

Summary of Iwi Consultation

Summary

All Iwi listed in Auckland Council's mana whenua consultation website were contacted on the 11th June 2025 during preparation of the Kingseat Village Fast Track Approval Act 2024 referral application. Of the 7 iwi groups contacted:

Were Interested:

- Ngāti Tamaoho
- Ngāti Te Ata
- Te Ahiwaru - Waiohua

Didn't respond:

- Ngāi Tai ki Tāmaki
- Ngāti Maru
- Te Ākitai Waiohua
- Waikato - Tainui

Overview of Specific Correspondence

Iwi	Summary of Communications	Expressed Interest?
Ngāti Tamaoho rmaofficer@tamaoho.maori.nz s 9(2)(a)	<ul style="list-style-type: none">• B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025.• An email was received from Edith confirming interest and a need to undertake a CVA.• The Applicant has established a relationship with Ngāti Tamaoho and will continue to engage and consult with mana whenua throughout the application and development process, including the substantive application, should the Referral Application be accepted.	Yes
Ngāti Te Ata Ngāti Te Ata s 9(2)(a)	<ul style="list-style-type: none">• B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025.• A site visit took place on 28/7/25 with David Fraser who provided a field report and recommendations.	Yes

Iwi	Summary of Communications	Expressed Interest?
	<ul style="list-style-type: none"> The Applicant has established a relationship with Ngāti Te Ataand will continue to engage and consult with mana whenua throughout the application and development process, including the substantive application, should the Referral Application be accepted. 	
Te Ahiwaru – Waiohua s 9(2)(a)	<ul style="list-style-type: none"> B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025. <p>An email was received from Kowhai Olsen on the 27/6/25 deferring to Ngāti Tamaoho.</p>	Yes
Ngāi Tai ki Tāmaki kaitiaki@ngaitaitamaki.iwi.nz	<ul style="list-style-type: none"> B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025. No response was received. 	No (no response ever received)
Ngāti Maru Ngāti Maru Rūnanga Trust office@ngatimaru.iwi.nz	<ul style="list-style-type: none"> B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025. No response was received. 	No (no response ever received)
Te Ākitai Waiohua Te Ākitai Waiohua Iwi Authority kaitiaki@teakitai.com s 9(2)(a)	<ul style="list-style-type: none"> B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025. No response was received. 	No (no response ever received)
Waikato – Tainui s 9(2)(a)	<p>B&A sent initial letter via email on 11/06/2025 with overview of the proposal and invitation to be further involved, requesting a response by 26/06/2025. No response was received.</p>	No (no response ever received)

Detail	Response
--------	----------

Ngāti Tamaoho

Treaty partners and Treaty settlement implications/considerations	<p>The Referral Application acknowledges that the site is located within the Statutory Acknowledgement Area of Interest of the District Plan Maps and includes an assessment as per sections 7 and 16 of the FTAA in Section 9.0. We note that the District Plan Map layer identifies the broad geographic region identified in the Treaty Settlement as being of historic, cultural or traditional significant to an Iwi, in this case Otūwairoa Stream and its tributaries.</p> <p>The Applicant acknowledges the Statutory Acknowledgment provides a formal acknowledgement of the relationship that Ngāti Tamaoho has with the Otūwairoa Stream and are committed to continual engagement with Ngāti Tamaoho.</p>
That a comprehensive CVA needs to be undertaken.	<p>Noted. The applicant has established a relationship with Ngāti Tamaoho and will continue to engage and consult with mana whenua throughout the application and development process, including the substantive application, should the Referral Application be accepted. The applicant acknowledges the need for Ngāti Tamaoho to undertake a comprehensive CVA. This will be undertaken as part of the substantive application.</p>

Ngāti Te Ata

That we are undecided about this application as there is very little information available to make informed decisions.	Noted. Further information will provided and ongoing engagement through the substantive application.
That a current comprehensive Ngaati Te Ata Waiohua’s CIA assessment needs to be undertaken.	Noted. This will be undertaken as part of the substantive application.
That our previous CVA request to exclude the lots between the original house and water is addressed.	Noted. This can be looked at further as part of detailed design.

That measures are taken to include the remainder of the dammed Whatapaka Creek (at 1016 Linwood Rd) within the restoration plans.	Noted. This can be looked at further as part of detailed design.
That the islands are planted with appropriate native land plants.	Noted. This can be looked at further as part of detailed design.
That pest plants are removed from the entire property.	Noted. This can be looked at further as part of detailed design.
That any catchpits have Stormwater 360 filters.	Noted. This can be looked at further as part of detailed design.
That if any further related applications are sought and applied for then Ngaati Te Ata Waiohua request immediate engagement.	Agreed.



