Appendix 1 - FTAA Checklist & Information Table

1.0 FTAA Statutory Checklist

Question	Answer
CHECKLIST A – Resource consent, change to or cancellation of a resource consent	
5(1)(a) A description of the proposed activity	The Project is a commercial-led mixed-use redevelopment of 100 Halsey Street comprising five new buildings containing office, retail and food and beverage activities, and a data centre within Building 2. It includes basement parking, publicly accessible laneways and plazas, landscaping, infrastructure and associated enabling works. Changes are also sought to conditions of existing consent LUC60302182 to enable the existing 366-space Travelodge carpark to service the wider development. Refer to AEE **Section 6.0**, including **Section 6.5**, and the Architectural Drawings in **Appendix 7.**
5(1)(b) A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to: (i) a statutory area; (ii) ngā rohe moana o ngā hapū o Ngāti Porou; or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	The 17,142 m² site at 100 Halsey Street, Auckland Central, comprises Section 2 SO Plan 526051 and Lot 2 DP 80054. A site description and locality plan are provided in AEE **Sections 5.1 and 5.2**, including Figure 1. The site is within the Business – City Centre Zone and Wynyard Precinct. The site is adjacent to the Ngāi Tai ki Tāmaki coastal statutory acknowledgement area OTS-403-128, but the Project remains entirely on land and does not extend into that area. It is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou, or within a protected customary rights area. Refer to **Sections 9.1 and 9.3**.
5(1)(c) Confirmation that the consent application complies with section 46(2)(a), (b), and (d), being section 42, sections 43 and 44, relates solely to a listed project or referred project, and any fee, charge, or levy payable is paid	The application is made by NZ CRE 100 Halsey Limited as the authorised person and relates solely to the 100 Halsey Street referred project. The information addressing sections 42, 43 and 44 of the FTAA is provided throughout the AEE and supporting documents. The assessment demonstrating that the Project does not involve an ineligible activity is provided in **Appendix 34**. Refer to AEE **Sections 3.0, 4.0 and 15.0** and the Referral Decision in **Appendix 41**. All fees and charges have been paid in advance of lodgement.

Question	Answer
5(1)(d) and 5(6) The full name and address of each owner of the site and land adjacent to the site, and each occupier of the site and adjacent land whom the applicant is able to identify after reasonable inquiry	The names and addresses of owners and identifiable occupiers of the site and adjacent land are provided in **Appendix 3**. The applicant holds the leasehold interest and Viaduct Harbour Holdings Limited owns the fee simple interest. Refer to AEE **Sections 5.1 and 5.4** and the records of title in **Appendix 2.**
5(1)(e) A description of any other activities that are part of the proposal to which the consent application relates	No other activities beyond those described in the application form part of the proposal. The described works include demolition of the bus depot and ancillary buildings, earthworks, piling, basement construction, groundwater take and diversion, infrastructure connections, landscaping, road-reserve works and associated construction and operational activities. Refer to AEE **Section 6.0 and Section 7.9** (Any Other Activities).
5(1)(f) A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	The application seeks resource consents under the AUP, including relevant PC120 provisions, and the NES-CS, together with changes to conditions of existing consent LUC60302182. Refer to AEE **Sections 6.5 and 7.2** and the AUP Activities and Rules Assessment in **Appendix 35**. Separate approvals for works within the road reserve, including asset owner approval, encroachment licences and corridor access requests, are identified in **Section 6.2**. No notice of requirement or alteration to a designation is proposed.
5(1)(g) An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	The assessment against sections 5, 6 and 7 of the RMA is provided in AEE **Section 15.5** under Part 2 of the RMA. It addresses sustainable management, relevant matters of national importance, efficient use of land, amenity, environmental quality, kaitiakitanga and climate change.
5(1)(h), including clauses 5(2) and 5(3) An assessment of the activity against any relevant provisions in national environmental standards, regulations, national policy statements, the New Zealand Coastal Policy Statement, regional policy statements, plans or proposed plans, and relevant iwi planning documents, including relevant objectives, policies, rules, requirements, conditions and permissions	Relevant national environmental standards, national policy statements, the NZCPS and the AUP, including the Regional Policy Statement and relevant PC120 provisions, are addressed in AEE **Sections 7.0 and 13.0.** Rules, standards and permitted activity requirements are assessed in the AUP Activities and Rules Assessment in **Appendix 35**. Relevant objectives and policies are assessed in **Appendix 36**. Recognised iwi planning documents are assessed in **Section 9.2.**

