



TE KAWERAU IWI  
TIAKI TRUST

Level 3  
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11 April 2025

H. Johnstone and T. Croft  
Unit 1, 485B Rosebank Road  
Avondale  
Auckland  
By email: [accounts@johnstoneconstruction.co.nz](mailto:accounts@johnstoneconstruction.co.nz)

## RE: 142 KONINI RD, TITIRANGI – CULTURAL INVESTIGATION REPORT

Tēnā koe Tamara,

Thank you for the opportunity to engage on your new residential development at 142 Konini Rd, Titirangi. Following my site visit on the 24<sup>th</sup> March, and discussion with yourself, I can advise that we do not wish to undertake a formal Cultural Impact Assessment (CIA) for your property and do not oppose this development. Our response to the development, including recommended mitigations and conditions, is set out below.

This Cultural Investigation Report (CIR) is a short-form screening and advisory report that does not include the detailed identification and history of all cultural sites and resources in the area or a detailed analysis of impacts or effects to these. This CIR is suitable for this type or scale of proposal and should provide enough information to inform regulatory processes.

### VALUES

Te Kawerau ā Maki are the Hikurangi (West Auckland) based iwi with shared interests over the northern half of the Auckland region (particularly the North Shore). Our origins arise from the first inhabitants of the land - the Tūrehu, through successive peoples, to the establishment of Te Kawerau as a tribal group by our eponymous tupuna Maki around 1600 CE. Our rohe or area of shared ancestral interest extends from Whatipu to Waionui (South Head) in the west, and from the Tāmaki River to Mangawhai on the east including the northern inner Hauraki Gulf islands (particularly Tiritiri Matangi). Te Kawerau ā Maki rights and interests are protected under Te Tiriti ō Waitangi and through legislation including the Te Kawerau ā Maki Claims Settlement Act 2015 and the Waitākere Ranges Heritage Area Act 2008. Our values hinge around the core concepts of mana, mauri, wairua, tapu, noa, and whakapapa as expressed through our mātauranga and tikanga. We remain kaitiaki (guardians) over our taonga (valued things) and our participation in resource management is required by legislation and policy.

Your property sits within our tribal heartland of Hikurangi (West Auckland); Te Kawerau ā Maki are the mana whenua of Hikurangi and have strong cultural ties and whakapapa to the Titirangi area. Titirangi is a cultural landscape of immense significance as it sits within the wider rohe of Waitakere. Titirangi is a sacred puke (hill) that was named by the famed ancestor Rakataura in commemoration of a hill in the Pacific homeland. Your property sits beneath the northern slopes of this puke. This takiwā (area) played an important role in linking the Waitakere Ranges to the Manukau Harbour and wider Tamaki Makaurau (Auckland), and contained a number of pā, kainga (open settlements), ara (pathways) and cultivations as well as important natural resources such as timber, birds, and marine and freshwater animals including a number of fish species, tuna (eel), kōrua (crayfish), pipi, tipa (scallops), and cockle. The forest here and all the native species that live within are taonga to us and we have a duty to protect them. It was for this reason that we placed a rāhui over Te Wao Nui ā Tiriwa in 2017 to protect the mauri of the forest which is sick. It is important people understand the forest is tapu and to help us help it recover. Your property contains regenerating bush that are taonga to us, and portions of which we consider to be within



the rāhui. As custodians of this whenua you of course can access such vegetation but the rāhui requires respect and care for the ngahere (forest).

I have read through the documentation available and note the development includes additions and alterations to the existing main dwelling and proposes to rebuild a pool house and garage; site works comprise of clearance of vegetation and/or removal of non-native vegetation outside of and within the SEA Overlay. The plan includes mitigation planting to replace native and non-native plants that have been removed from the property. Significant earthworks will modify the property landscape and existing driveway. Retaining walls required to support the main dwelling, pool and driveway. New on-site stormwater management system including 2x above ground detention and retention tanks, with new outlets to land via T-Bar dispersion/riprap devices. The property is zoned: Residential Large Lot Zone, portions of which are located within a SEA Overlay.

