

Memorandum on Completeness and Scope

File FTAA-2512-1158

Application Downtown Carpark Site Development

To Manager LOA/ Team Leader LOA

From [REDACTED]

Date 02 February 2026

Subject Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Downtown Carpark Site Development application, received by the Fast-track Team on 12/01/2026 lodged by Precinct Properties New Zealand Limited complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 5 February 2025.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Downtown Carpark Site Development is a listed project.
6. The EPA received the substantive application for Downtown Carpark Site Development on 12/01/2026 by Precinct Properties New Zealand Limited. The EPA must, in consultation with the

relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act by 02 February 2026.

7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - provide the application to the Panel Convener for consideration and decision by the expert consenting panel (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and not within scope).

Project and Scope

8. The project is described in Schedule 2 of the Act as:
Demolish the existing Downtown Carpark Building and develop an approximately 170,000-square-metre gross building area mixed-use commercial and residential precinct comprising 2 towers (approximately 55 levels and approximately 45 levels, respectively), 3 podium buildings, and a laneway network, for—
 - *commercial office space*
 - *residential space (providing apartments and a hotel)*
 - *retail and hospitality*
 - *a new civic space*
 - *a 4-level basement for carparks*
9. The approximate geographical location is identified in Schedule 2 of the Act as:
2 Lower Hobson Street, 29 Customs Street (Aon House), 188 Quay Street (HSBC Tower), and 204 Quay Street, Auckland Central
10. The application is for the following activity:
As described on p. 11-12 of the AEE:
 - *Demolition of the existing carpark building together with the pedestrian bridge over Lower Hobson Street and the vehicle ramp connecting to Fanshawe Street.*
 - *Associated make good works to the heritage building at 204 Quay St (former Auckland Harbour Board Workshops) and the Fanshawe Street retaining wall, landscaping and pavements along the streetscape.*
 - *Alterations to the existing podium buildings of the adjacent Aon and HSBC buildings.*
 - *Excavation for a basement involving land disturbance of appropriately 100,000m³ in volume over an area of 6,442m².*
 - *Connections and any necessary upgrades to three waters infrastructure.*
 - *Construction of buildings principally comprising two towers each with associated podium levels, and a standalone podium, all above four basement levels, involving:*
 - *Tower 1 (T1) at 55 floors including Podium 1 (P1)*
 - *Tower 2 (T2) at 45 floors including Podium 2 (P2).*

- Podium 3 (“P3”) as a two-level standalone building located in the northern portion of the Site directly adjacent to the M Social Hotel.
- A range of uses, comprising:
 - Retail and/or food and beverage tenancies in the ground floor tenancies of the podium buildings.
 - Office tenancies from level 3 and upwards on T1.
 - Residential activity including up to 160 residential units (dwellings) on the upper floors of T2 and up to 200 hotel guest rooms (visitor accommodation) in T2.
 - Retail units, bicycle parking storage, end of trip facilities and plant rooms within P3.
 - Basement vehicle and bicycle parking, loading dock, and plant and refuse rooms, including up to 121 parking spaces for the M Social Hotel.
- A major new public space, Te Urunga Hau (The Urban Room), with a pedestrian through site link through Customs Street West and Lower Hobson Street.
- A porte cochere/pick-up and drop-off area accessed off Customs Street West, and associated valet parking for the hotel.
- Landscaping and lighting.
- Overall, the development will comprise of approximately 127,500m² in gross floor area (“GFA”), with 87,000m² GFA in office space, 23,200m² GFA in residential space, 14,100m² of hotel space, 1,180m² GFA in retail and food and beverage and 3,450m² GFA in civic space for the public.

11. The application identifies the location of the activities as:

As described on p.9 of the [AEE](#):

2 Lower Hobson Street, 29 Customs Street West, 188 Quay Street, Auckland Central (“Site”) 204 Quay Street, Auckland Central (façade change from removal of pedestrian foot bridge works) Road – Lower Hobson Street, Fanshawe Street, Sturdee Street (removal of carpark ramp and pedestrian foot bridge works).

12. I consider that the general project description in Section 2.0 Executive Summary on p. 11 -12 of the AEE provided by the applicant is materially the same as the description of the project in Schedule 2 of the Act. I consider that the activities and works listed in the detailed project description on p. 25 – 45 of the AEE support the project and are therefore ancillary.
13. P. 12 of the AEE details that the development will provide “approximately **127,500m²** in gross floor area” whereas the description in Schedule 2 of the Act describes “an approximately **170,000 square-metre gross building area** mixed-use commercial and residential precinct.” There is a difference of some 42,500m² between these two area measurements referenced, however it is unclear from the application what the approximate gross building area of the proposed development will be/ no direct comparison is provided, in order to align with the wording “gross building area” used in Schedule 2 of the Act. It is noted that gross floor area is the total floor area measured to the internal walls of the proposed buildings, whereas the gross building area is the measurement of the floor area total from the outside face of external walls of the proposed buildings. I have not placed much

weight on this matter, as it is simply a difference in measurement. The building design/number of floors overall and the types of activities proposed are within the scope of the project as described in the Act.

14. For all of the above reasons, my assessment is that the application is within scope and solely relates to the listed project.

Fast-track consenting application process

Legislative context

15. The EPA must decide whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
 - complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.

Section 42 Requirements

16. Section 42 of the Act states that an authorised person may lodge a substantive application for one project or substantive applications for each stage of a project. Section 42(4) lists the approvals that may be sought under the Act.
17. This application has been lodged by Precinct Properties New Zealand Limited. This person is an authorised person under the Act because they are identified in the Schedule 2 listing.
18. The approvals being sought are:
 - An approval described in section 42(4)(a) of the Act (resource consent); and
 - An approval described in section 42(4)(i) of the Act (archaeological authority).
19. All of the above listed approvals are of the type set out in section 42(4) of the Act
20. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

21. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

22. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
23. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
24. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **insufficient** detail to satisfy the purpose for which it is required. Auckland Council has identified some gaps in the application documents in terms of completeness of the application. Heritage New Zealand Pouhere Taonga have not raised any comments on the completeness of the application.