Question	Answer
5(1)(i) Information about any Treaty settlements that apply in the area covered by the consent application, including identification of relevant provisions and a summary of any redress affecting natural and physical resources relevant to the project or project area	Relevant Treaty settlements, their provisions and redress are summarised in AEE **Section 9.1** and Table 7. The Ngāi Tai ki Tāmaki coastal statutory acknowledgement area OTS-403-128 is adjacent to the project area. The Project does not extend into the coastal marine area or affect the Crown assets identified as settlement redress.
5(1)(j) A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou, or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011	The site is outside the common marine and coastal area and is not subject to customary marine title or protected customary rights. The Project is not within, adjacent to, or affecting ngā rohe moana o ngā hapū o Ngāti Porou. Refer to AEE **Section 9.3.**
5(1)(k) Any conditions that the applicant proposes for the resource consent	The proposed resource consent conditions are provided in **Appendix 4** and described in AEE **Section 12.0.** Proposed changes to conditions 4, 40 and 41 of existing consent LUC60302182 are set out in **Section 6.5**.
5(1)(l) If a notice under section 30(3)(b) or (5) has been received, a copy of the notice and any more up-to-date information about the existing resource consent referred to in the notice	The section 30 notice is provided in **Appendix 33**. The existing Travelodge consent is included in **Appendix 5**, and the proposed changes to its conditions are described in AEE **Section 6.5**. The s30 letter was received on 27 August 2026 and confirmed no resource consents for the same activity apply to the site.
5(4)(a) Assessment of effects information required by Clause 6	Actual and potential environmental effects are assessed in AEE **Section 10.0** and the supporting technical reports. The assessment addresses geotechnical and earthworks effects, groundwater, contamination, noise and vibration, servicing, hazardous substances, natural hazards, traffic, construction, urban design, landscape, visual and shading effects, wind, arboricultural effects, waste and positive effects. Mitigation and monitoring are addressed in **Sections 11.0 and 12.0** and the proposed conditions in **Appendix 4**.
5(4)(b) Assessment of effects covering the matters specified in Clause 7	Effects on neighbouring people and the wider community, the locality, ecosystems, valued natural and physical resources, contaminant discharges, noise and hazard risks are addressed in AEE **Section 10.0** and the supporting technical reports. Cultural matters and consultation are addressed in **Sections 8.0 and 9.0** and **Appendix 37**. Street-tree effects are assessed in **Section 10.12** and **Appendix 23**. Refer also to **Section 15.5** under Part 2 of the RMA.

