

Summary of Iwi Consultation

Summary

All Iwi listed in Auckland Council's mana whenua consultation website were contacted on the 28th May 2025 during preparation of the Waimauku West Fast Track Approval Act 2024 referral application. Of the 9 iwi groups contacted:

Were Interested:

- Ngāti Whātua o Kaipara
- Te Kawerau a Maki

Didn't respond:

- Ngāti Manuhiri
- Ngāti Maru
- Ngāti Te Ata
- Ngāti Whātua Ōrākei
- Ngātiwai
- Te Ākitai Waiohua
- Te Rūnanga o Ngāti Whātua

Overview of Specific Correspondence

Iwi	Summary of Communications	Expressed Interest?
Ngāti Maru Ngāti Maru Rūnanga Trust office@ngatimaru.iwi.nz	<ul style="list-style-type: none">• B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received.	No (no response ever received)
Ngāti Te Ata Ngāti Te Ata taiao@ngatiteata.iwi.nz	<ul style="list-style-type: none">• B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. 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 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received.	No (no response ever received)
Ngātiwai Ngātiwai taiaoadmin@ngatiwai.iwi.nz	<ul style="list-style-type: none">• B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received.	No (no response ever received)

Iwi	Summary of Communications	Expressed Interest?
<p>Ngāti Whātua o Kaipara Ngā Maunga Whakahii o Kaipara Development Trust tetaritaiao@kaiparamoana.com</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. • A series of hui were held with Ngā Maunga Whakahii o Kaipara Development Trust at the marae on 7, 8 and 15 June 2025 with the final hui affirming unanimous support for the proposal, including the gifting and return of Maunga Tauwhare, development of a hapū-led housing model. • A follow up letter confirming support in principle for the proposal was received from Margie Tokerangi chairman of Ngā Maunga Whakahii o Kaipara Development Trust on 19 June 2025 and is attached to this application. 	Yes
<p>Ngāti Manuhiri Manuhiri Kaitiaki Charitable Trust kaitiaki@ngatimanuhiri.iwi.nz</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received. 	No (no response ever received)
<p>Te Kawerau a Maki Te Kawerau Iwi Tiaki Trust tiaki@tekawerau.iwi.nz</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. • Ashleigh McDonald responded on 3/6/2025 advising Te Kawerau a Maki wish to be engaged, provided a fee proposal and requested a site visit. • Ashleigh McDonald and Edward Ashby attended the site visit on 1/7/2015 on behalf of Te Kawerau a Maki. • A follow up letter confirming support in principle for the proposal was received from Edward Ashby CEO and Pou Taiao of Te Kawerau Iwi Tiaki Trust on 21 July 2025 and is attached to this application. 	Yes
<p>Ngāti Whātua Ōrākei Ngāti Whātua Ōrākei tokitaiao@ngatiwhatuaorakei.com</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received. 	No
<p>Te Rūnanga o Ngāti Whātua Ngāti Whātua Ōrākei Trust kaitiaki@ngatiwhatua.iwi.nz</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 28/05/2025 with overview of the proposal and invitation to be further involved, requesting a response by 11/06/2025. No response was received. 	No



KAIPARA

19 June 2025

Julie and Ian Humphrey
Waimauku
Auckland, 0812

By email only: s 9(2)(a)

Tēnā rā kōrua,

Support in Principle – Pukeatua Development and Return of Maunga Tauwhare

On behalf of Ngā Maunga Whakahii o Kaipara Development Trust (the Trust), I write to confirm our support in principle for the proposed Pukeatua housing development, and for the gifting and return of Maunga Tauwhare and associated whenua of Te Taoū.

We acknowledge the respectful, inclusive, and values-aligned engagement by the Humphrey whānau. The proposal presents a culturally grounded and constructive alternative to the previously proposed Council-led use of this whenua. We are particularly appreciative of your ongoing commitment to working in partnership with tangata whenua, principally Te Taoū, to address the details of the proposal, including its long-term impacts and potential risks.

The commitment to a transparent and tika approach was evident through the hui held on 7, 8, and 15 June 2025, which enabled open, whānau-led dialogue. The final hui affirmed unanimous support for the proposal, including the gifting and return of Maunga Tauwhare, development of a hapū-led housing model, and strong opposition to acquisition under the Public Works Act.

We recognise the deep cultural and ancestral significance of Maunga Tauwhare and support a future for this whenua determined by tangata whenua. The proposal aligns with the aspirations of Te Taoū, upholds mana whenua leadership, and reflects a values-based approach centred on intergenerational wellbeing, local employment, and environmental protection.

