



FTAA-2512-1158 - Downtown Car Park Site Development - Council Request Amendments to Decision Documents Under S89 of the FTAA



Comments 28.8.pdf;

To the Expert Panel,

This email relates to requested minor corrections to the final decision, issued on 5 August 2026 under s88(1) of the FTAA.

Under section 89, the Panel may issue an amendment to a decision to correct minor mistakes or defects within 20 working days after issuing a decision.

The Council notes that the Applicant has undertaken and requested amendments to the wider condition set. The council's comments (attached) focus on the listed 'Table of Reports' (Attachment 1) and listed 'Drawings' (Attachment 2) that are referred to in Condition 1 of the decision.

The attached documents (Word and PDF versions) include the commentary and reason(s) for the request(s) for amendments. These comments have been previously shared with the Applicant's planning agents, with comments included.

The Applicant's planning agents are also copied to this email.

Thank you for the opportunity to review and comment.

Ngā mihi | Kind regards,

Sarah Wilson | Senior Planner
Division of Planning & Resource Consents | City Centre Team

135 Albert Street, Auckland Central

Note: My work pattern is a 36 hour week. I work from home on Mondays, Thursdays and Fridays and I am available between 9am and 3pm. I am in the office on Tuesdays and Wednesdays working standard hours.



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**FTAA-2512-1158 – Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki -
Conditions of RMA Consents**

ATTACHMENT 1: TABLE OF REPORTS

Report title and reference	Author	Rev	Dated
Downtown Carpark Site Development Fast-track Approvals Act Substantive Application 17782	Barker & Associates		18 December 2025
Architecture & Landscape Report	Warren and Mahoney	<u>CB</u>	<u>03/10/25</u> <u>21 May 2026</u>
9234 Downtown Carpark Redevelopment <u>Section 67 Request for Information</u>	Warren and Mahoney	-	2 April 2026
Downtown Carpark Site Development Te Pūmanawa O Tāmaki	Haumi (NZ)	-	-
Downtown Carpark Site Development Urban Design Assessment	McIndoe Urban	-	06 November
MUL Urban Design Memo #15: Urban Design Response to Auckland Council Urban Design Feedback	McIndoe Urban	-	30 March 2026
<u>Section 53 Comments - Response</u>	<u>Warren and Mahoney</u>		<u>20 May 2026</u>
Downtown Carpark Site Development Landscape Assessment 5024 / C2_	Isthmus	-	<u>06/11/2025</u> <u>November 2025</u>
<u>Downtown Carpark Site Development,</u> <u>Appendix B to the Landscape Assessment,</u> <u>FTAA Application Rev B</u>	<u>Isthmus</u>	<u>B</u>	<u>03/11/2025</u>
<u>Fast-Track Approval Application - Visual</u> <u>Study</u>	<u>Warren and Mahoney</u>	<u>A</u>	<u>21 October 2025</u>
Downtown Carpark Site Development Construction Noise And Vibration Management Plan Rp 007 20230126	Marshall Day Acoustics	-	20 May 2026
Downtown West Acoustic Assessment Addendum	Marshall Day Acoustics	-	1 April 2026
Operational Integrated Transport Assessment R5D251107	Flow Transportation Specialists	-	07 November 2025
Downtown Carpark Site Development Draft Construction Management Plan	RCP and Pier Property Corporation	4	9/10/2025
Draft Erosion Sediment Control Plan 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Downtown West Redevelopment Erosion and Sediment Control Management Plan Addendum 1016043.2000	Tonkin + Taylor	-	2 April 2026
Preliminary Detailed Site Investigation Report 1016043.1000 v2	Tonkin + Taylor	2	6 November 2025

