

Invitation for Comment on Federal Street Residences

Federal Street Residences is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Federal Street Residences
EPA reference	FTC000055
Applicant/s	P0012 Auckland NZ Pty Limited
Comments due by	14 April 2022
Accessing the application	https://www.epa.govt.nz/fast-track-consenting/referred-projects/federal-street-residences/the-application/

An application has been made by P0012 Auckland NZ Pty Limited under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consent to a: demolish an existing 7-storey car parking building on land in Auckland Central, Auckland; and b: to construct a mixed-use building on that land that is approximately 55 storeys and 183 metres high.

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to federalstreet.fasttrack@epa.govt.nz. Please mark in the subject line: "Comments on Federal Street Residences, Fast Track Application (Your name/organisation) by **14 April 2022**"; or
- **Post** the form to Federal Street Residences, Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by the **14 April 2022**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **14 April 2022**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Federal Street Residences Expert Consenting Panel, no later than **14 April 2022**

If your comment is not received by the EPA by **14 April 2022** the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the EPA website. We will redact your contact details but you should not include any other personal information that you are concerned about being publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

More information on the commenting on a fast-track consenting application can be found at <https://www.epa.govt.nz/fast-track-consenting/commenting/>.

Your comment on the Federal Street Residences

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	City Rail Link Limited		
*First name	<u>Attention:</u> Richard Jenkins – Principal Planner		
*Last name	As above		
Postal address	PO Box 9681, Newmarket, Auckland 1149		
*Home phone / Mobile phone	021 870 124	*Work phone	021 870 124
*Email (a valid email address enables us to communicate efficiently with you)	richard.jenkins@cityrailink.govt.nz		

2. *We will email you draft conditions of consent for your comment

Yes	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

City Rail Link Limited (**CRL**) is the requiring authority for Designation 2500-1 'City Rail Link' in the Auckland Unitary Plan Operative in Part. This designation provides for the construction, operation, and maintenance of the City Rail Link (**CRL**) between Britomart Station and Mayoral Drive, including the new Aotea Station in Albert Street.

While the proposed development site at 65-71 Federal Street is not located within Designation 2500-1, the site is located in close proximity to CRL construction works that are being undertaken within the designation in Kingston Street and Victoria Street West.

Construction of the CRL is also subject to a number of resource consents, including a water permit (R/REG/2016/1892) relating to groundwater diversion and discharge. The latter consent imposes a number of conditions in relation to the monitoring and management of groundwater and settlement effects - including a requirement for CRL to repair any damage to buildings and services caused by ground or building settlement resulting from CRL construction works. The conditions of consent are

based on predicted settlement contours (mechanical and consolidation settlement), and an associated building damage assessment, for the CRL works.

CRL has reviewed the application documents provided by the EPA and makes the following comments in relation to construction effects associated with the proposed development.

Groundwater and settlement effects associated with excavation

The geotechnical studies undertaken by the applicant do not provide predicted settlement contours for the proposed basement excavation, and there is no associated building damage assessment.

CRL is therefore unable to identify whether the extent of settlement ('influence zone') associated with the proposed development will overlap the predicted settlement contours for the CRL construction works, with the potential to cause cumulative adverse settlement effects that could potentially result in damage to adjacent buildings and services.

CRL therefore requests that assessment of the consent application and the proposed conditions of consent take adequate account of cumulative settlement effects, and that the applicant's proposed '*Groundwater and Settlement Monitoring and Contingency Plan*' (**GSMCP**) addresses any cumulative adverse settlement effects - including for the purposes of specifying appropriate 'alert' and 'alarm' trigger levels.

The groundwater and settlement assessments undertaken for the purposes of consenting the CRL project are a matter of public record, and relevant information can be made available by CRL.

Construction traffic management

If consent is granted for the proposed development at 65-71 Federal Street, then it is apparent that construction would commence while CRL construction works in Victoria Street West, Albert Street, and Kingston Street are still ongoing.

CRL therefore requests that the proposed conditions of consent and the applicant's '*Construction Traffic Management Plan*' (**CTMP**) take adequate account of construction traffic management required for the ongoing CRL works.

In this regard it is noted that Section 3 of the applicant's draft CTMP identifies the closure of part of Albert Street and Victoria Street West for the CRL works. However, there needs to be more comprehensive coordination with all aspects of construction traffic management required for the CRL works - including the CRL works in Kingston Street (between Albert Street and Federal Street).

Thank you for your comments