Question	Answer
Clause 6 The assessment of an activity's effects on the environment must cover actual and potential effects, risks from hazardous installations, the nature and alternatives of any discharges, mitigation measures, affected persons and consultation responses including iwi or hapū, any reasons for iwi or hapū not responding, monitoring where required, and effects on protected customary rights.	The information required by clause 6 is addressed in AEE **Section 10.0** and the supporting technical reports. Mitigation and monitoring are addressed in **Sections 11.0 and 12.0** and **Appendix 4.** Potentially affected owners and occupiers are identified in **Appendix 3.** Consultation and responses are addressed in **Section 8.0** and **Appendix 37**, and protected customary rights are addressed in **Section 9.3**. Refer to the detailed clause 6 entries below.
Clause 7 The assessment of an activity's effects on the environment must cover effects on people and the wider community, physical effects on the locality, effects on ecosystems, effects on natural and physical resources with special values, discharges, unreasonable noise, and risks from natural hazards or hazardous installations	Effects on neighbouring people and the wider community, the locality, ecosystems, valued natural and physical resources, contaminant discharges, noise and hazard risks are addressed in AEE **Section 10.0** and the supporting technical reports. Cultural matters and consultation are addressed in **Sections 8.0 and 9.0** and **Appendix 37**. Street-tree effects are assessed in **Section 10.12** and **Appendix 23.** Refer also to **Section 15.5** under Part 2 of the RMA.
5(5)(a) If a permitted activity is part of the proposal, a description demonstrating that the activity complies with the requirements, conditions and permissions for the permitted activity	Permitted activities and compliance with their applicable requirements, conditions and permissions are described in AEE S**ection 7.4** and the AUP Activities and Rules Assessment in **Appendix 35**. These include stormwater diversion to the authorised network, emergency generator air discharges, removal of the dead Kohekohe, lighting, specified infrastructure, certain hazardous substance quantities and activities meeting the relevant natural hazard provisions.
5(5)(b) If the activity is within the scope of a planning document prepared by a customary marine title group or ngā hapū o Ngāti Porou, an assessment against any resource management matters set out in that document	Not applicable. The activity is entirely on land, outside a customary marine title area, and is not within the scope of a customary marine title planning document or a Ngāti Porou environmental covenant. Refer to AEE **Section 9.3.**
5(5)(c) If the activity is to occur in a taiāpure-local fishery, mātaitai reserve, or area subject to bylaws under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area	The activity occurs entirely on land at 100 Halsey Street, as described and mapped in AEE **Section 5.0,** and does not occur within a taiāpure-local fishery, mātaitai reserve or fisheries bylaw area.
Clause 10 Information required for an application to change or cancel a consent condition	Changes to conditions 4, 40 and 41 of LUC60302182 are set out in AEE **Section 6.5**. Refer to the existing consent in **Appendix 5** and the proposal, effects and statutory assessments in the AEE.

2.0 FTAA Information Table – Substantive Application

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
Requirements for Substantive Application		
43(1)	A substantive application— (a) must be lodged in the form and manner approved by the EPA; and (b) must— (i) explain how the project to which the application relates is consistent with the purpose of this Act; or (ii) for a project referred under section 21(1)(a),— (A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and (B) contain information relating to the likelihood that any later stages of the project will be completed; and (c) must demonstrate that the project does not involve any ineligible activities; and (d) must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person; and (e) must comply with	a) The application will be lodged in the form and manner approved by the EPA. b) This substantive application seeks approval for the whole referred project. Construction may be undertaken progressively by building, as described in AEE Section 6.2.4 and the Draft Construction Management Plan in **Appendix 32**. The Project's regional and national benefits and consistency with the purpose of the FTAA are assessed in **Section 15.4.** c) The Project does not involve an ineligible activity. Refer to AEE **Sections 4.0 and 15.2** and the Ineligible Activity Assessment in **Appendix 34.** d) NZ CRE 100 Halsey Limited is the sole applicant and authorised person. Refer to AEE **Section 4.2.** e) Information addressing the resource consent and consent condition change approvals sought is provided in the AEE and supporting documents. Refer to AEE **Sections 3.0 and 4.0,** this checklist and the Referral Decision in **Appendix 41.** No project specific information requirements were set out in the referral decision letter. f) No section 39 determination is required. g) No section 23 determination applies. h) The application does not relate to a priority project. Refer to AEE **Section 7.8.** i) The substantive application is being lodged within 6 months of the referral being approved. j) All fees and charges have been paid prior to lodgement of the substantive application.

SUBSTANTIVE APPLICATION		
Requirements of the Act		Comment
	(i) any information requirements specified by the Minister under section 27(3)(b)(ii); and (ii) the requirements listed in subsection (3) that apply to the approvals sought; and (f) must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4); and (g) must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a); and (h) must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications; and (i) must be made by the deadline specified in the notice under section 28(3)(d); and (j) must not lodge a substantive application unless any fee, charge, or levy payable under regulations in respect of the application is paid.	

