

Your Comment on the Federal Street Residences

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Auckland Real Estate Company New Zealand Limited (C/- Ellis Gould Lawyers)		
*First name	Daniel		
*Last name	Sadlier		
Postal address	PO Box 1509, Auckland, New Zealand		
*Home phone / Mobile phone	021 441 653	*Work phone	
*Email (a valid email address enables us to communicate efficiently with you)	dsadlier@ellisgould.co.nz		

2. *We will email you draft conditions of consent for your comment

<input type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

INTRODUCTION

1. Auckland Real Estate Company NZ Limited (“**ARE**”) acknowledges and welcomes the invitation for it to comment on the Federal Street Residences consent application (“**Application**” and “**Proposal**”) lodged by P0012 Auckland NZ Pty Limited (“**Applicant**”).
2. ARE does not oppose the Proposal in principle. However, it has a number of concerns which it considers must be addressed through the imposition of appropriate conditions in order for consent to be granted. ARE also considers that there are areas where

additional information is required in order to properly understand the potential adverse effects of the Proposal.

3. ARE's primary concerns in that regard relate to:
 - (a) The proposed streetscape design, in particular the layout of proposed Federal Street upgrading works and the extent to which those works appropriately facilitate the activation of both sides of Federal Street on an equitable basis;
 - (b) The lack of information in relation to vibration, groundwater and light reflectance effects of the proposal, and how best to manage the potential for these effects through the conditions of consent; and
 - (c) Construction management and in particular how the construction works (including traffic) will integrate with works planned and consented on ARE's site.
4. ARE has engaged a planning expert, Mr Craig McGarr of Bentley & Co, to review the Project. This review has informed ARE's comments on the Project. ARE reserves the right to engage additional advisors to assist it moving forward. If the Panel determines that expert caucusing or some other form of mediation is appropriate and likely to resolve the issues, ARE requests that its experts be invited to take part. ARE's expectation is that all the issues raised by it in this submission should be capable of resolution through caucusing and/or conditions.

BACKGROUND

5. ARE owns the properties at 60 Federal Street and 16 Kingston Street (held in one certificate of title), and its parent company Quattro RE Limited owns the property at 87 Albert Street (together "**ARE Properties**").
6. The ARE Properties are currently used primarily for office activities with retail, service and food and beverage activities undertaken by tenants at ground floor level including on the Federal Street Frontage. Access to basement carparking is obtained from Federal Street.
7. ARE's parent company holds a resource consent to link the ARE Properties, which also includes alterations to the Federal Street frontage/verandah (LUC60363062, LUC60363062-A).
8. A map is provided at **Appendix 1** which identifies the ARE Properties with reference to the Project area.

PROCESS

9. Despite ARE being the owner of 60 Federal Street, which was identified as a property from whom comments were invited by the Expert Consenting Panel, ARE did not directly receive a copy of the invitation to comment from the EPA dated 24 March 2022. ARE became aware of the invitation to comment from one of its tenants, who forward the invitation it had received on 30 March 2022, some four working days after the date of the original invitation.
10. For this reason, ARE therefore respectfully requests the opportunity to provide updated comments, on or before 22 April 2022, if any additional issues arise which it considers the Expert Consenting Panel should consider.

STREETScape DESIGN

11. The Proposal includes a verandah along the full length of the Federal and Kingston Street frontages, which due to its proposed dimensions necessitates the pushing out of the Federal Street kerbline in order to achieve a 600mm offset from the edge of the proposed verandah.
12. ARE considers that this approach raises questions regarding the Applicant's ability to implement the Proposal. Landowner approval is required for any works within the road reserve including the movement of the kerbline as well as any of the works characterised as "mitigation" by the Applicant. Such approval should be obtained prior to commencement of any works.
13. The AEE in support of the Proposal also states that the Applicant has "*expressed an interest in being party to the design process [for the Federal Street Upgrade Project] given that alignment between the two projects could yield excellent public realm outcomes.*" ARE, in principle, supports the bringing forward of the Federal Street upgrade in the context of the Proposal, although it is concerned to ensure that all property owners/stakeholders are given the opportunity to provide input into the design and to contribute to the appropriate integration of the public realm with surrounding development (including the ARE site), and that the resulting outcome provides appropriate and equitable amenity for both sides of the street.
14. The AEE discusses the "baseline" and "optimised" street upgrade proposals, which are illustrated below (taken from Architectural Report pp 58 and 59):

