

BEFORE AN EXPERT PANEL

FTAA-2512-1158

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)
IN THE MATTER of an application by **Precinct Properties New Zealand Limited** for approvals under the FTAA for a listed project,
The Downtown Carpark Redevelopment – Te Pūmanawa
o Tāmaki (“**Application**”)

**STATEMENT OF DARREN ANDREW MITCHELL REGARDING
QUALIFICATIONS AND EXPERIENCE**

DATED: 12 MAY 2026

**ELLIS GOULD
LAWYERS
AUCKLAND**

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STATEMENT OF DARREN ANDREW MITCHELL REGARDING QUALIFICATIONS AND EXPERIENCE

1. My full name is Darren Andrew Mitchell. I am a Director of Structus Consulting Limited.
2. I prepared the report dated 06 May 2026 ("**the Report**") regarding structural engineering aspects of the application under the Fast Track Approvals Act 2024 by Precinct Properties New Zealand Limited ("**the Applicant**") for the Downtown Carpark Redevelopment, Auckland CBD – Te Pūmanawa o Tāmaki ("**the Application**"). The Report was filed with the Panel by email on 7 May 2026 on behalf of Millennium & Copthorne Hotels New Zealand Limited.
3. I have the following qualifications and experience relevant to the matters addressed in the Report:
 - (a) BEng Civil (1st Class Hons) – Bachelor of Civil Engineering, University College Dublin 2000.
 - (b) Chartered Professional Engineer (CPEng) 2007.
 - (c) Chartered Member of Engineering New Zealand (CMEngNZ).
 - (d) Over 26 years experience working for the following firms:
 - (i) 2015 – Present, Director – Structus Consulting Limited.
 - (ii) 2015 – MSC Consulting, Auckland.
 - (iii) 2004 – 2015 Associate, Buildings – Aurecon, Auckland (including overseas placements).
 - (iv) 2000 – 2004 Project Engineer, Arup Consulting Engineers, Dublin, Ireland.
 - (e) I am the Founder and Director of Structus. I have experience associated with design, management, contract documentation and construction of building projects in a variety of sectors including health facilities, aged care, education, retail, residential, sports, corrections, industrial and commercial office buildings. I have comprehensive knowledge of structural engineering design

experience through my work on buildings projects in New Zealand, Ireland, Australia, Hong Kong and South East Asia. I am experienced with many international design practices and standards including British, European, New Zealand, Australian, ACI and UBC.

- (f) Notable relevant projects I have provided engineering services on include Brookfield Place (Perth), City of Dreams Casino (Macau), Eden View Apartments (Auckland), Bethlehem Shores (Tauranga), 110 Milford Apartments (Auckland), Aria Bay (Auckland), Manukau Precinct Project (Auckland).
- 4. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that, subject to the caveats set out in paragraph 5 below:
 - (a) I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Except where I state that I am relying on material provided by another person, the Report is within my area of expertise.
 - (c) I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.
- 5. I make the following observations with reference to the requirements of the Code of Conduct regarding the scope of the Report, the analysis and assessment undertaken by me, and the content of the Report:
 - (a) Prior to preparing the Report I read the parts of the Application and supporting documentation on the Environmental Protection Agency's Fast Track website that are relevant to my area of expertise. I also made site visits and attended meetings with representatives of the Applicant to discuss the Application and its potential to adversely affect the MSocial Hotel owned and operated by Millennium & Copthorne Hotels New Zealand Limited.
 - (b) The Report relies on geotechnical engineering input, expertise and advice provided by CMW and by the Applicant's consultants.

- (c) The content of the Report is necessarily limited, as it is based on the level of detail received from the Applicant. As noted in the Report:
 - (i) Some of that material has been provided at a high level only (e.g.: the proposed development structural documentation addresses matters at a high level conceptual stage).
 - (ii) The conclusions in the Report may be amended if the Applicant provides additional material through this process (e.g.: regarding structural design, geotechnical analysis and construction methodology).
 - (iii) There are unknowns regarding existing structures' as-built conditions and ground conditions that may not be accurately recognised in my Report.
- (d) The Report does not include any quantified analysis or design and is limited to review of information received, in assessing the effects on the MSocial building.
- (e) The structural engineering report is based on best practice to the New Zealand Building Code, Sections B1 and B2.

Dated this 12th day of May 2026



Darren Andrew Mitchell – Structural Engineer, Director at Structus Consulting Limited