



Comments on project under the Fast Track Approvals Act 2024

Waikanae North development, FTAA-2512-1153

Contact Details	
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Introduction

1. Waikanae North Developments Limited (the Applicant) has lodged an application under the Fast-track Approvals Act 2024 (FTA Act) for resource consents and a wildlife approval to enable the development, subdivision and ecological enhancement of a 139.35 hectare site at 169–171 Peka Peka Road, Waikanae (the Site).
2. There is no archaeological authority application included in the substantive application. There are no listed heritage places located within the project area.
3. At Section 5.9 of [00 Substantive Application - Waikanae North Developments Limited \(PDF, 6MB\)](#) it is noted that the Applicant acknowledges the requirement for an archaeological authority and that this authority will be sought outside of the Fast-track process.
4. Further, section 6.3 records the consultation that has occurred with HNZPT. In 2025, where the parties discussed the need for an archaeological authority for this project, and that it may be applied for as part of the Fast-track application, or separately pursuant to the Heritage New Zealand Pouhere Taonga 2014 (HNZPT Act).
5. 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

6. The Applicant has engaged an archaeologist who has prepared an Archaeological Assessment (Howitt, E. *Waikanae North Development: Archaeological Assessment of Effects* dated 18 March 2026) and a draft Archaeological Management Plan (Howitt, E. *Waikanae North Development: Archaeological Management Plan* dated 18 March 2026). These will be assessed as part of the archaeological authority process under the HNZPT Act, when the application is received.

7. It is important to re-iterate that one of Ms Howitt's key findings in *Waikanae North Development: Archaeological Assessment of Effects* is¹:

There are 21 recorded archaeological sites within the proposed development area, and the majority of these will be impacted by the proposed cut and fill earthworks. There is also a high likelihood that there are unrecorded archaeological sites below the ground surface within the sand dune landscape.

8. And that a key recommendation is²:

That an application for an Archaeological Authority should be submitted to Heritage New Zealand Pouhere Taonga to cover the earthworks for the entirety of the proposed development area.

9. HNZPT has reviewed this Assessment and confirms that an archaeological authority must be applied for and granted prior to any works commencing, regardless as to whether the resource consents are granted.

Resource Consent Conditions

10. HNZPT has reviewed the Greater Wellington Regional Council resource consent conditions included in the application as Appendix 33.

11. Included in these conditions, are 11 and 12 relating to the Discovery of Artefacts, as follows³:

11. If kōiwi (human remains including bones), taonga (treasures), wāhi tapu (sacred sites), archaeological sites or other archaeological material is discovered in any area during the works, work shall immediately cease, and the consent holder shall notify the parties listed below as soon as possible but within twenty-four hours. If human remains are found, the New Zealand Police shall also be contacted. The consent holder shall allow the above parties to inspect the site and in consultation with them, identify what needs to occur before work can resume.

Notification shall be emailed to:

- (a) Greater Wellington Regional Council, notifications@gw.govt.nz*
- (b) Heritage New Zealand Pouhere Taonga, information@heritage.org.nz*
- (c) Te Rūnanga o Toa Rangatira Inc, resource.consents@ngatitoa.iwi.nz*
- (d) Ngāti Raukawa ki te Tonga, raukawakitetonga@gmail.com*
- (e) Te Ātiawa ki Whakarongotai Charitable Trust, taiao@teatiawakikapiti.co.nz*
- (f) Muaūpoko Tribal Authority, ceo@muaupoko.iwi.nz*

12. No works may resume on site until the consent holder has received written notification from the Manager that consultation with the parties identified above has been undertaken to the satisfaction of the Manager; and that any steps identified

¹ At p1.

² Ibid.

³ At pp 4-5.

during that consultation as being appropriate in response to that discovery, have been completed to the satisfaction of the Manager.

Note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials. In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is present or uncovered, an authority from Heritage New Zealand is required if the site is to be modified in any way.

12. As noted above, no earthworks can commence until an archaeological authority has been obtained from HNZPT.
13. The archaeological authority, if granted, will include appropriate conditions to ensure that works are:
 - 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.
14. This includes conditions relating to kōiwi and taonga discovery in line with the protocols set out in Howitt, *Waikanae North Development: Archaeological Management Plan*.
15. As such, resource consent conditions relating to these matters are not required, as they duplicate conditions that will be imposed as part of the archaeological authority, both as specific conditions and the requirement to act in accordance with the approved Archaeological Management Plan for the duration of the archaeological authority.
16. For the reasons set out above, HNZPT recommends removal of conditions 11 and 12 from the Greater Wellington Regional Council resource consent conditions.