

BEFORE THE PANEL CONVENER

Application: FTAA-2606-1253

IN THE MATTER of the Fast-track Approvals Act 2024 (FTAA)

AND

IN THE MATTER of an Application by Carter Group Limited under section 42 of the FTAA for the Ōhoka Residential Subdivision Project

**MEMORANDUM OF HERITAGE NEW ZEALAND POUHERE TAONGA
IN RESPONSE TO MINUTE 3 OF THE PANEL CONVENER**

12 August 2026

Heritage New Zealand Pouhere Taonga
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**HERITAGE NEW ZEALAND
POUHERE TAONGA**

Introduction

- 1 This memorandum is filed on behalf of Heritage New Zealand Pouhere Taonga (HNZPT) in response to the Minute of the Panel Convener dated 7 August 2026 (Minute) in respect of the Ōhoka Residential Subdivision Project (the Project).
- 2 The Minute refers to an upcoming conference to gather participant views that will inform decisions of the Convener regarding:
 - a) the appointment of panel members,
 - b) the timing of the panel decision.
- 3 This memorandum addresses the matters identified within the Minute relevant to the archaeological authority application to assist with those decisions.

Schedule 1 – Proposed Timeframe

- 4 On 7 July 2026, HNZPT was directed to prepare a Report pursuant to section 51 of the FTAA.
- 5 The application includes an archaeological assessment which is sufficient in order to make a recommendation in the section 51 Report in relation to the archaeological authority application.
- 6 The application also includes a draft Archaeological Management Plan and some conditions proposed by the Applicant.
- 7 HNZPT has not yet fully reviewed all documentation in order to provide meaningful feedback in the convener conference, however, can comment that the conditions, as drafted, are not appropriate and we will work with the Applicant towards an agreed condition set.
- 8 HNZPT will discuss any other matters relating to the archaeological authority directly with the Applicant and its consultants as required.

HNZPT anticipates these discussions can be undertaken soon and will not add any delay to preparing its section 51 Report and recommendation.

Schedule 2 Matters

Approvals

- 9 The approvals being sought that require consideration and recommendation by HNZPT, being:
- a) an archaeological authority, which would otherwise be applied for under the Heritage New Zealand Pouhere Taonga Act 2014 (section 42(4)(i)); and
 - b) approval for a person to undertake the activity pursuant to that archaeological authority (section 42(9)(b)).

Complexity

- 10 HNZPT considers that the archaeological authority application is of low complexity.

Panel Membership

- 11 Taking all of the above into consideration, HNZPT does not consider there to be any requirement for a person with archaeological experience and experience to be a Panel member.
- 12 In respect of HNZPT's interests, it does not consider there is any requirement to appoint any additional Panel members, however HNZPT recognises that there may be a requirement to do so in relation to other matters.

Procedural Requirements

- 13 In respect of procedural requirements, HNZPT:
- a) is willing to engage directly with both the Applicant and Panel where required to advance the application;
 - b) does not anticipate the need for expert conferencing or wānanga in relation to the archaeological authority; and
 - c) HNZPT confirms that the section 51 Report will be provided within the 10 day period after the Panel invites comments under section 53 of the FTAA.



Mel Russell

Counsel for Heritage New Zealand
Pouhere Taonga