



# KAIPARA

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## **Re: 29 Hectares Maddies Road Kaukapakapa**

Proposal to apply to re-zone land on the outskirts of Kaukapakapa, from Rural Production to Countryside Living.

### **Kaitiaki Report**

As the legal entity that governs the operations and management of Ngāti Whātua o Kaipara, Ngā Maunga Whakahii o Kaipara Development Trust (NMWOK) has responsibilities to uphold the cultural heritage and values of Ngāti Whātua o Kaipara that is embodied in the ethics of kaitiakitanga (Guardianship)

Ngā Maunga Whakahii o Kaipara Development Trust kaitiaki (Guardianship) responsibilities include, but are not limited to, the following:

- Protection of taonga (treasures),
- Placing of rahui (temporary traditional practice of prohibition) to allow replenishment of natural resources,
- Protection of sensitive environments; QEII, SEA areas, Terrestrial habitats,
- Directing development in ways which are in keeping with the environment,
- Ensuring the sustainable use of resources,
- Upholding the tikanga (customs and cultural practices) associated with traditional activities, such as karakia (prayer), cultural monitoring
- Restoration of damaged eco systems such as removal of pests, animals and weeds,
- The planting of eco-sourced native vegetation and ongoing care of the environment,
- Enhancing habitats for insects, animals and birds,
- Sustainable building methods,
- Robust sediment controls systems to ensure water quality is not compromised,



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- Ensuring wastewater reticulation systems cater adequately for peak water volumes,
- Retaining/return of soil removed in the development process,
- Opportunity for Mahi Toi - Ancestral names, local tohu and iwi narratives are creatively re-inscribed into the design environment including: road naming, landscape; architecture; interior design and public art,
- Providing for the needs of present and future generations.

## Review of Application

Location & Area: 29 Hectares Extending from Maddies Road (including three existing properties) through to back boundary on Alpine Road, Kaukapakapa. Predominately rolling to steep hill country. Poor pasture cover with some weeds eg: blackberry and gorse. The property has extensive areas of Native Vegetation which is protected. Of special note in this Bush is the regenerating stands of Kauri. The Kauri appear healthy despite the incidence of some Kauri Dieback detected in the wider Kaipara area. These Taonga are an important part of decision making regarding this site and hygiene protocols are paramount for anyone accessing or working around this bush.

While the site has minimal water courses, it is steep and natural drainage occurs into the gullies and onto neighbouring wet areas.

Kaukapakapa has experienced more intensive housing development and the recent addition of a petrol station/store.







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**Countryside Living Zoning:** Allows for rural residential development, but at a lower density to protect the natural and physical environment. It allows for a gradual separation of land use between Rural Production and Residential. The adjacent land on Moses Rd is already populated by smaller land holdings.

**Overlays:** Natural Resources: Significant Ecological Areas Overlay

**Site Visit:** Undertaken by Shona Oliver Environmental Manager Ngā Maunga Whakahii o Kaipara and Hune Taipeti, Kaitiaki Kakanui Marae.

While this 29 Hectares has no significant cultural features recorded, it does need to be recognised that the Kaipara Harbour and surrounds has been home to Iwi for centuries.

Refer the following NZ Archsite recordings of Pā, kumara pits and midden in the Coastal Area behind Alpine Road, (the end of adjacent McLachlan Road.) The proximity of these sites and the role Kaukapakapa has played in the Portage North and South between the Harbours, means that any land in the vicinity has potentially been occupied in the past.



We acknowledge that effort has gone into protecting the forests within this land block. With this offset, given the current poor economic value, the land quality and the proximity to other more intensified housing, we support the proposal to change the Land Use to Countryside Living in this instance.

There are a number of points we would like to note for the Applicant and Auckland Council to consider when assessing the Application:

- 1. Accidental Discovery Protocols:** The Ngā Maunga Whakahii o Kaipara & Heritage New Zealand Accidental Discovery Protocols need to be included in the land use change application and if approved, any future development on site.



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## **2. Ngahere - Forest (Ecology)**

With due regard to Kauri Dieback Hygiene protocols, a full ecology report, flora, fauna, hepto fauna, bats etc, should be submitted on behalf of the applicant. This should be available to any future landowners to ensure they are aware of their responsibility to care and protect these significant areas.

It is clear the areas contain maturing healthy native Ngahere with understory that indicates growth towards WF11 – Kauri podocarp, broadleaf forest, which has a Regional IUCN Threat status of ‘**Endangered**’ (Singers et al., 2017).

Most of the threats to the long-term viability of forest ecosystems in the Auckland region, like those seen elsewhere in New Zealand, include habitat destruction, fragmentation, edge effects and invasion by pest plants/animals. Some of the localized threats to forests in the Auckland region include rural and urban development. IE: soil erosion and sedimentation through poorly managed earth works. Countryside Living increases these potential pressures on the land.

From a Te Ao Māori perspective, the mauri (life force/essence) of the Ngahere is paramount.

When the mauri of the Ngahere is threatened or diminished, then human life, health and well-being is threatened or diminished. In today’s world, there are diseases destroying our ngahere (Kauri dieback, Granulated Ambrosia Beetle, Myrtle Rust), fires, floods, climate change.

We must continue to protect the very thing that provides carbon sinks, purifies and sustains our air, absorbs our water, shades us, nurtures and strengthens the soil, and provides for human and wildlife. Our Indigenous Biodiversity describes the variety and diversity of all life on land, in fresh water and the sea. It includes individual birds, plants, fish, insects and other species that are special to New Zealand.

As kaitiaki(guardians/protectors) of all Atua, (Godly) elements, we have a responsibility to care, nourish and sustain our resources, acknowledging our ancestor’s cultural values, and providing for future generations.

## **3. Comply with Council Requirements under standards such as GD05, GD06 etc.**

We expect that any future development manages soil erosion and sedimentation through well managed earth works. This will minimise sediment and also risk to Kauri through soil borne pathogen *Phytophthora agathidicida*

## **4. Geotech**

This site is steep, it has the potential for soil creep to occur and maybe susceptible to instability/run off in the future as services and infrastructure are provided. Not all of the land will be suitable for building platforms and again sedimentation and soil movement will need to be managed.



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Ngā Maunga Whakahii o Kaipara support the recommendations of the GD05 conditions, and bioretention methods, however due to the sensitivity of the area, we suggest council monitoring of earthworks, stormwater and wastewater, infrastructure be a condition of future development, should this Plan Change application be approved.

## 5.0 Conclusion

On the details and findings that were presented to us and considering Ngāti Whātua o Kaipara values, which include the protection and respect of cultural heritage, the management of waterways, sediment control, minimization of environmental effects, the benefits aligning with the indigenous biodiversity kaupapa, plus the social and economic benefits offered by the proposal, we support the application.

Ngā mihi,

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(Environmental Services)

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