Commented [SW1]: For clarity given the size of the
Landscape Assessment

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Report title and reference	Author	Rev	Dated
Downtown Weste Development Geotechnical Addendum Report 1016043.2000	Tonkin + Taylor	-	7 April 2026
Draft Contamination Site Management Plan 1016043.2000 v2	Tonkin + Taylor	2	November 2025
Arboricultural Assessment	Peers Brown Miller	-	4/11/25
Infrastructure Concept Design Report 1016043.1000 v1	Tonkin + Taylor	1	November 2025
On-Site Storage / Off-Peak Pumping 1016043.2000-3050	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Nelson St 1016043.2000-3051	Tonkin + Taylor	1	06/11/25
Pump Station And Rising Main To Wellesley St West 1016043.2000-3052	Tonkin + Taylor	1	06/11/25
Private Rising Main Through Precinct Land 1016043.2000-3053	Tonkin + Taylor	1	06/11/25
Standard Details 1016043.2000-3400	Tonkin + Taylor	2	06/11/25
Draft Operational Waste Management Plan 3-C2490.01	WSP	03	12 May 2026
Consultation Summary Report	Barker & Associates	-	18 December 2025
Flood Hazard and Risk Assessment 1016043.2000 v7	Tonkin + Taylor	7	07/11/2025
Downtown Carpark Redevelopment - Section 67 request Coastal and flood hazard response 1016043.2000	Tonkin + Taylor	-	7 April 2026
Air Quality Assessment 1016043.2000 v3.0	Tonkin + Taylor	3	November 2025
Dust Management Plan 1016043.1000 v2.0	Tonkin + Taylor	3	June 2026
Response to s53 Comments Regarding Air Quality	Tonkin + Taylor	-	21 May 2026
Draft Construction Traffic Management Plan R6C251406_R6D260518	Flow Transportation Specialists		06 November 2025 21 May 2026
SECTION 53 RESPONSES AND SUMMARY OF TRANSPORT MATTERS	Flow Transportation Specialists	-	21 May 2026
Draft Construction Noise and Vibration Management Plan Rp-007-20230126	Marshall Day Acoustics	-	6 November 2025
Downtown Carpark Site Development – Response to fast track comments on acoustics	Marshall Day Acoustics	-	20 May 2026

Commented [SW2]: This is a plan not a report. It relates to the on-site wastewater storage option. If kept, it is recommended that it be listed under Attachment 2.

Commented [SW3]: See comments below.

Commented [SW4]: Similar comment to the below. This is a plan not a report. It is a wastewater option (1b).

Commented [SW5]: This is a drawing not a document. It relates to Wastewater Options that were provided for feasibility discussion and were not confirmed to form part of the consent. Therefore it is requested that these are not referenced / that the development does not need to be carried out in accordance with this.

Commented [SW6]: This is a plan not a report. It was not provided as part of the set to be stamped by the applicant. It relates to Wastewater which was requested not to be included as part of the stamped plan set. This particular 'drawing' just provides a drawing schedule list. Suggest deletion.

Commented [SW7]: This version was superseded by the 20 May version listed on the page above.

FTAA-2512-1158 – Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki - Conditions of RMA Consents

Report title and reference	Author	Rev	Dated
Environmental Winds Report 145828.16	Holmes NZ LP	ISSUE	29 October 2025
Downtown Carpark Site Development Environmental Winds S67 RFI 145828.16	Holmes NZ LP	-	14 April 2026
Draft Servicing and Loading Management Plan	Flow Transportation Specialists		21 May 2026
Draft Hotel Pick-Up and Drop-Off Management Plan	Flow Transportation Specialists		21 May 2026
Draft Managed Access Service Arrangement Plan (M Social)	Flow Transportation Specialists		03 November 2025
Draft Hazardous Substances Management Plan – Downtown West 1016043.2000 v1	Tonkin + Taylor	1	November 2025
Groundwater Assessment Report 1016043.2000-RPT-GT-001	Tonkin + Taylor	3.1	Nov 2025
Draft Groundwater and Settlement Monitoring and Contingency Plan 1016043.2000 v6.0	Tonkin + Taylor	6.0	May 2026
Downtown Carpark Development, Auckland: Fast Track Archaeological Assessment	Clough & Associates		October 2025
Draft Archaeological Management Plan: Downtown Carpark Development, Auckland Fast Track	Clough & Associates		October 2025
Downtown West Development Fast Track Application Economic Impact Overview 52492.10	Property Economics		November 2025
Re: Downtown Carpark Site Development Fast-track Economic Impact Assessment	Property Economics	-	7 April 2026
RE: Response To Auckland Council Economic Review Of The Downtown Carpark Site Development Application Under The Fast-Track Approvals Act 2024 52492.15	Property Economics	-	18 May 2026
St Patrick's Square Public Space Audit Summary Report	Barker & Associates	-	4 September 2025
Acoustic Assessment of Effects Rp 006 20230126	Marshall Day Acoustics.	-	6 November 2025
Acoustic Assessment Addendum 20230126	Marshall Day Acoustics.		1 April 2018
Downtown Carpark Site Development – Response to fast track comments on acoustics, 20230126	Marshall Day Acoustics.	-	20 May 2026
CPTED Assessment 14987	Barker & Associates		28/10/2025
Downtown Carpark Site Development Project - CPTED Review of Auckland Council Comments	Barker & Associates		21 May 2026

