



# Consultation Summary Report

Downtown Carpark site Development

7 November 2025

**B&A**

Urban & Environmental

Prepared for:  
Precinct Properties Limited

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## 1.0 Introduction

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This Consultation Summary Report is provided in support of the application for the 'The Downtown Carpark Site Development' listed project under the Fast-track Approvals Act 2024 ('FTAA'), on behalf of Precinct Properties Limited ('Precinct').

Precinct have undertaken significant consultation and engagement with local authorities, stakeholders and mana whenua over the past 2 years, which has informed the design of the development.

This report provides a summary of all relevant consultation undertaken to date specifically for the substantive application under the FTAA, and is organised into the following sections:

- Section 2: Consultation undertaken with Auckland Council and Council-Controlled Organisations;
- Section 3: Iwi Engagement;
- Section 4: Consultation with Adjacent Landowners
- Section 5: Heritage New Zealand Pouhere Taonga – Authority to Modify;
- Section 6: Environmental Protection Authority; and
- Section 7: Ministry for the Environment.

## 2.0 Consultation undertaken with Auckland Council and Council-Controlled Organisations

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### 2.1 Auckland Council and Auckland Transport

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There have been six pre-application meetings with Auckland Council and various specialists, including representatives from Auckland Transport and Watercare to discuss the project and the application.

#### 2.1.1 Introduction and planning briefing Pre-application meeting

A pre-application meeting with Auckland Council's Premium Team Consenting Staff was held online on 10 September 2025.

The purpose of this meeting was to introduce the application to Auckland Council's Premium Consents Team, including an overview of the proposed Downtown Carpark Site Development, and the planning matters relevant to the proposal.

A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**.

#### 2.1.2 Transport Pre-application meeting

A preliminary transport-focused pre-application meeting with planners, Council's development engineer, Council's traffic engineer and a representative from Auckland Transport was held on 9 October 2025. A follow up pre-application meeting was held on 17 October 2025 to discuss Auckland Transport's feedback of the proposal.



A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**.

#### 2.1.3 Noise and Vibration Pre-application meeting

Noise and vibration focused pre-application meeting with planners and Council's Acoustics Engineer was held on 9 October 2025 to discuss specific noise and vibration effect of the proposal and the approach to the management of effects on the neighbouring sites.

A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**

#### 2.1.4 Landscape and Urban Design Pre-Application meeting

A landscape and urban design pre-application meeting with Council's planners, urban designer and landscape architect was held on 9 October 2025 to go through the proposed built form of the buildings and landscape strategy.

A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**.

#### 2.1.5 Development Engineering pre-application meeting

Development engineering pre-application meeting with Council's planners and civil engineers was held on 13 October 2025 with a focus on natural hazards (flood risk).

A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**.

#### 2.1.6 Wind Pre-Application meeting

Wind pre-application meeting with Council's planners and wind specialist was held on 14 October 2025 to go through the wind categories surrounding the site.

A copy of the minutes shared at this pre-application meeting are included in **Attachment 1**.

### 2.2 Watercare

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Several meetings have been held with Watercare representatives to discuss wastewater discharge options for the development: Key meetings were held on:

- 27 May 2025 where Initial feedback received.
- 12 August 2025 where discharge options were discussed.
- 29 August 2025 to follow up earlier discussions
- 22 September 2025 where discharge options were discussed.

3 October 2025 where it was agreed by Watercare that three wastewater discharge options were appropriate in lieu of a final design for the consenting stages of the proposal.

A copy of the meeting minutes is included in **Attachment 2**.

## 3.0 Iwi Engagement

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Precinct have consulted with all relevant iwi authorities that have registered interest in the site. A copy of the email correspondence circulated to all relevant mana whenua authorities identified in Auckland Council's register on 16 October 2025 is included at **Attachment 3**.

Responses were received from two out of the total 14 iwi groups. After further follow up, no response was received from the remaining mana whenua authorities.

Ngāti Whātua Ōrākei have not been specifically consulted with as they are a project partner/ design partner with Precinct and the design of the proposal has been guided by cultural narratives developed in collaboration with Haumi and Ngāti Whātua Ōrākei.

A summary of engagement undertaken is provided in **Table 1** below.

**Table 1 Summary of Iwi Engagement Undertaken for the Downtown Carpark Site Redevelopment**

Mana Whenua Group	Summary of Engagement
Ngāti Tamaterā	Email correspondence was sent to Ngāti Tamaterā however no response was received.
Ngāti Te Ata	Email correspondence was sent to Ngāti Te Ata however no response was received.
Ngāti Whanaunga	<p>Email correspondence was sent to Ngāti Whanaunga on 16 October 2025. Confirmation that Ngāti Whanaunga would like to be involved in the project was received on 22 October 2025, including advice that a CVA would be prepared.</p> <p>A hui with Mike Baker on behalf of Ngāti Whanaunga was held on 7 November 2025.</p> <p>A copy of the meeting minutes is included in <b>Attachment 4</b>.</p>
Te Patukirikiri	Email correspondence was sent to Te Patukirikiri however no response was received.
Ngāi Tai ki Tāmaki	Email correspondence was sent to Ngāi Tai ki Tāmaki however no response was received.
Ngāti Maru	Email correspondence was sent to Ngāti Maru however no response was received.
Ngāti Pāoa, Ngāti Tamaoho	Email correspondence was sent to Ngāti Pāoa, Ngāti Tamaoho, however no response was received.
Ngāti Whātua o Kaipara	Email correspondence was sent to Ngāti Whātua o Kaipara, however no response was received.
Te Ahiwaru Waiohua	Email correspondence was sent to Te Ahiwaru – Waiohua, however no response was received.
Te akitai Waiohua	Email correspondence was sent to Te akitai Waiohua however no response was received.