04 The Public Domain

Federal St - Baseline Street Upgrade Concept

A widening of the western footpath to replace parking with an outdoor dining experience.

- New Building double height street frontage with articulated edges blurs boundaries between inside and outside (lobby and street)
- Occupation of ground plane focused on street edge through modulation of the ground floor tenancies
- Widening of the footpath from 2.15m to 4.25m wide
- Replace kerbside parking with outdoor dining
- Integrate street furniture & street trees
- Street accommodates informal pick-up and drop-off for apartments and hotel



Not To Scale

WOODS BAGOT + PEDDLETHORP



Submission to EPA / 58

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ⓘ Not To Scale

WOODS BAGOT + PEDDLETHORP



Submission to EPA / 58

- ARE understands that the “baseline” street upgrade set out above represents the mitigation proposed by the Applicant to form part of the Proposal (and to accommodate the proposed verandah). The “optimised” scenario is intended to represent the “potential of a fully integrated design approach between the two [Proposal and Federal Street Upgrade] projects.
- Both streetscape upgrade options rely on the change to the kerbline referred to above in order to accommodate the design of the proposed building.
- The “baseline” upgrade proposed creates a 4.25m footpath on the western side of Federal Street adjacent to the development (2.15m “movement” and 2.1m “occupation” zone), while ostensibly leaving only a 2.6m footpath on the eastern side of Federal Street adjacent to ARE’s and other properties identified solely as a “movement” zone. ARE says this represents an inequitable approach insofar as it maximises the public realm outcome on the western side of the road at the expense of the future public realm on the eastern side of the road.
- While not forming part of the Proposal *per se*, ARE suggests that this inequitable approach is further demonstrated by the “optimised” upgrade concept, which the Applicant contends is a “fully integrated” design approach. This concept would further reduce the footpath width on the eastern side of Federal Street to 2.4m, but would include a 1.8m “occupation” zone illustrated as primarily containing street trees, bike racks and other furniture while maximising the use of a wider 3.5m “dining+occupation” zone on the western side of Federal Street as outdoor dining by tenancies within the Proposal. ARE suggests that these concepts illustrate why it is problematic for the designer of a particular commercial proposal to also lead the design of upgrades to the adjacent public realm, in the absence of a confirmed and properly consulted upon concept developed by the relevant public bodies.

19. There are a number of existing retail and food and beverage activities already occurring on the eastern side of Federal Street opposite the Proposal, including tenancies of ARE at 60 Federal Street. These, and potential future activities/tenants, could equally benefit from and contribute to the activation of an upgraded Federal Street provided the design enables/accommodates that occurring.
20. ARE supports in principle the concept of bringing forward the design and implementation of the Federal Street upgrade project in this location. It also supports integration of the upgrade project in association with the Proposal provided it also integrates well with other properties and potential future development along Federal Street. However, ARE considers it crucial that the final design is subject of a broader discussion with other property owners and stakeholders prior to approval by Auckland Council/Auckland Transport and implementation of all or part of the upgrade by the Applicant. As the Proposal is premised on these upgrade works to both facilitate the design outcome sought, and to mitigate the effects of the Proposal, it is necessary for the scope and the design of this to be approved prior to the issuing of the building consent which will rely on it.
21. In light of all of the above, ARE has proposed amended conditions of consent which would address its concerns in the event the consent is granted by the Expert Consenting panel.

