



Section 51(2)(d) Fast-track Approvals Act 2014 Report

Mt Welcome, Pukerua Bay, Porirua - FTAA-2603-1181

Heritage New Zealand Pouhere Taonga (HNZPT) recommends:

- That the archaeological authority is **granted**, subject to conditions, under the Fast-track Approvals Act 2024 (FTA Act).
- That, if the authority is granted, Patrick Harsveldt is **approved** as the approved person to carry out the archaeological work under the authority.

Introduction

1. On 1 April 2026, Pukerua Property Group Limited Partnership (the Applicant) lodged a substantive application for the Mt Welcome, Pukerua Bay, Porirua development (the Project) with the Environmental Protection Agency (EPA). On 24 April 2026 the substantive application was deemed complete and complied with section 46(2) of the FTA Act. It was deemed to not have any competing applications or existing resource consents under section 47 of the FTA Act on 11 May 2026.
2. As a part of the application, the Applicant has applied for an archaeological authority. HNZPT is the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) under the FTA Act.
3. On 12 May 2026 the Panel Convener issued a Minute directing the EPA to obtain a report prepared by Heritage New Zealand Pouhere Taonga and the Māori Heritage Council, in accordance with section 51(2)(d) of the Act (May Minute).
4. This report is due 17 July 2026.

Purpose of the Report

5. The specific directions of the Panel Convener in the May Minute were:

[4] [...] to obtain advice from the DoC, HNZPT and MHC on how the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

[5] If DoC and HNZPT and MHC do not agree with, or wish to amplify, the expert and planning assessments lodged in support of the application, they must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d)).

[6] DoC and HNZPT and MHC may confirm and append advice, including legal advice, previously given in response to directions under section 51 on another project and do not need to provide an assessment if they concur with the applicant's assessments.

[7] DoC and HNZPT and MHC are to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

6. This Report addresses these matters and makes a recommendation to the Panel regarding the archaeological authority application as part of the Project.

The Project

7. The Applicant proposes to undertake extensive earthworks and building demolition for a new residential and commercial development. The development consists of 949 residential allotments with an average lot size of close to 523m². The proposed earthworks will vary across the site, with the maximum anticipated excavation depths up to 20 meters below the surface.

Documentation received and reviewed

8. This recommendation is based on HNZPT's review of the following documents:
 - Mt Welcome, Pukerua Bay, Porirua – Substantive application
 - Appendix 24 - Archaeological Assessment (the Harsveldt assessment)
 - Appendix 25 - Archaeological Management Plan
 - Mt Welcome, Pukerua Bay, Porirua – Substantive application
 - Appendix 02 - Pre-lodgement consultation
 - Appendix 31 Legal Submissions

Heritage New Zealand Pouhere Taonga Assessment

Matters in clause 3, Schedule 8

9. HNZPT recommends that an archaeological authority be granted with conditions, attached as Appendix A.

Weighting of clause 4, Schedule 8 matters

10. HNZPT has provided advice on this to the Panel in the Delmore application, a copy of that advice is appended to this Report as Appendix B. In short, the greatest weight is given to (a) the purpose of the FTA Act; in respect of the matters set out in section 59(1)(a) of the HNZPTA, it is an overall assessment, rather than a hierarchy of matters for consideration.

Review of Technical Reports

11. HNZPT agrees with the Harsveldt assessment, in particular:
 - There are two recorded archaeological sites (R26/885 and R26/886) within the project area;
 - There is potential for additional archaeological sites and material to be encountered during the proposed works;

- The proposed works will modify or destroy the recorded archaeological sites, and there is potential that other sites may be modified or destroyed during the proposed works;
- Mitigation for the modification or destruction of archaeological features can be achieved through archaeological monitoring and recording.

The Draft Archaeological Management Plan (AMP)

12. The Applicant has provided a draft AMP and HNZPT has provided feedback in relation to this AMP, specifically that there needs to be some amendments in relation to:
 - procedures for any archaeological investigation or recording of archaeological information;
 - building recording level and process for R26/885;
 - research investigation strategy in relation to R26/886 Depression sites 3, 6a and 6b.
13. These matters have been included in the information set out in condition 2 in order for HNZPT to certify the AMP prior to works commencing.
14. In the event that the AMP is approved prior to the granting of the authority, then HNZPT will recommend to the Panel rewording of condition 2 to reflect this.