Te Kawerau ā Maki	Email correspondence was sent to Te Kawerau ā Maki, however no response was received.
Te Rūnanga o Ngāti Whātua	Email correspondence was sent to Te Rūnanga o Ngāti Whātua, however no response was received.
Waikato - Tainui	Waikato Tainui confirmed on 20 October 2025 that would like to be informed of the progress of the project.  A copy of the correspondence is included in Attachment 5.

Precinct is committed to ongoing mana whenua engagement beyond the regulatory process, and places a strong value on the continued contribution and input from mana whenua into the proposal.

## 4.0 Consultation with Adjacent Landowners

While not required under the FTAA, consultation has been undertaken adjacent landowners including the Sebel, Docklands Management Limited, Kyndryl Tower and Millennium & Copthorne Hotels, as well as body corporate representatives of nearby commercial and residential buildings.

Information on the Project has also been circulated through letter drops, email communications to tenants, and direct stakeholder meetings to inform affected parties them of the project and provide opportunities for feedback. A summary of the feedback is provided below:

Adjacent landowner	Summary of Consultation
The Sebel	<p>On 24 August 2025, Precinct's contacted the Sebel (through its legal advisors) advising the Sebel of the Project and its intention to lodge under the FTAA in November 2025. In that communication, Precinct made it clear that, while there is no legal requirement for Precinct to engage pre-lodgement under the FTAA, Precinct wishes to extend an offer to meet with the Sebel to explain the Project and discuss key issues.</p> <p>A meeting occurred on 3 September 2025 between the traffic experts on behalf of the Sebel and Precinct to go through traffic specific issues.</p> <p>A further meeting occurred on 17 September 2025 with all relevant client and consultant attendees for the Sebel and Precinct to discuss the Project and key issues.</p> <p>Prior to that 17 September meeting, Precinct provided the Sebel with a package of information including the draft conditions, the master programme, and noise and traffic information. Prior to the meeting, Precinct also received some comments on conditions from the Sebel's legal advisors and consultants.</p>

	<p>Following the meeting, a further meeting occurred on 24 September 2025 between the noise experts on behalf of the Sebel and Precinct to discuss noise specific issues.</p> <p>On 6 October 2025 Precinct provided the Sebel with comments back on the draft conditions.</p> <p>A further meeting occurred on 20 October between the planning experts on behalf of the Sebel and Precinct to discuss the draft conditions.</p>
Docklands Management Limited	Docklands Management Limited has the same legal advisors as the Sebel and therefore the same process occurred as outlined in the above column.
Kyndryl Tower	The Kyndryl Tower has the same legal advisors as the Sebel and therefore the same process occurred as outlined in the above column.
Millennium & Copthorne Hotel (M Social)	<p>On 24 August 2025, Precinct's contacted the Millennium &amp; Copthorne Hotel (M Social) (through its legal advisors) advising M Social of the Project and its intention to lodge under the FTAA in November 2025. In that communication, Precinct made it clear that, while there is no legal requirement for Precinct to engage pre-lodgement under the FTAA, Precinct wishes to extend an offer to meet with M Social to explain the Project and discuss key issues.</p> <p>A meeting was organised for 16 September 2025 with all relevant client and consultant attendees for M Social and Precinct.</p> <p>Prior to that meeting, Precinct provided M Social with a package of information including the draft conditions, the master programme, and noise and traffic information.</p> <p>Following the meeting, on 24 September 2025, 10 October 2025 and 29 October 2025, Precinct provided additional information to M Social including further details on shading, the demolition and construction methodology, geotechnical and groundwater, noise and vibration and traffic.</p>

## 5.0 Heritage New Zealand Pouhere Taonga

A summary of correspondence with Heritage New Zealand Pouhere Taonga (HNZPT) is set out below:

- Clough & Associates sent initial email on 15 October 2025 with overview of proposal, the recorded archaeological site to be removed and invitation to engage on the project.
- HNZPT responded on 16 October confirming a meeting to address any matters relating to the archaeology on the site and requirements under the FTAA.



- A meeting was undertaken by the applicant and HNZPT on 28 October 2025 and the following was discussed:
  - Archaeological Authority R11/3458 – Auckland Graving Dock
    - No significant concerns raised in relation to the destruction of the R11/3458 – Auckland Graving Dock subject to conditions under an Archaeological Authority.
  - RMA Approval under the FTAA – Auckland Harbour Board Workshops (former) Historic Heritage Overlay Extent of Place [rcp/dp] - 1969,
    - Send details of the make good works proposed at 204 Quay Street.
  - Other requirements under FTAA
    - HNZPT advised that extensive iwi consultation is sought by panels and so it was recommended that Ngati Whatua Orakei and all other iwi are advised of the HNZPT Archaeological Authority Application. Confirmation was provided that this was included in engagement letters to mana whenua sent in October 2025.

A copy of the meeting minutes is included in **Attachment 6**.

## 6.0 Environmental Protection Authority

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A pre-application meeting/consultation was sought with the Environmental Protection Authority (EPA) on 23 September 2025, organised via the Fast-Track info email. The EPA responded on 1 October 2025 which provided the option to undertake a pre-application meeting, noting that no advice on the proposal could be given, and only the general advice on the process of FTAA substantive applications could be provided.

The applicant opted to not undertake a pre-application meeting given that a detailed overview of the fast-track process under the Fast-track Approvals Act was provided in the correspondence.

A copy of the correspondence with EPA is included in **Attachment 7**.