ADEQUACY OF INFORMATION

22. ARE is concerned regarding a number of matters where, due to a lack of information provided as part of the application, ARE is unable to properly understand the potential for the Proposal to adversely affect it or its tenants. For example:
 - (a) **Vibration** – the Norman Disney & Young Construction Noise and Vibration report supporting the Application provides an assessment of the Proposal against the vibration standards only for 31-38 Kingston Street (a neighbouring property). It does not contain any assessment of the potential for vibration effects on properties across Federal Street such as 60 Federal Street or 16 Kingston Street. Accordingly, ARE has been unable to understand and assess the potential for adverse vibration effects on it or its tenants. In the absence of information confirming that vibration effects at 60 Federal Street and 16 Kingston Street will be negligible, ARE suggests that the conditions of consent should be broadened to include requirements for preconstruction building surveys and remediation of any damage to the ARE Properties (and any other potentially affected properties).

ARE respectfully requests that the Expert Consenting Panel direct the Applicant to undertake an appropriate assessment of the likelihood for vibration effects on its properties at 60 Federal Street and 16 Kingston Street, as well as any other similar potentially affected properties, or otherwise to demonstrate that the Proposal will have zero or negligible vibration effects on these properties. Related to the outcomes of this assessment, the properties at 60 Federal Street and 16 Kingston Street, as well as any other similar potentially affected properties, be the subject of appropriate monitoring and remediation conditions.
 - (b) **Groundwater** – The Proposal is supported by a Geotechnical Desktop Study and Interim Groundwater Effects Memo both prepared by WSP. Proposed conditions 76-95 are derived in part from the WSP assessments but include a number of conditions which are not found in those reports. Notably, these

conditions do not identify where monitoring stations are proposed to be located, which nearby sites or buildings these alarm monitors are intended to address and/or which buildings are to be the subject of a predevelopment condition survey. ARE considers that the conditions appear to be generic “off the shelf” precedent conditions, rather than bespoke conditions which respond appropriately to the specifics of the Proposal and are supported by a strong evidential basis.

ARE respectfully requests that the Expert Consenting Panel direct the Applicant to provide more detailed assessment to demonstrate the potential settlement effects associated with groundwater drawdown and to revisit the conditions of consent to ensure these contain adequate specificity to address ARE’s concerns as set out above, including provision for appropriate monitoring and a mechanism for remediation.

- (c) **Reflectivity** – The AEE includes a table which provides an assessment of the Proposal against the relevant provisions of the Auckland Unitary Plan. It includes a statement that “*The proposal will comply with the reflectivity control of the Unitary Plan and the glazed façade has been designed to include angled edges that will avoid unreasonable glare on streets and open spaces.*” However, the Application does not contain any specific assessment of the potential for light reflectivity or glare effects to nearby buildings, and does not propose any condition of consent to ensure this issue is addressed through the detailed design process. This is an issue of particular concern to ARE given the significant levels of glazing, and apparent likely reflectivity of the building, relative to the ARE Properties.

ARE has suggested an amendment to condition 20 to address this concern.

CONSTRUCTION MANAGEMENT

23. ARE’s parent company Quattro RE Limited holds resource consents for the redevelopment and linking through of 87 Albert Street, 60 Federal Street and 16 Kingston Street including alterations to the Federal Street frontage and verandah (LUC60363062, LUC60363062-A). Accordingly, there is the potential for construction processes to overlap with those of the Proposal if granted resource consent. Reports supporting the Application (including for example the Flow Report regarding construction traffic management etc) do not appear to acknowledge the consent held in relation to 60 Federal Street and 16 Kingston Street, or the potential for overlapping construction processes and effects. The Integrated Transport Assessment identifies, but does not appear to assess the effects of the Federal Street works.
24. It is important that the conditions of any consent granted to the Proposal appropriately address the potential for conflicts between construction processes, as well as generally manage construction-related effects on surrounding premises and activities. ARE has accordingly proposed amendments to the conditions of consent that should be imposed on any consent granted to the Proposal, including:
- (a) Amendment to condition 5, to ensure that the building manager or other appointed representative of both 60 Federal Street and 16 Kingston Street are entitled to be appointed to the Construction Community Liaison Group;
- (b) Amendments to condition 6, 7 and 10 to clarify that the purpose of the Construction Community Liaison Group process is both to provide an avenue

