

---

### MINUTE 3 OF THE EXPERT PANEL

Invitations to comment

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

---

[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2024 (the **FTAA**)<sup>1</sup>. The Expert Panel (**Panel**) notes that undertook a site and locality visit prior to issuing this minute.

#### Persons who must be invited

[2] In accordance with section 53(2), the Panel must invite comments from the persons listed in sections 53(2)(a) to (n) where relevant. In this regard, the Panel records that sections 53(2)(e) to (g) are not relevant.

[3] **Appendix 1** lists the prescribed persons relevant to this project from whom comments must be invited.

[4] The Panel also records that:

- (a) Auckland Council is the relevant local authority pursuant to section 53(2)(a); and
- (b) In addition to the Minister for the Environment, the Panel considers

---

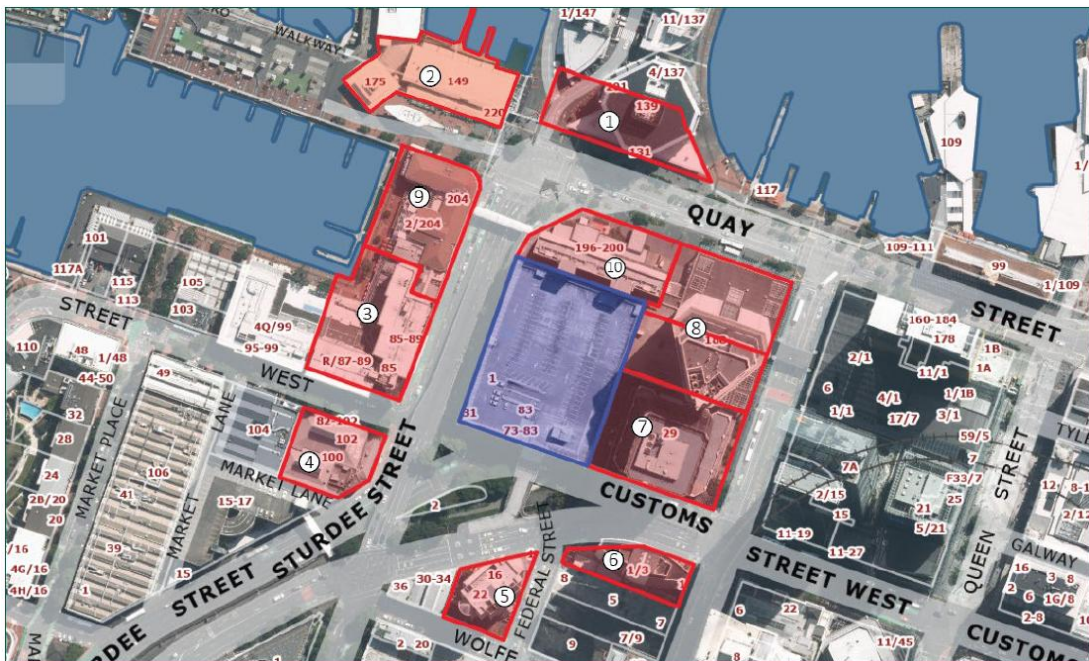
<sup>1</sup> References in this minute to sections, schedules and clauses are references to sections, schedules and clauses of the Fast-track Approvals Act 2025 (the **FTAA**).

that the ministerial portfolios for Arts, Culture and Heritage, Economic Growth, Māori Development and Regional Development are relevant, and their respective Ministers should be invited to comment under section 53(2)(j).

### Owners and occupiers of adjacent land

[5] Sections 53(2)(h) and (i) state that the owners and occupiers of land to which the Application relates, and the land adjacent to that land, must be invited to comment.

[6] Section 5.4 and Appendix 8 of the *'Downtown Carpark Site Development - Fast-track Approvals Act Substantive Application – AEE and Statutory Analysis'* dated 18 December 2025 (AEE), identifies the names and addresses of owners and occupiers of the development site and of the land adjacent to that site. Figure 1 in Appendix A of the AEE was as follows (purple being the development land, red being land considered adjacent):



[7] In its *Memorandum on invitations to comment (ICM)* to the Panel<sup>2</sup>, the EPA also provided an assessment of the owners and occupiers of the development site land the land adjacent to it, which was based on a Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*. Its plan of these areas looked like this:



[8] From our review of both analyses it is clear that the AEE and the ICM take a differing approach to identifying ‘the land to which the substantive application relates’. This leads to a different starting point for identifying the owners and occupiers of ‘adjacent land’ to be invited to comment. As the difference, in terms of who must be invited, is relatively substantial, it is necessary for us to consider this aspect of section 53(2) and reach a view.

[9] The ICM’s approach to this issue is based on the premise that ‘the land to which the substantive application relates’ comprises the whole of the legally described land parcels at 2 Lower Hobson Street, 29 Customs Street West, 188 Quay Street and 204 Quay Street, all of which are referenced in the Application. As these land parcels comprise almost the whole block bounded by Quay Street, Lower Hobson Street, Customs Street West and Lower Albert Street, as well as the property at 204 Quay Street, from which the pedestrian bridge connection will

---

<sup>2</sup> Dated 23 March, 2026.

be removed as part of the project, the land considered by the ICM to be ‘adjacent’ is therefore quite extensive.