## 7.0 Ministry for the Environment

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A pre-application meeting/consultation was sought with the Ministry for the Environment (MfE) to discuss the application prior to lodgement on 23 September 2025. The MfE provided a S29 letter on the 21 October 2025 in response to the consultation requested.

A copy of the S29 letter from the EPA is included in **Attachment 8**.

Attachment 1

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Meeting Minutes Auckland Council



Urban & Environmental

# Meeting Minutes



**Project:**

**Date:**

**Location:**

Downtown Carpark Redevelopment – Briefing: AT /  
Traffic

09.10.2025

Teams meeting

## Attendees

Name	Company	Name	Company
Sarah Wilson	Auckland Council	Adonica Giborees	Auckland Council
Nicholas Simpson	Auckland Council / Elevate Planning	Michael Kwok	Auckland Council
Honwin Shen	Auckland Council	Tessa Craig	Auckland Transport
Martin Peake	Auckland Transport / Progressive Transport Solutions	Harry Shepard	Flow
Gerhard Van der Westhuizen	Flow	Iain Purdie	Precinct
Karl Cook	Barker and Associates	Alvin Jung	Barker and Associates
Bianca Hurrell	RCP		

## Minutes

Item	Description
1	Noted intention for ongoing engagement as part of the consenting process. Agreed, that given the time lag between lodgement of the consent application with the EPA and provision of the same to Council, that the applicant can provide a copy of the lodgement documentation to Council concurrently.
2	Noted that Council would like to understand a programme comparison in terms of the likely extension to the construction duration if works could only be undertaken outside of peak periods.
3	Noted that Council would like to understand management of the proposed casual parking spaces included in the basement.
4	Noted that the scheme includes a hotel use and porte cochere located on Customs St West. Council would like to understand: <ul style="list-style-type: none"><li>▪ Data used to inform proposed management of queuing on Customs St West</li><li>▪ Proposed management plan including as this relates to check in and check out over peak periods</li><li>▪ Vehicle tracking to be provided to confirm upper limit of vehicle size.</li></ul>
5	Noted that there is unlikely to be road reserve space to accommodate tour buses / coaches.

Item	Description
6	Noted that Council is currently experiencing operational transport / traffic issues with another hotel in the central city where this is not operating in line within the consent application. This has resulted in issuing of an abatement notice and an ongoing complex consent resolution process.
7	<b>Action:</b> Applicant to compile and circulate further information available by 10/10 for review (including by AT Subject Matter Experts) for feedback at the meeting scheduled for 17/10



# Meeting Minutes



**Project:**

**Date:**

**Location:**

Downtown Carpark Redevelopment – Briefing:  
Development Engineering

13/10/2025

Teams meeting

## Attendees

Name	Company	Name	Company
Sarah Wilson	Auckland Council	Adonica Giborees	Auckland Council
Jin Lee	Auckland Council	Peter Millar	Tonkin & Taylor
Jon Rix	Tonkin & Taylor	Richard Reinen-Hamill	Tonkin & Taylor
Joohwan Kim	Tonkin & Taylor	Ashleigh Frew	Tonkin & Taylor
Iain Purdie	Precinct	Karl Cook	Barker & Associates
Alvin Jung	Barker & Associates	Bianca Hurrell	RCP

## Minutes

Item	Description
1	Noted that the draft table of contents proposed by Tonkin & Taylor in relation to the Flood Management Plan looks reasonable and robust in conjunction with an appropriate review and monitoring condition in acknowledgement that the risk / hazard may change in the future.
2	As the proposal is increasing intensification of activity of the site, the Flood Management Plan will need to address safety of persons and safe evacuation owing to increase in flood depths – noted that this will need to make for provision to respond to change in the nature of the hazard over time.
3	Noted that the Flood Management Plan will be required following consent but prior to implementation of the works.
4	1% event to consider 3.8deg climate change scenario
5	Assessment to address E36 as it stands and respond to draft provisions of Plan Change 120 – noted that this can follow the same level of assessment as previously / historically provided.
6	Noted that responding to Plan Change 120 will likely be ongoing post lodgement
7	Noted that Council welcome the opportunity to review and provide feedback on draft reporting / assessment prior to lodgement.



Project:	Date:	Location:
Downtown Carpark Redevelopment – Briefing: Noise and Vibration	09.10.2025	Teams meeting

Attendees

Name	Company	Name	Company
Sarah Wilson	Auckland Council	Adonica Giborees	Auckland Council
Bin Qiu	Auckland Council	Shaun King	Marshall Day Acoustics
Alvin Jung	Barker & Associates	Bianca Hurrell	RCP

Minutes

Item	Description
1	Memorandum to assist in engagement as part of the Fast Track Approvals Act consenting process prepared by Marshall Day Acoustics was pre-circulated on 03/10/2025.
2	Noted that there is general agreement to the proposed approach as outlined in the memo including as this relates to the identification and assessment of the upper level / maximum level of infringement / exceedance and the inclusion of schedules within the Construction Noise and Vibration Management Plan for specific activities.
3	Noted that Council will expect the following to be included within the assessment: <ul style="list-style-type: none"><li>▪ Analysis of noise effects, including where compliant.</li><li>▪ Outcome of discussions with stakeholders (including as this relates to the potential for works outside of typical construction hours i.e. night time and Sundays.</li><li>▪ Scale and anticipated duration of any infringement as the “worst case” scenario.</li></ul>
4	Demolition methodology proposed is “top down” with the possibility of “cut and crane” occurring in that portion of the site adjacent to the MSocial Hotel – This has generally resulted in a decreased of noise exposure / emissions.
5	Monitoring framework and durations of exceedances to be further considered by the applicant
6	Noted that Council would benefit from the early review of proposed consent conditions and the provision of any information that supports the drafting / rationale behind them – noted that the construction management plan to support the application has been drafted and can be provided.

