Delmore Fast-Track

25/06/2025 – Auckland Council Response

Annexure 27:

Māori Heritage

Dr Alex Jorgensen

Memo

To: Carly Hinde, Principal Project Lead, Planning & Resource Consents – Premium Unit

From: Dr Alex Jorgensen, Senior Specialist, Māori Heritage

Date: 22/05/2025

Subject: BUN60444768 – Delamore Fast Track Application – 88 Upper Orewa Road, Upper Orewa 0992

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 resource consent application number BUN60444768, will have on Māori heritage within the application boundary.

1.2. The assessment was requested by Carly Hinde, Principal Project Lead, Planning & Resource Consents – Premium Unit.

1.3. This memo has been prepared by Dr Alex Jorgensen, Senior Specialist, Māori Heritage on behalf of the Māori Heritage Team, within Auckland Council's Heritage Unit. I hold a Ph.D (Anthropology) and a LLB from the University of Auckland.

2. Other teams involved

2.1. This application has also been referred to Auckland Council's Cultural Heritage Implementation Team, because the proposed works may also have an effect on historic heritage within the application boundary. Mica Plowman of the Cultural Heritage Implementation Team has produced a separate technical report in relation to historic heritage and archaeological effects (the "Historic Heritage Report"). I have also viewed this report.

3. Exclusions

3.1. 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.

4. Documents reviewed

4.1. In making its assessment, the Māori Heritage Team has reviewed the following documents, which were provided in support of the application:

- Vineways Delmore Fast Track AEE
- Appendix 03 – Schedule Application
- Appendix 09 – Archaeological Assessment

- Appendix 09-1 Archaeological Management Plan
- Appendix 20 – Consultation Report
- Appendix 24 – Tangata Whenua Consultation Summary
- Appendix 25 – CIAs and Applicant Response
- Appendix 35 – Indicative Timeline

4.2. The team has assessed the information in these documents against the Auckland Unitary Plan operative in part February 2025.

4.3. In making its assessment, the team has also taken into account:

- Fast-track Approvals Act 2024

5. The proposed works

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

- The development of 109.18 hectares of land west of Orewa, currently zoned Future Urban Zone into a planned development including approximately 1,250 dwellings, one superlot, supporting infrastructure and associated works.

6. Mana whenua engagement

6.1. The iwi approached by the applicant were those shown as having the site within their area of interest by Te Kāhui Māngai. They are Ngāi Tai ki Tāmaki; Ngāti Manuhiri; Ngāti Maru; Ngāti Paoa; Ngāti Tamaoho; Ngāti Tamaterā; Ngaati Te Ata; Ngaati Whanaunga; Ngāti Whātua o Orakei; Ngāti Whātua o Kaipara; te Runganga o Ngāti Whātua; Ngātiwai; Te Akitai Waiohua; Te Kawerau a Maki; Te Patukirikiri; Te Uri o Hau; Hauraki Māori Trust Board; Te Kupenga o Ngāti Hako.

6.2. Responses to iwi engagement are summarised in Appendix 24 – Tangata Whenua Engagement Summary, and are summarised as follows;

- Ngāi Tai ki Tāmaki – no response to engagement requests
- Ngāti Manuhiri – **Cultural Impact Assessment provided – do not oppose subject to conditions**
- Ngāti Maru - no response to engagement requests
- Ngāti Paoa Iwi Trust/Ngāti Paoa Trust Board - no response to engagement requests
- Ngāti Tamaoho – **confirmed no interest in application, defer to local iwi**
- Ngāti Tamaterā - no response to engagement requests
- Ngaati Te Ata – **confirmed no interest in application**
- Ngaati Whanaunga – **Cultural Impact Assessment provided - support**
- Ngāti Whātua Ōrākei - no response to engagement requests
- Ngāti Whatua o Kaipara - no response to engagement requests

- Runanga o Ngāti Whatua – **iwi have confirmed interest, Cultural Impact Assessment in prep.**

- Ngātiwai - no response to engagement requests

- Te Akitai Waiohua - no response to engagement requests

- Te Kawerau a Maki - **Cultural Investigation Report provided – do not oppose subject to conditions**

- Te Patukirikiru - no response to engagement requests

- Te Uri o Hau – **confirmed no interest in application, defer to Ngāti Manuhiri**

7. Māori heritage values within the application boundaries

7.1. This section summarises the Māori heritage of the area within the resource consent application's boundaries, and includes any specific Māori heritage sites that have been identified. The information derives from the resource consent application and its supporting documentation (see Section 4), and from the Auckland Council Māori Heritage Alert Layer and Tūtangi Ora.