for raising concerns and issues, as well as ensuring that the Applicant provides an appropriate response to any concerns raised. (The scope is also proposed to be expanded to include the design and layout of all works within the road reserve, as well as the Proposal itself.) The amendments to condition 6 and 7 also seek to ensure that the Construction Management Plan (“**CMP**”) be included as a matter for review and feedback by the Construction Community Liaison Group.

- (c) Amendments to condition 13 to ensure that the Construction Noise and Vibration Management Plan are fit for purpose, including:
 - (i) By requiring the inclusion of procedures to ensure contractors and operators are aware of the need to minimise noise and vibration effects;
 - (ii) By requiring investigation of any complaints received from neighbours; and
 - (iii) Requiring monitoring of noise and vibration effects at the reasonable request of the Council in response to complaints.
- (d) Amendments to conditions 16-19 to ensure that the Construction Management Plan and Construction Traffic Management Plan appropriately address construction effects (including dust) on neighbouring buildings and the streetscape and the potential for construction processes overlapping with those on other nearby sites.
- (e) Amendment to condition 30 to ensure that owners, occupiers and body corporate/owners corporations of both 60 Federal Street and 16 Kingston Street are notified of the commencement of works.

OTHER MATTERS

25. ARE acknowledges that the Unitary Plan does not provide any direct protection of private views from residential or commercial buildings. However, it nonetheless notes that the direct effect of the Proposal’s significant infringement of Unitary Plan MTFAR and tower setback standards will be a significant reduction in the outlook and views from the ARE Properties to the west. This will significantly impact upon the amenity enjoyed by ARE’s tenants, and value of the floorspace within the ARE Properties.

RELIEF SOUGHT

Additional Information

26. As noted in the body of these comments, ARE respectfully requests the Expert Consenting Panel require the Applicant to:
- (a) undertake an appropriate assessment of the likelihood for vibration effects on its properties at 60 Federal Street and 16 Kingston Street, as well as any other similar potentially affected properties, or otherwise to demonstrate that the Proposal will have zero or negligible vibration effects on these properties; and
 - (b) provide a more detailed assessment of likely groundwater/settlement effects including on 60 Federal and 16 Kingston Streets, and to revisit the conditions

of consent to include adequate specificity to ensure any such effects are appropriately identified and remedied or mitigated.

Substantive Decision and Amendments sought to the Project

27. While ARE does not oppose the Proposal in principle, it considers that consent should not be granted in its current form, unless the conditions of consent are amended to address the concerns set out in these comments.
28. Accordingly, ARE respectfully requests that:
- (a) In the event that the Expert Consenting Panel is minded to grant consent to the Application that, at a minimum, it imposes conditions on any consent granted in the form set out in the Application but amended in the manner set out in **Appendix 2**; and
 - (b) Subject to the content of the additional information received by the Expert Consenting Panel in response to the directions sought by ARE in paragraph 26 above, that the Panel also impose additional or amended conditions of consent to address ARE's concerns in respect of vibration and groundwater/settlement effects of the Proposal; and
 - (c) The Expert Consenting Panel make any further, incidental or consequential additions, deletions or amendments to the conditions of consent which are appropriate to address the concerns set out in ARE's comments.

Alternative Dispute Resolution

29. ARE has engaged Craig McGarr of Bentley and Co to provide expert planning assistance to it in relation to the Proposal. Mr McGarr would be available to attend expert conferencing on planning matters in the event the Expert Consenting Panel considered it appropriate or desirable for such conferencing to occur.
30. ARE also respectfully requests the opportunity to appoint an expert advisor to attend expert conferencing in relation to any additional topics where the Expert Consenting Panel considers that expert conferencing would be of assistance to it.

