

APPENDIX 2 - Auckland Transport summary

From: [Nicholas Simpson](#)
To: [Adonica Giborees](#); [Sarah Wilson](#)
Cc: [Martin Peake \(PTSL\)](#); [Tessa Craig \(AT\)](#); [Development Planning Central \(AT\)](#)
Subject: The Downtown Carpark Redevelopment – Te Pūmanawa o Tāmaki (Council ref: BUN60460864 / EPA: FTAA-2512-1158) - s55 Response Review
Date: Wednesday, 10 June 2026 1:43:40 pm
Attachments: [image001.png](#)
[image003.png](#)
[PTSL s55 Memo - Hotel PUDO.pdf](#)
[CLEAN Proposed Consent Conditions s55 \(AT Eds\).pdf](#)

Hi Adonica / Sarah,

Thank you for setting up a time to discuss the applicant's s55 response further at yesterday's meeting, alongside the opportunity to review and respond to the various addendum assessments and tracked changes / comments on our amended / additional conditions set. We appreciate the applicant's approach to collaborating with our team through further discussions and being open to the communication they have received.

Overall, we have reviewed the addendum assessments provided, inclusive of the independent peer review undertaken by Hughes Traffic & Transportation ("Hughes"), which has provided AT with a reasonable amount of additional detail to be able to resolve some areas of disagreement previously identified within our memorandum dated 29th April 2026. Principally, this relates to the feasibility for being able to accommodate the required construction activities within the staging area located within Lower Hobson Street during periods where there is no ability to undertake such activities within the subject site. As a result, the need for heavy construction vehicle monitoring is no longer considered necessary given the additional information provided which is reflected within our suggested amendments to the condition set. In our opinion, there remains a need to impose a s128 condition given the sensitivity of the surrounding transport environment; length of duration; and the lack of final details regarding the contractor's intended construction methodology, which may be subject to change, to ensure that a mechanism is in place to review the suitability of the principles, objectives, and details of the Construction Traffic Management Plan ("CTMP") to maintain the safety and efficiency of the surrounding transport network.

The applicant has been receptive to a number of changes that were previously outlined within our substantive memo, otherwise incorporating these into an updated version of the conditions. Similarly on AT's end, a number of further amendments to the conditions have been accepted, however there are a number of points of contention. These are specifically addressed within AT's marked up version of the applicant's response to the conditions set under s55 of the FTAA, which is attached to this email.

Given the length of analysis and undertaking of the independent peer review prepared by Hughes, the Hotel Pick Up and Drop Off ("PUDO") space remains a key area of contention. In response, PTSL's Director, Mr Martin Peake, has provided further analysis on the updated findings prepared by Flow and Hughes by way of a supporting memorandum that is attached to this email to help inform an assessment of the reasonableness of the amended conditions. Within his memorandum, Mr Peake sets out that there are significant issues of practicality surrounding the revised approach to rely upon the bypass lane within the Hotel PUDO to accommodate two additional waiting areas in this location, alongside a lack of specific consideration to the legibility of the western most access to the Hotel PUDO as previously

identified within his original memorandum. The reasonableness of the location of the Hotel PUDO, including its physical dimensions to accommodate its anticipated demand, remains an area of outstanding concern despite the management measures and supporting conditions as proposed.

Should the Panel wish to discuss the contents of this email or any attachments, we would be more than happy to be of any further assistance.”

Kind regards,

Nicholas Simpson | Director

Elevate Planning Ltd

Ph: [REDACTED]

Website: www.Elevateplanning.co.nz