## IMPACTS

A formal CIA has not been undertaken but the following provides our high-level investigation.

Cultural Domain (Resource)	Present (Impacted)	Description of Impact (Mana, Mauri, Wairua, Tapu)
<b>RANGINUI</b> (dark skies, stars, rain, light)	<input checked="" type="checkbox"/>	The site is located in a urban area. Lighting is unlikely to cause increased impacts to the existing darkness (wairua) of the night, the cumulative ability to see stars, and the behaviour (mauri) of nighttime animals. However, efforts to reduce lighting impacts will help protect and enhance nighttime animals and ecology.
<b>PAPATŪĀNUKU</b> (productive soils, geologic features, minerals, landform)	<input checked="" type="checkbox"/>	Earthworks will cut 230m <sup>3</sup> of highly productive whenua (topsoil); 35.4m <sup>3</sup> of whenua will be retained to the site as fill. Net loss 194.6m <sup>3</sup> of highly productive topsoil will be lost from site (Walker Engineering Consultants Civil Engineering report, Appendix E).
<b>TĀNE</b> (native terrestrial flora and fauna)	<input checked="" type="checkbox"/>	Following my site visit I note that vegetation removal is near completion. Most of the plants removed within the SEA were non-native. The owners have already begun enhancement plantings, returning native species to the whenua.
<b>PARAWHENUAMEA</b> (fresh waterways, waterbodies, native aquatic flora and fauna)	<input checked="" type="checkbox"/>	Stormwater will be captured via two retention / detention tanks and will be discharged to the whenua via T-Bar spreader into a riprap (mauri, wairua).
<b>TANGAROA</b> (sea, coastline, native marine flora and fauna)	<input type="checkbox"/>	
<b>TĀWHIRIMĀTEA</b> (air quality)	<input checked="" type="checkbox"/>	Dust during construction and other emissions will impact air quality and odour (mauri)
<b>TŪMATAUENGA</b> (wāhi tapu, wāhi tupuna, marae, papakāinga, mahi toi, presence/visibility of Te Kawerau on the site)	<input checked="" type="checkbox"/>	There are several wahi tohu in the surrounding area but nothing is noted on the site itself; pre-existing works have already reshaped the whenua. There is a risk, albeit low, of adverse effects and/or accidental discovery due to



		proximity to Titirangi maunga and ancient walking paths.
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## RECOMMENDATIONS

Based on the likely cultural impacts our position is to conditionally support the proposal subject to the adoption of our recommendations. The tikanga or mitigations and recommendations are:

### RANGINUI:

1. Lighting design that limits light pollution is encouraged to reduce cumulative effects on dark skies and night-time ecology. This may include use of low-temperature LEDs that emit softer light; downward directional lighting; timers/motion detectors to limit the amount of time lighting is used; or light shields to limit horizontal light spill.

### PAPATŪĀNUKU:

2. Earthworks should be kept to a minimum and cut-fill neutrality on site achieved to the greatest extent possible.
3. Earthworks and landform modification should be reduced wherever possible.
4. Where possible topsoil should be retained on site and reincorporated into landscaping. It is noted that earthworks have begun and will result in a net loss of 194.6m<sup>3</sup> of highly productive topsoil will be lost from site (Walker Engineering Consultants Civil Engineering report, Appendix E).
5. Where cut material cannot be reincorporated within the site boundaries it should (in order of preference) be deposited within the local (catchment), takiwā (district), or rohe (northern half of the Auckland region).
6. Robust sediment controls will be required to avoid any discharge of sediment to natural waterways. It is noted that the natural flow of water from the property will discharge via the driveway; vegetated areas downslope of the newly retained driveway/garage platform will help to retain sediments from earthworks.
7. Winter or wet season earthworks should be avoided.

