).
5. All land disturbance and associated procedures aimed to mitigate any adverse effects on human health and the environment and relevant sampling and monitoring must be undertaken in accordance with the SMP, referenced in Condition 4 above. Any subsequent variations to the SMP must be submitted to the Council for certification prior to the implementation of any changed procedures.

Advice Note:

The Council acknowledges that the Site Management Plan is intended to provide flexibility of

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the management of the works and contaminant discharges. Accordingly, the SMP may need to be updated over the duration of the project. 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 Team Leader.

6. At least 10 days prior to the construction of buildings on site either of the requirements of Condition 6a or 6b must be met.
 - a. A vapour risk assessment report must be prepared and submitted to Council for certification which demonstrates there is no need for the building design to incorporate building protection measures; or
 - b. If building protection measures are required, these must be incorporated into the design and construction of each building as outlined in the SMP, referenced in Condition 4. The design of the building protection measures must be undertaken by a suitably qualified and experienced professional in vapour protection design and the relevant supporting documentation shall be in the form of:
 - i. A Design Report specific to each protection measure or building structure (as appropriate);
 - ii. An Installation Plan specific to each protection measure; and
 - iii. A Verification Plan specific to each protection measure.

DURING CONSTRUCTION CONDITIONS

7. If Condition 6b is implemented, installation of the building protection measures must be undertaken in accordance with the Design Report, Installation Plan and Verification Plan under the oversight of a SQEP. The SQEP must provide verification records, and coordinate the supply of as-built plans, for inclusion in the SVR (Condition 14).
8. All land-disturbance activity authorised by this consent must be overseen by a SQEP to ensure that all management and mitigation procedures set out in the SMP, referenced in Condition 4, and conditions of this consent have been adhered to.
9. In the event an accidental discovery of contamination the unexpected contamination procedure in the SMP must be implemented, including applicable isolation and mitigation measures. In the event that the contamination identified is outside the scope of this consent, the Council must be notified and a remedial action proposal provided and approved by Council prior to implementation.
10. Excavated material that is not re-used on site shall be disposed of at a facility consented to accept the levels of the identified contamination. Excavated soil must not be disposed of as 'cleanfill' unless it has been appropriately tested and characterised by a SQEP as meeting the 'Cleanfill material' definition set out in the Auckland Unitary Plan (Operative in Part) (AUP(OP)).

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11. The contamination status of any soil imported to the site shall comply with the definition of 'Cleanfill material', as set out in the AUP(OP).
12. All sampling and testing of contamination on the site, as required, shall be overseen by a SQEP. All sampling and testing shall be undertaken in accordance with the Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2011).
13. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal shall be considered potentially contaminated, and must either:
 - a. Be disposed of by a licensed liquid waste contractor; or
 - b. Pumped to sewer, provided the relevant permits are obtained; or
 - c. Discharged to the stormwater system or to the marine water environment provided testing demonstrates compliance (following reasonable mixing) with the applicable standards of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality.

POST-CONSTRUCTION CONDITIONS

14. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be submitted to Council for certification. The SVR shall be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2011) and contain sufficient detail to address the following matters:

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- a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
- b. Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP(OP).
- c. Records/evidence of the appropriate disposal for any material removed from the site.
- d. Records of any unexpected contamination encountered during the works and response actions, if applicable.
- e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site.
- f. Reports of any complaints, health and safety incidents or pollution incidents, spills and discharges related to contamination, and/or contingency actions during the earthworks.
- g. A statement certifying whether all works have been carried out in accordance with the requirements of the consent and the SMP, otherwise providing details of relevant breaches, if applicable.
- h. Verification records and as-built drawings for all building vapour protection measures installed (if required).

PART C – Water Permit WAT [xxxx] – Ground Dewatering (Take) 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.

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. Building Damage Classifications are described in Table 1.

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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.
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

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Category of Damage	Normal Degree of Severity	Description of Typical Damage <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	General Category <i>(after Burland – 1995)</i>
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.	

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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
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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

- The take (dewatering) and groundwater diversion consent [WATxxx] expires thirty-five (35) years from the date of commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Dewatering

- The Council (Team Leader Compliance Monitoring Central) shall be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Design and Construction of Cut-off /Retaining Walls

- The design and construction of the cut-off / retaining walls shall be undertaken in accordance with the recommendations contained in the report “188 Beaumont Street – Development. Geotechnical Assessment Report for FTAA Application” prepared by Initia Limited for Westhaven Residential LP, Rev C dated February 2026.