Ineligibility

25. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
26. The list of ineligible projects includes activities:
 - on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
 - on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
 - in a customary marine or protected customary rights area without written agreement from the rights holder/group;
 - within an aquaculture settlement area without the required authorisation;
 - activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
 - that require permissions on national reserves held under the Reserves Act 1977 ; or
 - on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
27. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Fees and levies

28. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:

- Application fee in the sum of \$250,000 plus GST; and
- Levy in the sum of \$140,000 plus GST.

Consultation

29. We have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- with Auckland Council for an approval described in section 42(4)(a) (resource consent)
- with Heritage New Zealand Pouhere Taonga for an approval described in section 42(4)(i) (archaeological authority)

30. The consultation is included verbatim in Appendix 2.

Assessment of compliance for each section of each application form

31. We have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
32. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.
33. The EPA must now decide whether the substantive application has a competing application under section 47(3) (under delegation from the Minister for Infrastructure under section 47(10)) within 10 working days from the date of the completeness decision.
34. Once the EPA has made the decision under section 47(3), the EPA can provide the application to the panel convener to commence consideration and decision of the application by the panel.

Appendix 1: Assessment of section 44 sufficiency

This application seeks the following approval(s) under the Act:

- A resource consent, change to or cancellation of a resource consent: **checklist A**
- An archaeological approval: **checklist F.**
- Approval of person to carry out an activity under an Archaeological Authority: **checklist F1.**
- Information requirements for all applications **checklist J.**

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	See section 5.0 and 6.0 of the AEE from pages 18 to 45.	<p>Addressed.</p> <p>See also section 2.0, p11-12 of the AEE.</p>
5(1)(b)	<p>A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to—</p> <ul style="list-style-type: none"> (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011 	See section 5.0 and 6.0 of the AEE from pages 18 to 45.	<p>Addressed.</p> <p>See also Appendix 1 for Records of Title.</p> <p>The Applicant states that the site is not within or adjacent to a “<i>Treaty Settlement Statutory Acknowledgement Area</i>,” ngā rohe moana o ngā hapū o Ngāti Porou, or a protected customary rights area on p.46 of the AEE. This statement is also made in section 8.10 of the AEE p. 61-62.</p> <p>It is noted that 204 Quay Street is included in the description of the project site in the descriptions set out in Table 1 of section 5.1 of the AEE. It is located next to the Auckland Viaduct Marina / CMA</p>

			<p>which is subject to a coastal statutory acknowledgement area (as identified in Auckland Council’s Geomaps). However, as the works at 204 Quay Street are only to the eastern-most façade of the building and what is considered to be “adjacent” land is subject to a degree of interpretation, we consider that sufficient detail has been provided on this aspect at this completeness stage.</p>
5(1)(c)	<p>Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:</p> <ul style="list-style-type: none"> • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid. 	<p>The application complies with sections 42, 43 and 44 of the Fast-track Approvals Act 2024.</p> <p>The application relates solely to a project listed in Schedule 2 of the</p>	<p>Addressed.</p> <p>Noting that clause 5(1)(c) simply requires the applicant to <u>confirm</u> that the application complies. My view on whether the application complies with the requirements of the Act is outlined in other sections of this memo.</p> <p>See also section 4.0, p.17-18 of the AEE.</p>

		<p>Fast-track Approval Act 2024. The listed project is The Downtown Carpark Redevelopment—Te Pūmanawa o Tāmaki.</p> <p>Applicable fees, charges and levies have been paid (noting the levy waiver has been requested).</p>	
5(1)(d) and 5(6)	<p>The full name and address of—</p> <p>(i) each owner of the site and of land adjacent to the site; and</p>	<p>The owners and occupiers of the properties comprising the site, and owners and occupiers</p>	<p>Addressed.</p> <p>It is noted that 2 Lower Hobson Street, 188 Quay Street, 29 Customs Street West and 204 Quay Street are included in the description of the project site set out in Table 1 of section 5.1 of the AEE, yet the</p>

<p>(i) each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry;</p> <p>If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).</p>	<p>adjacent to the site, are set out in Appendix 8.</p>	<p>applicant has only included 2 Lower Hobson Street as the project site in Appendix 8 for the purpose of identifying owners and occupiers of the land to which the substantive application relates and the land adjacent to the project site. However, as “adjacent” land is subject to a degree of interpretation, we consider that sufficient detail has been provided on this aspect at this completeness stage.</p> <p>Auckland Council have raised that the applicant has not included Kindercare in the list of adjacent occupiers in Appendix 8.</p> <p>The applicant has noted on p.22 of the AEE that Kindercare are located in the AON building and are therefore an adjacent occupier, but that Kindercare will vacate that site prior to demolition works beginning. The Act requires the identification of adjacent parties</p>
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			regardless of their future plans, so the Council are correct that Kindercare should be identified. However, in my view the fact that the applicant has identified Kindercare, and their location, in the AEE is sufficient, especially given contact details for Kindercare are immediately publicly available.
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	See section 8.6 of the AEE on page 61.	Addressed. The applicant has stated that there are no other activities that are part of the Proposal to which the consent application relates.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	See section 8.7 of the AEE on page 61.	Addressed. The applicant has identified that a designation that was relevant to the site has recently been removed from the AUP(OP), and has not identified any other resource consents, notices of requirement for designations, or alterations to designations that are required.

