
MINUTE 2 OF THE PANEL CONVENER
Appointment and timing of panel
[Downtown Carpark Site Development] [FTAA-2512-1158]
9 March 2026

[1] On 9 March 2026 I held a convener conference in respect of this application. The conference was attended by the Applicant and its legal and planning team, Auckland Council representatives, and representatives from Heritage New Zealand Pouhere Taonga and Ngati Whatua Orakei.

[2] The purpose of this minute is to:

- (a) Summarise the views expressed by conference participants on the matters of panel composition and the timeframe required for the expert panel to deliver its decision; and
- (b) Confirm my decisions on those two matters.

[3] In advance of the conference, I received written memoranda from the Applicant, the Council and Heritage New Zealand Pouhere Taonga.

[4] In relation to expert and panel composition and expertise, the participants' views can be summarised as follows:

- (a) The Applicant considered that the appointment of three Panel members is appropriate for the Application and does not consider there are any factors that warrant the appointment of additional members. In respect of Panel composition, the Applicant considers that legal, urban planning and urban design/landscape architecture

would assist.

- (b) The only comment made by Auckland Council on Panel composition is that Auckland Council agrees with the Applicant.
- (c) Heritage New Zealand Pouhere Taonga and the Ngati Whatua Orakei Iwi representatives did not raise any issues with the panel composition as discussed.

[5] In relation to the decision timeframe:

- (a) Auckland Council considered that 50-60 working days would be more appropriate based on the nature of the application.
- (b) The Applicant considered that around 50 working days would be appropriate based on the nature of the application.
- (c) I determined that between 50-60 working days therefore would be considered appropriate based on the feedback received from the participants at the conference.

[6] I record my thanks to all conference participants for their attendance and thoughtful participation.

[7] I am appointing the following persons to the Expert Panel to determine the substantive application lodged for the Downtown Carpark Site Development project:

- (a) Kitt Littlejohn (Chair)
- (b) Greg Hill
- (c) Rebecca Skidmore (Council Nominee).

[8] I am satisfied that, collectively, the Expert Panel will hold appropriate expertise and experience in relation to law, planning & policy, mixed-use development, and, as required by the Act, te ao Māori and Māori development.

[9] The Expert Panel may wish to engage other specialist technical disciplines

to assist them in their task once they have considered the application in detail.

[10] The date on which the Expert Panel will commence work is **23 March 2026**.

[11] I recommend that the Applicant continue its constructive engagement with Auckland Council to identify or narrow issues in contention and confer on conditions, and to make arrangements for an Expert Panel briefing session and a site visit, ideally both to be undertaken prior to the invitation to comment being issued (which will be no later than **8 April 2026**).

[12] I consider that a timeframe of 55 working days following the receipt of invited comments is appropriate. This means the decision documents will be due on **27 July 2026** subject to processing of the application being suspended for any of the reasons outlined in section 60 of the Act, and to the date specified for inviting comments under section 53 of the Act being 8 April 2026.

[13] In setting this timeframe I have had regard to the following relevant matters:

- (a) The nature of the application and the range of activities for which approval is sought;
- (b) The participants' views on complexity and the likely issues requiring resolution; and
- (c) The possibility that some mechanism to resolve focused issues, or to workshop conditions, may need to be provided for by the Expert Panel.

In terms of next steps, the participants will be contacted by the Expert Panel for the Downtown Carpark Site Development project after their appointment date.

A handwritten signature in blue ink, appearing to read 'H Atkins', with a stylized, cursive script.

Helen Atkins

Associate Panel Convener for the purpose of the Fast-track Approvals Act 2024