

Milldale Fast-Track

29/07/2025 – Auckland Council Response

Annexure 24:

Māori Heritage

Memo

To: Carly Hinde – Principal Project Lead, Dylan Pope - Planner
From: Nico Donovan-Pereira Senior Specialist Māori Heritage
Date: 10/06/2025

Subject: Māori Heritage specialist initial queries for BUN60446761 / FTAA-2503-1038 - Milldale Fast-track Application

Note: This memo is for internal use only.

1. Purpose of this memo

- 1.1. This memo sets out Auckland Council's Māori Heritage Team's assessment of the impact that the proposed works, covered by Fast Track Application number BUN60446761, will have on Māori heritage within the applications boundaries.
- 1.2. The assessment was requested by Carly Hinde - project lead and Dylan Pope - planner.
- 1.3. This memo has been prepared by Nico Donovan-Pereira Senior Specialist Māori Heritage on behalf of the Māori Heritage Team, within Auckland Council's Heritage Unit.

2. Exclusions

- 2.1. This memo does not purport to incorporate the mātauranga (knowledgebase and knowledge systems) or tikanga (customs, lore and processes) of specific hapū or iwi in the review of the application documentation. The Māori Cultural Heritage team defer to the tohunga, kaumātua, kuia and other tangata whenua knowledge holders of affected iwi on such matters. The cultural and other values that mana whenua place on the area may differ from iwi to iwi, and are determined by mana whenua. It is the applicants' responsibility to liaise with mana whenua to determine mana whenua values.

3. Documents reviewed

- 3.1. In making its assessment, the Māori Heritage Team has reviewed the following documents, which were provided in support of the application:
 - Appendix 1C – Milldale Referral Application
 - Appendix 1G – Consultation Summary
 - Appendix 1G.4 – Te Kawerau Iwi Settlement Trust – Cultural Investigation Report
 - Appendix 1G.5 – Manuhiri Kaitiaki Charitable Trust – Kaitiaki Report
 - Appendix 2J – Archaeological report
 - Appendix 2K – Engineering Drawings Part 1-7
- 3.2. The team has assessed the information in these documents against the Auckland Unitary Plan operative in part June 2025.

4. The proposed works

4.1. The proposed works are described in the resource consent application and its supporting documentation. They include:

- To authorise Stages 10-13 and Stage 4C of the Milldale development, together with a supporting temporary wastewater treatment plant. Collectively Stages 10-13 and Stage 4C will provide capacity for approximately 1,155 detached and terraced dwellings and supporting commercial services in the form of a compact Neighbourhood Centre.

5. Initial queries and notes

5.1. Appendix 1c states application is for 1,100 residential sites, however application overview from Carly Hinde states 1,155 residential sites. Which number is it and if it is the larger one, where on the site have the additional 55 sites been located?

5.2. How will adverse effects on freshwater values be guaranteed to be managed at future application stages?

5.3. Does the Hierarchy of obligations within the NPS-FM apply for fast track consents?

5.4. Te Kawerau Iwi CIR:

- (Ranginui) Lighting recommendations for low-temp LED, warmer colour LED, directional lighting, timers/motion detectors.
- (Papatūānuku) minimising earthworks, retention/reuse of topsoil within development, earthworks season & sediment controls.
- (Tane) Mature and native vegetation should be retained. Removal of vegetation should be timed to minimise effects on native birds, bats and reptiles.
- (Parawhenuamea) avoid modification to natural waterways, 20m setbacks from waterways and esplanade/riparian yard established. Treatment train for all discharges. Secondary/tertiary wastewater treatment on land set back from waterways is a more culturally appropriate way to treat human waste (**iwi wording**).
- (Tūmataunga) ADP protocol in place.
- General – cultural monitoring against above values at key points in project.

5.5. Manuhiri Kaitiaki Charitable Trust – Kaitiaki Report:

- Medium risks to Mauri, Wairua, Oranga, Tiaki Taiao and Wāhi Tapu. High risk to Whenua, Wai, Hau and Taonga Tuku iho (artefacts).

6. Historic heritage within the application boundaries

6.1. This section summarises the Māori cultural heritage of the area within the resource consent application's boundaries, and includes any specific Māori cultural sites that have been identified. The information derives from the resource consent application and its supporting documentation (see Section 4), [and from any other sources.]

- The Māori heritage team are not aware of any sites and places of Significance to Mana Whenua within the application boundaries, nor any unscheduled Māori cultural heritage.

- There has been some archaeological artefacts and items found within the application boundaries which is covered by the application document in appendix 2J Archaeological Report.