5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	See section 12.4.1 of the AEE on page 123-125.	Addressed.
5(1)(h) (and also clauses 5(2) and 5(3))	<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. <p>This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:</p> <ul style="list-style-type: none"> • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and 	See Section 8.2 to 8.4 of the AEE from page 51 to 58 for consents required and Section 9 and 10 from page 66 to 111 for assessment against relevant rules and objectives and policies.	<p>Addressed.</p> <p>In the AEE:</p> <ul style="list-style-type: none"> • National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health addressed in section 8.2, p.51, and section 10.2.1, p.92. • National Policy Statement on Urban Development addressed in section 10.4.1, p.93. • New Zealand Coastal Policy Statement addressed in section 10.5, p.94. • Auckland Unitary Plan (Operative in Part) in section 8.4, p.51, section 10.6-10.7, starting p.95, and Appendix 22.

	<ul style="list-style-type: none"> any other requirements in any of those documents. 		<ul style="list-style-type: none"> Relevant iwi management plans addressed in section 10.8, from p.112. <p>Auckland Council raised that the changes to the NZCPS from 15 January 2026 were not included with the application, however I consider that this is not a matter of completeness, as the application was lodged prior to the changes to the NZCPS.</p> <p>Auckland Council also raised that in regard to an assessment of the proposal against a proposed regional policy statement or proposed plan, insufficient information regarding PC 79 and PC 120 has been provided. I consider that the application does provide assessment of the activity against the relevant provisions of these documents and therefore is addressed from a completeness perspective regardless of</p>
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			not considering “all relevant” provisions of these documents.
5(1)(i)	<p>Information about any Treaty settlements that apply in the area covered by the consent application, including—</p> <ul style="list-style-type: none"> (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area 	See section 8.10 of the AEE on page 61-62.	<p>Addressed.</p> <p>The applicant has stated that there are no Treaty settlement statutory acknowledgement areas within or adjacent to the project area. On p. 62 of the AEE.</p>
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	See section 8.11 of the AEE on page 62.	<p>Addressed.</p> <p>The applicant has stated that this clause is not applicable because the project is for a mixed-use development on land and does not involve any activities within the coastal marine area. See also my comments at 5(1)(b) in relation to adjacent land.</p>
5(1)(k)	The conditions that the applicant proposes for the resource consent.	See section 13 of the AEE on page 126-127 and Appendix 24.	Addressed.

5(1)(l)	<p>if a notice under section 30(3)(b) or (5) has been received,—</p> <ul style="list-style-type: none"> (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice. 	See Appendix 7 to the AEE.	<p>Addressed.</p> <p>The notice is dated 3 November 2025, so application was lodged within the required timeframe.</p> <p>No further information regarding the section 30 notice has been provided by the applicant, however Auckland Council confirmed on 19 January 2026 that the notice remains current.</p>
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	See section 9 of the AEE from pages 66 to 91 and all the supporting technical reports attached in Appendix 11, 12, 13, 16, 18, 19, 23, 25, 28, 33, 34, 36, 38, 39, 40, 43, 44 and 46.	See below.

5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	See section 9 of the AEE from pages 66 to 91 and all the supporting technical reports attached in Appendix 11, 12, 13, 16, 18, 19, 23, 25, 28, 33, 34, 36, 38, 39, 40, 43, 44 and 46.	See below.
6	(1) The assessment of an activity's effects on the environment must include the following information: (a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of any contaminant, a description of—	See section 9 of the AEE from pages 66 to 91 and all the supporting technical reports attached in Appendix 11, 12, 13, 16, 18, 19, 23, 25, 28, 33, 34, 36,	Addressed. In the AEE: (a) Addressed. (b) Addressed. (c) Sediment discharges are addressed in Appendix 15. Discharges from contaminated land is addressed in Appendix 16. Stormwater and

<ul style="list-style-type: none"> (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal: (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: (h) an assessment of any effects of the activity on the exercise of a protected customary right. 	<p>38, 39, 40, 43, 44 and 46 for assessment against Clause 6(1)(a).</p> <p>With respect to Clause 6(1)(b), this is addressed in section 9.11 of the AEE on pages 86-87 and Appendix 43.</p> <p>With respect to Clause 6(1)(c), this is addressed in section 9.8 to 9.9 of the AEE on pages 83 to 86 and Appendix 15, 16 and 25.</p>	<p>wastewater discharges are addressed in Appendix 19.</p> <p>(d) Addressed.</p> <p>Auckland Council have raised that a flood and coastal inundation management plan should also be included with the application. This would be worth raising with the Panel if one is appointed, but as the applicant has provided a description of the mitigation measures proposed for flooding, and what the management plan should include, the requirements of this clause are met for the sake of completeness.</p> <p>(e) Affected parties are identified in Appendix 8 and a summary of consultation and meeting minutes is provided in Appendix 21. The application has confirmed that the design proposal</p>
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		<p>With respect to Clause 6(1)(d), this is addressed in section 8.15 of the AEE on page 64-66 and including the proposed conditions on Appendix 24.</p> <p>With respect to Clause 6(1)(e), the persons identified in Appendix 8 to the AEE are considered to be the same people who may be affected by the activity and are considered in the</p>	<p>has been influenced by the consultation undertaken.</p> <p>Auckland Council have raised that the application has not assessed effects on Kindercare as a tenant of 29 Customs Street West. The clause in the Act states “identification” of persons who <u>may</u> be affected. The applicant has identified Kindercare as being located within the Aon building, however these persons are technically located within the “subject site” not on adjacent land, and the applicant is not required to identify these persons as “affected person”.</p> <p>(f) Addressed.</p> <p>(g) Addressed.</p> <p>(h) Addressed.</p>
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		<p>Assessment of Effects.</p> <p>With reference to Clause 6(1)(f), see Appendix 21 for Consultation Summary Report.</p> <p>With reference to Clause 6(1)(g), Appendix 24 Proposed Conditions for monitoring proposed.</p> <p>See AEE at Section 8.16 on page 66 for assessment</p>	
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		against Clause 6(1)(h).	
7	<p>The assessment of an activity's effects on the environment must cover the following matters:</p> <p>(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:</p> <p>(b) any physical effect on the locality, including landscape and visual effects:</p> <p>(c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:</p> <p>(d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</p> <p>(e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:</p> <p>(f) any unreasonable emission of noise:</p> <p>(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</p>	<p>See section 9 of the AEE from pages 66 to 91 and all the supporting technical reports attached in Appendix 11, 12, 13, 16, 18, 19, 23, 25, 28, 33, 34, 36, 38, 39, 40, 43, 44 and 46.</p>	<p>Addressed.</p> <p>(a) Addressed.</p> <p>(b) Addressed (section 9.3 of the AEE).</p> <p>(c) Effects on ecosystems at the site are not addressed, however this is to be expected given the site location in a highly modified urban area. Potential effects of contaminants on the marine environment is touched on in section 9.11, p.87 of the AEE.</p> <p>(d) Heritage values addressed on p.74 and p. 97, p.100 of the AEE.</p> <p>(e) Sediment discharges are addressed in Appendix 15. Discharges from contaminated land is addressed in Appendix 16. Stormwater and</p>