## Item

## Description

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**Action:** Barker and Associates to circulate proposed consent conditions in relation to noise and vibration for review by Council along with supporting information in advance of lodgement.

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# Meeting Minutes



Project:

Date:

Location:

Downtown Carpark Redevelopment – Briefing: Urban  
Design and Landscape Architecture

09.10.2025

Teams meeting

## Attendees

Name	Company	Name	Company
Sarah Wilson	Auckland Council	Adonica Giborees	Auckland Council
Mustafa Demiralp	Auckland Council	Stephen Quin	Auckland Council
Blair Johnston	Warren and Mahoney	Matt Jones	Isthmus
Chris McDonald	McIndoe Urban	Iain Purdie	Precinct
Karl Cook	Barker and Associates	Alvin Jung	Barker and Associates
Bianca Hurrell	RCP		

## Minutes

Item	Description
1	Proposed scheme for lodgement under the Fast Track Approvals Act presented by Warren and Mahoney. Noted that this proposal is to be assessed on its merits, as proposed, rather than by comparison to the previously lodged (and now withdrawn) proposal made under the RMA.
2	Noted the inclusion of a hotel and associated porte cochere off Customs St West. Council interested in understanding the types of vehicles intended on using the pick up / drop off and any proposed management plan in relation to how pedestrians will use the footpath and move through the site.
3	Noted the decrease in separation distance between the towers.
4	Noted technical noncompliance with the sunlight access control to St Patricks Sq. – Council will want to understand the times and durations of the infringement. Noted this work has been completed together with a public use survey of the Square which will be provided in the lodgement documentation.
5	Council interested in understanding how wind effects have influenced design outcomes. Noted that this is subject to a separate briefing session with Council wind specialist scheduled for 14/10.
6	Noted that newly introduced provisions around daylight access will be addressed in the Urban Design assessment undertaken by McIndoe Urban, noted however that there are no specific metrics / parameters provided within the Plan.

Item	Description
7	Ann additional visual simulation from the viewpoint at the juncture of Lower Hobson / Viaduct Esplanade and Quay St (i.e. intersection with Princes Wharf) was mentioned by Council – Applicant to consider.
8	Applicability of the previous Eke Panuku TAG review in relation to the proposal to be considered / communicated.
9	<b>Action:</b> <i>Applicant to consider extent of information that can usefully be provided in advance of lodgement for review and timeframes for feedback in relation to the same.</i>

# Meeting Minutes



Project:

Date:

Location:

Downtown Carpark Redevelopment – Briefing: Wind

14/10/2025

Teams meeting

## Attendees

Name	Company	Name	Company
Sarah Wilson	Auckland Council	Adonica Giborees	Auckland Council
Neil Jamieson	Auckland Council	Pierre Verhaeghe	Holmes
Chris MacKenzie	Holmes	Pamela Santos	Barker & Associates
Alvin Jung	Barker & Associates	Bianca Hurrell	RCP

## Minutes

Item	Description
1	Noted previous concerns in relation to the extent to which mitigation had been provided “off site” and therefore beyond Precinct’s control
2	<p>Noted the presence of a “funnelling effect” between T1 and T2 – ground level at the Customs St West entrance – this is currently a concern to Council.</p> <p>The appropriateness of the wind category at this location (in terms of expected use of the space) will need to be confirmed.</p>
3	Extent of (and number of) breaches to be confirmed – i.e. by how much does the wind speed move from Category C to D for example.
4	Any exceedances of the average annual maximum peak 3-second gust provisions (dangerous level of 25mls) to be confirmed and explained.
5	Noted overall that Council views the development as likely to have high pedestrian numbers and therefore wind conditions will be an important consideration.
6	Noted that Council will expect any reliance on mitigation to be reflected in the architectural drawings.
7	Noted that Council is happy to receive any information prior to lodgement for review and feedback.

## Attachment 2

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### Meeting Minutes Watercare



Urban & Environmental



# Meeting Minutes

**Project:**

Downtown Carpark Redevelopment

**Date:**

03.10.2025

**Location:**

Teams meeting

## Attendees

Name	Company	Name	Company
Oliver MacKinnon	Watercare	Anna Jennings	Watercare
Maria Utting	Watercare	Martin Ball	Watercare
Iain Purdie	Precinct Properties	Peter Millar	Tonkin & Taylor
Maurice Mills	Tonkin & Taylor	Karl Cook	Barker & Associates
Matthew Lory	RCP	Bianca Hurrell	RCP