[10] We invited the applicant to consider the EPA’s approach to identifying ‘the land to which the substantive application relates’<sup>3</sup> and its counsel filed a memorandum in response on 31 March 2026. In this memorandum, counsel contend that the relevant land for the purposes of sections 53(2)(h) and (i) is simply the private land on which works proposed by the Application would take place and because the work proposed at 29 Customs Street West (AON building), 188 Quay Street (HSBC building) and 204 Quay Street (Auckland Harbour Boards Workshops) is only minor, cross-boundary, connection works, or reinstatement work, it is not appropriate to treat the whole of those parcels as being land to which the Application relates.

[11] We observe that the FTAA only requires an application for a resource consent under the Resource Management Act 1991 (**RMA**) (other than a subdivision or reclamation consent) to include ‘*a description and map of the site at which the activity is to occur*’<sup>4</sup>. “Site” is not defined in the FTAA and there is no explicit requirement that legal descriptions of land must be supplied. No doubt such information will be useful as a means of describing ‘the site at which the activity is to occur’. But in the absence of a requirement for the application site to be formally defined by legal parcel references, we consider a more activity-focused approach can be adopted when it comes to identifying ‘the land to which the substantive application relates’ and thus the owners and occupiers of land adjacent to that land.

[12] In this case, we do not consider that the minor building works required at the boundaries of 2 Lower Hobson Street with 29 Customs Street West and 188 Quay Street, and the reinstatement works proposed at 204 Quay Street, make the whole of those latter three land parcels ‘land to which the substantive application

---

<sup>3</sup> Request for information dated xxx.

<sup>4</sup> FTAA, Schedule 5, Clause 5(1)(b).

relates'. It follows that we agree with the approach to identifying 'the land to which the substantive application relates' put forward by the applicant's counsel.

[13] We must next determine the extent of the '*land adjacent to [the land to which the substantive application relates]*'.

[14] As they share a property boundary with the development site, we are satisfied that the properties at 29 Customs Street West (AON building), 188 Quay Street (HSBC building) and 196-200 Quay Street (M Social Hotel building) are directly adjacent and the owners and occupiers of those properties must be invited to comment, subject to reasonable enquiry being exhausted as to the identification of occupiers (refer section 53(2)(i)).

[15] Both the AEE and the ICM extend the measure of adjacency to properties that share a façade or 'line of sight' with the development site, but which are separated from it by a road corridor. We are satisfied with this approach and the identification of the properties at 85 Customs Street West, 100 Customs Street West, 16-22 Fanshawe Street, 1 Albert Street and, by a small margin, 175 Quay Street, as adjacent. Applying the same physical circumstances used to identify these properties as 'adjacent' though, the Panel considers that the properties at 30, 32 and 34-36 Fanshawe Street are also adjacent, and their owners and occupiers must be invited to comment.

[16] The Panel questions why the property at 139 Quay Street has been identified as 'adjacent' to the development site. It does not directly share a façade face with the development site, is some distance from it over a wide and busy road, pedestrian and cycle corridor, and the M Social Hotel building is a substantial intervening structure between it and the development site. However, as the applicant has consulted with the owner of this property and appears to be content for it to be treated as 'adjacent', we are prepared to treat it as adjacent as well for the purposes of section 53(2)(h) and (i).

[17] The Panel therefore determines that those owners and occupiers listed in

**Appendix 3** should be invited to comment on the Application. **Appendix 2** includes a map of the adjacent land and Appendix 3 lists the owners and occupiers of that land (to the extent that they have been able to be identified).

### **Section 53(3) of the FTAA**

[18] Section 53(3) of the FTAA gives the Panel discretion to invite comments from “*any other person the panel considers appropriate*”.

[19] In relation to this discretion the Panel Conveners’ *Practice and Procedure Guidance* note, dated 22 July 2025, states:

11.3 The Panel Conveners recommend that panels take a principled approach to the exercise of the discretion in section 53(3). The panel should consider the following matters when determining whether to invite other persons to provide comment:

- (a) the purpose of the Act and the procedural principles set out in section 10;
- (b) any relevant aspect of the public or community interest that requires consideration;
- (c) the comprehensiveness and quality of the applicant's technical information and how the applicant has addressed the issue of consultation;
- (d) the likely extent of local authority participation in the application process;
- (e) whether the activity would otherwise be prohibited under relevant legislation
- (f) whether the application is for a project that has been previously declined under another statutory process;
- (g) whether the application is likely to involve novel or contentious legal or disputed factual issues; and
- (h) any other matter that, in the opinion of the Panel, ought to be considered.

11.4 The Panel Conveners recommend that panels consider inviting the Parliamentary Commissioner for the Environment where the project engages or is likely to engage the Commissioner's statutory functions.<sup>7</sup>

[20] The ICM from the EPA included an Appendix 2 which listed persons that ‘may be invited to comment’. This list included Docklands Management Limited<sup>5</sup>, other parties with whom the applicant consulted about the Application, as well as other Māori groups identified in the section 18 report received by the EPA. The ICM’s recommendation was that the Panel give consideration to inviting these

---

<sup>5</sup> A person identified as ‘adjacent’ by the applicant, but not the EPA.

persons to comment under section 53(3).