Commented [SW8]: For clarity, this was provided as part of the S55 Response

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Report title and reference	Author	Rev	Dated
Demolition and Construction Transport Assessment R4C251106	Flow Transportation Specialists		06 November 2025
Downtown Carpark Site Development FTAA Addendum Transport Report	Flow Transportation Specialists	-	7 April 2026
Report regarding the needs for a Porte cochere, including a pick-up and drop-off facility for a proposed hotel in Auckland, NZ.	THSA - Hotel Advisors		4 November 2025
Asbestos Management Plan 60607392	AECOM New Zealand	2	07 February 2020
Hazardous Substances Assessment – Diesel storage for back-up generation - Downtown West 016043.2000 v1	Tonkin + Taylor	1	November 2025
Downtown West Development Hazardous substances addendum report 1016043.2000	Tonkin + Taylor	1	2 April 2026
Coastal hazard and risk assessment 1016043 v3	Tonkin + Taylor	3	07/11/2025
Flood Barrier Management Plan 1016043.2000	Tonkin + Taylor	2	21 May 2026
St Patrick's Square Analysis - Detailed Shading Analysis Summary - T1	Warren and Mahoney	-	October 2025
St Patrick's Square Analysis - Detailed Shading Analysis Summary – T2	Warren and Mahoney	-	October 2025
Downtown Carpark Site Development [FTAA-2512-1158] - Planning Addendum	Barker & Associates Limited	-	7 April 2026
Downtown Carpark Site Development FTAA -2512-1158 - Response to Healthy Waters Technical Memo, 1016043.2000-MEN-FTAA-HW.v1	Tonkin + Taylor	-	19 May 2026
Downtown Carpark Site Development – Response to M-Social structural consultant Structus final memorandum contained in the Fast Track Application Act (FTAA) submission.	Homes NZ LP		19 May 2026
Downtown Carpark Site Development Geotechnical Response to FTAA Submissions, 1016043.2000	Tonkin + Taylor		21 May 2026
Downtown Carpark Site Development FTAA Wind Engineering Response to Comments, 145828.16	Holmes NZ LP	-	20 May 2026
Downtown Carpark Site Development (Fast-track Application) – Response to EPA Fast-track Process s53 comments (landscape), 5024	Isthmus Group Ltd (IGL)	-	20 May 2026
Downtown Carpark Redevelopment Project Urban Design Response to EPA Fast Track Process s53 comments, MUL Urban Design Memo #17	McIndoe Urban	-	19 May 2026
Response to comments on the Downtown Carpark Site Development – Ngati	Precinct Properties New Zealand Limited		19 May 2026

Commented [SW9]: As indicated in the footnote on the document.

Commented [SW10]: These sit at the end of the Shading analysis (Appendix 9E Part 3). Those shading analysis drawings are listed under the drawings heading. However as these documents provide analysis they are better located under the 'drawings' heading. They are important to list as they informed assessment of shading effects to this square.

Commented [SW11]: The documents listed below were provided by the Applicant as part of their S55 Response. Some are already listed in the draft decision, but the below were not included.

Commented [SW12]: This document is referred to in conditions also

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Report title and reference	Author	Rev	Dated
Whanaunga			
Response to Economic and Planning Comments of the Council	Ngati Whatua Orakei Whai Rawa		20 May 2026
Response to Council Landscape Architect comments	Precinct Properties New Zealand Limited		20 May 2026
Downtown Carpark Site Development [FTAA-2512-1158] – Response to Planning Comments Received	Barker & Associates Limited		21 May 2026