Signature:

Auckland Real Estate Company NZ Limited by its solicitors and authorised agents Ellis Gould

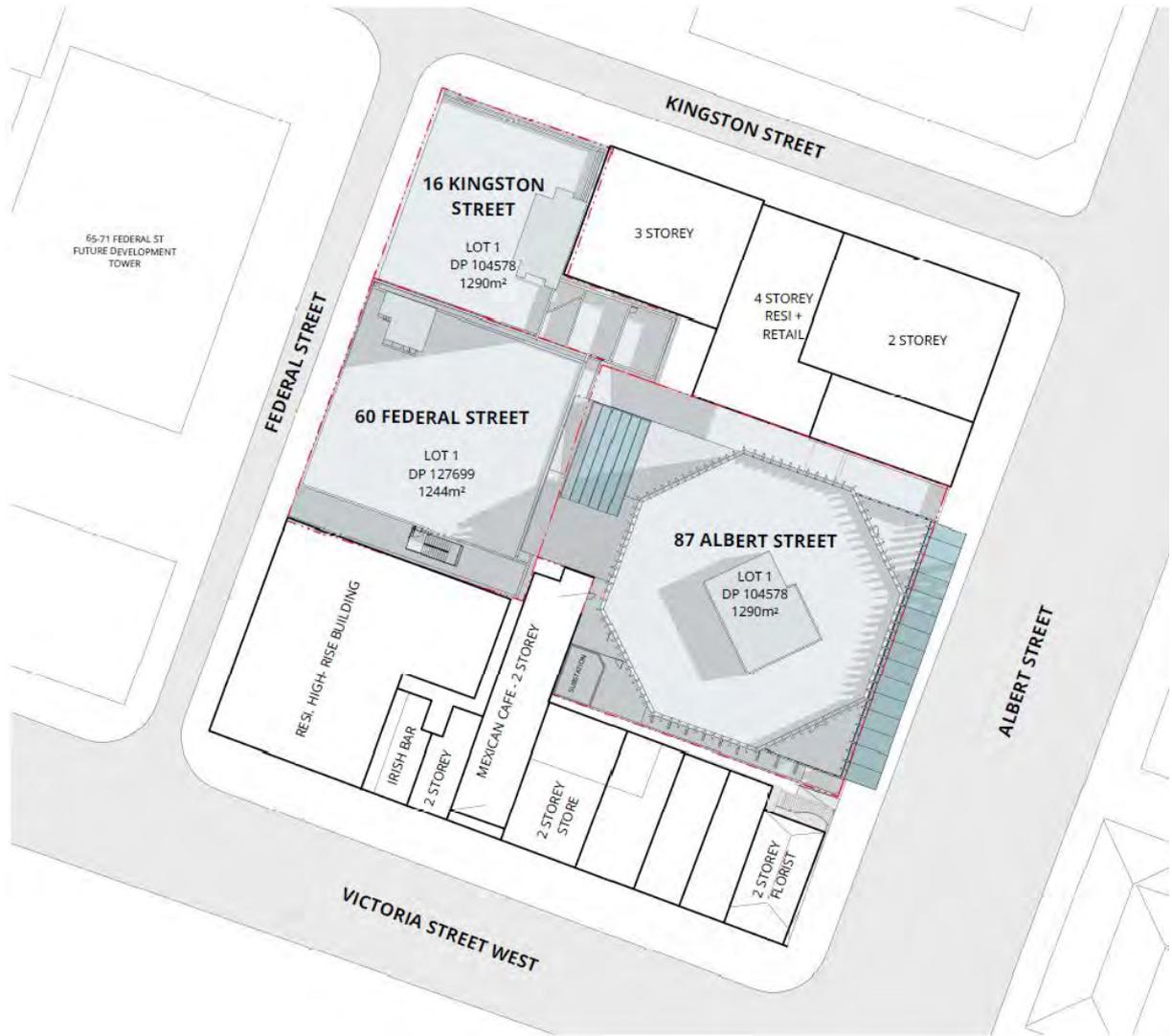


Daniel Sadlier / Alex Devine

Date:

14 April 2022

APPENDIX 1 – PROPERTIES OWNED BY ARE AND PARENT COMPANY



APPENDIX 2 – ARE'S PROPOSED AMENDMENTS TO CONDITIONS

Changes to conditions sought by ARE shown in ~~red-strikethrough~~ and underline

CCLG

4. No later than 3 months prior to the commencement of physical works, the consent holder must establish a Community Construction Liaison Group (CCLG) and hold the first meeting in accordance with Conditions 5 to 8. The CCLG shall cease following the completion of construction.

5. The consent holder (or their appointed representative) must invite each of the following parties to have a representative on the CCLG:

a. Chair (or other appointed representative) of each of the Body Corporates for the following residential buildings:

i. 34-36 Kingston Street

ii. 77-85 Victoria Street West

iii. 89-95 Victoria Street West

b. Building manager (or other appointed representative) of the following commercial buildings:

i. 60 Federal Street and 16 Kingston Street

ii. 60 Hobson Street

iii. 66 Hobson Street

iv. 87 Victoria Street West

c. Rydges Hotel (59 Federal Street)

d. The appointed construction company for the Project

Invitations for the first CCLG meeting shall be sent by post and email at least 10 working days prior to the first meeting, requesting advice as to whether the invited parties wish to attend the first meeting and have an ongoing interest in attending future meetings. If any invited party declines to be involved in 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 have declined not to have involvement in the CCLG.

6. The objectives of the CCLG are to:

- a. Provide a means for all parties to give and receive regular updates on progress with the construction of the project;
- b. Provide a regular forum through which information about the construction of the project can be provided by the consent holder;
- c. Enable opportunities for concerns and issues to be reported to the consent holder;

cA. Provide a means for the Consent Holder to respond to any concerns and issues; and

d. Provide feedback on the development and performance of the Construction Noise and Vibration Management Plan (CNVMP), Construction Traffic Management Plan (CTMP), Groundwater and Settlement Monitoring Contingency Plan (GSMCP), the Construction Management Plan (CMP) and any subsequent changes to the certified CNVMP, CTMP, CMP and / or GSMCP.

e. Provide feedback on the design and layout of all works proposed within the road reserve, including the adjustment to the width of the road carriageway/adjustment of the location of kerblines, location and dimensions of movement and occupation zones, placement of street furniture, placement of street trees, and removal of parking.

7. The consent holder must:

a. Consult with the CCLG on the development and content of the CNVMP, CTMP, CMP, and GSMCP, and the landscape drawings/documentation for works within the road reserve (related to Condition 24), including providing a copy of the draft CNVMP, CTMP, CMP, and GSMCP, and landscape drawings/documentation for works within the road reserve (related to Condition 10 & 24) for feedback, considering any feedback received and providing reasons for any feedback not incorporated into the final version of the plan(s). The consent holder may submit the relevant management plan or road reserve drawings to Council ahead of receiving feedback from the CCLG and may update the plan/road reserve drawings submitted to Council depending on feedback received from the CCLG;

b. Arrange a regularly occurring meeting (at least two-monthly ~~one every six months~~) on the same day of the week, at a time agreed with the members of the CCLG. The meeting time shall be communicated by email to parties who have indicated an ongoing interest at least 10 working days prior to the meeting, requesting an indication of attendance. If at least two responses indicating attendance are not received 48-hours prior to the CCLG meeting, the meeting may be cancelled unless an alternative date and / or time is agreed by a majority of

interested parties. Minutes of the meeting shall be distributed by the consent holder no later than 5 working days after the meeting;

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

d. Provide reasonable administrative support for the CCLG including:

i. Organising meetings at a local venue (or online);

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

e. Provide a monthly update ~~at least every six months~~ (or as otherwise agreed by the CCLG) during construction of the project setting out noise and vibration monitoring results and associated compliance with the consent Conditions and any other relevant requirements of the CMP, CNVMP, CTMP and GSMCP, including responses to compliance concerns raised by CCLG members at the previous meeting.

f. Respond to all reasonable issues / queries / requests raised by the CCLG including any comments received on the draft management plans and road reserve drawings (and subsequent amendments or updates) in a timely manner and advise how their issues / queries / requests have been resolved and if not resolved, the reasons why; ~~and~~

g. Have a representative attend all CCLG meetings; and

h. Arrange for the meetings to be chaired by an independent Chair funded by the Consent Holder.