Excavation Limit

- The Bulk Excavation for the core caps shall not extend below -1 m RL.

Performance Standards

Damage Avoidance

- All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, shall 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.

External Visual Inspections during Excavation

- External visual inspections of the surrounding ground and neighbouring buildings and structures within 30m excavation must be undertaken for the purpose of detecting any new

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Damage or deterioration of existing Damage. Inspections are to be carried weekly from the Commencement to Completion of Bulk Excavation. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose.

21. The results of the external visual inspections and an assessment of the results are to be reviewed by the SQEP.
22. This condition does not apply to any land, building or structure where written evidence is provided to Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Contingency Actions

23. 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 shall:
 - a. Notify Council and the asset owner within two 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 (to the extent this is known); 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. Provide a copy of the report prepared under (b) above, to the Team Leader Compliance Monitoring Central 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.

Notice of Completion

24. The Team Leader Compliance Monitoring Central shall be advised in writing within 10 working days of when Bulk 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.

PART D: Subdivision Consent SUB [xxxx]

All conditions contained in this consent must be complied with at time of applying for a section 224(c) RMA certificate. The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the Consent Holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

General Conditions

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 1 April 2026, 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 "188 Beaumont Street, Auckland Central" and dated 26 March 2026;
 - b. The reports listed at **Attachment 1**; and
 - c. The plans listed at **Attachment 2**.

Lapsing of Consent

2. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024 (**FTAA**), this consent lapse five (5) years after the date it commences unless:
 - a. A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. The period after which the consents lapse under section 125 of the RMA is extended.

BOUNDARY ADJUSTMENT SUBDIVISION

Survey Plan Approval (s223 Conditions)

Submission of Survey Plan

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Boundary Adjustment at 164 & 188 Beaumont Street Wynyard Quarter Auckland Central,' prepared by Yeomans Survey Solutions, dated March 2026. The survey plan must show all easements, easement in gross, any amalgamation conditions, and any areas subject to covenants required by this subdivision consent.

Easements

4. The survey plan submitted to Council for approval under Section 223 of the Resource Management Act 1991 must show easements in a memorandum of easements endorsed on the survey plan and duly granted or reserved. The consent holder must meet the costs

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for the preparation, review, registration of the easement instruments on the relevant records of title.

Section 224(c) Compliance Conditions

5. There are no section 224(c) conditions.

UNIT TITLE SUBDIVISION

Survey Plan Approval (s223 Conditions)

6. The consent holder must submit a survey plan to Council for approval under section 223 of the RMA in general accordance with the Unit Title survey plans titled '188 Beaumont Street, Wynyard Quarter – Unit Title Subdivision with relevant levels and cross sections etc' prepared by Yeomans Survey Solutions and dated March 2026 referenced in Condition 1. The survey plans must show all building/s, units, all exclusive parking and common property on the site required by this subdivision consent.

Section 224(c) Compliance Conditions

7. There are no section 224(c) conditions.

Advice notes:

1. It is advised that the consent holder will need to demonstrate that the buildings comply with 224(f) of the RMA. Section 224(f) of the Resource Management Act requires Council to certify that buildings being unit titled comply or will comply with Section 116(A) of the Building Act 2004. The building will have to meet the requirements of the Building Act 2004.

2. It is advised that the consent holder will need to demonstrate the units comply with the requirements of Section 32(2)(a) of the Unit Title Act 2010. Section 32(2)(a) the Unit Titles Act 2010 requires a council to certify that all units on a unit plan are physically measurable.

General advice notes

1. 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.
2. 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.
3. 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).
4. 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.
5. 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>

A Work Over Approval with Watercare may be required.

6. 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.

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7. *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/>

8. *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 plan (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. 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.*
9. *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.

