



Section 51(2)(d) Fast-track Approvals Act 2024 Report

Beachlands South, FTAA-2606-1256

Heritage New Zealand Pouhere Taonga (HNZPT) recommends:

1. That the archaeological authority is **granted**, subject to conditions, under the Fast-track Approvals Act 2024 (FTA Act).
 2. That, if the authorities are granted, Glen Farley is **approved** as the approved person to carry out the archaeological work under the authority.
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Introduction

3. On 1 July 2026, Beachlands South Limited Partnership (the Applicant) lodged a substantive application for Beachlands South (the Project) with the Environmental Protection Agency (EPA). On 21 July 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 4 August 2026.
4. 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.
5. On 14 July 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 (July Minute 1).
6. This report is due 12 October 2026.

Purpose of the Report

7. The specific directions of the Panel Convener in the July Minute were:
 - (a) *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)).*
 - (b) *If the agency does 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)).*
 - (c) *The agency may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the applicant's assessments.*
 - (d) *The agency is to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).*

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

The Project

9. The project will develop approximately 2,700 residential dwellings, including community and commercial spaces, approximately 88 hectares of protected ecological restoration area, walking and cycling networks, and community facilities, and enable the potential development of two schools. An Ecological Protection Area Network (EPAN) will be developed through the establishment of paths and walkways, weed removal, and native planting.

Documentation received and reviewed

10. This recommendation is based on HNZPT's review of the following documents:
- Attachment 0B- Planning Assessment
 - Attachment 17- Beachlands South Fast Track Archaeological Assessment, prepared by Glen Farley dated June 2026 (Farley Assessment)
 - Attachment 17A- Archaeological Vegetation Management and Planting Plan: Beachlands South Fast track prepared by Glen Farley dated June 2026 (Planting Plan)
 - Attachment 17B Archaeological Document Bundle:
 - Conditions of Authority (draft conditions)
 - Approval of person to carry out activity under archaeological authority
 - Archaeological Management Plan: Beachlands South – Fast Track prepared by Glen Farley dated June 2026 (AMP)

Heritage New Zealand Pouhere Taonga Assessment

Matters in clause 3, Schedule 8

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

Weighting of clause 4, Schedule 8 matters

12. 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

13. HNZPT agrees with the assessment (Attachment 17 Archaeological Assessment) by Glen Farley, in particular:
- There are 11 recorded archaeological sites within, or are likely to extend into, 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;
14. Mitigation takes the form of targeted archaeological investigations, along with archaeological monitoring and recording in sensitive areas based on the predictive model; and
15. The proposed mitigation measures included in the Draft Archaeological Research and Mitigation Strategy will mitigate the identified adverse effects on the archaeological values within the subject land.

The Draft Archaeological Management Plan (AMP)

16. HNZPT agrees that an AMP is essential to ensure mitigation of any adverse effects in relation to this project. HNZPT has reviewed the draft AMP; considers it appropriate to mitigate the adverse effects on the archaeological sites within the proposed development and certifies it. This is reflected in the recommended condition 2, which references the AMP titled “Archaeological Management Plan: Archaeological Management Plan: Beachlands South – Fast Track, Prepared for Beachlands South Limited Partnership (June 2026).

Recommendation

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

Section 59(1)(a) HNZPTA

18. 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:
19. 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.
20. 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

21. 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

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

23. The proposal is consistent with the objectives and policies of the Statement of General Policy, particularly with regard to the early, ongoing and meaningful involvement of hapū and iwi (Policy 2.1).

Any amendments considered necessary to conditions

24. HNZPT has considered the Applicant's proposed conditions against the conditions listed in Schedule 8, clause 5(1) of the FTA Act, and the standard conditions that HNZPT imposes on authorities granted under the HNZPTA. These standard conditions have demonstrated their effectiveness in regulating this type of activity and give effect to the Statement of General Policy, in particular with regard to the objectives and policies identified above.
25. HNZPT recommends amendments and some additional conditions in order to 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.
26. Included at **Appendix A** is a track change version of the authority conditions, including reasoning for amendments. Included in **Appendix B** is a clean version of the authority conditions.

Section 45 HNZPTA Approved person

27. HNZPT considers that Glen Farley 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

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Date: 12 October 2026