8. At the first meeting the CCLG, the consent holder must advise the CCLG of the independent and suitably qualified specialist appointed to act as the Nominated Building Surveyor for the Project. The Nominated Building Surveyor must be a member of the New Zealand Institute of Building Surveyors Incorporated (NZIBS) who is suitably qualified to undertake cosmetic and structural damage assessment and reporting required through these Conditions. At this time, the Nominated Building Surveyor must have provided confirmation of their availability to act as an independent assessor of any building damage that may occur as a result of the construction activity, and specifically for the work required by the Conditions of consent.

Certification of Plans or Further Detail

10. Prior to the issue of building consent / engineering plan approval for the relevant Stage of construction, the consent holder must obtain certification from Auckland Council to:

...

d. the Federal and Kingston Street upgrade works proposed - refer Conditions 24 and 27, following consultation and feedback from the CCLG and the owners of the land opposite (including 60 Federal Street and 16 Kingston Street).

CNVMP

13. The CNVMP must include specific details relating to avoiding, remedying or mitigating adverse noise and vibration effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development as follows:

...

f. The methodology for providing 10 3 days' advance written notice to the occupiers of all adjacent and opposite properties prior to commencement of demolition works on site.

j. procedures for ensuring that all contractors and operators on site are aware of the requirement to minimise noise and vibration effects as far as practicable on neighbouring sites.

k. the requirement to carry out an investigation specific to complaints received from neighbours. The investigation should include confirming setback distances from individual construction equipment to ensure compliance is being achieved with consented limits or predicted exceedances. The investigation may include complying with Council monitoring staff requests to temporarily cease specific works to assist with identifying the source of the noise/vibration as required.

l. a requirement to conduct noise and vibration monitoring at the reasonable request of the Council and in the event that the Council has received complaints. The monitoring shall continue until there is a high degree of certainty that the noise and / or vibration from the work complies with the relevant limits in this consent.

...

CMP

16. The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development (where they are not already managed by the CNVMP or CTMP) as follows:

...

e. Relevant details for the management of dust on site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016) including:

...

v. A process to record and investigate any dust complaints that include the following steps being taken as soon as practicable:

... c. Review the mitigation and management measures in place, including the processes for promptly cleaning neighbouring buildings/the streetscape,

CTMP

17. Prior to the commencement of construction, the consent holder must prepare a Construction Traffic Management Plan (CTMP). The CTMP must be generally in accordance with the draft CTMP prepared by Flow (referenced in condition 1) and comply in accordance with Auckland Council's requirements of CTMPs and Waka Kotahi's Code of Practice for Temporary Traffic Management and submit it to Auckland Council for certification.

18. The objective of the CTMP is to address any temporary adverse effects of construction traffic related to the redevelopment of the site, and to incorporate measures (including review measures) to manage construction traffic related to the redevelopment in the event that other construction activities occur on sites along the construction traffic route in Federal and Kingston Streets during the period of construction, and to ensure that during demolition, earthworks and construction activities ~~on~~ the surrounding road network (including the footpaths) ~~operates~~ safely and efficiently for all road users including pedestrians.

19. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from traffic associated with 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, as follows:

...

h. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties, and those properties opposite the subject site at all times

Materials and Finishes

20. Prior to the issue of the building consent for the 'architectural' Stage of construction, the consent holder must prepare architectural drawings of the façade components and a Materials Schedule and Specifications for the proposed external cladding and glazing systems, including surface finishes and colour scheme. The detailed drawings and Materials Schedule must be submitted to Auckland Council for certification that the proposed architectural treatment, colour, and depth / articulation of glazing is consistent with and does not compromise the design intent of the documentation listed in Condition 1, and that the consent holder demonstrate that:

(a) the reflectivity of all external surfaces does not exceed 20 per cent of white light. This means that glass and other materials with reflectivity values that exceed 20 per cent may only be used provided they are covered or screened in such a way that the external surfaces will still meet this standard; and

(b) in addition to (a) above, that the location, design and reflectivity of glazing will not generate unreasonable glare lines to nearby building, including 60 Federal Street and 16 Kingston Street.

24. Prior to the issue of the architectural building consent, the consent holder must provide to Auckland Council for certification, the detailed ground floor landscape drawings and supporting written documentation which have been prepared by a suitably qualified and experienced professional. The information must be consistent with the Landscape Concept Design included at Section 04 (The Public Domain) of the Architectural Report prepared by Woods Bagot Peddle Thorp in conjunction with LandLab dated xxxx. At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:

a. Annotated cross-sections and / or design details with key dimensions to illustrate that adequate widths and depths are provided for the function of the space; and

b. Any mana whenua design elements incorporated into the ground floor landscape, including written commentary around how this might be expanded into the adjoining public realm

24A. All proposed works within the road reserve included within the drawings and supporting written documentation required by condition 24 must have been consulted on with the CCLG and the owners of the land opposite (including 60 Federal Street and 16 Kingston Street) prior to submission to Council. Any opinions expressed by those persons and entities must be provided to Council together with any amendments proposed to address matters raised, or an explanation as to why such amendments have not been addressed and incorporated.

24B. Prior to the issue of the architectural building consent, the consent holder must provide to Auckland Council sufficient evidence of Auckland Council landowner approval, to demonstrate to the satisfaction of the Auckland Council that all proposed works within the road reserve can be implemented in accordance with the plans certified pursuant to conditions 24 and 24A.

27. All new public assets including vehicle crossings, footpaths, street furniture and street trees must be designed to Auckland Transport's relevant Engineering Standards. The design must be broadly consistent with the Landscape Concept Design included at Section 04 (The Public Domain) of the Architectural Report prepared by Woods Bagot Peddle Thorp in conjunction with LandLab dated xxxx and detailed under Condition 24 above, and incorporate feedback received through consultation undertaken with the CCLG and the owners of the land opposite (including 60 Federal Street and 16 Kingston Street).

...

Notification of Works Commencing

30. The consent holder must at least 10 working days prior to the commencement of demolition works provide written advice (via the relevant building manager or Body Corporate Chairperson) to the owners, occupiers and / or Body Corporate/Owners Corporation of the following properties:

a. 77-85 Victoria Street West (City Apartments)

b. 87 Victoria Street West

c. 89-95 Victoria Street West (Wiltshire on Victoria) d. 66 Hobson Street

e. 60 Hobson Street

f. 34-36 Kingston Street (Altitude Apartments)

g. 59 Federal Street (Rydges Hotel) h. 65-69 Albert Street (Auckland District Court)

i. 60 Federal Street and 16 Kingston Street

That includes, as a minimum:

...

vii. Copies of the CNVMP , CTMP, CMP, and GSMCP, or an electronic link to the same

...

35. At least once every two ~~six~~ months, the consent holder must communicate with the occupiers of all properties referenced in Condition 30 above regarding upcoming construction works, including any works within the road reserve. This must include written advice which sets out:...

...

75. An aftercare period of five ~~two~~ years is to be carried out following the planting of the new street trees (as required by Condition 71). Should the trees decline during this period to a point where they are no longer healthy (in the reasonable opinion of the Auckland Council arborist) then the trees must be replaced with similar trees of similar dimensions (as required by Condition 71). The aftercare period of five ~~two~~ years must include any staking, mulching and watering during the summer periods to ensure the establishment and ongoing survival of the new street trees.