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ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
<i>Drawings – Architecture</i>			
Render 01 FTA-00-201	Warren and Mahoney	B	03/10/25
Render 02 FTA-00-202	Warren and Mahoney	B	03/10/25
Render 03 FTA-00-203	Warren and Mahoney	B	03/10/25
Render 04 FTA-00-204	Warren and Mahoney	B	03/10/25
Render 05 FTA-00-205	Warren and Mahoney	B	03/10/25
Render 06 FTA-00-206	Warren and Mahoney	B	03/10/25
Render 07 FTA-00-207	Warren and Mahoney	B	03/10/25
Render 08 FTA-00-208	Warren and Mahoney	B	03/10/25
Render 09 FTA-00-209	Warren and Mahoney	B	03/10/25
Render 10 FTA-00-210	Warren and Mahoney	B	03/10/25
Render 11 FTA-00-211	Warren and Mahoney	B	03/10/25
Render 12 FTA-00-212	Warren and Mahoney	B	03/10/25
Render 13 FTA-00-213	Warren and Mahoney	B	03/10/25
Project Location Plan FTA-01-001	Warren and Mahoney	C	03/10/25
Existing Site Plan FTA-02-001	Warren and Mahoney	C	03/10/25
Proposed Site Plan FTA-05-001	Warren and Mahoney	C	03/10/25
Tower Floor Plate Dimensions above 28m FTA-05-003	Warren and Mahoney	C	03/10/25
Mean Street Level Plan FTA-05-005	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Sub Basement FTA-10-095	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Basement 04 FTA-10-096	Warren and Mahoney	DC	03/10/25 19/05/26
General Arrangement – Floor Plan – Basement 03 FTA-10-097	Warren and Mahoney	DC	03/10/25 19/05/26
General Arrangement – Floor Plan – Basement 02 FTA-10-098	Warren and Mahoney	DC	03/10/25 19/05/26
General Arrangement – Floor Plan – Basement 01 FTA-10-099	Warren and Mahoney	DC	03/10/25 19/05/26
General Arrangement – Floor Plan – Level 00 FTA-10-100	Warren and Mahoney	DC	03/10/25 19/05/26
General Arrangement – Floor Plan – Level 01 FTA-10-101	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 02 FTA-10-102	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 03 FTA-10-103	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 04 FTA-10-104	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 05 FTA-10-105	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – Level 06 FTA-10-106	Warren and Mahoney	C	03/10/25

Commented [SW13]: These updated drawings introduced changes to accessible car parking during FTAA consideration. No overall changes to car parking.

Commented [B&A13R2]: We've picked up these changes too

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Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – Level 07 FTA-10-107	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 08 & 08M FTA-10-201	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 09 & 10 FTA-10-202	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 11 & 12 FTA-10-203	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 13 & 14 FTA-10-204	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 15 & 16 FTA-10-205	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 17 & 18 FTA-10-206	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 19 & 20 FTA-10-207	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 21 & 22 FTA-10-208	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 23 & 24 FTA-10-209	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 25 & 26 FTA-10-210	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 27 & 28 FTA-10-211	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 29 & 30 FTA-10-212	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 31 & 32 FTA-10-213	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 33 & 34 FTA-10-214	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 35 & 36 FTA-10-215	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 37 & 38 FTA-10-216	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 39 & 40 FTA-10-217	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 41 & 42 FTA-10-218	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 43 & 44 FTA-10-219	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 45 & 46 FTA-10-220	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 47 & 48 FTA-10-221	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 49 & 50 FTA-10-222	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 51 & 52 FTA-10-223	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T1 Level 53 & Parapet FTA-10-224	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 07M & 08 FTA-10-301	Warren and Mahoney	C	03/10/25

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Plan title and reference	Author	Rev	Dated
General Arrangement – Floor Plan – T2 Level 09 & 10 FTA-10-302	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 11 & 12 FTA-10-303	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 13 & 14 FTA-10-304	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 15 & 16 FTA-10-305	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 17 & 18 FTA-10-306	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 19 & 20 FTA-10-307	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 21 & 22 FTA-10-308	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 23 & 24 FTA-10-309	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 25 & 26 FTA-10-310	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 27 & 28 FTA-10-311	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 29 & 30 FTA-10-312	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 31 & 32 FTA-10-313	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 33 & 34 FTA-10-314	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 35 & 36 FTA-10-315	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 37 & 38 FTA-10-316	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 39 & 40 FTA-10-317	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 41 & 42 FTA-10-318	Warren and Mahoney	C	03/10/25
General Arrangement – Floor Plan – T2 Level 43 & 44 FTA-10-319	Warren and Mahoney	C	03/10/25
General Arrangement – Elevation & Section Key Plan FTA-20-000	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-001	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-002	Warren and Mahoney	C	03/10/25
Site Elevations FTA-21-003	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-001	Warren and Mahoney	C	03/10/25
Tower 01 – Building Elevations FTA-22-002	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-003	Warren and Mahoney	C	03/10/25
Tower 02 – Building Elevations FTA-22-004	Warren and Mahoney	C	03/10/25
Podium 03 – Building Elevations FTA-22-005	Warren and Mahoney	<u>DG</u>	03/10/25 19/05/26