## Minutes

Item	Description
1	Precinct have developed 5 x options to address wastewater from the development – Options were pre-circulated 22/09 following two previous meetings 12/08 and 29/08 respectively.
2	Noted that previous discussions were at 23l/s, now working with 30l/s. <b>Action:</b> Watercare to revalidate the constraints assessment within the existing network.
3	Peaking factor to be confirmed. <b>Action:</b> Watercare is reviewing their requirements and will confirm the timing of the review (for high-rise developments).
4	<b>Option 1a: Market Place / Customs St. East Connection</b> <ul style="list-style-type: none"><li>Watercare noted concern as it relates to the viability of construction upgrades required for the pump station. Current capacity is ~50l/s, with an upgraded requirement to 80l/s. Need to assess what can be accommodated within the wet well and what is needed for additional storage on site.</li><li>Requirement is likely to upgrade the rising main &amp; pumping capacity and storage volume.</li><li>Potentially a “halfway house” solution where the additional storage capacity is used to mitigate the peaks from the PCT development.</li></ul> <b>Actions:</b> <ul style="list-style-type: none"><li>Assess the viability of the pump station upgrade. T&amp;T proposed one of their team having a look at the viability of PS upgrade; suggest this is a proactive approach to keep moving.</li><li>Identify constraints around the expansion of the site – RCP can review buildability constraints.</li><li>Watercare to review network capacity (Market Place, existing RM capacity, PS capacity) to confirm expected extent of works.</li></ul>
5	<b>Option 3: Quay Street Duplication</b> <ul style="list-style-type: none"><li>Based on the option of a duplicate line, rather than upgrading the existing line.</li><li>Pipe bursting considered as an option for the existing line, but may requires significant excavation still at lateral connection points.</li><li>Watercare noted this was their preferred option – Precinct outlined the sensitivity of AT around the protective nature of the Quay St carriageway and bus services. Acknowledged that this constraint may be material.</li></ul>
6	<b>Option 4: On-Site Storage / Off-Peak Pumping</b> <p>Watercare would consider this a permanent solution and would not be supportive of the option.</p>

Item	Description
7	<p><b>New Pump Station (to Nelson Street / Orakei Trunk Main Sewer)</b></p> <ul style="list-style-type: none"> <li>There is unlikely capacity for future flow (+30l/s) at the discharge point (based on initial Watercare review). It would need to be taken right through to Orakei Trunk / Main Sewer.</li> <li>Access to Orakei Trunk / Main Sewer (At 25m deep), practically difficult. Other connection point (i.e., existing drop structure); this will require some detailed consideration by T&amp;T/Watercare.</li> </ul> <p><i>Actions</i></p> <ul style="list-style-type: none"> <li>Review discharge location and capacity.</li> <li>Detailed consideration of the Orakei Trunk / Main Sewer connection point.</li> <li>Options for hybrid RM to a point, then upgrade of existing gravity sewer to utilise existing connection / drop structure into Orakei Trunk / Main Sewer. T&amp;T to lead this study to develop options for presentation to Watercare.</li> </ul>
8	<p><b>Private line through PCT Land</b></p> <ul style="list-style-type: none"> <li>Private line across Lower Albert Street. Watercare did not have an issue with the proposal, noting this is a matter for agreement with AT re. private line crossing public road reserve.</li> </ul> <p><i>Actions</i></p> <ul style="list-style-type: none"> <li>Revalidation of the discharge location capacity by Watercare.</li> <li>RCP to connect with AT re. private line crossing public road reserve.</li> </ul>
9	<p><b>Fast Track Approvals Act</b></p> <p>Noted that Precinct will be lodging the consent application 07 November 2025.</p> <p>Watercare agreed that it was appropriate at the consenting stage to include options as part of the infrastructure assessment to address wastewater in lieu of a final design (which is more appropriately provided at the detailed design / EPA stage).</p> <p><b>Action:</b> Barker and Associates will draft a proposed condition of consent for review and endorsement by Watercare prior to lodgement.</p>

## Attachment 3

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Example Mana whenua consultation letter



Urban & Environmental

16 October 2025

**Ngāti Whanaunga**

[REDACTED]

Tēnā koutou

**Substantive Application for a Listed Project under the Fast-track Approvals Act 2024 for the Downtown Carpark Redevelopment—Te Pūmanawa o Tāmaki**

We write on behalf of Precinct Properties New Zealand Limited (Precinct), which intends to lodge a substantive application under the Fast-track Approvals Act (FTAA) for a proposal to redevelop the Downtown Carpark site in Central Auckland.

We are currently working through the design and supporting assessments and are looking to understand whether you are interested in the proposal. Please let us know if you would like to be further involved, and we can look to coordinate the provisions of further information, site visits and hui as required.

**Background**

Precinct, together with Ngāti Whātua Ōrakei as a project partner for the development, has been selected as the preferred development partner for the Downtown Carpark Redevelopment. Precinct will be supporting the Auckland Urban Development Office to deliver a mixed-use development to unlock the potential of the City Centre Masterplan (CCMP). The CCMP envisages redevelopment of the Downtown Carpark Site and public space enhancement opportunities within the Lower Hobson Street and Custom Street West.

An application for redevelopment of the Downtown Carpark under the Resource Management Act 1991 was lodged with Auckland Council and publicly notified in 2024 but was withdrawn. The intention is to seek approvals for the redevelopment project under the FTAA.

Given the development is in partnership with Auckland Urban Development Office (formerly Eke Panuku Development Auckland), consultation in relation to the wider project including design outcomes was undertaken through Auckland Urban Development Office Mana Whenua Forum. A first session was held on the 12<sup>th</sup> June 2023 with a second session held on the 27<sup>th</sup> May 2024. Letters were sent to relevant iwi groups as it related to the RMA consent on the 8<sup>th</sup> July 2024.