[21] We have considered the persons listed in Appendix 2 of the ICM and record as follows:

- (a) Docklands Management Limited (**DML**) was consulted by the applicant during the development of the Application, apparently on the basis that it was a neighbouring property owner. However, that appears not to be the case<sup>6</sup>. The relevant property owner for the land at 139 Quay Street is Dockland Shed Leases Limited, who is to be invited to comment as an owner of land treated as adjacent to the development site under section 53(2). We note that Docklands Management Limited has written separately to the Panel requesting that it be invited to comment under section 53(3). We address that request below.
- (b) In addition to the persons to be invited under sections 53(2)(a), (j) and (l), we consider it appropriate to invite Auckland Transport (as the Auckland Council Controlled organization responsible for providing and maintaining Auckland's transport services and infrastructure) and Watercare Services Limited to comment, on the grounds that the Application affects public infrastructure in which these persons have an interest, and because the applicant engaged with them also.
- (c) In addition to the tangata whenua representative entities to be invited to comment under sections 53(2)(b), (c) and (d), we consider it appropriate to invite the two other Māori groups identified in the section 18 report<sup>7</sup>.

---

<sup>6</sup> It is a property management company situated at Level 1, Shed 19a, 137 Quay Street (refer Letter to panel from Janette Campbell, 26 March 2026).

<sup>7</sup> Te Whakakitenga o Waikato Incorporated, Te Ahiwaru Waiohū.

[22] The EPA also included with the ICM two unsolicited requests to be invited to comment from the Essential Group Trust and Viaduct Harbour Holdings Limited (**VHHL**). Later, after we were provided with the ICM, the EPA forwarded us further correspondence it had received on behalf of nine other persons, who also requested us to provide them with an opportunity to comment on the Application.<sup>8</sup>

[23] We sought further information from the applicant about these persons and on their reasons for claiming that it was appropriate for them to be invited to comment.

[24] We have considered the information provided by these persons in their correspondence to the EPA, and the applicant's response.

*Viaduct Harbour Holdings Limited*

[25] VHHL considers that it is an owner of land adjacent to the land to which the Application relates (204 Quay Street) and must be invited to comment on it under section 53(2). This is accepted. Based on our earlier findings, VHHL will be invited to comment under section 53(2).

*BC199380 Sebel and DML*

[26] The letter from Janette Campbell dated 26 March 2026 submits that it is appropriate that the Sebel and DML be invited to comment as adjacent landowners or occupiers under section 53(2).

[27] BC199380 is the body corporate for the unit title development at 85 Customs Street, which property has been identified as adjacent to the land to which the Application relates and which will be invited to comment on that basis under section 53(2)(i). On the assumption that the relevant body corporate is also an

---

<sup>8</sup> Letter to panel from Janette Campbell, 26 March 2026.

owner of any common land within this development, it follows that it too should be invited to comment, just as the individual principal unit owners will be invited.

[28] The situation with DML is more complex. DML is the property manager for Princes Wharf and actively manages Sheds 19, 20, 22, 23, and 24, at 137, 139, 143, 145 and 147 Quay Street (see figure below). As Ms Campbell explains, the sheds have a mix of residential and commercial uses. Restaurants and hospitality are generally located on the ground floors and residential apartments are in the floors above. Some sheds have offices on the ground floors. The Auckland Cruise Ship Terminal is in Shed 20. The Hilton Hotel is in Shed 21.



[29] Ground leases for Princes Wharf are held by Dockland Shed Leases Limited and Dockland Wharf Leases Limited, who we are told are related companies of DML. The first of those companies has been identified as a person who is to be treated as an owner of land adjacent to the development site (139 Quay Street) and invited to comment on that basis. However, despite being the property manager for Princes Wharf, from the information supplied to us we have been unable to ascertain whether DML is an owner or occupier of adjacent land. We appreciate that its registered office and address for service is c/- Triumph Capital Limited, Level 1, Shed 19a, 137 Quay Street, but that may not necessarily equate to having occupier rights at Princes Wharf.

[30] More relevantly though, we have considered whether the land addressed as 137 to 147 Quay Street (Princes Wharf) is land that is adjacent to the development land, such that its owners and occupiers (which may include DML) must be invited to comment under section 53(2). For reasons relating to distance from the application site and the existence of intervening buildings, public roads and private accessways, we have come to the view that the land addressed as 137 to 147 Quay Street (Princes Wharf) is not land that is adjacent to the Application land. Its owners and occupiers (which may include DML) will therefore not be invited to comment.