			<p>wastewater discharges are addressed in Appendix 19.</p> <p>(f) Addressed (section 9.7 of the AEE).</p> <p>(g) Addressed (section 9.11 of the AEE).</p>
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	See section 14 of the AEE on page 63-64.	<p>Addressed.</p> <p>Correction – See Section 8.14 of the AEE not Section 14.</p>
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	Not applicable to this application.	N/A.
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made	Not applicable to this application.	N/A.

	under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.		
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CHECKLIST F – Archaeological authority

Clause, Schedule 8	Information required for an approval described in section 43(3)(i) Archaeological Authority	Application Reference	EPA
2(1)(a)	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates	See section 14.2 of the AEE on page 129 and Appendix 34.	Addressed. See also Appendix 1 for records of title.
2(1)(b)	the name of the owner of the relevant land, if the applicant is not the owner of the land	The owner of the land is the applicant/authorised person.	Addressed.
2(1)(c)	proof of consent, if the owner of the relevant land has consented to the proposed activity	n/a as the applicant is the owner of the land.	N/A.

2(1)(d)	confirmation that the application complies with section 42 , 43, and 44 of the Act	The application complies with sections 42, 43 and 44 of the Fast-track Approvals Act 2024.	Addressed. Noting that all that is required here is the applicant's confirmation.
	confirmation that the application relates solely to a listed project or a referred project	The application relates solely to a project listed in Schedule 2 of the Fast-track Approval Act 2024. The listed project is The Downtown Carpark Redevelopment—Te Pūmanawa o Tāmaki.	Addressed, as above.
	any fee, charge, or levy payable under regulations in respect of the application is paid.	Applicable fees, charges and levies have been paid (noting that a levy waiver has been requested).	Addressed.

2(1)(e)	a description of each archaeological site to which the application relates and the location of each site	See 14.4 of the AEE on page 130-131 and Appendix 34.	Addressed.
2(1)(f)	a description of the activity for which the authority is sought	See section 14.5 of the AEE on page 131 and Appendix 34.	Addressed.
2(1)(g)	a description of how the proposed activity will modify or destroy each archaeological site	See section 14.5 of the AEE on page 131 and Appendix 34.	Addressed.
2(1)(h)	<p>except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of—</p> <ul style="list-style-type: none"> (i) the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and (ii) the effect of the proposed activity on those values 	See section 14.7 and 14.8 of the AEE on pages 131 to 133 and Appendix 34.	<p>Addressed.</p> <p>Archaeological values and effects on them are addressed in section 14.7, p.132 of the AEE.</p> <p>P.45 of Appendix 34 identifies that the site is not associated with Māori settlement. Para 27, p.5 of Appendix 2 identifies that the application for an archaeological authority is supported by Ngāti Whātua Ōrākei “<i>in relation to Māori cultural values.</i>”</p>

2(1)(i)	<p>a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected—</p> <ul style="list-style-type: none"> (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or (ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable). 	See section 14.9 of the AEE on page 133 and Appendix 34 and 21.	<p>Addressed.</p> <p>Affected parties are identified in Appendix 8 and a summary of consultation and meeting minutes is provided in Appendix 21.</p> <p>A letter of support from Ngāti Whātua Ōrākei is provided as Appendix 2.</p>
<p>Additional information applicants may include in their application for an approval described in section 43(3)(i) Archaeological Authority</p>		Application Reference	
	<p>Have any archaeological authorities been granted for this location in the past?</p>	No.	Addressed
	<p>Identification of the relevant planning overlays, i.e. are there any relevant Heritage or QEII covenants or Heritage Orders, District Plan schedules, New Zealand Heritage list/Rārangi Kōrero entries?</p>	See Appendix 34.	Addressed

CHECKLIST F1 – Archaeological authority: Approval for person to carry out activity

Clause 7(5), Schedule 8	Information required for an approval described in clauses 7(1) and (2)(b) (approval of person to carry out activity)	Application Reference	EPA
(a)	Evidence that the person carrying out the activity under an authority has sufficient skill and competency, is fully capable of ensuring that the proposed activity is carried out to the satisfaction of Heritage New Zealand Pouhere Taonga, and has access to appropriate institutional and professional support and resources	See Appendix 34 to the AEE for Statement of Experience of Ellen Cameron.	Addressed. See p.ii and 56 of Appendix 34.
(b)(i)	In the case of a site of interest to Māori, evidence that the person carrying out the activity under an authority has the requisite competencies for recognising and respecting Māori values	See Appendix 34 to the AEE for Statement of Experience of Ellen Cameron.	Addressed. See p.56 of Appendix 34.
(b)(ii)	In the case of a site of interest to Māori, evidence that the person carrying out the activity under an authority has access to appropriate cultural support	See Appendix 34 to the AEE for Statement of Experience of Ellen Cameron.	Addressed. See p.56 of Appendix 34.