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
Resource Consent and Consent Condition Changes - Schedule 5		
Clause 5 of Schedule 5 - Information required in consent application		
5(1)(a)	A description of the proposed activity	The Project is a commercial-led mixed-use redevelopment of 100 Halsey Street comprising five new buildings containing office, retail and food and beverage activities, and a data centre within Building 2. It includes basement parking, publicly accessible laneways and plazas, landscaping, infrastructure and associated enabling works. Changes are also sought to conditions of existing consent LUC60302182 to enable the existing 366-space Travelodge carpark to service the wider development. Refer to AEE **Section 6.0,** including **Section 6.5**, and the Architectural Drawings in **Appendix 7.**
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou; or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011;	The 17,142 m² site at 100 Halsey Street, Auckland Central, comprises Section 2 SO Plan 526051 and Lot 2 DP 80054. A site description and locality plan are provided in AEE **Sections 5.1 and 5.2**, including Figure 1. The site is within the Business – City Centre Zone and Wynyard Precinct. The site is adjacent to the Ngāi Tai ki Tāmaki coastal statutory acknowledgement area OTS-403-128, but the Project remains entirely on land and does not extend into that area. It is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou, or within a protected customary rights area. Refer to **Sections 9.1 and 9.3.**

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d): A substantive application complies with this subsection if a) the application complies with: a. section 42 (Authorised person may lodge substantive application for approvals); and b. sections 43 (Requirements for substantive application) and 44 (Information must be specified in sufficient detail); and b) the application relates solely to a listed project or a referred project; and c) the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and d) any fee, charge, or levy payable under regulations in respect of the application is paid.	The application is made by NZ CRE 100 Halsey Limited as the authorised person and relates solely to the 100 Halsey Street referred project. The information addressing sections 42, 43 and 44 of the FTAA is provided throughout the AEE and supporting documents. The assessment demonstrating that the Project does not involve an ineligible activity is provided in **Appendix 34**. Refer to AEE **Sections 3.0, 4.0 and 15.0** and the Referral Decision in **Appendix 41.** All fees and charges have been paid prior to lodgement.
5(1)(d)	The full name and address of: i. each owner of the site and of land adjacent to the site; and ii. each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; and	The names and addresses of owners and identifiable occupiers of the site and adjacent land are provided in **Appendix 3.** The applicant holds the leasehold interest and Viaduct Harbour Holdings Limited owns the fee simple interest. Refer to AEE **Sections 5.1 and 5.4** and the records of title in **Appendix 2**.
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates.	No other activities beyond those described in the application form part of the proposal. The described works include demolition of the bus depot and ancillary buildings, earthworks, piling, basement construction, groundwater take and diversion, infrastructure connections, landscaping, road-reserve works and associated construction and operational activities. Refer to AEE **Section 6.0 and Section 7.9** (Any Other Activities).

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	The application seeks resource consents under the AUP, including relevant PC120 provisions, and the NES-CS, together with changes to conditions of existing consent LUC60302182. Refer to AEE **Sections 6.5 and 7.2** and the AUP Activities and Rules Assessment in Appendix 35. Separate approvals for works within the road reserve, including asset owner approval, encroachment licences and corridor access requests, are identified in **Section 6.2.** No notice of requirement or alteration to a designation is proposed.
5(1)(g)	An assessment of the activity against sections 5, 6, and 7 of the Resource Management Act 1991; and	The assessment against sections 5, 6 and 7 of the RMA is provided in AEE **Section 15.5** under Part 2 of the RMA. It addresses sustainable management, relevant matters of national importance, efficient use of land, amenity, environmental quality, kaitiakitanga and climate change.