10. *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).*
11. *It is recommended that a visual inspection of the founding soils be undertaken by a geotechnical professional during the excavation works to determine the suitability of the subgrade and potential effects on the proposed foundations.*
12. *Additional geotechnical investigations may be required for final design for Building Consent.*
13. *Geotechnical review of the detailed design drawings may be required to confirm their recommendations have been adopted for Building Consent.*

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Engineering Approval - Transport

14. *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.*
15. *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>

16. *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.*

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ATTACHMENT 1: TABLE OF REPORTS

Report Title and Reference	Author	Date	Revision
188 Beaumont Street, Fast-track Approval Application, Assessment of Environmental Effects	B&A	26 March 2026	
188 Beaumont Street, Design Statement – Fast Track Approval Appendix I, Drawings	Warren and Mahoney	17 March 2026	Rev A
188 Beaumont Street, Design Statement – Fast Track Approval Appendix II, Development Metrics Schedule	Warren and Mahoney	17 March 2026	Rev A
188 Beaumont Street, Design Statement – Fast Track Approval Appendix III, Shading Analysis	Warren and Mahoney	17 March 2026	Rev A
Design Statement – Fast Track Approval	Warren and Mahoney	17 March 2026	Rev A
Landscape Architecture – Podium & Tower Entrance	Warren and Mahoney	March 2026	Rev A
188 Beaumont Street, Wynyard Quarter Fast-track Substantive Application Landscape Report for Western Waterfront and Streetscape Interfaces	Boffa Miskell	19 December 2025	
188 Beaumont Street, Acoustic Assessment of Effects	Marshall Day Acoustics	26 February 2026	
188 Beaumont Street, Draft Construction Noise and Vibration Management Plan	Marshall Day Acoustics	4 February 2026	
Civil Preliminary Design Report, 188 Beaumont Street	Tonkin + Taylor	March 2026	Version 5
Erosion and Sediment Control Plan, 188 Beaumont Street	Tonkin + Taylor	February 2026	Version 2
Geotechnical Assessment Report, 188 Beaumont Street – Residential Apartment Development	Initia	February 2026	Rev C
Coastal and Flood Hazard Risk Assessment, 188 Beaumont Street	Tonkin + Taylor	24 March 2026	Rev 9
Detailed Site Investigation and Site Management Plan, 188 Beaumont Street	Williamson Water & Land Advisory	20 March 2025	Rev 2
188 Beaumont Street Fast-track Substantive Application, Urban Design and Landscape Assessment	Boffa Miskell	23 March 2026	

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Property Economics, 188 Beaumont St Development, Economic Impact Assessment	Property Economics	March 2026	
Market Economics: Wider Regional and National Economic Benefits Assessment	Market Economics	26 March 2026	
Wind Tunnel Investigations of Pedestrian Level Wind Conditions, Fast-track Application for 188 Beaumont Street	Fidelic Flow	16 February 2026	-
188 Beaumont Street, Integrated Transportation Assessment	Parlane & Associates	25 March 2025	
Draft Travel Management Plan, 188 Beaumont Street	Parlane & Associates	19 March 2025	
Draft Construction Traffic Management Plan	Parlane & Associates	19 March 2025	
Draft Construction Management Plan	AECOM	March 2026	Rev 3
Wynyard Quarter Precinct – Hazardous Facilities Risk, 188 Beaumont Street	Tonkin + Taylor	February 2026	Version 3
Waste Management and Minimisation Plan, 188 Beaumont Street	Rubbish Direct	2 February 2026	-

