



Comments on project under the Fast Track Approvals Act 2024

Downtown Carpark Site Development, FTAA-2512-1158

Contact Details	
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Introduction

1. Precinct Properties Limited (Applicant) has lodged an application for the Downtown Car Park Site Development (project) under the Fast-track Approvals Act 2024 (the FTA Act). The Applicant has applied for an archaeological authority as part of the substantive application.
2. HNZPT was consulted prior to the Applicant lodging its substantive application.
3. There are no listed heritage places located within the project area.
4. In accordance with section 53(2)(k) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the substantive application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.

Comments on Application

Archaeological Authority

5. HNZPT has provided comment in relation to the archaeological authority in its s51 Report dated 11 March 2026.
6. In summary, HNZPT has recommended that the archaeological authority be granted subject to recommended conditions; and that Ellen Cameron is approved as the person to undertake the archaeological work under this authority.
7. As a part of the s51 Report, HNZPT provided recommended conditions at Appendix A of that Report.
8. The Applicant has pointed out that there was an error in those conditions and as such, we apologise for any inconvenience and attached at **Appendix A** to these comments is an amended set of conditions. Conditions 5, 6, and 11 have been amended to refer to Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga.



Conclusion

9. HNZPT considers that the Application is able to be approved subject to amendments to the conditions as attached as Appendix A.



Appendix A

ARCHAEOLOGICAL AUTHORITY

AUTHORITY DETAILS

Authority Number: 2026-583

Determination Date: **Expiry Date:** 6 years duration

Authority Holder: Precinct Properties New Zealand Limited

Archaeological Sites: R11/3458 and potential subsurface archaeological sites

Location: Lot 9 DP 60151, Lot 7 DP 77037, Lot 1 DP 78340, Lot 5 DP 63972, Lot 1 DP 183125 and the road reserves of Customs Street West, Lower Hobson Street, Sturdee Street and Fanshawe Street (shown in Schedule A)

Section 45 Approved Person: Ellen Cameron

Landowner Consent: To be provided

DETERMINATION

The FTAA Expert Consenting Panel grants an archaeological authority pursuant to section 81 of the Fast Track Approvals Act 2024 and section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the areas specified in the location above, to Precinct Properties New Zealand Limited for enabling works, including land disturbance and excavation of approximately 100,000m³ over 6,442m² (archaeological works), subject to the following conditions:

CONDITIONS OF AUTHORITY

No.	Condition
Before Works	
1	Start Work Notification The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) of the date when archaeological works will begin at least two working days before archaeological works start.
2	Archaeological Management Plan



	The Authority must be exercised in accordance with the Archaeological Management Plan, (Cameron E, October 2025. <i>Archaeological Management Plan: Downtown Carpark Site Development, Auckland Fast Track</i>. Prepared for Precinct Properties New Zealand Limited). (AMP) The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.
3	Landowner Consent The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.
4	Site Briefing The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the conditions of this Authority, and contractors' responsibilities with regard to discovering archaeological evidence.
During Works	
5	Tikanga In addition to tikanga Māori protocols agreed between the Authority Holder and Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga, the following shall apply: a) access for Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga to any archaeological site encountered in order to undertake tikanga subject to any health and safety requirements. b) If any possible taonga or Māori artefacts are encountered, Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga shall be informed to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met. c) If any archaeological site is encountered and works modifying or destroying the archaeological site are undertaken, Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga shall be provided with a copy of any reports completed and be given an opportunity to discuss it with the Project Archaeologist if required.
6	Kōiwi Discovery If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.
7	Monitoring



	Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice and the AMP.
8	Investigation Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice
After Works	
9	Work Completion Notification The Authority Holder shall advise HNZPT of the completion of archaeological works within five working days of completion.
10	Completion of Archaeological Siteworks Within 20 working days of the completion of on-site archaeological work associated with this Authority, the Authority Holder shall ensure that: (a) An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. (b) Site records are updated or submitted to the NZAA Site Recording Scheme.
11	Archaeological Records Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to Ngāti Whātua Ōrākei, Waikato-Tainui and Ngaati Whanaunga. A copy must also be provided to the NZAA Central Filekeeper.



Schedule A



Diagram showing the detail of the properties in the Project Area and pedestrian overbridge and vehicle ramp which are subject to this Authority.