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(1)(h)	An assessment of the activity against any relevant provisions in any of the documents listed in subclause (2); (2) The documents referred to in subclause (1)(h) are the following: i. a national environmental standard: ii. other regulations made under the Resource Management Act 1991: iii. a national policy statement: iv. a New Zealand coastal policy statement: v. a regional policy statement or proposed regional policy statement: vi. a plan or proposed plan: vii. a planning document recognised by a relevant iwi authority and lodged with a local authority. An assessment under subclause (1)(h) must include an assessment of the activity against: a) any relevant objectives, policies, or rules in a document listed in subclause (2); and b) any requirement, condition, or permission in any rules in any of those documents; and c) any other requirements in any of those documents.	Relevant national environmental standards, national policy statements, the NZCPS and the AUP, including the Regional Policy Statement and relevant PC120 provisions, are addressed in AEE **Sections 7.0 and 13.0**. Rules, standards and permitted activity requirements are assessed in the AUP Activities and Rules Assessment in **Appendix 35**. Relevant objectives and policies are assessed in **Appendix 36.** Recognised iwi planning documents are assessed in **Section 9.2.**

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— i. identification of the relevant provisions in those Treaty settlements; and ii. a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	Relevant Treaty settlements, their provisions and redress are summarised in AEE **Section 9.1** and Table 7. The Ngāi Tai ki Tāmaki coastal statutory acknowledgement area OTS-403-128 is adjacent to the project area. The Project does not extend into the coastal marine area or affect the Crown assets identified as settlement redress.
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011; and	The site is outside the common marine and coastal area and is not subject to customary marine title or protected customary rights. The Project is not within, adjacent to, or affecting ngā rohe moana o ngā hapū o Ngāti Porou. Refer to AEE **Section 9.3.**
5(1)(k)	The conditions that the applicant proposes for the resource consent	The proposed resource consent conditions are provided in Appendix 4 and described in AEE **Section 12.0.** Proposed changes to conditions 4, 40 and 41 of existing consent LUC60302182 are set out in **Section 6.5.**
5(1)(l)	If a notice under section 30(3)(b) or (5) has been received,— (i) A copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) If a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	The section 30 notice is provided in **Appendix 33**. The existing Travelodge consent is included in **Appendix 5**, and the proposed changes to its conditions are described in AEE **Section 6.5**. The s30 letter was provided on 27 August 2026.

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(4)	A consent application must include an assessment of the activity's effects on the environment that (a) includes the information required by clause 6; and (b) covers the matters specified in clause 7.	Actual and potential environmental effects are assessed in AEE **Section 10.0** and the supporting technical reports. The assessment addresses geotechnical and earthworks effects, groundwater, contamination, noise and vibration, servicing, hazardous substances, natural hazards, traffic, construction, urban design, landscape, visual and shading effects, wind, arboricultural effects, waste and positive effects. Mitigation and monitoring are addressed in **Sections 11.0 and 12.**0 and the proposed conditions in **Appendix 4.**
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991);	Permitted activities and compliance with their applicable requirements, conditions and permissions are described in AEE **Section 7.4** and the AUP Activities and Rules Assessment in **Appendix 35**. These include stormwater diversion to the authorised network, emergency generator air discharges, removal of the dead Kohekohe, lighting, specified infrastructure, certain hazardous substance quantities and activities meeting the relevant natural hazard provisions.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document.	Not applicable. The activity is entirely on land, outside a customary marine title area, and is not within the scope of a customary marine title planning document or a Ngāti Porou environmental covenant. Refer to AEE **Section 9.3.**
5(5)(c)	If the activity is to occur in an area that is a taiāpure-local fishery, a mātaitai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	The activity occurs entirely on land at 100 Halsey Street, as described and mapped in AEE **Section 5.0,** and does not occur within a taiāpure-local fishery, mātaitai reserve or fisheries bylaw area.