**Downtown Carpark Redevelopment—Te Pūmanawa o Tāmaki**

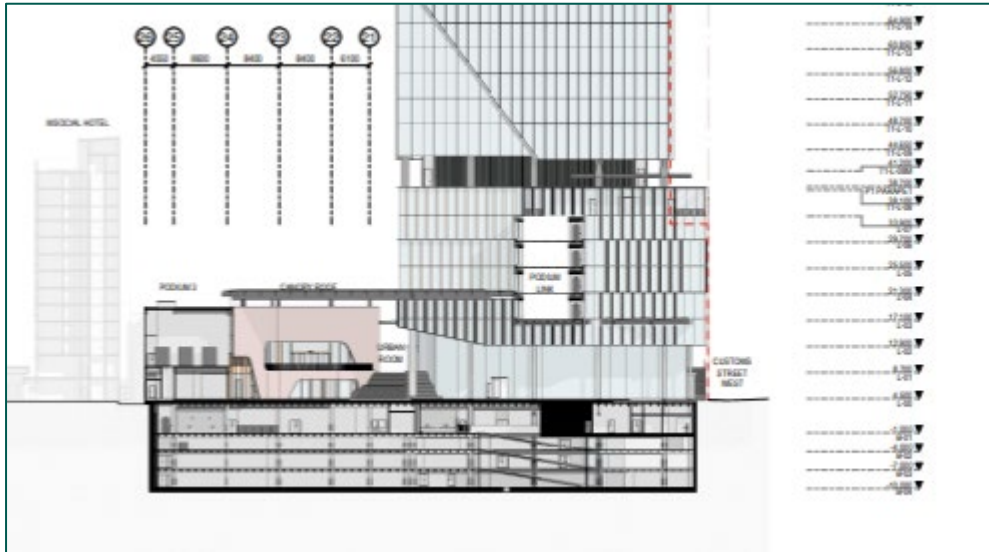
The proposed development includes the demolition of the existing downtown carpark building (together with the Lower Hobson Street pedestrian bridge and Customs Street vehicle ramp) and redevelopment of the site to provide for a mixed-use precinct providing for commercial, residential, hotel, retail, food and beverage and civic uses. The redevelopment involves three podium buildings, two towers and four levels of shared basement, including new public spaces and a new laneway network to provide connectivity within the city centre. A substantive application under the FTAA is expected to be lodged in November 2025.

In addition, the proposal will affect the recorded archaeological site R11/3458 (Auckland Graving Dock). An Archaeological Authority is therefore being applied for as part of this substantive application.

We note that the scope of the substantive application does not include the removal of the Hobson Street flyover, which is being advanced as a separate project by Auckland Council.



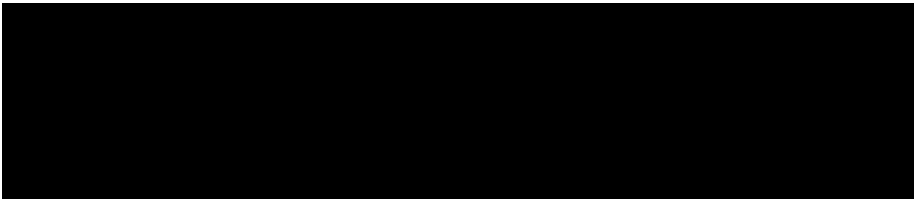
**Figure 1: 3D perspective of the development from the north-west**



**Figure 2: Cross-section showing four-level basement**

Yours sincerely | Nā māua noa, nā

**Barker & Associates Limited**



**Karl Cook**

Director

029 638 7970 | karlc@barker.co.nz

**Pamela Santos**

Senior Associate

021 306 026 | pamelas@barker.co.nz

## Attachment 4

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Meeting minutes from Hui with Ngāti Whanuga



Urban & Environmental



# Minutes

Project: Downtown Carpark Site Development

Date: 7 November 2025

Time: 11am -12pm

Location: Barker & Associates Auckland

Attendees:

Name	Role/Organisation
Michael Baker (MB)	Environment Officer at Ngaati Whanaunga Inc
Ian Purdie (IP)	Project Director at Precinct Properties
Karl Cook (KC)	Planner and Director at Barker & Associates
Alvin Jung (AJ)	Planner at Barker & Associates

Item	Detail	Action
1	IP presented the project and explained the cultural narrative behind the design process of the building	
2	KC explained process under the FTAA	
3	MB explained he is the representative of the mandated body at Ngaati Whanaunga	
4	MB confirmed that a Maori Values Assessment (MVA) /Cultural Values Assessment /Cultural Impact Assessment to be prepared MB to provide a list of information the MVA writer will require. May be another meeting to discuss MVA will talk to Ngaati Whanaunga's interest to the site and tribal history, interests the site and opportunities (e.g., landscape). As per recent emails, will involve approximately 40 hours of work and will take 2 to 3 weeks.	
5	Also discussed the potential for wider economic opportunities, to be taken up separately outside of the FTAA process.	



## Attachment 5

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### Correspondence with Waikato – Tainui



Urban & Environmental

**From:** [REDACTED]  
**To:** [Alvin Jung](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Waikato – Tainui - Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki  
**Date:** Monday, 20 October 2025 11:29:22 am  
**Attachments:** [image568757.png](#)  
[image201709.png](#)  
[image967114.png](#)  
[image448159.png](#)  
[image684957.png](#)  
[image992311.png](#)

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Hi Alvin,

Happy to stay informed. Please reach out with any relevant information and/or requests.

Ngaa mihi



**Te Makarini Mapu** | Senior Planner

[REDACTED] | Tel: 0800TAINUI

Email: [REDACTED] | Web: [www.waikatotainui.com](http://www.waikatotainui.com)

Address: PO Box 648, 4 Bryce Street, 3204, Hamilton



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**From:** Lorraine Dixon [REDACTED]  
**Sent:** Monday, October 20, 2025 9:07 AM  
**To:** Te Makarini Mapu <[REDACTED]>  
**Subject:** FW: Waikato – Tainui - Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki

Morena te Makarini,

This is the fast track one eh.

Do you wish to email them back? Or would you rather you do it?

Ngaa mihi

Lorraine



**Lorraine Dixon** | Project Advisor - Taiao

**Mobile:** +[REDACTED] | **Tel:** 0800TAINUI

**Email:** [REDACTED] | **Web:** [www.waikatotainui.com](http://www.waikatotainui.com)

**Address:** PO Box 648, 2 Bryce Street, 3204, Hamilton



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Please contact Waikato-Tainui for more information.