[31] In addition to asserting rights to comment on the basis of adjacency, Ms Campell submits that the entirety of Princes Wharf will experience effects of the proposed works. We have taken this as an invitation to us to treat DML as an appropriate person to invite comment from under section 53(3) as the property manager for 5 of the 6 sheds at Princes Wharf, presumably on the basis that it would represent the interest of all other owners and occupiers of Princes Wharf, including Shed 20, which houses the Auckland Cruise Ship Terminal, but not Shed 21 (The Hilton). As Ms Campbell submits<sup>9</sup>:

*The proposed development is located at, and will impact, a critical pedestrian and transport access point to Auckland. Each ship typically arrives in the early morning, with passengers needing transport (on foot, by bus, by car and by minivan) to a variety of visitor destinations. There are a significant number of service and catering vehicles that visit each ship at the wharf, adding to the overall traffic demands through the intersection at Princes Wharf. The potential impact of the proposal on visitors to Auckland and the hospitality and accommodation businesses that rely on them is not trivial.*

[32] We accept that Princes Wharf is a busy pedestrian and transport access point to Auckland, but we are not persuaded that this makes it appropriate for us to invite DML to comment on the Application as if it were the representative of that

---

<sup>9</sup> At paragraph 15.

activity, as we have no information to establish that. We acknowledge that access to and from Princes Wharf is gained over Quay Street and Lower Hobson Street, which roads are likely to be used by vehicles involved in construction works as part of the development. These effects are squarely before us and we have detailed information from qualified and experienced experts about how they can best be managed.

[33] Looking back over the matters set out in the Panel Conveners' *Practice and Procedure Guidance* note, which we have been encouraged to consider, none of the items (a) through (g) apply here in a way that might make it appropriate to invite DML to comment. Rather, the fact that the adverse construction related effects of concern to DML are well understood by the Panel, the applicant and the local authority, and that we have the power to impose appropriate conditions to ensure that they are properly managed, weighs against inviting DML specifically to comment on the Application.

[34] In summary, we do not consider it appropriate to invite DML to comment on the Application under section 53(3).

*Other non-adjacent landowners*

[35] We have received requests to be invited to comment on behalf of the following persons:

- Essential Group Trust (28 Market Place).
- BC198900 The Quays (99 Customs Street West).
- BC199318 The Point (121 Customs Street West).
- BC313742 Viaduct Point (125 Customs Street West).
- BC358939 Lighter Quay Halsey (81 Halsey Street).

- BC343562 Lighter Quay Stratis (83 Halsey Street).
- BCs 336460, 321390, 321391, 336459, 383524, 378969, 323876, 321393 and 321389 Parc Bodies Corporate (120, 124, 128, 132 Customs Street West, 11 - 15 Pakenham Street and 16, 20, 24 and 28 Market Place).

[36] None of these persons claim to be owners or occupiers of land adjacent to the land to which the Application relates. Rather, they all consider that they will be adversely affected by the nature and duration of the construction activity required to demolish the existing Downtown Carpark building and build the new development.

[37] Ms Campbell's letter of 26 March pleads the case for invitation to comment with the following submissions:

- (a) The requested invitees are familiar with the substance of the Application and have made submissions on the project before, when it was advanced under the RMA. Obtaining input from nearby landowners and occupiers can assist the Panel in efficiently identifying and addressing the most significant effects of the development, thereby supporting a robust and timely decision-making process.
- (b) The applicant's technical information may not fully capture the lived experience or practical concerns of those residing or operating near the site. The requested invitees can identify gaps or inaccuracies in the technical assessments, particularly regarding noise, vibration, and transport effects, and can suggest practical mitigation measures based on their direct knowledge of the area.
- (c) The proposal will involve construction works over a long period of time. The anticipated noise, vibration, and transport effects of the development will impact the requested invitees significantly,

potentially affecting residents' quality of life, property values, and business operations. These are not generalised public interest concerns, but specific, tangible effects on identifiable individuals and entities. Considerations of natural justice strongly support seeking their input, as they are directly affected in a manner that goes well beyond the interests of the general public.

- (d) The consent conditions do set noise and vibration limits that regulate the extent and timing of construction activity. However, the consent holder retains unchecked discretion to exceed those limits, provided it follows a prescribed process.
- (e) The proposed conditions also fail to meet relevant principles relating to the validity of management plans. They do not define the upper limit of noise and vibration effects that is acceptable. That upper limit is instead left open-ended, subject to the consent holder's unilateral judgment, and shielded from meaningful regulatory scrutiny. The requested invitees are well-placed to assist the Panel in identifying this gap and in proposing lawful conditions.
- (f) Noise and vibration experts for the applicant and the requested invitees informally caucused and produced minutes previously recording their agreements. Some of those agreements have not been carried through into conditions. The requested invitees wish to participate in this proceeding to ensure that the expert agreements are properly reflected in the final conditions.

[38] In its response to this request<sup>10</sup>, counsel for the applicant acknowledged that the applicant engaged with these entities under the RMA regime because they made submissions on the previous RMA application. However, counsel submit

---

<sup>10</sup> Memorandum of counsel dated 31 March 2026.

that: “*the FTAA regime differs from the RMA, in that there is no public submissions process or expectation that parties that are not adjacent to the Application site will be invited to comment*” and that “*in this instance, the Applicant considers these parties, if invited to comment, would not provide the Panel with additional information that would materially assist its ultimate decision-making*”. Beyond that, no detailed response to Ms Campbell’s submissions for the requested invitees was provided.