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
5(6)	If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect.	Not applicable. The Project does not occur on Māori land in multiple ownership. Owners and identifiable occupiers of the site and adjacent land are identified in **Appendix 3**. Refer to AEE **Sections 4.0 and 5.0.**
5(7)	If the substantive application is to be lodged by more than 1 authorised person, the references to the applicant in subclauses (1)(d), (k), (l) and (6) must be read as references to the authorised person who is to be identified in the application as the proposed holder of the resource consent.	The application is made by one authorised person, NZ CRE 100 Halsey Limited, identified in AEE **Section 4.2.**
Clause 6 of Schedule 5 - Information Required to Assess Environmental Effects		
6(1)	The assessment of an activity's effects on the environment under clause 5(4) must include the following information:	
	I. An assessment of the actual or potential effects on the environment	Actual and potential environmental effects are assessed in AEE **Section 10.0** and the supporting technical reports. The assessment addresses geotechnical and earthworks effects, groundwater, contamination, noise and vibration, servicing, hazardous substances, natural hazards, traffic, construction, urban design, landscape, visual and shading effects, wind, arboricultural effects, waste and positive effects. Mitigation and monitoring are addressed in **Sections 11.0 and 12.0** and the proposed conditions in **Appendix 4**.
	II. If the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use	Risks associated with hazardous substances used and stored within the data centre are assessed in AEE **Section 10.6** and the Hazardous Substances Assessment in **Appendix 17**. A Hazardous Substances Management Plan is proposed as a condition of consent to manage storage, handling, spill response and potential discharges. Refer also to **Appendix 4** and the Chapter E31 assessment in **Section 13.0**.

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
	If the activity includes a contaminant discharge, describe its nature, the sensitivity of the receiving environment to adverse effects, and possible alternative discharge methods or receiving environments.	Discharges associated with earthworks, contaminated soil disturbance, dewatering, stormwater and hazardous substances are addressed in AEE **Sections 10.1, 10.2, 10.3, 10.5 and 10.6**. Treatment and management measures are described in the Erosion and Sediment Control Plan (**Appendix 12**), Stormwater Management Plan (**Appendix 13**), Groundwater and Settlement Effects Report (**Appendix 15**), Hazardous Substances Assessment (**Appendix 17**), Preliminary and Detailed Site Investigation (**Appendix 18**) and Contamination Site Management Plan (**Appendix 19**). Discharge considerations under Part 6 of the RMA, including receiving environment sensitivity and alternatives, are addressed in **Section 15.5.**
	III. A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity.	Proposed mitigation measures are summarised in AEE **Section 11.0** and Table 13 and are supported by the technical assessments, management plans and proposed conditions in **Appendix 4**. Measures address construction management, erosion and sediment control, groundwater and settlement, contamination, noise and vibration, transport, hazardous substances, natural hazards, detailed design, wind mitigation, tree protection and replacement planting, and waste management.
	IV. Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal	Potentially affected owners and occupiers are identified in **Appendix 3** and considered in AEE **Section 10.0**. Consultation, feedback and responses are addressed in **Section 8.0** and the Consultation Summary Report in **Appendix 37**. Iwi interests and relevant planning documents are addressed in **Section 9.0.**
	V. If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.	Refer to AEE **Section 8.0** and the Consultation Summary Report in **Appendix 37**. Ongoing consultation with mana whenua is expected to be undertaken both through the substantive application and after the application is completed.

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
	VI. If the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved.	Proposed monitoring is described in AEE **Section 11.0** and the proposed conditions in **Appendix 4**. It includes erosion and sediment controls, groundwater levels and settlement, site and neighbouring property stability, contaminated land, construction noise and vibration, operational noise testing and reporting for the Building 2 data centre, and travel management. Relevant technical reports and management plans set out the monitoring methods, responsibilities, reporting requirements and contingency responses, including **Appendices 12, 15, 19, 27 and 30**.
	VII. An assessment of any effects of the activity on the exercise of a protected customary right	The AEE identifies no protected customary rights relating to the site and therefore no effects on their exercise. Refer to AEE **Section 9.3.**
Clause 7 of Schedule 5 - Matters to be Covered in Assessment of Environmental Effects		
The assessment of an activity's effects on the environment under Clause 5(4) must cover:		
7(a)	Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects.	Effects on neighbouring properties and the wider community, including construction, transport, noise, shading, urban design and economic effects, are assessed in AEE **Section 10.0** and the supporting technical reports. Cultural interests, iwi engagement and consultation responses are addressed in **Sections 8.0 and 9.0** and **Appendix 37.** Shading effects on Lighter Quay West and other nearby properties and public spaces are assessed in **Section 10.10** and the Urban Design Assessment, including shading studies, in **Appendix 20.**
7(b)	Any physical effect on the locality, including landscape and visual effects	Physical, urban design, landscape, visual and shading effects are assessed in AEE **Section 10.10,** the Urban Design Assessment in **Appendix 20**, the Landscape Effects Assessment in **Appendix 21** and the Landscape Graphic Supplement and Visual Simulations in **Appendix 22.** Refer also to the Architectural Drawings in **Appendix 7** and Landscape Design Drawings in **Appendix 8.**