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ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
<i>Drawings – Architecture</i>			
RC00.001 COVER SHEET	Warren and Mahoney	[insert]	[insert]
RC00.002 DRAWING LIST	Warren and Mahoney	[insert]	[insert]
RC03.001 PROPOSED SITE PLAN 1-500	Warren and Mahoney	[insert]	[insert]
RC03.002 PROPOSED SITE PLAN 1-100	Warren and Mahoney	[insert]	[insert]
RC05.002 PROPOSED BOUNDARY RE-ALIGNMENT SECTION	Warren and Mahoney	[insert]	[insert]
RC05.004 GROUND LEVEL - LEVELS PLAN	Warren and Mahoney	[insert]	[insert]
RC05.005 3D AXOS	Warren and Mahoney	[insert]	[insert]
RC05.009 VERANDAH	Warren and Mahoney	[insert]	[insert]
RC05.200 PLANNING GFA METRICS	Warren and Mahoney	[insert]	[insert]
RC05.201 AREA PLAN LEVEL 0 GROUND - GFA	Warren and Mahoney	[insert]	[insert]
RC05.202 AREA PLAN LEVEL 1 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.203 AREA PLAN LEVEL 2 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.204 AREA PLAN LEVEL 3 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.205 AREA PLAN LEVEL 4 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.206 AREA PLAN LEVEL 5 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.207 AREA PLAN LEVEL 6 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.208 AREA PLAN LEVEL 7 - GFA	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
RC05.209 AREA PLAN LEVEL 8 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.210 AREA PLAN LEVEL 9 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.211 AREA PLAN LEVEL 10 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.212 AREA PLAN LEVEL 11 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.213 AREA PLAN LEVEL 12 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.214 AREA PLAN LEVEL 13 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.215 AREA PLAN LEVEL 14 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.216 AREA PLAN LEVEL 15 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.217 AREA PLAN LEVEL 16 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.218 AREA PLAN LEVEL 17 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.219 AREA PLAN LEVEL 18 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.220 AREA PLAN LEVEL 19 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.221 AREA PLAN LEVEL 20 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.222 AREA PLAN LEVEL 21 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.223 AREA PLAN LEVEL 22 - GFA	Warren and Mahoney	[insert]	[insert]
RC05.224 AREA PLAN LEVEL 23 - GFA	Warren and Mahoney	[insert]	[insert]
RC10.000 GROUND LEVEL FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.001 LEVEL 01 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
RC10.002 LEVEL 02 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.003 LEVEL 03 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.004 LEVEL 04 (APT PODIUM) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.005 LEVEL 05 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.006 LEVEL 06 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.007 LEVEL 07 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.008 LEVEL 08 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.009 LEVEL 09 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.010 LEVEL 10 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.011 LEVEL 11 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.012 LEVEL 12 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.013 LEVEL 13 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.014 LEVEL 14 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.015 LEVEL 15 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.016 LEVEL 16 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.017 LEVEL 17 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.018 LEVEL 18 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.019 LEVEL 19 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
RC10.020 LEVEL 20 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.021 LEVEL 21 FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.022 LEVEL 22 (PENTHOUSE) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.023 LEVEL 23 (PLANT) FLOOR PLAN	Warren and Mahoney	[insert]	[insert]
RC10.024 LEVEL 24 ROOF PLAN	Warren and Mahoney	[insert]	[insert]
RC11.100 FLOOR PLAN GROUND LEVEL - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.101 FLOOR PLAN LEVEL 1 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.102 FLOOR PLAN LEVEL 2 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.103 FLOOR PLAN LEVEL 3 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.104 FLOOR PLAN LEVEL 4 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.105 FLOOR PLAN LEVEL 5 - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.106 FLOOR PLAN LEVEL 6M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.107 FLOOR PLAN LEVEL 7M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.108 FLOOR PLAN LEVEL 8M - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.109 ROOF PLAN LEVEL 9 - ROOF - MARINA	Warren and Mahoney	[insert]	[insert]
RC11.200 FLOOR PLAN GROUND LEVEL - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.201 FLOOR PLAN LEVEL 1 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.202 FLOOR PLAN LEVEL 2 - TOWER	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
RC11.203 FLOOR PLAN LEVEL 3 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.204 FLOOR PLAN LEVEL 4 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.205 FLOOR PLAN LEVEL 5 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.206 FLOOR PLAN LEVEL 6 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.207 FLOOR PLAN LEVEL 7 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.208 FLOOR PLAN LEVEL 8 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.209 FLOOR PLAN LEVEL 9 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.210 FLOOR PLAN LEVEL 10 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.211 FLOOR PLAN LEVEL 11 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.212 FLOOR PLAN LEVEL 12 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.213 FLOOR PLAN LEVEL 13 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.214 FLOOR PLAN LEVEL 14 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.215 FLOOR PLAN LEVEL 15 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.216 FLOOR PLAN LEVEL 16 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.217 FLOOR PLAN LEVEL 17 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.218 FLOOR PLAN LEVEL 18 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.219 FLOOR PLAN LEVEL 19 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.220 FLOOR PLAN LEVEL 20 - TOWER	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
RC11.221 FLOOR PLAN LEVEL 21 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.222 FLOOR PLAN LEVEL 22 - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.223 FLOOR PLAN LEVEL 23 - PLANT - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.224 FLOOR PLAN LEVEL 24 - ROOF - TOWER	Warren and Mahoney	[insert]	[insert]
RC11.300 FLOOR PLAN GROUND LEVEL - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.301 FLOOR PLAN LEVEL 1 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.302 FLOOR PLAN LEVEL 2 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.303 FLOOR PLAN LEVEL 3 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.304 FLOOR PLAN LEVEL 4 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.305 FLOOR PLAN LEVEL 5 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.306 FLOOR PLAN LEVEL 6 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.307 FLOOR PLAN LEVEL 7 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.308 FLOOR PLAN LEVEL 8 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.309 FLOOR PLAN LEVEL 9 - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC11.310 FLOOR PLAN LEVEL 10 - ROOF - BEAUMONT	Warren and Mahoney	[insert]	[insert]
RC20.000 NORTH ELEVATION	Warren and Mahoney	[insert]	[insert]
RC20.001 EAST ELEVATION	Warren and Mahoney	[insert]	[insert]
RC20.002 SOUTH ELEVATION	Warren and Mahoney	[insert]	[insert]

