

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)	Heritage New Zealand Pouhere Taonga		
*First name	Peter		
*Last name	Richardson		
Postal address			
*Home phone / Mobile phone	+64276086982	*Work phone	
*Email	prichardson@heritage.org.nz		
Submission prepared by:	Bev Parslow		
Email:	bparslow@heritage.org.nz		

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

Y	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
----------	--	--------------------------	--

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

<p>General comment on application and recommendation</p>	<p>Thank you for the opportunity to comment on the resource consent application. Heritage New Zealand Pouhere Taonga has assessed the application, with input from specialist regional heritage staff, including those with Māori heritage expertise.</p> <p>HNZPT generally supports the resource consent application known as the Federal Street Residences. While HNZPT does not seek any new or amended conditions we would like to make the following comments in regard to our areas of interest and raise a particular concern with the applicants proposed use of the AUP Historic Heritage Bonus Floor Area provisions through an unspecified donor site.</p>
<p>Cultural heritage values</p>	<p>The project site is located within Ngā Wharau a Tako (Schedule ID.0090), Auckland Unitary Plan Schedule 12 Sites and Places of Significance to Mana Whenua, located at [REDACTED] – a former Māori settlement located on the Swanson St ridge with a track (Te Tarapounamu) leading down to the Queen St valley (the Wai Horotiu Stream).</p> <p>A CIA has been prepared at the request of the applicant by Ngaati Te Ata Waiohua.</p> <p>Appendices to the application advise the following:</p> <p style="padding-left: 40px;">Te Kawerau Iwi Tiaki Trust are happy to take the lead from Ngati Whatua and Ngati Paoa,</p> <p style="padding-left: 40px;">Ngati Tamaoho advises they do not require a CVA and will defer to resident Iwi.</p> <p style="padding-left: 40px;">Makaura Marae Māori Trust will not submit a CIA and trust that Ngaati Whaatua are being sufficiently engaged.</p> <p>Iwi have and will continue to contribute toward the narrative of their occupation and use of this site via design elements. HNZPT are aware of the particulars and that mana whenua concerned are involved through feedback forums.</p>
<p>Archaeological sites</p>	<p>There are no known archaeological sites in the project area.</p> <p>HNZPT has reviewed the application and considers that as the property has been highly modified over time, including sub strata through the development of a basement associated with the current building, any archaeological remains relating to 19th century use of the land and Māori occupation would likely have been destroyed, and the potential for subsurface archaeological remains to be present in situ is low. Therefore, the proposal does not require further archaeological assessment.</p> <p>HNZPT considers that an Accidental Discovery Protocol (ADP) would be appropriate for the development in this instance and supports the proposed ADP condition 64. The ADP must be used in the unlikely instance that an archaeological find is made within the project area and to ensure appropriate</p>

	<p>Tikanga is enabled in the event that cultural material related to Māori is identified during works.</p>
<p>Historic heritage Values</p>	<p>Other than the Ngā Wharau a Tako (Schedule ID.0090), Auckland Unitary Plan Schedule 12 Sites and Places of Significance to Mana Whenua as identified above, there are no scheduled or listed built historic heritage places located within or in proximity to the project site.</p> <p>HNZPT is concerned that the applicant intends to avail themselves, as a controlled activity resource consent, of the AUP Historic Heritage Bonus Floor Area provisions through an as yet unspecified donor site. HNZPT understands that the availability of the donor sites or part sites is constrained to a register of appropriate sites that have been vetted by Auckland Council.</p> <p>HNZPT acknowledges that proposed conditions 36 & 37 relate to the “Transfer of Heritage Floor Space”, and those conditions seek that the consent holder produce evidence, prior to the issue of building consent, of the registered owners of the donor and recipient sites providing evidence of having entered into the relevant applicable covenants with Auckland Council.</p> <p>HNZPT considers that for the application to be appropriately assessed in relation to this aspect of the overall resource consent activity, the applicant should make known to the Panel, prior to decision making, information relating to the availability of sufficient historic heritage floor space to purchase from the register and their ability to purchase the amount they need for this project or the details of the heritage building(s) or floor space purchased in accordance with the provisions of the AUP at Chapters D17- Historic Heritage Overlay and H8-Business-City Centre Zone and specifically:</p> <p>H8.6.13. Bonus floor area - use or transfer of historic heritage and special character floor space bonus, and</p> <p>H8.6.14. Bonus floor area - securing historic heritage and special character floor space bonus.</p> <p>The proposed conditions would then serve as a confirmation of the assessment that has been undertaken as part of this consenting process.</p>

Thank you for your comments