- There are no scheduled or nominated sites of significance to Mana Whenua recorded within the application boundaries. This does not mean that there are no Māori heritage values associated with the area, and mana whenua may hold further information concerning those values that the Māori heritage team is not aware of. The Cultural Impact Assessments/Cultural Investigation Reports provided by Ngaati Whanaunga, Te Kawerau a Maki and Ngāti Manuhiri should be referred to for further information concerning heritage values for the area.

- Two archaeological sites of Māori origin have been identified within the application boundaries:
  - R10/776 (Midden)
  - R10/1573 (Midden)

7.2. The Archaeological Assessment provided by Clough and Associates 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.

8. Potential impact of the proposed works on Māori heritage

8.1. The Fast-Track approval application and the assessment of environmental effects identify the proposed works as occurring close to the two identified recorded archaeological sites of Māori origin noted above. However, these two sites are outside the area for proposed ground disturbance as part of the works.

8.2. Clough and Associates consider that the land within the application boundary as a whole has the potential to contain unrecorded archaeological sites of Māori origin. An authority to undertake works that will or may modify or destroy the whole or any part of any archaeological site (whether or not a site is a recorded archaeological site) that would otherwise be sought under section 44(a) of the HNZPT Act should be sought under section 43 of the FTAA.

8.3. I concur with the findings and recommendations set out in the Historic Heritage Report.

9. Applicant's proposed conditions

9.1. The Fast-Track approval application and the assessment of environmental effects propose that the following conditions should attach to the proposal:

- Archaeological Management Plan (Appendix 09-1)

9.2. The application of the Archaeological Management Plan conditions will help avoid or mitigate the potential impacts of the proposed works on recorded or unrecorded tangible Māori heritage within the application boundaries (see Section 7).

9.3. The Archaeological Management Plan notes at page 3 ("Māori Cultural Values"):

"Contact details for representatives of iwi that have an interest in the sites within the project area are provided in this document, as are protocols that must be adhered to if archaeological remains of Māori origin are exposed. In carrying out the requirements of the authority the archaeologists will be guided by the Iwi representatives in matters of tikanga.

Vineways Ltd or their designated representative should ensure that the iwi representatives are informed at least 48 hours before the start of the works requiring archaeological monitoring"

This requirement is supported.

9.4. The Archaeological Management Plan records at pages 6-8, accidental discovery protocols in relation to unrecorded archaeology of Māori origin, koiwi tangata and taonga tuturu. These protocols are supported.

9.5. The Fast-Track approval application and the assessment of environmental effects also note that, an authority to undertake works that will or may modify or destroy the whole or any part of any archaeological site (whether or not a site is a recorded archaeological site) that would otherwise be sought under section 44(a) of the HNZPT Act should be sought under section 43 of the FTAA. The acquisition of such an authority is supported.

10. Māori Heritage Team's assessment

10.1. 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 February 2025.

10.2. Given the:

- engagement undertaken with iwi to date;
- the avoidance of the recorded archaeology of Māori origin with respect to planned earthworks within the application boundary;
- the provisions of the Archaeological Management Plan in relation to Māori cultural values

- the provisions of the Archaeological Management Plan in relation to Accidental Discovery Protocols

I assess the impact on Māori cultural heritage has been appropriately accounted for by the application to date.

11. Conditions and advice notes

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

11.2. The following advice is recommended:

- Archaeological Management Plan Appendix 09-1 is implemented and complied with.
- Ongoing engagement with iwi as outlined in Appendix 25 of the AEE is undertaken,

12. Contact for further information

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