[39] Having considered both sides of this debate, as well as the Panel Conveners’ *Practice and Procedure Guidance* note, we have decided not to invite these persons to comment on the Application. Our reasons for not doing so are generally the same as explained above with respect to the invitation request on behalf of DML, namely that these are resource management effects that the Panel is familiar with and about which it will have expert advice. The Panel also has the power to ask for further information about the proper management of such effects, and to impose detailed conditions, including, if considered appropriate, requiring affected persons in the vicinity of the development site to be consulted as part of the preparation of final management plans.

[40] In the end, the Panel could not find a reasoned basis to invite these requested invitees, and not every other non-adjacent property owner in the vicinity of the development site who might reasonably hold exactly the same concerns. Under the FTAA, adjacency defines the extent to which effects on other property owners are to be considered by way of invitation to comment. In our view, there must therefore be something more than proximity that makes it appropriate for a non-adjacent property owner to be invited to comment, especially where the expressed effects of concern to those persons are well understood and able to be addressed by an expert panel in conventional ways. This is the case here.

[41] The Panel is satisfied that not inviting comment from these persons is consistent with section 10 and the purpose of the FTAA.

[42] The additional parties from whom comments will be invited are listed in

## Appendix 4.

### Summary

[43] The persons listed in Appendices 1, 3 and 4 will be invited to comment on the Application.

[44] This invitation to comment is dated 8 April 2026 and the date for comments is 20 working days from this date (section 54 of the FTAA), namely, 7 May 2026).

[45] Comments must be filed with the EPA no later than **11.59pm on 7 May 2026** via:

- (a) by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz);
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.



**Kitt R M Littlejohn**  
Expert Panel Chair

**Appendix 1**  
**Parties invited to Comment under section 53(2) of the Act**

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> <li>• Auckland Council</li> </ul>
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> <li>• Te Rūnanga o Ngāti Whātua</li> <li>• Ngāti Whātua o Ōrākei Trust Board</li> <li>• Hako Tūpuna Trust</li> <li>• Ngāti Maru Rūnanga Trust</li> <li>• Ngāti Pāoa Iwi Trust</li> <li>• Te Patukirikiri Iwi Trust</li> <li>• Ngāi Tai ki Tāmaki Trust</li> <li>• Ngāti Tamaterā Treaty Settlement Trust</li> <li>• Te Kawerau Iwi Settlement Trust</li> <li>• Te Ākitai Waiohua Waka Taua Inc</li> <li>• Ngaati Whanaunga Incorporated Society</li> <li>• Ngāti Te Ata Claims Support Whānau Trust</li> </ul>

		<ul style="list-style-type: none"> <li>• Ngāti Tamaoho Settlement Trust</li> </ul>
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> <li>• Ngāti Whātua o Ōrākei Trust Board</li> <li>• Hako Tūpuna Trust</li> <li>• Ngāti Maru Rūnanga Trust</li> <li>• Ngāti Pāoa Iwi Trust</li> <li>• Te Patukirikiri Iwi Trust</li> <li>• Ngāi Tai ki Tāmaki Trust</li> <li>• Ngāti Tamaterā Treaty Settlement Trust</li> <li>• Te Kawerau Iwi Settlement Trust</li> <li>• Ngāti Tamaoho Settlement Trust</li> <li>• Te Ākitai Waiohua Settlement Trust</li> <li>• Ngaati Whanaunga Ruunanga Trust</li> <li>• Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership</li> </ul>
53(2)(d)	<p>any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is</p>	<ul style="list-style-type: none"> <li>• Ngāti Koheriki Claims Committee</li> <li>• Te Ākitai Waiohua Settlement Trust</li> <li>• Ngāti Te Ata Claims Support</li> </ul>

	within the area to which the substantive application relates	<p>Whānau Trust</p> <ul style="list-style-type: none"> <li>• Ngāti Tamaterā Treaty Settlement Trust</li> <li>• Te Patukirikiri Iwi Trust</li> <li>• Ngāti Maru Rūnanga Trust</li> <li>• Hako Tūpuna Trust</li> <li>• Te Rūnanga o Ngāti Whātua</li> </ul>
53(2)(h)	owners of the land to which the substantive application relates	See appendices 2 and 3
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	See appendices 2 and 3
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> <li>• Minister for the Environment</li> <li>• Minister for Arts, Culture and Heritage</li> <li>• Minister for Economic Growth</li> <li>• Minister for Māori Development and</li> <li>• Minister for Regional Development</li> </ul>

53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> <li>• Heritage New Zealand Pouhere Taonga</li> <li>• Ministry for the Environment</li> </ul>
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	<ul style="list-style-type: none"> <li>• City Rail Link Limited</li> <li>• Auckland Council</li> </ul>
53(2)(m)	<p>if the approvals sought in the substantive application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p>	<ul style="list-style-type: none"> <li>• Director-General of Conservation</li> </ul>

## Appendix 2 Map of adjacent land – 53(2)(h) and (i)

Map of land to which the substantive application relates and adjacent land for consideration under sections 53(2)(h) and (i) and section 53(3) of the Act