CHECKLIST J – Listed project information requirements

Section, Fast-track Approvals Act	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference	EPA (office use only)
13(4)(a)	a description of the project and the activities it involves	See section 6 of the AEE on pages 25-45.	Addressed. See also section 2.0 Executive Summary on p. 11-12 of the AEE.
13(4)(c)	information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24)	See Appendix 4.	Addressed.
13(4)(d)	a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application	See section 5.1 of the AEE on page 18 to 23.	Addressed.
13(4)(e)	the anticipated commencement and completion dates for construction activities (where relevant)	October 2026 - March 2032	Addressed.

13(4)(f)(i)	a statement of whether the project is planned to proceed in stages and, if so an outline of the nature and timing of the stages	The Project is not planned to be staged, only construction will be staged.	Addressed
13(4)(h)	a description of the anticipated and known adverse effects of the project on the environment	See section 9.0 of the AEE from pages 66 to 91.	Addressed.
13(4)(i)	a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991	N/A to the proposal - no prohibited activities involved.	Addressed.
13(4)(j)	a list of the persons and groups the applicant considers are likely to be affected by the project, including— <ul style="list-style-type: none"> (i) relevant local authorities: (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements: (iii) other relevant iwi authorities: (iv) relevant Treaty settlement entities: 	All the persons Precinct Properties New Zealand Limited consulted with were considered likely to be affected - see section 7.0 of AEE from page 46-48 and Appendix 8 and 21.	Addressed. Noting that the applicant has identified (ii), (iv), (v), (vi), (vii) as not applicable. In terms of (viii), confirmation that processes under the Public Works Act 1981 are not required is confirmed by the applicant later in this checklist against clause 13(4)(m).

	<p>(v) relevant protected customary rights groups and customary marine title groups:</p> <p>(vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou:</p> <p>(vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011:</p> <p>(viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981:</p>		
13(4)(k)	<p>a summary of—</p> <p>(i) the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and</p> <p>(ii) how the consultation has informed the project:</p>	<p>See section 7.0 of AEE from page 46-48 and Appendix 8 and 21.</p>	<p>Addressed.</p> <p>The applicant has consulted with Auckland Council as the relevant local authority, and with iwi authorities.</p>
13(4)(l)	<p>a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements</p>	<p>See section 8.10 of the AEE on page 61-62.</p>	<p>Addressed.</p> <p>The applicant has stated that no Treaty settlements apply to the project area.</p>

13(4)(m)	a description of any processes already undertaken under the Public Works Act 1981 in relation to the project	N/A to the proposal.	Addressed. (N/A)
13(4)(n)	a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019	N/A to the proposal.	Addressed. (N/A)
13(4)(o)	information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area	N/A to the proposal.	Addressed. (N/A)
13(4)(p)	a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land	N/A to the proposal.	Addressed. (N/A)
13(4)(q)	a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of— (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure	N/A to the proposal.	Addressed. (N/A)
13(4)(r)	a statement of whether the applicant is seeking a determination under section 24(4) and, if so,—	N/A to the proposal.	Addressed. (N/A)

	<ul style="list-style-type: none"> (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered,— <ul style="list-style-type: none"> (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters 		
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13(4)(s)	a description of the applicant’s legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons) (if any), in the land on which the project will occur, including a statement of how that affects the applicant’s ability to undertake the work	See section 3.1 of the AEE on page 15.	Addressed. See also Appendix 1 for records of title.
13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant	See section 8.2 of the AEE on page 51, section 8.4 on page 51-58 and section 14 on pages 129 to 138.	Addressed.
13(4)(u)	whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and,— (i) if an application has been made, details of the application: (ii) if a decision has been made, the outcome of the decision and the reasons for it:	N/A to the proposal.	Addressed. Despite the comment made on this checklist by the applicant. P. 17 of the AEE details information on a previous application as follows: <i>An application for development of the Downtown Carpark under the RMA was lodged with Auckland Council and publicly notified in 2024 but was withdrawn in June 2025. A separate application for demolition</i>

			<i>of the Downtown Carpark building was lodged in July 2024 but was also withdrawn in June 2025.</i>
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards	See section 9.12 of the AEE on pages 88 to 90 and Appendix 23 and 44.	Addressed. See also Appendix 46 for Landslide Hazard Risk Assessment.
13(4)(w)	if the application is lodged by more than 1 person, a statement of the proposed approval to be held by each of those persons	N/A - the application is being lodged by Precinct Properties New Zealand Limited as the authorised person.	Addressed. (N/A)
13(4)(x)	a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the application is lodged by more than 1 person, any of those persons) under a specified Act	N/A - no enforcement actions have been undertaken toward Precinct Properties New Zealand Limited.	Addressed. (N/A)

13(4)(y)	Please provide the information specified below for the relevant approval(s) sought. This is the information specified in the relevant schedule.		
13(4)(y)(i), clause 2 of Schedule 5	<p>Resource consent or designation</p> <p>(a) an assessment of the project against—</p> <ul style="list-style-type: none"> (i) any relevant national policy statement; and (ii) any relevant national environmental standards; and (iii) if relevant, the New Zealand Coastal Policy Statement; and 	<p>See section 8.2 of the AEE on page 51 and section 10.2, 10.4 and 10.5 of the AEE on page 92-95.</p>	<p>Addressed.</p> <p>In the AEE:</p> <ul style="list-style-type: none"> • (i) is addressed in the AEE - National Policy Statement on Urban Development addressed in section 10.4.1, p.93. • (ii) is addressed in the AEE - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health addressed in section 8.2, p.51, and section 10.2.1, p.92. • (iii) is addressed in the AEE - New Zealand Coastal Policy Statement addressed in section 10.5, p.94 – 95.