Recommendation

15. HNZPT has considered the application against the criteria set out in clause 4, Schedule 8, summarised as follows:

Section 59(1)(a) HNZPTA

16. The granting of an archaeological authority for this application would be consistent with the matters set out in section 59(1)(a) of the HNZPTA:
17. There is no evidence to suggest that the historical and cultural heritage value of the recorded and any potential subsurface archaeological sites justifies their protection. The application states this area does not fall under any Statutory Acknowledgement Area and the Applicant has undertaken consultation with iwi/hapū, who have not expressed opposition to the application proposal.
18. HNZPT considers that the conditions, with the suggested amendments, for the Authority will work with any fast-track approval for the land use activity to effectively manage the identification and recovery of archaeological information within the application site.

Section 47(1)(a)(ii) and (5) HNZPTA

19. Section 47(1)(a)(ii) and (5) only apply for an authority application made pursuant to section 44(b) of the HNZPTA – a minor effects authority. This is not a minor effects application, and therefore these sections are not relevant.

Relevant Statement of General Policy

20. The relevant Statement of General Policy is the Tauākī Mātai Whaipara Archaeology Statement included in He Tauākī Kaupapahere Whānui Statements of General Policy dated October 2025.

21. The proposal is consistent with the objectives and policies of the Statement of General Policy, particularly with regard to:
22. Policy 2.3: HNZPT promotes early, ongoing, and meaningful involvement of hapū and iwi in proposals affecting Māori heritage places that are archaeological in nature. HNZPT notes that engagement with Ngāti Toa Rangatira has taken place as part of the project development. We note that Ngāti Toa Rangatira has requested preserving features of site R26/885 that are of significance to whānau, and that the applicant will continue to explore this with the iwi.
23. Policy 2.34: HNZPT requires archaeological authority holders to involve hapū and iwi in the authority process and activities fulfilling the authority conditions, including archaeological excavation and reporting, for an authority that relates to a site of interest to Māori. This requirement will be fulfilled by compliance with the authority conditions as discussed below.

Any amendments considered necessary to conditions

24. The Applicant provided a set of draft conditions with its application. Following this, HNZPT and the Applicant have worked together to achieve an agreed set of conditions. HNZPT considers this set of conditions will ensure that the archaeological works:
 - are undertaken in a culturally appropriate way; and
 - mitigate any adverse effects on the adversely affected archaeological values; and
 - will allow for any information collected to be recorded in a report and accessible to other archaeologists and interested persons; and
 - can be monitored and measured to ensure compliance.
25. HNZPT appreciates the time and effort of the Applicant to discuss and develop this agreed set of conditions, which is attached as Appendix A.

Section 45 HNZPTA Approved person

26. HNZPT considers that Patrick Harsveldt has the appropriate qualifications and sufficient skill and competency to undertake the work required if the authorities are granted and has access to appropriate institutional and professional support.

Signed for and on behalf of Heritage New Zealand Pouhere Taonga,



Dean Whiting

Chief Executive

Date: 17 July 2026

Appendix A: Agreed conditions

ARCHAEOLOGICAL AUTHORITY

AUTHORITY DETAILS

Authority Number:

Determination Date:

Expiry Date: 15 years

Authority Holder: Pukerua Property Group Limited Partnership

Archaeological Sites: R26/885, R26/886, and potential subsurface archaeological sites

Location: Lot 1 DP 534864, Lot 2 DP 534864, Lot 2 DP 89102, Part Lot 1 DP 89102, Lot 1 DP 608433, Lot 1000 DP 608433, and SH59 corridor legally described as Road Reserve.

S45 Approved Person: Patrick Harsveldt

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 Pukerua Property Group Limited Partnership for works to enable development of residential allotments, preparatory works to enable a future commercial centre and associated infrastructure in Pukerua Bay, Porirua (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) and Ngāti Toa Rangatira of the date when archaeological works will begin at least two working days before archaeological works start.
2	Archaeological Management Plan

	The Authority Holder must prepare an Archaeological Management Plan (AMP). The purpose of the AMP is to provide instructions for managing archaeological sites during the construction of the Project and compliance with the conditions of the authority. The AMP shall include: a. procedures for any archaeological investigation or recording of archaeological information; b. building recording level and process for R26/885; c. research investigation strategy in relation to R26/886 Depression sites 3, 6a and 6b; and d. the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan; e. timeframes for archaeological work; f. protocols for the unexpected discovery of archaeological material; g. on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The management plan must state who will be carrying out the briefings; h. the responsibilities of contractors with regard to notification of archaeological sites; i. requirements for stand down periods to enable archaeological work; j. mechanisms for dispute resolution; and k. emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Iwi. At least 20 Working Days before starting archaeological works, the AMP shall be submitted to HNZPT for certification that the AMP satisfies the requirements of Condition 2. The certified AMP shall be implemented and complied with for the duration of the Archaeological Authority. The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for certification.
4	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.
5	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	