### TĀNE:

8. Removal of native vegetation should be avoided, and where not possible, reduced and minimised. Mature trees or rare or threatened species should be avoided in all but exceptional circumstances and only with our agreement. It is noted that there is a maturing kauri tree on the north-eastern side of the main dwelling. This is outside of the works area and will be left undisturbed.
9. Where native vegetation, and particularly mature trees, are removed this will require a 1:2 replacement with native eco-sourced species appropriate to the area, and/or productive fruit/flower bearing species provided they are species that do not self-seed and spread (e.g. pest species).
10. Where vegetation avoidance and 1:2 replacement cannot be achieved on the site offsetting will be required through offsite planting, an ongoing pest management plan (5 years), a financial contribution to a local environmental charity, or a combination of the above. It is noted that most of the plants removed from within SEA are non-native plants. The property owner advises they have plans to enhance the property through increased native plantings to be protected by covenant.
11. The area surrounding the pool should be enhanced through buffer planting.
12. Although the single kauri on the property is outside of the areas where vegetation removal and earthworks are taking place, these activities should be undertaken in accordance with kauri dieback hygiene protocols due to presence of kauri dieback within the catchment.
13. Removal of vegetation and earthworks should be undertaken in such a way as to avoid or minimise injury or mortality to native birds, bats and reptiles including through survey, translocations, management plans and seasonality.



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#### PARAWHENUAMEA:

14. A treatment-train or water-sensitive design approach should be taken such as a combination of retention/detention tanks, permeable surfaces, tree pits/vegetated swales, ponds or wetlands, and proprietary devices prior to discharge. It is noted that the design includes retention and detention tanks, T-Bar dispersal to riprap design.
15. Any direct outfall to a waterway should be avoided or designed via wetland or riprap to avoid scouring.
16. The use of water tanks is encouraged for potable, grey water, or outdoor use to reduce the reliance on water takes and the public reticulation system.
17. Water takes from the waterway/puna should be avoided, and where unavoidable, should only occur when the baseline levels, recharge rate, and long-term monitoring are in place.
18. It is noted that wastewater is connected to the public wastewater system. No wastewater discharge or infrastructure to the whenua.

#### TĀWHIRIMĀTEA

19. Dust should be carefully managed to avoid impacts to human health and the environment (where it can become a large source of sediment). This may include 'wetting down' excavated surfaces and haul roads periodically or other methods including road surfacing design.
20. Gas emissions (mostly NO<sub>2</sub>, SO<sub>2</sub>, CO, CH<sub>4</sub> and O<sub>3</sub>) from construction and transportation should be managed to avoid or minimise impacts to human and environmental health including odour and greenhouse effects.
21. Thermal and energy efficient design is strongly encouraged to lessen cumulative impacts on the energy sector.

#### TŪMATAUENGA

22. For earthworks or ground disturbance the earthworks/foundation contractors and the project geologist/engineer need to be well versed with the Accidental Discovery Protocol of the Auckland Council Unitary Plan.

#### GENERAL

23. We request the above recommendations be incorporated into the draft condition-set and these be provided to us prior to lodgement or finalisation. We are happy to collaborate on the best way to do this.
24. We request confirmation of the status or outcome of the application from Council.

I trust the above advice is of assistance in progressing your design and development.

Ngā Mihi,

Jocelin Friend  
Mana Taiao Kaimahi  
Te Kawerau Iwi Tiaki Trust  
0221015891



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### Photos



Figure 1: from main dwelling, looking down driveway to Konini Road



Figure 2: looking north at stormwater tank and area where garage is proposed



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Figure 3: looking at rear at house where pool, minor dwelling and rear deck is under construction.



Figure 4: looking at main dwelling toward pool and rear deck.



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Figure 5: looking retaining wall of main dwelling.



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Figure 6: looking at area behind garage where weeds have been removed and new natives planted.



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Figure 7: looking north-eastern side of property and SEA, new retaining wall and area where T-Bar and riprap will disperse stormwater. Native forest seen on slope will be covenanted.