**Appendix 3**  
**Owners and occupiers of the land to which the substantive application relates and the land adjacent to that land**

Land to which the substantive application relates	
Title	Physical address (where available)
NA15A/424	2 Lower Hobson Street
962310	2 Lower Hobson Street
1069217	
NA15A/424	2 Lower Hobson Street
962310	2 Lower Hobson Street

Adjacent land	
Title	Physical address (where available)
NA33C/37	29 Customs Street West
NA114A/611	204 Quay Street
873335	204 Quay Street
NA33C/37	29 Customs Street West
NA128C/787	188 Quay Street
NA114A/611	204 Quay Street
873335	204 Quay Street
NA128A/333	301/85 Customs Street West
NA128A/333	301/85 Customs Street West
NA128A/304	120/85 Customs Street West
NA128A/304	120/85 Customs Street West
NA128A/429	
NA126D/792	
NA15A/423	196-200 Quay Street
NA15A/423	196-200 Quay Street
NA128A/336	304/85 Customs Street West

NA128A/336	304/85 Customs Street West
NA128A/335	303/85 Customs Street West
NA128A/335	303/85 Customs Street West
NA128A/334	302/85 Customs Street West
NA128A/334	302/85 Customs Street West
NA128A/332	224/85 Customs Street West
NA128A/332	224/85 Customs Street West
NA128A/308	124/85 Customs Street West
NA128A/308	124/85 Customs Street West
NA128A/307	123/85 Customs Street West
NA128A/307	123/85 Customs Street West
NA128A/306	122/85 Customs Street West
NA128A/306	122/85 Customs Street West
NA128A/305	121/85 Customs Street West
NA128A/305	121/85 Customs Street West
NA134D/102	209/85 Customs Street West
NA134D/102	209/85 Customs Street West
NA134D/332	509/85 Customs Street West
NA134D/332	509/85 Customs Street West
NA128C/860	510/85 Customs Street West
NA128C/860	510/85 Customs Street West
NA128C/859	306/85 Customs Street West
NA128C/859	306/85 Customs Street West
NA128A/399	519/85 Customs Street West
NA128A/399	519/85 Customs Street West
NA128A/398	518/85 Customs Street West
NA128A/398	518/85 Customs Street West
NA128A/397	517/85 Customs Street West
NA128A/397	517/85 Customs Street West
NA128A/396	516/85 Customs Street West
NA128A/396	516/85 Customs Street West
NA128A/407	603/85 Customs Street West
NA128A/407	603/85 Customs Street West

NA128A/404	524/85 Customs Street West
NA128A/404	524/85 Customs Street West
NA128C/862	605/85 Customs Street West
NA128C/862	605/85 Customs Street West
NA128C/861	601/85 Customs Street West
NA128C/861	601/85 Customs Street West
NA128A/322	214/85 Customs Street West
NA128A/322	214/85 Customs Street West
NA128A/321	213/85 Customs Street West
NA128A/321	213/85 Customs Street West
NA128A/320	212/85 Customs Street West
NA128A/320	212/85 Customs Street West
NA128A/403	523/85 Customs Street West
NA128A/403	523/85 Customs Street West
NA128A/402	522/85 Customs Street West
NA128A/402	522/85 Customs Street West
NA128A/401	521/85 Customs Street West
NA128A/401	521/85 Customs Street West
NA128A/387	507/85 Customs Street West
NA128A/387	507/85 Customs Street West
NA128A/400	520/85 Customs Street West
NA128A/400	520/85 Customs Street West
NA128A/386	506/85 Customs Street West
NA128A/386	506/85 Customs Street West
NA128A/385	505/85 Customs Street West
NA128A/385	505/85 Customs Street West
NA128A/384	504/85 Customs Street West
NA128A/299	115/85 Customs Street West
NA128A/299	115/85 Customs Street West
NA128A/298	114/85 Customs Street West
NA128A/298	114/85 Customs Street West
NA128A/296	112/85 Customs Street West
NA128A/296	112/85 Customs Street West

NA128A/340	308/85 Customs Street West
NA128A/340	308/85 Customs Street West
NA128A/339	307/85 Customs Street West
NA128A/339	307/85 Customs Street West
NA128A/337	305/85 Customs Street West
NA128A/337	305/85 Customs Street West
NA128A/331	223/85 Customs Street West
NA128A/331	223/85 Customs Street West
NA128A/330	222/85 Customs Street West
NA128A/330	222/85 Customs Street West
NA128A/363	407/85 Customs Street West
NA128A/363	407/85 Customs Street West
NA128A/414	610/85 Customs Street West
NA128A/414	610/85 Customs Street West
NA128A/362	406/85 Customs Street West
NA128A/413	609/85 Customs Street West
NA128A/413	609/85 Customs Street West
NA128A/361	405/85 Customs Street West
NA128A/361	405/85 Customs Street West
NA128A/360	404/85 Customs Street West
NA128A/360	404/85 Customs Street West
NA128A/411	607/85 Customs Street West
NA128A/411	607/85 Customs Street West
NA128A/410	606/85 Customs Street West
NA128A/329	221/85 Customs Street West
NA128A/329	221/85 Customs Street West
NA128A/328	220/85 Customs Street West
NA128A/328	220/85 Customs Street West
NA128A/428	624/85 Customs Street West
NA128A/428	624/85 Customs Street West
NA128A/427	623/85 Customs Street West
NA128A/427	623/85 Customs Street West
NA128A/426	622/85 Customs Street West

