



Comments on project under the Fast Track Approvals Act 2024

Ōhoka Residential Subdivision, FTAA-2606-1253

Contact Details	
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Introduction

1. Carter Group Limited (Applicant) has lodged an application for the Ōhoka Residential Subdivision (project) under the Fast-track Approvals Act 2024 (the FTA Act).
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. The Applicant has applied for an archaeological authority as part of the substantive application.
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. HNZPT has provided comment in relation to the archaeological authority in its s51 Report dated 28 September 2026.
7. In summary, HNZPT has recommended that the archaeological authority be granted subject to recommended conditions; and that Tristan Wadsworth is approved as the person to undertake the archaeological work under this authority.
8. HNZPT retains this recommendation and the comments relating to the the archaeological authority conditions remain valid.
9. HNZPT has continued discussions with the Applicant's archaeological consultatant regarding the Archaeological Management Plan, with the aim of being in a position to certify this prior to the authority decision being made. In the event this happens, HNZPT will advise the Panel by memo, as it will affect recommended condition 2.

Resource Consent



10. Early in the application process the Applicant met with HNZPT to discuss the proposal and potential adverse effects arising from the development. There are three historic heritage items in close proximity to the proposal:

- 536 Mill Road, Ōhoka: Te Wai Pounamu School House (Former) – (New Zealand Heritage List no. 3738), scheduled as Category A in the Partially Operative Waimakariri District Plan (Item no. HH048)
- 528 Mill Road, Ōhoka: St Alban’s Anglican Church – scheduled as Category B in the Partially Operative Waimakariri District Plan (Item no. HH087) and in the Operative Waimakariri District Plan (Item no. H123)
- 493 Mill Road and Whites Road, Ōhoka: Ōhoka Gate Keeper’s Lodge (Former) – (New Zealand Heritage List no. 3817), scheduled in the Partially Operative Waimakariri District Plan (Item no. HH120)

11. Aside from the archaeological authority, HNZPT’s key interest was to ensure that there were mitigation measures in place to protect these heritage items from adverse effects.

12. HNZPT has reviewed the draft resource consent conditions, as follows:

- Appendix 43 – Proposed District Council consent conditions;
- Appendix 44 – Proposed Regional Council conditions (updated 5 August 2026)

13. HNZPT is satisfied that there are appropriate conditions that will manage the potential effects from traffic, noise, vibration, and dust during earthworks and construction on the above heritage items.

14. HNZPT appreciates the time the Applicant has taken to discuss these effects and also take them into account when drafting conditions for the Project.

Accidental Discovery Protocol

15. Both the Regional and District Council consent condition sets include a condition for accidental discovery protocols in the instance that archaeological material is encountered, conditions 21 and 41 respectively. There is also a section in the Site Management Plan at 6.14, titled “Accidental Discovery of Archaeological Material”, which is referred to in District Council condition 41.

16. The Regional Council condition 21 also refers to an “accidental discovery protocol for Māori archaeology” that must be followed in the event any Māori archaeological features are encountered. This document does not appear to be included, however in any event this is provided for in condition 8 of the archaeological authority conditions.

17. The modification and destruction of archaeological sites are provided for through the granting of an archaeological authority, any process and requirements relating to encountering archaeological material are provided for in the archaeological authority condition set.

18. As such, HNZPT recommends removing these conditions from the resource condition sets.

Conclusion

19. HNZPT considers that the Application is able to be approved subject to amendments to the conditions as set out above and in the s51 Report.