NGAATI TE ATA WAIOHUA

*“Ka whiti te raa ki tua o rehua ka ara a
Kaiwhare i te rua”*

FIELD - ONSITE REPORT **1010 Linwood Road, Kingseat**

HUI DATE:

11:15am, 28/07/25

PEOPLE PRESENT:

Mark O'Brien (Project Manager, Red Method), Nick Roberts (Planner, B&A), Rebecca Sanders (Planner, B&A).

Ngaati Tamaoho also responded.
The applicant is Kingseat Village Limited.

KAUPAPA:

The proposal is for a fast-track referral to develop 2,100 dwellings at 1010, 956, 996, 1012, 1016A and 1030 Linwood Road.

Included in this is a 300 dwelling retirement village and neighbourhood centre. The proposed development has 2 stages, with stage 1 being about 1,100 dwellings and is currently within the Kingseat Precinct, zoned for residential development (single housing, mixed housing and local centre). Stage 2 is about 1000 dwellings and is currently zoned mixed rural.

Currently fast-track referral hasn't been applied for, and they are intending to do so soon. An intention of the fast-track process is to more quickly bring stage 2 into urban zoning. There is currently a consent on the stage 2 rural zone for wastewater treatment that feeds into the residential zone.

There are also plans for a massive wetland restoration as well as cycleways and walkways. The wetland restoration I will detail further in the environmental observations section of this report.

Currently the development is at a high level and there is only a masterplan in regard to documentation. Although there is a significant amount of stream protection proposed, on top of the wetland restoration, which would be beneficial to stormwater.

The are thinking it may take 3-4 months to get referred for the fast-track process. If all progresses, they are considering applying for resource consent by the end of the year at the earliest.

TRADITIONAL TIES TO THE AREA:

The Whatapaka Creek is an area once rich in resources. The Manukau Harbour that it is part of has been inhabited by Ngaati Te Ata Waiohua for hundreds of years and is of immense importance.

HERITAGE AND OVERLAYS:

There are no SEA, ONF or Mana Whenua layers on the site itself. The Whatapaka Creek has a SEA overlay, and is only around 500m from the site.

There are several recorded archaeological sites on and near the property. R12/1097 and R12/1098 are a 19th century house & cottage. R12/1099 (a midden) is located near the northeast of the site. R12/928 and R12/927 are also nearby, outside of the property, but I cannot find any information online about them.

On the Stage 1 properties there is a Kingseat Precinct requirement for subdivision that lots adjoining an esplanade must plant 25% of their area with natives.

ENVIRONMENTAL OBSERVATIONS (GENERAL):

Much of the northeast of the site is made up of the dammed eastern branch of the Whatapaka Creek (a tidal estuary of the Manukau Harbour). Most of this is on the property, but a smaller portion to the north on neighbouring 1016 Linwood Rd also has some, which includes the dam itself. The estuary was likely dammed during the 1930s depression to create flat farmland. The farmland has been difficult however, with water observed coming through the surface from just below.

There have been discussions with Ngaati Tamaoho over the years who have wanted to see it returned to a tidal estuary. The ecologist has advised against it, due to the 100 years of sediment that would be released, creating an environmental disaster. While it may be possible, the work to do it safely over such a large area would be immense.

The proposal is to turn it into one of Auckland's largest urban wetland reserves, which it is naturally trying to revert to. It would be large enough to be an actual habitat.

There are also 2 islands within the drained estuary which have survived, these will be retained. There are 4 streams on the property that would also be restored. The Te Hihi Stream catchment also empties into it.

CONCLUSION:

While fully removing the dam would be ideal, the enormous undertaking this would be in order avoid severe impacts on the receiving environment is acknowledged. To enhance it as a wetland environment sounds promising, although incomplete without the remainder of the dammed environment at 1016.

RECOMMENDATIONS:

- That we are undecided about this application as there is very little information available to make informed decisions.

- That a current comprehensive Ngaati Te Ata Waiohua's CIA assessment needs to be undertaken.

That our previous CVA request to exclude the lots between the original house and water is addressed.

Other considerations (as a result of the site visit)

- That measures are taken to include the remainder of the dammed Whatapaka Creek (at 1016 Linwood Rd) within the restoration plans.

- That the islands are planted with appropriate native land plants.

- That pest plants are removed from the entire property.

- That any catchpits have Stormwater 360 filters.

- That if any further related applications are sought and applied for then Ngaati Te Ata Waiohua request immediate engagement.

PHOTO GALLERY:



Image 1 – A map of the site.



Image 2 – Looking over stage 1.



Image 3 – Looking over stage 2.



Image 4 – North towards the dam in the distance, the smaller island to the right.



Image 5 – The smaller island to the left, the larger island to the right.



Image 6 – The larger island.



Image 7 – Looking across the dammed creek to the south towards Te Hihi Stream. A lot of pampas grass is visible in the distance.



Image 8 – The high water table in the reclaimed creek.



Image 9 – One of the local streams in the distance, with another in the foreground.

KAIMAHI OFFICER:
David Fraser