NA128A/426	622/85 Customs Street West
NA128A/425	621/85 Customs Street West
NA128A/425	621/85 Customs Street West
NA128A/424	620/85 Customs Street West
NA128A/424	620/85 Customs Street West
NA128A/419	615/85 Customs Street West
NA128A/419	615/85 Customs Street West
NA128A/418	614/85 Customs Street West
NA128A/418	614/85 Customs Street West
NA128A/417	613/85 Customs Street West
NA128A/417	613/85 Customs Street West
NA128A/345	313/85 Customs Street West
NA128A/345	313/85 Customs Street West
NA128A/344	312/85 Customs Street West
NA128A/344	312/85 Customs Street West
NA128A/341	309/85 Customs Street West
NA128A/341	309/85 Customs Street West
NA128A/423	619/85 Customs Street West
NA128A/423	619/85 Customs Street West
NA128A/422	618/85 Customs Street West
NA128A/422	618/85 Customs Street West
NA128A/421	617/85 Customs Street West
NA128A/420	616/85 Customs Street West
NA128A/420	616/85 Customs Street West
NA128A/395	515/85 Customs Street West
NA128A/395	515/85 Customs Street West
NA128A/394	514/85 Customs Street West
NA128A/394	514/85 Customs Street West
NA128A/393	513/85 Customs Street West
NA128A/393	513/85 Customs Street West
NA128A/391	511/85 Customs Street West
NA128A/391	511/85 Customs Street West
NA128A/378	422/85 Customs Street West

NA128A/378	422/85 Customs Street West
NA128A/377	421/85 Customs Street West
NA128A/377	421/85 Customs Street West
NA128A/376	420/85 Customs Street West
NA128A/376	420/85 Customs Street West
NA128A/375	419/85 Customs Street West
NA128A/375	419/85 Customs Street West
NA128A/374	418/85 Customs Street West
NA128A/374	418/85 Customs Street West
NA128A/354	322/85 Customs Street West
NA128A/354	322/85 Customs Street West
NA128A/353	321/85 Customs Street West
NA128A/353	321/85 Customs Street West
NA128A/352	320/85 Customs Street West
NA128A/352	320/85 Customs Street West
NA128A/351	319/85 Customs Street West
NA128A/351	319/85 Customs Street West
NA128A/350	318/85 Customs Street West
NA128A/349	317/85 Customs Street West
NA128A/349	317/85 Customs Street West
NA128A/348	316/85 Customs Street West
NA128A/348	316/85 Customs Street West
NA128A/347	315/85 Customs Street West
NA128A/347	315/85 Customs Street West
NA128A/346	314/85 Customs Street West
NA128A/327	219/85 Customs Street West
NA128A/327	219/85 Customs Street West
NA128A/326	218/85 Customs Street West
NA128A/326	218/85 Customs Street West
NA128A/325	217/85 Customs Street West
NA128A/325	217/85 Customs Street West
NA128A/324	216/85 Customs Street West
NA128A/323	215/85 Customs Street West

NA128A/294	110/85 Customs Street West
NA128A/293	109/85 Customs Street West
NA128A/293	109/85 Customs Street West
NA128A/292	108/85 Customs Street West
NA128A/292	108/85 Customs Street West
NA128A/291	107/85 Customs Street West
NA128A/291	107/85 Customs Street West
NA128A/290	106/85 Customs Street West
NA128A/290	106/85 Customs Street West
NA128C/858	205/85 Customs Street West
NA128C/858	205/85 Customs Street West
NA128A/318	210/85 Customs Street West
NA128A/318	210/85 Customs Street West
NA128A/303	119/85 Customs Street West
NA128A/303	119/85 Customs Street West
NA128A/368	412/85 Customs Street West
NA128A/368	412/85 Customs Street West
NA128A/301	117/85 Customs Street West
NA128A/301	117/85 Customs Street West
NA128A/300	116/85 Customs Street West
NA128A/300	116/85 Customs Street West
NA128A/365	409/85 Customs Street West
NA128A/365	409/85 Customs Street West
NA128A/364	408/85 Customs Street West
NA128A/364	408/85 Customs Street West
NA128A/302	118/85 Customs Street West
NA128A/302	118/85 Customs Street West
NA128A/359	403/85 Customs Street West
NA128A/359	403/85 Customs Street West
NA128A/358	402/85 Customs Street West
NA128A/358	402/85 Customs Street West
NA128A/357	401/85 Customs Street West
NA128A/357	401/85 Customs Street West