SUBSTANTIVE APPLICATION		
Requirements of the Act		Comment
7(c)	Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity	The existing urban site and surrounding environment are described in AEE **Section 5.0.** Effects on street trees, including removal and replacement planting, are assessed in **Section 10.12** and the Arboricultural Assessment in **Appendix 23.** Potential effects on the receiving environment from sediment, contaminated soil, groundwater and stormwater are addressed in **Sections 10.1, 10.2, 10.3 and 10.5** and the associated technical reports and management plans in **Appendices 12, 13, 15, 18 and 19.**
7(d)	Any effect on natural and physical resources that have aesthetic, historical, spiritual, or cultural value, or other special value, for present or future generations.	The coastal setting, urban landscape, cultural values, maunga views and potential archaeological discoveries are addressed in AEE **Sections 5.0, 9.0, 10.10, 13.0 and 15.0**. Refer to the Urban Design Assessment in **Appendix 20,** Landscape Effects Assessment in **Appendix 21**, visual material in **Appendix 22** and consultation records in **Appendix 37**. Accidental discovery procedures are described in **Section 9.2** and addressed in the proposed conditions in **Appendix 4.**
7(e)	Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants	Discharges associated with earthworks, contaminated soil disturbance, dewatering, stormwater and hazardous substances are addressed in AEE **Sections 10.1, 10.2, 10.3, 10.5 and 10.6**. Treatment and management measures are described in the Erosion and Sediment Control Plan (**Appendix 12**), Stormwater Management Plan (**Appendix 13**), Groundwater and Settlement Effects Report (**Appendix 15**), Hazardous Substances Assessment (**Appendix 17**), Preliminary and Detailed Site Investigation (**Appendix 18**) and Contamination Site Management Plan (**Appendix 19**). Discharge considerations under Part 6 of the RMA, including receiving environment sensitivity and alternatives, are addressed in **Section 15.5.**

SUBSTANTIVE APPLICATION		
Requirements of the Act		**Comment**
7(f)	Any unreasonable emission of noise	Construction and operational noise and vibration effects are assessed in AEE **Section 10.4** and the Noise and Vibration Assessment in **Appendix 29.** Proposed controls include acoustic screening, construction methodology and hours, neighbour liaison, monitoring and implementation of a Construction Noise and Vibration Management Plan. Refer to the draft CNVMP in **Appendix 30** and proposed conditions in **Appendix 4**.
7(g)	Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations	Natural hazard risks, safe refuge and adaptation are assessed in AEE **Section 10.7** and the Coastal and Flood Risk Assessment in **Appendix 16**. Geotechnical risks are assessed in **Section 10.1** and **Appendix 14,** and groundwater and settlement effects in **Section 10.2** and **Appendix 15.** Hazardous installation risks are assessed in **Section 10.6** and the Hazardous Substances Assessment in **Appendix 17**, supported by the proposed Hazardous Substances Management Plan and conditions in **Appendix 4**.
Clause 10 of Schedule 5 - Information Required for Change or Cancellation of Condition		
10	Information required in an application for the change or cancellation of a resource consent condition.	The application seeks changes to conditions 4, 40 and 41 of existing consent LUC60302182. The existing consent is included in **Appendix 5,** the proposed changes are set out in AEE **Section 6.5**, and the associated proposal, effects and statutory assessments are provided throughout the AEE and supporting documents. The information required by clauses 5 to 7 is addressed in this checklist and the detailed information table.