	(b) in relation to any proposed approval that is a resource consent, whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a).	Auckland Council has confirmed there are no existing resource consents of the kind referred to in section 30(3)(a). See Appendix 7.	Addressed.
13(4)(y)(ii), clause 3 of Schedule 5	Change or cancellation of resource consent condition The information to be provided under section 13(4)(y)(ii) is information about whether and how the change or cancellation of the condition is material to the implementation or delivery of the project.	n/a	N/A
13(4)(y)(iii), clause 4 of Schedule 5	Certificate of compliance The information required to be provided under section 13(4)(y)(iii) is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent. Include information that shows that the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.	n/a	N/A

13(4)(y)(iv), clause 2 of Schedule 6	<p>Concession</p> <p>(1) The information in subclause (2) is required to be provided under section 13(4)(y)(iv) if a proposed concession includes a lease and—</p> <p>(a) the lease would be for a term (including any renewals) that will or is likely to be more than 50 years; and</p> <p>(b) the granting of the lease would trigger a right of first refusal or a right of offer or return.</p> <p>(2) Confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.</p>	n/a	N/A
13(4)(y)(v), clause 23 of Schedule 6	<p>Land exchange</p> <p>(1) The information required to be provided under section 13(4)(y)(v) is (a) - (e) below:</p> <p>(a) a description of both land areas proposed for exchange (for example, maps showing areas and location, addresses, and legal descriptions where possible:</p>	n/a	N/A
	<p>(b) the financial value of the land proposed to be acquired by the Crown:</p>	n/a	N/A

	(c) a brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate:	n/a	N/A
	(d) if the land exchange would trigger a right of first refusal or a right of offer or return, confirmation that the applicant has written agreement from the holder of the right of first refusal or right of offer or return that the holder has agreed to waive that right for the purpose of the land exchange:	n/a	N/A
	(e) confirmation by the applicant that no part of any land to be exchanged by the Crown is – (i) land listed in Schedule 4; or (ii) a reserve declared to be a national reserve under section 13 of the Reserves Act 1977	n/a	N/A
13(4)(y)(vi), clause 2 of Schedule 9	Standard or complex freshwater fisheries activity approval (2) The information required to be provided under section 13(4)(y)(vi) is the following: (a) whether an in-stream structure is proposed (including formal notification of any dam or diversion structure) and the extent to which this may impede fish passage; and	n/a	N/A

	(b) whether any fish salvage activities or other complex freshwater fisheries activities are proposed.		
13(4)(y)(vii), clause 2 of Schedule 10	Marine consent (1) The information required to be provided under section 13(4)(y)(vii) is– (a) information about whether the Minister of Conservation is an affected person:	n/a	N/A
	(b) additional information about whether the applicant has already made an application for a consent under the EEZ Act in relation to the project, and, if so,— (i) details of any application made; and (ii) the decisions made on that application; and (iii) information about the matters that the Minister may consider under section 22(6):	n/a	N/A
	(c) additional information (in a summary form) about compliance or enforcement action taken against the applicant by the EPA under the EEZ Act.	n/a	N/A
13(4)(y)(viii), clause 2 of Schedule 11	Access arrangement	n/a	N/A

	(1) Confirmation that the applicant has complied with section 12(2) (for the purposes of section 13(4)(y)(viii)).		
13(4)(y)(ix), clause 15 of Schedule 11	<p>Mining permit</p> <p>(1) For the purposes of section 13(4)(y)(ix), the information is—</p> <ul style="list-style-type: none"> (a) a copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown owned mineral: (b) the name and contact details of the proposed permit participants and the proposed permit operator: (c) a proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both: (d) evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme: (e) information about the proposed permit holder’s history of compliance with mining or similar permits and their conditions: (f) the proposed date on which the substantive application is intended to be lodged: 	n/a	N/A

<p>(g) if the authorised person proposes to provide information under section 37, the date on which the person intends to provide that information:</p> <p>(h) the proposed duration of the permit:</p> <p>(i) if the proposed approvals include a mining permit for petroleum,—</p> <p>(i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource to which the development plan relates:</p> <p>(ii) the resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System:</p> <p>(iii) a high-level overview of the following:</p> <p>(A) the proposed field development plan:</p> <p>(B) the proposed date for the commencement of petroleum production:</p> <p>(C) the economic model for the project:</p>		
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	<p>(D) the proposed duration of the proposed mining permit:</p> <p>(E) decommissioning plans:</p> <p>(j) if the proposed approvals include a mining permit for minerals other than petroleum,—</p> <p>(i) a map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates:</p> <p>(ii) for minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted:</p> <p>(iii) whether the application will be for a Tier 1 or Tier 2 permit:</p> <p>(iv) an estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology):</p>		
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<p>(v) an indicative mine plan:</p> <p>(vi) a high-level overview of the following:</p> <ul style="list-style-type: none"> (A) the proposed mining method: (B) the proposed date for the commencement of mining and estimated annual production: (C) the economic model for the project: (D) the status of or anticipated timing for completing any prefeasibility or feasibility studies: (E) the proposed methods for processing mined material and handling and treating waste: (F) anticipated plans for mine closure and rehabilitation. <p>(2) For the purpose of subclause (1)(j)(iv), for a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.</p>		
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Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. **Consultation with Auckland Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:
 - Resource consent (section 42(4)(a) of the Act)

Feedback from Auckland Council

Thank you for your consultation letter regarding a substantive application under the Fasttrack Approvals Act 2024, dated 7 January 2026. We have made an initial check of the documents.

