



Downtown Carpark Redevelopment Project FTAA Comments

From

Date Tue 4/28/2026 8:34 PM

To Substantive <substantive@fasttrack.govt.nz>

Hi there

I am an owner of a unit at Sebel Suites, 85 Customs St West (Unit 219), and have a number of concerns with the redevelopment project and the financial impact it will have on me. I rely on the income from the unit and the additional noise, vibration, logistic inconvenience, etc will have an impact on the occupancy and therefore revenue from the hotel. All the work is also going to mean more expenses which will also impact the income.

Below are a few comments noted from the information sent, please let me know how I am going to be compensated for all this.

1) Noise impact on building and peaceful enjoyment of the area and residences.

Prolonged loss of income due to **visual, audible and physical impact** on our building and surroundings **during** the 5.5 year **construction** period. Our guests deserve quiet enjoyment of the hotel property. The noise breaches are extreme!

The Marshall Day report (appendix 16 – original application – appendix 38 in the updated application) is clear; internal **noise levels will be well in excess of what is acceptable** INSIDE the hotel. The rules allow for up to 35dB but the report anticipates up to 50dB, which they acknowledge is high enough **that “communication would begin to be affected. This will be disturbing for people trying to sleep” (page 14)**. The reports also totally ignore the fact that the hotel guests arrive via the street and would be subjected to the full noise(70dB anticipated) when choosing the hotel as a place to stay and for residents whilst trying to access their property.

Secondly, the report erroneously presumes *“this is a hotel generally for short stays only”* and totally **ignores that the Sebel Building also has a considerable number of permanent residents in occupation**. We also have airline staff and tourists arriving during the day expecting to be able to sleep during the day. With work allowed from 6.30am till 10.30pm (Mon – Fri) and 7am to 11pm (Sat) the impact clearly is huge.

The mitigation proposed (appendix 38) is for the Hotel to only let rooms in areas more removed from the building site! - This is not acceptable

2) Vibration rules breaches

The proposal is to breach/exceed vibratory sheet piling regulations **by 100%**. Again damage to the Sebel Hotel building is likely and discomfort to the Hotel occupiers inevitable.

3) Impact due to restricted access/ traffic management

The proposal is to close the Lower Hobson street slip lane (Southbound) and the right to turn right towards Custom Street West (for a period of 5.5 years!!!)

As a result vehicle traffic (in)to the Sebel carpark/lobby area coming from the Eastern Suburbs or central city will only be possible via long, complicated diversions (not easily signposted).

How can the body corporate run a profitable Hotel and Residential apartment complex when access is severely restricted for such an extended period of time?

The vehicle **access** to Custom Street West coming from Quay Street must be kept operational.

4) Dust nuisance (and resulting extra maintenance cost for BC)

It is inevitable that there will be a lot of dust created both during the demolition process and during construction. This will obviously create problems in several areas:

- a. Guests dining outside on patios for the commercial restaurant units in the Viaduct (part of our BC) will not wish to be outside (loss of income)
- b. The building façade and access steps on both sides will become dusty much quicker than usual causing considerable cost to wash the building more frequently (extra maintenance cost for the BC)
- c. The air-conditioning units and fans etc. on the building roof will have dust ingress causing premature wear and tear (extra maintenance cost for the BC)

5) Potential damage to our building (extra BC maintenance cost)

It is unacceptable that there will be **breaches of the vibration limits** during demolition (up to 10 months). The result could be damage to the Sebel Hotel building (cracks etc.) and considerable loss of income to the owners/proprietors.

I expect better!

Regards

----- Forwarded message -----

From: **Substantive** <Substantive@fasttrack.govt.nz>

Date: Wed, 8 Apr 2026 at 18:33

Subject: Downtown Carpark Redevelopment Project FTAA Invitation to Comment

To:

Tēnā koe

Notice of application by Precinct Properties New Zealand Limited, and invitation to comment under the Fast-track Approvals Act 2024

Notice of Application

On 12 January 2026, Precinct Properties New Zealand Limited lodged an application with the Environmental Protection Authority (EPA) for the Downtown Carpark Redevelopment under the Fast-track Approvals Act 2024 (the Act). The application included applying for the following:

- an approval described in section 42(4)(a), (c) or (d) (resource consent, certificate of compliance or designation);
- an approval described in section 42(4)(i) (archaeological authority)

On 2 February 2026 the EPA determined that the application complied with section 46(2) of the Act.

On 17 February 2026 the EPA decided under Ministerial delegation that the application does not have competing applications [or existing resource consents] under section 47 of the Act and has now referred the application to the Downtown Carpark Redevelopment Project expert panel (the Panel) for processing and decision.

A copy of the application(s) and supporting documents can be accessed on the Fast-track website:

<https://www.fasttrack.govt.nz/projects/the-downtown-carpark-redevelopment-te-pumanawa-o-tamaki>

Invitation to Comment

The Panel invites you to comment on the above application under sections 53 and 54 of the Act. If you wish to comment on the application, please submit your comments to the Fast-track Team by email to substantive@fasttrack.govt.nz with the project name in the subject line. A response form is enclosed to assist you with providing relevant details.

To assist timeframes to be met, email is the preferred method for response, if you are unable to submit your comments digitally, you may respond by post to the Downtown Carpark Redevelopment Project Fast-track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140.

Your comments must be received by the Fast-track Team no later than 7 May 2026. There is no right for you (or any other person) to seek a waiver of this time limit.

The Fast-track Team will forward copies of any comments received to Precinct Properties New Zealand Limited and the Panel.

If you comment on the application, the Panel will also invite you to comment on the draft conditions at a later stage. If you do not comment on the application, you will be notified of the decision on the application when it is made.

Māori Consultation Groups^[1], that submit written comments may be entitled to a financial contribution under Schedule 2 of the Fast Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices, refer to the Fast-track webpage on applying for a contribution fee payment: <https://www.fasttrack.govt.nz/process/te-poka-pu-maori-maori-information-hub/whakahoki-korero-how-can-we-provide-feedback/applying-for-a-contribution-fee-payment>.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA. Certain information in relation to your comments on the application will become public as the EPA will publish a copy of your comments on the Fast-track website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

All information held by the EPA is subject to the Official Information Act 1982. If you believe any of the information you provide is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it.

Minute of the Expert Panel

On 8 April 2026, the Panel released Minute 3 regarding this invitation to comment. This Minute can be read on the Fast-track website: <https://www.fasttrack.govt.nz/projects/the-downtown-carpark-redevelopment-te-pumanawa-o-tamaki/second-substantive-application>

Further Information

More information on the fast-track consenting process can be found at <https://www.fasttrack.govt.nz/> More information on commenting on Fast-track consenting can be found at <https://www.fasttrack.govt.nz/process/comments>

Application Lead by email at substantive@fasttrack.govt.nz.

[1] Māori consultation group is defined in [section 3 of the Fast Track Approvals \(Cost Recovery\) Regulations 2025](#)

Kind regards,



Advisor, Regulatory Process

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