Commented [SW14]: Includes wind screen added during FTAA consideration

Commented [B&A14R2]: As above.

**FTAA-2512-1158 – Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki -
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Plan title and reference	Author	Rev	Dated
Street Elevations FTA-23-001	Warren and Mahoney	<u>DG</u>	03/10/25 <u>19/05/26</u>
Street Elevations FTA-23-002	Warren and Mahoney	C	03/10/25
Street Elevations FTA-23- 004,003	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-001	Warren and Mahoney	C	03/10/25
Site Sections FTA-31-002	Warren and Mahoney	C	03/10/25
Street Sections FTA-32-001	Warren and Mahoney	C	03/10/25
Street Sections FTA-32-002	Warren and Mahoney	C	03/10/25
Tower 2 – Apartment Schedule FTA-82-001	Warren and Mahoney	C	03/10/25
Drawings – Landscape			
Landscape Concept Ground Level Plan Existing Context L01.003	Warren and Mahoney	<u>J↓</u>	03/10/25 <u>21/05/26</u>
Landscape Concept Combined Levels Plan Existing Context L01.004	Warren and Mahoney	<u>J↓</u>	03/10/25 <u>21/05/26</u>
Levels Strategy L01.005	Warren and Mahoney	<u>J↓</u>	03/10/25 <u>21/05/26</u>
Landscape Concept Te Urunga Hau L01.101	Warren and Mahoney	<u>HG</u>	03/10/25 <u>21/05/26</u>
Landscape Concept Aon Podium L01.102	Warren and Mahoney	G	03/10/25
Landscape Sections Te Urunga Hau L20.101	Warren and Mahoney	<u>G F</u>	03/10/25 <u>21/05/26</u>
Landscape Sections Te Urunga Hau L20.102	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.103	Warren and Mahoney	F	03/10/25
Landscape Sections Te Urunga Hau L20.104	Warren and Mahoney	F	03/10/25
Landscape Concept Roof Terrace L01.103	Warren and Mahoney	G	03/10/25
Drawings – Demolition			
Demolition Axonometric – Carpark FTA-04-001	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (North) FTA-04-101	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Basement Level (South) FTA-04- 102	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Ground Level (North) FTA-04-103	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Ground Level (South) FTA-04-104	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (North) FTA-04-105	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper First Level (South) FTA-04-106	Warren and Mahoney	C	03/10/25

Commented [SW15]: Includes wind screen added during FTAA consideration

Commented [B&A15R2]: As above.

Commented [SW16]: Typo - there is no 004

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Plan title and reference	Author	Rev	Dated
Demolition Plan – Carpark Upper Third Level (North) FTA-04-107	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Upper Level 3 (South) FTA-04-108	Warren and Mahoney	C	03/10/25
Demolition Plan – Carpark Level 8 (Roof) FTA-04-109	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Upper Basement and HSBC L3 FTA-04-110	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon Plaza and HSBC L3 FTA-04-111	Warren and Mahoney	C	03/10/25
Demolition Plan – Aon L2 and HSBC L7 L3 FTA-04-112	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark West and South FTA-04-201	Warren and Mahoney	C	03/10/25
Demolition Elevations – Carpark East and North FTA-04-202	Warren and Mahoney	C	03/10/25
Demolition Elevations – Aon and HSBC East and South FTA-04-203	Warren and Mahoney	C	03/10/25
Demolition Elevations – Pedestrian Foot Bridge FTA-04-204	Warren and Mahoney	C	03/10/25
Demolition Elevations – Overpass Ramp FTA-04-205	Warren and Mahoney	C	03/10/25
Demolition Cross Sections – Carpark FTA-04-301	Warren and Mahoney	C	03/10/25
Demolition Longitudinal Sections – Carpark FTA-04-302	Warren and Mahoney	C	03/10/25
Demolition Sections – Aon and HSBC Laneways FTA-04-303	Warren and Mahoney	C	03/10/25
<i>Drawings – Shading Analysis</i>			
City Scape Shading Analysis Spring Equinox Sep 23 - 0700-1200 FTA-81-001	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Spring Equinox Sep 23 - 1300-1800 FTA-81-002	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 0700-1200 FTA-81-003	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1300-1800 FTA-81-004	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Summer Solstice Dec 21 - 1900-2000 FTA-81-005	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 0800-1300 FTA-81-006	Warren and Mahoney	D	17/10/25
City Scape Shading Analysis Winter Solstice Jun 21 - 1400-1700 FTA-81-007	Warren and Mahoney	D	17/10/25