**From:** Alvin Jung <AlvinJ@barker.co.nz>

**Sent:** Monday, 20 October 2025 8:26 am

**To:** Lorraine Dixon [REDACTED] >

**Cc:** Pamela Santos <PamelaS@barker.co.nz>; Karl Cook <KarlC@barker.co.nz>

**Subject:** RE: Waikato – Tainui - Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki

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Mōrena,

Following up on the below correspondence on the Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki.

Look forward to hearing back from you.

Ngā mihi | Kind regards,

---

ALVIN JUNG  
Associate  
[027 700 6043](tel:0277006043)  
[AlvinJ@barker.co.nz](mailto:AlvinJ@barker.co.nz)

[barker.co.nz](http://barker.co.nz)



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**From:** Alvin Jung

**Sent:** Thursday, 16 October 2025 8:34 am

**To:** [REDACTED]

**Cc:** Pamela Santos <[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)>; Karl Cook <[karlc@barker.co.nz](mailto:karlc@barker.co.nz)>

**Subject:** Waikato – Tainui - Downtown Carpark Redevelopment - Te Pūmanawa o Tāmaki

Tēnā koutou

Ngā mihi o te wā ki a koutou, I hope this message finds you well.

We write on behalf of Precinct Properties New Zealand Limited (Precinct), which intends to lodge a substantive application under the Fast-track Approvals Act (FTAA) for a proposal to redevelop the Downtown Carpark site at 2 Lower Hobson Street Auckland CBD.

The proposed development includes the demolition of the existing downtown carpark building (together with the Lower Hobson Street pedestrian bridge and Customs Street vehicle ramp) and redevelopment of the site to provide for a mixed-use precinct providing for commercial, residential, hotel, retail, food and beverage and civic uses. The redevelopment involves three podium buildings, two towers and four levels of shared basement, including new public spaces and a new laneway network to provide connectivity within the city centre. A substantive application under the FTAA is expected to be lodged in November 2025.

We attach to this email our letter of formal Mana Whenua Engagement as Attachment 1.

We acknowledge your mana and expertise, and we value any cultural considerations, feedback, or potential mitigation measures you may suggest to recognise and appropriately manage potential adverse effects on Māori cultural values. We welcome the opportunity to meet kanoahi ki te kanoahi—either at your tari (office) or onsite—to discuss this further.

If you would like further information or prefer another way to share your whakaaro, please let me

know.

Aku mihi ki a koutou, nā

Ngā mihi | Kind regards,

---

ALVIN JUNG  
Associate  
[027 700 6043](tel:0277006043)  
[AlvinJ@barker.co.nz](mailto:AlvinJ@barker.co.nz)

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[barker.co.nz](http://barker.co.nz) 

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Attachment 6

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Meeting Minutes HNZ



Urban & Environmental

## Meeting Minute: Pre-application Meetings and Associated Work

<b>Date: 28 October 2025</b>	
<b>Start Time: 2:30pm</b>	<b>End Time: 3:00pm</b>
<b>Matter: Downtown car park building site development</b>	
<b>Attendees:</b> Heritage New Zealand Pouhere Taonga – Stuart Bracey, Greg Walter, Lisa Ahn Clough & Associates Archaeologist: Ellen Cameron Barker & Associates Planner: Karl Cook	
<b>Description of Activity:</b> Redevelopment of the existing Downtown Carpark building. The proposed works will also require post demolition works after the vehicle ramp connecting the existing carpark to Fanshawe Street has been removed. It will also require the removal of the existing pedestrian overbridge.	
<b>Location of Activity:</b> 2 Lower Hobson Steet, Auckland	
<b>Consideration/Notes regarding documents provided prior to meeting:</b> <ul style="list-style-type: none"> <li>• Archaeological Management Plan – October 2025</li> <li>• Fast-track Archaeological assessment – October 2025</li> <li>• Draft conditions of authority</li> </ul>	
<b>Discussion</b> HNZPT <ul style="list-style-type: none"> <li>• HNZPT advised that it was their experience to date with the Fast Track process, most of the applications returned, were returned due to a lack of, or inadequate, iwi consultation. They appear to want the cultural impacts to be assessed to a higher standard than under a RMA process.</li> <li>• Cultural impacts should be commented on by mana whenua, particularly Ngāti Whatua in this situation. A potential issue is that one group might not agree with the other group's comment, but this can be worked through.</li> <li>• Note: The FTAA process is different to the RMA</li> </ul> Barker & Associates <ul style="list-style-type: none"> <li>• Ngāti Whātua are a project partner - the application will include comment from Ngāti Whatua on the Archaeological Authority.</li> <li>• All Auckland iwi groups have been contacted based on the Auckland Council process and so far, one iwi group has responded.</li> <li>• Note: HNZPT recommended documenting all consultation engagement, including providing emails in the application to confirm that consultation has been inclusive of all parties.</li> </ul> Other comments: <ul style="list-style-type: none"> <li>• Built heritage: pedestrian bridge that is connected to the Former Auckland Harbour Board Workshops is to be demolished as part of the application. This building is listed as a</li> </ul>	

Category 2 Historic Place on the New Zealand Heritage List/Rārangi Kōrero (No. 2649) and scheduled as a Category B Historic Heritage Place under the Auckland Unitary Plan.

- Karl to provide the information previously shared with Robyn from HNZPT, particularly the plans showing the re-instatement works on the heritage building.
- HNZPT advised that the application have appendix format like an authority application – for easier access and understanding within the FTAA timeframes.