We consider that the lodged documentation for RMA approvals as provided by the applicant may not comply with all of the requirements of section 42 and 43 the Act as it does not appear to provide sufficient detail to satisfy the purpose for which it is required in accordance with section 44 of the Act. We note the following:

Information to satisfy the requirements of clause 5(1)(d) of Schedule 5

This list appears to have been reasonably prepared.

Information to satisfy the requirements of clause 5(1)(h) of Schedule 5

Clause 5(1)(h) requires an assessment of the activity against any relevant provisions in any of the documents listed in subclause (2). Of particular relevance, the documents in subclause (2) where insufficient information appears to have been provided relates to:

(d) a New Zealand coastal policy statement (NZCPS) – noting changes in force from 15 January 2026

(e) proposal regional policy statement

(f) proposed plan

With respect to (2)(d), the AEE references the former (2010) NZCPS.

With respect to (2)(f), a detailed assessment of the objectives and policies does not appear to have been provided with respect of Proposed Plan Change 79 (Transport) Decision Version to the AUP (PC79).

With respect to 2(e) and (f), an assessment of Proposed Plan Change 120 (Housing Intensification and Resilience) to the Auckland Unitary Plan (PC120) does not appear to be provided within the AEE. In particular:

- Assessment against the proposed PC120 Regional policy statement provisions do not appear to have been provided.
- Relevant PC120 Chapter E36 assessment criteria, objectives and policies (with immediate legal effect) have not been assessed.

Information to satisfy the requirements of clause 5(4) of Schedule 5

Clause 5(4) states that a consent application must include an assessment of the activity's effects on the environment that –

(a) includes the information required by clause 6; and

(b) covers the matters specified in clause 7.

Clause 6(1)(e) seeks the identification of persons who may be affected by the activity. Noting that Kindercare are identified under clause 5(1)(d) of Schedule 5 but are not specifically identified as persons who may be affected by the activity. The AEE on page 22 states: *“It is noted that Kindercare will vacate their tenancy prior to the start of demolition of the Downtown Carpark Building”*.

Clause 7(a) must cover any effect on the people in the neighbourhood.

Kindercare are listed as a current tenant of 29 Custom Street West - Aon building), but effects on them have not been assessed. In particular, the following technical assessment reports (noise and vibration and dust / air quality) do not consider the effects on the childcare use (which is particularly sensitive).

Further to the above, with respect of clause 5(4)(a) and information required by clause 6(1)(d), measures appear to be missing from the lodged documentation and the proposed conditions do not appear to address these requirements in sufficient detail, including:

- A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity (Clause 6(1)(d)); and

- Identification of persons who may be affected by the activity and any response to the views of any persons consulted (Clause 6(1)(e)).

Examples are set out in the table below:

Activity / Effect	Deficiency
<p>The Flood Hazard Risk Assessment (Appendix 23 of the lodged application) (which states is to be read in conjunction with the T+T Coastal hazard risk assessment) recommends that adaptation measures to mitigate flood risk should include an emergency response protocol to be provided within a Flood and Coastal Inundation Management Plan.</p> <p>Section 4.4 of the Flood Hazard and Risk Assessment states: <i>“The flood barriers will require regular maintenance throughout their operational life to ensure readiness in the event of the extreme flooding scenario considered. Operation of the flood barriers must be factored into an emergency response plan of the property in the event of flooding.”</i></p>	<p>No Flood (and Coastal Inundation) Management Plan including Emergency Response Plan / Protocol appears to have been provided.</p> <p>The risk assessment recommends that <i>“The emergency response protocol for the property should be aligned with advice provided by the Auckland Emergency Management/Civil Defence departments.”</i></p> <p>The AEE refers to <i>“Opportunities to reduce the consequences of inundation in such circumstances include the use of flood management plan/emergency response protocols including the removing or relocation of assets. Where coastal flood risk may increase with relative sea level rise, (2100 and beyond) further adaptive actions can be considered, enabling the continued safe function of the building, management of risk to hazardous substances and assets within basement areas. Residual risk is therefore considered to be appropriately managed to acceptable levels.”</i></p> <p>Whilst proposed condition 79 requires construction of the proposed flood barrier, condition 112 refers to overland flow path certification, and condition 113 seeks certification of flood protection requirements that are installed, no conditions relating to Flood Management, emergency protocols,</p>

	<p>nor ongoing operation and maintenance of devices appear to be proposed.</p>
<p>As noted above, the AEE does not appear to cover effects on adjoining persons at Kindercare within the assessment of effects.</p>	<p>Currently Kindercare form part of the receiving environment but does not appear to be assessed (for example, within the Air Quality Assessment, Noise and Vibration Assessment). Furthermore, conditions requiring their tenancy to have been vacated prior to commencement of demolition works do not appear to be proposed.</p>
<p>Persons who may be affected by the activity.</p>	<p>The Panel’s attention is drawn to Section 9.0 of the AEE which states:</p> <p><i>“This section of the application is provided in accordance with clauses 5(4), 6 and 7 of Schedule 5 of the FTAA. These provisions require an assessment of the actual or potential effects on the environment. Clause 6 of Schedule 5 sets out information required to assess environmental effects. Clause 7 of Schedule 5 sets out the matters to be covered in the assessment of the environment effects. Appendix 8 identifies the owners and occupiers of the land adjacent to the Project area. The persons identified in Appendix 8 are considered to be the same people who may be affected by the activity (with reference to clause 6(1)(e) of Schedule 5) and are considered in the assessment of effects below relative to the respective disciplines or topics identified.”</i></p> <p>This FTAA proposal follows a similar resource consent application under the Resource Management Act 1991, that was previously publicly notified (but the application subsequently withdrawn). This is outlined in section 3.3 of the AEE. It is noted that a</p>