6	Tikanga Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and Ngāti Toa Rangatira.
7	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 Toa Rangatira 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.
8	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.
9	Investigation Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice. R26/885 must be investigated, recorded and analysed prior to demolition to document and recover information about construction, alteration and use through time. This is to be undertaken to a minimum standard of Level III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (AGS1 2018).
10	Annual Reporting Annually from the date of construction commencing on land subject to this Authority until the report required under Condition 13 is submitted to HNZPT, the Authority Holder must submit to HNZPT a written report containing a summary of the progress of any archaeological works and any archaeological findings.
After Works	
11	Work Completion Notification The Authority Holder shall advise HNZPT and Ngāti Toa Rangatira of the completion of archaeological works within five working days of completion.
12	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, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library.

	(b) Site Record Forms are updated or submitted to the NZAA Site Recording Scheme.
13	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 Ngāti Toa Rangatira. A copy must also be provided to the NZAA Central Filekeeper.



Appendix B: Weighting of matters set out in Schedule 8, Clause 4 of the FTA Act

Re: Delmore [FTAA-2502-1015] Request for advice dated 11 April 2025

27. You have asked Heritage New Zealand Pouhere Taonga (Heritage New Zealand) for advice regarding the following:

- i. the weighting of matters outlined in Schedule 8, clause 4 of the Fast Track Approvals Act 2024 (FTA Act), having regard to senior court decisions; and
- ii. agreement or otherwise in respect of the statutory summary provided by Barker & Associates Ltd (Barker Report).

Weighting of matters outlined in Schedule 8, Clause 4 of the FTA Act

28. Schedule 8, clause 4 states:

For the purposes of [section 81](#), when considering an application for an archaeological authority, including conditions in accordance with [clause 5](#), the panel must take into account, giving the greatest weight to paragraph (a),—

- (a) the purpose of this Act; and*
- (b) the matters set out in [section 59\(1\)\(a\)](#) of the HNZPT Act¹; and*
- (c) the matters set out in [section 47\(1\)\(a\)\(ii\) and \(5\)](#) of the HNZPT Act; and*
- (d) a relevant statement of general policy confirmed or adopted under the HNZPT Act.*

29. The wording of the clause itself makes it clear that the Panel gives the greatest weight is given to (a) the purpose of the FTA Act. Of the other matters:

Section 59 matters

30. There is no hierarchy between the matters set out in section 59(1)(a), rather it is an overall assessment. This is evident in the assessment carried out by Heritage New Zealand that will be provided to the Panel with a recommendation.

Section 47(1)(a)(ii) and (5)

31. These sections only apply for an authority application made pursuant to section 44(b) of the HNZPTA – a minor effects authority.

¹ Heritage New Zealand Pouhere Taonga Act 2014

32. The Delmore application is not for an authority pursuant to section 44(b), so the matters in Schedule 8, clause 4(c) are not relevant considerations for this application.

Statement of General Policy

33. The relevant Statement of General Policy is *The Administration of the Archaeological Provisions under the Heritage New Zealand Pouhere Taonga Act 2014*, dated 29 October 2015.
34. Note, this is currently under review and we anticipate a new Statement of General Policy will be in place from October 2025.

Statutory Summary in Barker Report

35. We have reviewed section 13.3² and section 14.5³ of the Barker Report that set out the statutory requirements in relation to an approval under the HNZPT Act.
36. Section 13.3 sets out relevant information in relation to obtaining an approval pursuant to the HNZPT Act. We agree with the description of clauses 3, 4, and 5 of the FTA Act.
37. Section 14.5 uses subheadings to assess the matters set out in Schedule 8, clause 4 of the FTA Act that the Panel is to have regard to.
38. We agree that the matters listed are those contained in Schedule 8, clause 4. Of these, sections 47(a)(ii) and (5) HNZPT Act are not relevant considerations for this matter, as this is not an application made pursuant to section 44(b) HNZPT Act – minor works authority.
39. The s51 Report prepared by Heritage New Zealand will comment on each of these sections and give an assessment of same before reaching an overall recommendation for the authority application.

² Titled “Approvals Relating to HNZPT 2014 – Schedule 8”

³ Titled “Heritage Authority Approval Sought: Sections 59(1)(a) and 47(1)(a)(ii) and (5) of the HNZPT and Relevant Statement of General Policy”