NA128A/356	324/85 Customs Street West
NA128A/356	324/85 Customs Street West
NA128A/355	323/85 Customs Street West
NA128A/355	323/85 Customs Street West
NA133C/866	508/85 Customs Street West
NA133C/866	508/85 Customs Street West
NA133C/865	502/85 Customs Street West
NA133C/865	502/85 Customs Street West
NA128A/383	503/85 Customs Street West
NA128A/383	503/85 Customs Street West
NA128A/381	501/85 Customs Street West
NA128A/381	501/85 Customs Street West
NA128A/380	424/85 Customs Street West
NA128A/380	424/85 Customs Street West
NA128A/379	423/85 Customs Street West
NA128A/379	423/85 Customs Street West
NA128A/373	417/85 Customs Street West
NA128A/373	417/85 Customs Street West
NA128A/372	416/85 Customs Street West
NA128A/372	416/85 Customs Street West
NA128A/371	415/85 Customs Street West
NA128A/371	415/85 Customs Street West
NA128A/370	414/85 Customs Street West
NA128A/370	414/85 Customs Street West
NA128A/369	413/85 Customs Street West
NA128A/369	413/85 Customs Street West
NA128A/279	87-89O Customs Street West
NA128A/279	87-89O Customs Street West
NA128A/278	87-89N Customs Street West
NA128A/278	87-89N Customs Street West
NA128A/277	87-89M Customs Street West
NA128A/277	87-89M Customs Street West
NA128A/289	105/85 Customs Street West

NA128A/289	105/85 Customs Street West
NA128A/287	103/85 Customs Street West
NA128A/287	103/85 Customs Street West
NA128A/286	102/85 Customs Street West
NA128A/286	102/85 Customs Street West
NA128A/312	204/85 Customs Street West
NA128A/312	204/85 Customs Street West
NA128A/311	203/85 Customs Street West
NA128A/311	203/85 Customs Street West
NA128A/310	202/85 Customs Street West
NA128A/310	202/85 Customs Street West
NA128A/309	201/85 Customs Street West
NA128A/309	201/85 Customs Street West
NA128A/284	HT/85 Customs Street West
NA128A/284	HT/85 Customs Street West
NA128A/283	87-89S Customs Street West
NA128A/283	87-89S Customs Street West
NA128A/282	87-89R Customs Street West
NA128A/282	87-89R Customs Street West
NA128A/280	87-89P Customs Street West
NA128A/280	87-89P Customs Street West
NA133C/864	101/85 Customs Street West
NA133C/864	101/85 Customs Street West
NA128A/316	208/85 Customs Street West
NA128A/316	208/85 Customs Street West
NA128A/315	207/85 Customs Street West
NA128A/315	207/85 Customs Street West
NA128A/314	206/85 Customs Street West
NA128A/314	206/85 Customs Street West
NA128A/288	104/85 Customs Street West
NA128A/288	104/85 Customs Street West
151805	311/85 Customs Street West
151805	311/85 Customs Street West

269655	211/85 Customs Street West
269656	113/85 Customs Street West
269656	113/85 Customs Street West
434269	
434270	
453323	411/85 Customs Street West
453323	411/85 Customs Street West
453324	512/85 Customs Street West
453324	512/85 Customs Street West
498618	611/85 Customs Street West
498618	611/85 Customs Street West
498620	608/85 Customs Street West
498620	608/85 Customs Street West
517500	604/85 Customs Street West
517500	604/85 Customs Street West
526711	612/85 Customs Street West
526711	612/85 Customs Street West
559647	
559655	
559780	
559781	
559782	
559783	
559784	
559785	
559797	
559835	
559836	
559919	
560299	
560300	
560301	

560302	
568770	
568771	
573742	
573743	
573745	
573746	
573747	
573750	
573762	
573785	
573786	
573787	
573788	
573790	
573826	
573828	
577564	
577716	
578458	
578462	
578463	
578464	
578465	
578466	
578467	
578468	
578469	
578471	
578472	
582968	

583204	
583206	
583207	
583210	
600730	
600731	
609498	
613205	
614226	
619233	
670746	
730276	310/85 Customs Street West
730276	310/85 Customs Street West
730277	410/85 Customs Street West
730277	410/85 Customs Street West
785511	602/85 Customs Street West
785511	602/85 Customs Street West
785512	111/85 Customs Street West
785512	111/85 Customs Street West
NA115A/471	86-102 Customs Street
NA115A/471	86-102 Customs Street
NA63B/320	22 Fanshawe
NA63B/320	22 Fanshawe Street
NA63B/320	30 Fanshawe Street
NA132A/785	Hotel 141 Quay Street
NA132A/785	Hotel 141 Quay Street
187419	Carpark 131 Quay Street
187419	Carpark 131 Quay Street
222922	Level 1/147 Quay Street
222922	Level 1/147 Quay Street
222923	Level 2/147 Quay Street
222923	Level 2/147 Quay Street

956754	3 Albert Street
956754	3 Albert Street
NA121C/208	
194119	
194120	
194121	
194122	
842022	
NA91C/81	
NA121C/408	
NA121C/409 [46]	

## Appendix 4

### Other parties considered appropriate to invite comment from

#### Other persons

- Auckland Transport
- Watercare
- Ministry for Culture & Heritage
- Te Whakakitenga o Waikato Incorporated
- Te Ahiwaru Waiohua