	<p>number of submissions were received (in respect of the previous RMA consent) from beyond the identified properties as listed in Appendix 8 of the FTAA lodged application documentation.</p> <p>This matter is brought to the Panel's attention for information and completeness purposes only.</p>
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Further to the above, and for completeness, the following table includes examples of information that appears to be missing or not clear within the lodged application documents:

Document	Comments
Records of Title and Interests (Appendix 1)	A summary of the relevant interests on the records of title does not appear to be provided, nor a description of how/whether the proposal impacts the interests/s, or vice versa.
Draft Erosion and Sediment Control Management Plan (Appendix 15)	<ul style="list-style-type: none"> • Page 33 appears to have errors on it (images not displaying). • Page 34 appears blank. • Page 39 (Cut / fill plan) does not appear to display the plans (only some labelling shown).
Consultation Summary (Appendix 21)	<ul style="list-style-type: none"> • An example of a Mana Whenua consultation letter to Ngāti Whanaunga is provided in Attachment 3; and email correspondence with Waikato – Tainui is provided in Attachment 4. Whilst section 3.0 provides a summary of iwi engagement undertaken for the proposal,

	<p>evidence may be required that all relevant mana whenua authorities identified in Auckland Council’s register have been consulted (as is referred has occurred on 16 October 2025), regardless of whether a response was provided or not.</p> <ul style="list-style-type: none"> • The summary of iwi engagement (Table 1) states: "<i>Email correspondence was sent to Ngāti Whanaunga on 16 October 2025. Confirmation that Ngāti Whanaunga would like to be involved in the project was received on 22 October 2025, including advice that a CVA would be Prepared... A draft CVA has been received and the final CVA will be filed with the EPA upon receipt.</i>" • Waikato Tainui confirmed on 20 October 2025 that they would like to be informed of the progress of the project. • Section 2.1.1 states: “<i>A copy of the minutes shared at this pre-application meeting are included in Attachment 1.</i>” These meeting minutes have not been reviewed by Council prior to lodgement.
Air Quality Assessment + Draft Dust Management Plan (Appendix 25)	Appendix A Dust inspection log does not appear to be included.
Draft Hazardous Substances Management Plan (Appendix 32)	Appendix A Site Plan appears to be missing.
	Appendix A Saturn and Sidra Model Results

Demolition + Construction Transport Assessment (Appendix 40)	<ul style="list-style-type: none"> Pages 89-93 does not appear complete / missing information.
	<p>Appendix B Vehicle Tracking Diagrams – Demolition</p> <ul style="list-style-type: none"> Pg 182 appears missing / incomplete. Pg 196 appears missing / incomplete. Some labels on other pages - text not displaying, e.g. page 193.
	<p>Appendix D Vehicle Tracking Diagrams – M Social Service Lane</p> <ul style="list-style-type: none"> Pg 202-203 appears missing / incomplete.
	<p>Appendix E Alternative Bus Route Solutions</p> <ul style="list-style-type: none"> Pg 205 appears to contain an error / does not display correctly.
	<p>Appendix F Vehicle tracking of Bus Diversion Routes</p> <ul style="list-style-type: none"> Pg 213-215 appears missing / incomplete.
Hazardous Substances Assessment (Appendix 43)	<ul style="list-style-type: none"> Appendix A appears to be missing Appendix B is located at Appendix 32 of the AEE
Other matters	

Whilst not considered a matter specifically relating to the completeness check, we consider it appropriate to draw the Panel's attention to the following as it may affect the listed consent matters being applied for and the associated assessments of effects:

- Auckland Unitary Plan (Operative in Part), Chapter H8: Business – City Centre Zone: Building height standard H8.6.2 (2) outlines the following:

(1) The height of a building must not exceed the limits shown on Map H8.11.3.

(2) Where height limits shown on Map H8.11.3 and Map H8.11.4 overlap, the lowest height limit applies as the first level of control.

The Rules Assessment (Appendix 22) lodged as part of this FTAA application considers H8.6.2(1).

However H8.6.2(2) does not appear to be considered. In particular, this clause refers the reader to Map H8.11.4 which sets the lower height limit for this site by the Quay Street Harbour Edge (Height Control Plane) and also by the Sunlight Admission Control (St Patricks Square); we consider this may have implications for the assessment of effects, for example the Landscape Assessment.

Specific questions relating to this application in accordance with section 30 of the Act.

Regarding the specific question relating to this application in accordance with section 30 of the Act, I can confirm that the written notice prepared by Council dated 3 November 2025 and titled "PRR00043070 - Response to Notification under Section 30 of the Fast-track Approvals Act 2024" - remains accurate and final at the time of receiving this s46 consultation letter dated 7 January 2026 in respect of FTAA-2512-1158.

2. Consultation with the Heritage New Zealand Pouhere Taonga as the administering agency for the following approvals under the Heritage New Zealand Pouhere Taonga Act 2014:

- Archaeological authority and an approval for person to carry out activity (section 42(4)(i) of the Act)

Feedback from Heritage New Zealand Pouhere Taonga (HNZPT)

HNZPT confirms that all documentation has been provided that is required for an archaeological authority application.