6.2. Clough & Associates Ltd has also identified that there may be unrecorded, subsurface archaeological features of Māori origin within the application boundaries, which could be affected by the proposed work.

7. Applicant's proposed consent conditions

7.1. The resource consent application and the assessment of environmental effects propose that the following conditions should attach to the resource consent:

- 2.0 Greenfield Stages 10-13 Conditions of Consent
 - 2.1 Stages 10-13 General Conditions of Consent BUN 200
 - 62. Stream and Wetland Management Plan - Milldale North Offset and Compensation Site

Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council. The SWMP shall be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki. The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the "Ecological Impact Assessment Milldale – Stages 10-13, Rev Final 1, prepared by Viridis Environmental Consultants, dated 26 February 2025" and "Milldale Wetland Offset Planting Plans, prepared by Beca, dated 26.02.25", both referenced in Condition 1.

The SWMP must include, but not be limited to:

 - (a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 [noting that the phases of compensation works will be completed within 24 months of reclamation];
 - (b) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages [noting that a portion of the compensation works required for stream and wetland reclamation will be undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress];
 - (c) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans shall be in general accordance with the "Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25" referenced in Condition 1;
 - (d) Site preparation details and approaches to weed suppression;
 - (e) Implementation of planting, weed control and pest control; and
 - (f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and to ensure the new wetland's predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes.

7.2. These conditions will help avoid or mitigate the potential impacts of the proposed works on Māori cultural heritage within the application boundaries (see Section 7).

7.3. The [CVAs/CIAs] made the following recommendations:

Te Kawerau Iwi CIR:

- (Ranginui) Lighting recommendations for low-temp LED, warmer colour LED, directional lighting, timers/motion detectors.
- (Papatūānuku) minimising earthworks, retention/reuse of topsoil within development, earthworks season & sediment controls.
- (Tane) Mature and native vegetation should be retained. Removal of vegetation should be timed to minimise effects on native birds, bats and reptiles.
- (Parawhenuamea) avoid modification to natural waterways, 20m setbacks from waterways and esplanade/riparian yard established. Treatment train for all discharges. Secondary/tertiary wastewater treatment on land set back from waterways is a more culturally appropriate way to treat human waste (**iwi wording**).
- (Tūmataunga) ADP protocol in place.
- General – cultural monitoring against above values at key points in project.

7.4. Manuhiri Kaitiaki Charitable Trust – Kaitiaki Report:

- Medium risks to Mauri, Wairua, Oranga, Tiaki Taiao and Wāhi Tapu. High risk to Whenua, Wai, Hau and Taonga Tuku iho (artefacts).
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8. Māori Heritage Team's assessment

8.1. This section sets out Auckland Council's Māori Heritage Team's assessment of the impact of the proposed works, as described in the submitted documents, against the provisions in the Auckland Unitary Plan operative in part April 2025.

8.2. Discussion section

9. Conditions and advice notes

9.1. Where the planner supports the resource consent application, the Māori Heritage Team recommends that the conditions and advice notes described in this section are specified in the resource consent.

9.2. The following consent condition is recommended:

- 62. Stream and Wetland Management Plan - Milldale North Offset and Compensation Site
Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council. The SWMP shall be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki. The SWMP must accurately reflect the consultation and feedback received from Ngāti Manuhiri and Te Kawerau ā Maki, in particular with regard to location and selection of vegetation to be included in the SWMP. The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the "Ecological Impact Assessment Milldale - Stages 10-13, Rev Final 1, prepared by Virdis Environmental Consultants, dated 26

February 2025" and "Milldale Wetland Offset Planting Plans, prepared by Beca, dated 26.02.25", both referenced in Condition 1. The SWMP must include, but not be limited to:

- (a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 [noting that the phases of compensation works will be completed within 24 months of reclamation];
- (b) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages [noting that a portion of the compensation works required for stream and wetland reclamation will be undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress];
- (c) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans shall be in general accordance with the "Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25" referenced in Condition 1;
- (d) Site preparation details and approaches to weed suppression;
- (e) Implementation of planting, weed control and pest control; and
- (f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and to ensure the new wetland's predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes.

9.3. The following advice note is recommended:

- Condition 62 by reflecting the consultation with Ngāti Manuhiri and Te Kawerau ā Maki provides for their cultural associations and relationships to the waterways and wetlands within the application boundaries.

10. Contact for further information

10.1. Nico Donovan-Pereira Senior Specialist Māori heritage team, Auckland Council.