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Conditions of RMA Consents**

Plan title and reference	Author	Rev	Dated
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1000-1115 FTA-81-010	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1130-1245 FTA-81-011	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Spring Equinox Sep 23 - 1300-1400 FTA-81-012	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1000- 1115 FTA-81-013	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1130- 1245 FTA-81-014	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Summer Solstice Dec 21 - 1300-140 FTA-81-015	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1000-1115 FTA-81-016	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1130-1245 FTA-81-017	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Winter Solstice Jun 21 - 1300-1400 FTA-81-018	Warren and Mahoney	D	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1000-1115 FTA-81-019	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 1130-1245 FTA-81-020	Warren and Mahoney	A	17/10/25
St Patrick's Sq Shading Analysis Jul 29 - 1300-1400 FTA-81-021	Warren and Mahoney	A	17/10/25
Urban Room Shading Analysis Spring Equinox Sep 23 - 1000-1500 FTA-81-022	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Summer Solstice Dec 21 - 1000- 1500 FTA-81-023	Warren and Mahoney	D	17/10/25
Urban Room Shading Analysis Winter Solstice Jun 21 - 1000-1500 FTA-81-024	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 0800-1600 FTA-81-025	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Spring Equinox Sep 23 - 1700-1700 FTA-81-026	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 0630- 1330 FTA-81-027	Warren and Mahoney	D	17/10/25

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Plan title and reference	Author	Rev	Dated
Urban Room 3D Shading Analysis Summer Solstice Dec 21 - 1400-1600 FTA-81-028	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 0900-1630 FTA-81-029	Warren and Mahoney	D	17/10/25
Urban Room 3D Shading Analysis Winter Solstice Jun 21 - 1700-1700 FTA-81-030	Warren and Mahoney	D	17/10/25
Drawings – Infrastructure Design			
General			
Drawing List and Locality Plan 1016043.2000-0001	Tonkin + Taylor	2	06/11/25
General Notes and Legends 1016043.2000-0010	Tonkin + Taylor	2	06/11/25
Overall Services Plan 1016043.2000-0020	Tonkin + Taylor	2	06/11/25
Overall Roading Plan 1016043.2000-0021	Tonkin + Taylor	2	06/11/25
Earthworks			
Cut And Fill Plan 1016043.2000-1100	Tonkin + Taylor	1	06/11/25
Water			
Connections 1 and 2 1016043.2000-2100	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-2400	Tonkin + Taylor	2	06/11/25
Stormwater			
Network 1 - Sheet 1 1016043.2000-4100 2	Tonkin + Taylor	2	06/11/25
Network 1 - Sheet 2 1016043.2000-4101 2-	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-4400	Tonkin + Taylor	2	06/11/25
Roading			
Proposed Roading Plan – Sheet 1 1016043.2000-6100	Tonkin + Taylor	2	06/11/25
Proposed Roading Plan – Sheet 2 1016043.2000-6101	Tonkin + Taylor	2	06/11/25
Typical Sections 1016043.2000-6200	Tonkin + Taylor	2	06/11/25
Standard Details 1016043.2000-6400	Tonkin + Taylor	2	06/11/25

Commented [SW17]: The design changed. This plan provides the references to the plans below that are also out of date / do not reflect the consent as approved (no PUDO). Suggest this is deleted.

Commented [SW18]: These drawings reflect the previous proposal i.e. do not include the PUDO and associated vehicle crossings - suggest these are deleted. Sheet 1 and Sheet 2

Commented [SW19]: Suggest these are deleted - they are standard details or provide no relevant information.

