
MINUTE 8 OF THE EXPERT PANEL
Draft conditions

Downtown Carpark Site Development [FTAA-2512-1158] (Application)
(8 July 2026)

[1] Pursuant to 70(1) of the FTAA the Panel directs the EPA to provide a copy of the attached draft conditions to the persons specified in that section and to invite them to provide comment as follows:

- (a) All persons invited to comment under section 53 of the FTAA – by midnight on 16 July 2026; and
- (b) The Applicant – by midnight on 23 July 2026.

[2] Pursuant to section 70(2) of the FTAA, a draft of the Panel’s decision document relating to the draft approvals is also attached.

[3] Pursuant to section 72 of the FTAA, the Panel seeks comment on the draft decision and conditions from:

- (a) The Minister for Māori Crown Relations: Te Arawhiti; and
- (b) The Minister for Māori Development,
by midnight on 23 July 2026.

[4] The Panel notes that it has used the latest version of the conditions provided by the applicant following the information request process that was completed as the ‘starting point’ for its draft conditions. The Panel has not sought to update the

numbering or format of those conditions in order to enable the parties commenting to navigate that document with a degree of familiarity. However, the final condition set to be issued will be updated to consistent sequential numbering of paragraphs and sub-paragraphs.

[5] The Panel's draft conditions have been provided in Microsoft Word and all parties providing comments on them are requested to use the reviewing tools to provide their comments on the draft conditions.

[6] Finally, the Panel notes that it has endeavoured to provide preliminary reasons for its approach to the draft conditions where the conditioning outcomes sought were disagreed as between the Applicant and other parties, including the Council and Auckland Transport. This involved identifying the material unresolved condition issues/approaches, rather than going through every drafting difference with a 'fine-tooth comb'. Parties should not feel constrained in the comments they make on the Panel's draft conditions (e.g., drafting detail), but are nonetheless requested to take into account the Panel's preliminary findings on the material condition issues in dispute.

[7] All enquiries about the matters set out in this minute should be forwarded to Jessie Richardson, Application Lead, who can be contacted at info@fasttrack.govt.nz

A handwritten signature in blue ink, appearing to read 'KRM Littlejohn', with a long horizontal flourish extending to the right.

Kitt R M Littlejohn

Expert Panel Chair