#### **Additional Information Required:**

#### **Action Steps:**

##### **Applicant:**

- To update HNZPT any relevant concerns raised by iwi
- To send plans on the Heritage building re-instatement works
- To update the conditions with project-specific detail

##### **Heritage New Zealand Pouhere Taonga:**

- To circulate the draft meeting minutes
- HNZPT is available to discuss the development as the application progresses.



## Attachment 7

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### Correspondence with EPA



Urban & Environmental

**From:** [REDACTED]  
**To:** [Pamela Santos](#); [Fast-Track Info](#)  
**Cc:** [Karl Cook](#); [Alvin Jung](#)  
**Subject:** Re: Substantive application - Downtown Carpark Redevelopment  
**Date:** Wednesday, 1 October 2025 10:29:57 am  
**Attachments:** [Outlook-Text Desc.png](#)

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Kia ora Pamela,

Apologies for the delay in getting back to you.

I have availability on Friday afternoon or next week if you'd like to schedule a pre-lodgement meeting. As you're probably aware, we won't be able to provide feedback on the application itself, but we can talk the applicant through the general process.

The main initial step will be to ensure the relevant people receive invites so they can access the portal to lodge the application (you may already have access through another application).

Once the application is lodged, we'll issue an invoice for the levy and application fee. Just a reminder that the levy is non-refundable, and the application fee will be used to cover costs incurred during the process. If those costs exceed the initial deposit, we'll get in touch to request an additional deposit.

There is a lot of information on our website regarding the process and any questions you may have - [Fast-track](#)

Let me know what time works best for you.

Ngā mihi

**Elliott Dennett (he/him)**

[REDACTED]



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**From:** Pamela Santos <PamelaS@barker.co.nz>

**Sent:** 23 September 2025 3:32 PM

**To:** Fast-Track Info <info@fasttrack.govt.nz>; Elliott Dennett [REDACTED]

**Cc:** Karl Cook <KarlC@barker.co.nz>; Alvin Jung <AlvinJ@barker.co.nz>

**Subject:** Substantive application - Downtown Carpark Redevelopment

Hi Elliot

We are currently in process of preparing a substantive application for the Downtown Carpark Redevelopment. The Downtown Carpark Redevelopment—Te Pūmanawa o Tāmaki is a listed project contained within Schedule 2 of the Fast-track Approvals Act 2024 (FTAA). Precinct Properties New Zealand Limited (Precinct) is listed as the authorised person. Precinct intends to lodge a substantive application pursuant to the FTAA for the Downtown Carpark Redevelopment in November 2025.

The Site to which the proposed FTAA substantive application relates to includes 2 Lower Hobson Street (Downtown Carpark), 29 Customs Street (Aon House), 188 Quay Street (HSBC Tower), 204 Quay Street, and Road – Lower Hobson Street, Fanshawe Street, Sturdee Street, Auckland Central. The Proposal includes the demolition of the existing downtown carpark building (together with the Lower Hobson Street pedestrian bridge and Customs Street vehicle ramp) and redevelopment of the site to provide for a mixed-use precinct providing for commercial, residential, hotel, retail, food and beverage and civic uses. The redevelopment involves three podium buildings, two towers and four levels of shared basement, including new public spaces and a new laneway network to provide connectivity within the city centre.

This email is intended to give the EPA a heads up regarding this lodgement and arrange a pre-application meeting to discuss the project should it be required.

Look forward to hearing from you.

Ngā mihi | Kind regards,

---

PAMELA SANTOS

Senior Associate

[021 306 026](tel:021306026)

[PamelaS@barker.co.nz](mailto:PamelaS@barker.co.nz)

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Attachment 8

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MfE Section 29 response letter



Urban & Environmental

Tēnā koe Pamela,

### **Downtown Carpark Redevelopment – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)**

Thank you for your correspondence in relation to Precinct Properties New Zealand Limited's intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the Downtown Carpark Redevelopment.

As you are aware, the Ministry for the Environment (the Ministry) is the “relevant administering agency” for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

As part of your substantive application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

#### National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

#### National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
---------------------------	-------------

<a href="#">National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</a>	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
<a href="#">National Policy Statement for Highly Productive Land 2022</a>	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
<a href="#">National Policy Statement for Freshwater Management 2020</a>	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
<a href="#">National Policy Statement for Indigenous Biodiversity 2023</a>	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
<a href="#">National Policy Statement for Renewable Electricity Generation 2011</a>	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
<a href="#">National Policy Statement on Electricity Transmission</a>	This NPS sets out the objective and policies for managing the electricity transmission network.
<a href="#">National Policy Statement on Urban Development 2020</a>	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
<a href="#">New Zealand Coastal Policy Statement 2010</a>	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

### National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
---------------------------------	-------------



<a href="#">National Environmental Standards for Air Quality</a>	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
<a href="#">National Environmental Standards for Commercial Forestry</a>	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
<a href="#">National Environmental Standards for Electricity Transmission Activities</a>	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
<a href="#">National Environmental Standards for Freshwater</a>	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
<a href="#">National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</a>	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
<a href="#">National Environmental Standards for Marine Aquaculture</a>	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
<a href="#">National Environmental Standards for Sources of Human Drinking Water</a>	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
<a href="#">National Environmental Standards for Storing Tyres Outdoors</a>	This NES provides nationally consistent rules for the responsible storage of tyres.
<a href="#">National Environmental Standards for Telecommunication Facilities</a>	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
<a href="#">National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</a>	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) for further assistance.

Ngā mihi,



**Acting General Manager, System Enablement and Oversight**