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RC20.003 WEST ELEVATION	Warren and Mahoney	[insert]	[insert]
RC21.000 PART NORTH & EAST ELEVATIONS - MARINA	Warren and Mahoney	[insert]	[insert]
RC21.001 PART SOUTH & WEST ELEVATIONS - MARINA	Warren and Mahoney	[insert]	[insert]
RC21.002 PART NORTH ELEVATION - TOWER (G-8)	Warren and Mahoney	[insert]	[insert]
RC21.003 PART NORTH ELEVATION - TOWER (9-24)	Warren and Mahoney	[insert]	[insert]
RC21.004 PART EAST ELEVATION - TOWER (G-8)	Warren and Mahoney	[insert]	[insert]
<i>Drawings – Landscape</i>			
L10.005 SITE PLAN – SHEET LAYOUT GF	Warren and Mahoney	[insert]	[insert]
L10.006 SITE PLAN – SHEET LAYOUT L04	Warren and Mahoney	[insert]	[insert]
L10.102 GENERAL ARRANGEMENT PLAN - GF	Warren and Mahoney	[insert]	[insert]
L10.105 GENERAL ARRANGEMENT PLAN – L04	Warren and Mahoney	[insert]	[insert]
L10.106 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.107 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.108 GENERAL ARRANGEMENT PLAN - L04	Warren and Mahoney	[insert]	[insert]
L10.109 GENERAL ARRANGEMENT PLAN - L05	Warren and Mahoney	[insert]	[insert]
L10.110 GENERAL ARRANGEMENT PLAN - L09	Warren and Mahoney	[insert]	[insert]
L10.115 GENERAL ARRANGEMENT PLAN – L16	Warren and Mahoney	[insert]	[insert]
L20.001 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
L20.002 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
L20.003 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
L20.005 SITE SECTIONS	Warren and Mahoney	[insert]	[insert]
<i>Drawings – Civil</i>			
1098609.2000-0010 GENERAL DRAWING LIST AND LOCALITY PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0020 EXISTING SERVICES LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0110 EROSION AND SEDIMENT CONTROL PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0120 PROPOSED CUT AND FILL PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0210 PROPOSED STORMWATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0310 PROPOSED WASTEWATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0410 PROPOSED POTABLE WATER LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
1098609.2000-0510 PROPOSED UTILITIES LAYOUT PLAN	Tonkin + Taylor	[insert]	[insert]
<i>Drawing – Scheme Plans</i>			
LOWER LEVEL PLAN	Yeomans Survey Solutions	[insert]	[insert]
UPPER LEVEL PLAN	Yeomans Survey Solutions	[insert]	[insert]
CROSS SECTIONS	Yeomans Survey Solutions	[insert]	[insert]
GROUND FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 1 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 2 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 3 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
LEVEL 4 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 5 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 6 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 7 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 8 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 9 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 10 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 11 & 12 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 13 & 14 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 15 & 16 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 17 & 18 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 19 & 20 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 21 & 22 FLOOR PLAN	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS A – F, Ground Level and Level 1	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS G – K, Level 1 and Level 2	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS L – O, Level 2 and Level 3	Yeomans Survey Solutions	[insert]	[insert]
DIAGRAMS P – S, Level 3	Yeomans Survey Solutions	[insert]	[insert]
LEVEL 23 FLOOR PLAN & CROSS SECTION A – A'	Yeomans Survey Solutions	[insert]	[insert]

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Plan title and reference	Author	Rev	Dated
CROSS SECTION B – B'	Yeomans Survey Solutions	[insert]	[insert]