The proposal endorsed by whānau and the Trust includes:

- The gifting and return of Maunga Tauwhare and 30 acres of surrounding whenua to Te Taoū, including easement-protected legal access;

- The development of a hapū-led housing solution that prioritises whānau needs, local employment, and long-term wellbeing;
- The incorporation of environmental safeguards to protect streams, ecosystems, and the wider Kaipara taiao;
- Strong opposition to the proposed Public Works Act acquisition for cemetery use, a position supported by whānau, Reweti Marae, and the Trust.

Accordingly, the Trust confirms its support in principle for this kaupapa and urges all relevant authorities to respect the collective position of tangata whenua. The future of the Pukeatua Block and Maunga Tauwhare must be shaped in partnership with those who hold whakapapa and enduring connection to the land.

We therefore support your intention to pursue a Fast-Track Consenting pathway and are happy for this letter to be submitted in support of your application.

Nāku noa, nā

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke ending in a small loop.

Margie Tokerangi

Chairperson

Ngā Maunga Whakahii o Kaipara Development Trust



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21 July 2025

Ian & Julie Humphrey
c/o
Rebecca Sanders
Senior Associate
Barker Associates
s 9(2)(a)

RE: WAIMAUKU WEST MASTERPLAN AND FAST-TRACK CONSENTING REFERRAL – CULTURAL INSPECTION REPORT

Tēna koutou,

Thank you for the opportunity to engage on your new development proposal at 1080 State Highway 16 in Waimauku. We understand the proposal to involve the development of 200ha of rural land for up to 1800 residential lots, a neighbourhood centre, light industrial areas, and associated infrastructure. This masterplan is to form the basis of a fast-track consent referral application.

We have met with and discussed this proposal with yourselves at our site meeting on the 1st July 2025, as well as directly with your planners. We have also met with and discussed the proposal with our close whanaunga of Te Taoū (and wider Ngāti Whātua). We are mindful that your site is in an area both our iwi have deep associations and close whakapapa relationships with, and that Rewiti marae is in close proximity to the site.

I can confirm that we need to be involved with this project going forward but that we will look to work closely with and support our Te Taoū whanaunga. I also note for the record here that we support Te Taoū position on the previous cemetery designation applied for over the site.

I can advise that we have agreed not to undertake a formal Cultural Impact Assessment (CIA) for your property at this initial fast-track referral stage but expect to undertake such a report at the substantive stage of the process. At this stage we **do not in principle oppose** this proposal, subject to our recommendations below.

This Cultural Inspection 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 1620 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 o Waitangi and through legislation including the Te Kawerau ā Maki Claims Settlement Act 2015. 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



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taonga (valued things) and our participation in resource management is required by legislation and policy.

Your property sits between the extreme northern boundary of the takiwa (district) we consider Hikurangi and the Kaipara Valley proper. It falls within the old land block Puketapu which was one name for this part of the catchment. We know the land itself as part of Kāhukurī which was an important peace-making site between Te Kawerau and Te Taoū around 1720. The Kaipara river flows to the immediate north of the site. To the north across the river is Taumata which roughly marks the change between the Kumeū to the Kaipara. To the immediate east is Waimauku so named in related to its regular flooding. Roughly 5km to the south is the northernmost peak of Ngā Rau Pou ā Maki (Waitākere Ranges). Roughly 3.5km southwest is the pā Tīneki built by Maki and the birthplace of our iwi. Roughly 3.5km northwest is Ruarangi Haerere. Te Kawerau ā Maki own land at Rangitōpuni (Riverhead Forest) roughly 4.2km east, and Kōpironui roughly 4.5km west, both received through our Treaty Settlement.

IMPACTS

I have read through the documentation available and note the development includes the creation of 1114 standard residential lots, 358 medium density residential lots, 95 large residential lots, 29 countryside living lots, one neighbourhood centre, and an area of light industrial development adjacent to SH16. A private wastewater treatment plant is proposed adjacent to the railway line and Kaipara River. The proposal also includes 22 areas of open space, revegetation areas, or stormwater management areas.

The works would require bulk earthworks across the site to develop building sites and accessways as well as landscaping. There would be removal of some vegetation, but the main areas of remanent native terrestrial habitat would be set aside and protected. There will be construction of stormwater devices and enhancement of some wetland features to manage stormwater from the development. The private wastewater treatment plant is located in the northern corner of the site adjacent to the railway and in relatively close proximity to the river.

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)
RANGINUI (dark skies, stars, rain, light)	☒	Parts of the site particularly to the north away from the Waimauku township will retain relatively dark skies, and development will alter this through light pollution and may also affect nighttime ecology adjacent to the native stands of bush, impacting the mauri and wairua
PAPATŪĀNUKU (productive soils, geologic features, minerals, landform)	☒	The western portion of the site includes areas of highly productive soils that will be removed for residential development, adversely impacting the mauri of the whenua
TĀNE (native terrestrial flora and fauna)	☒	Some vegetation will be cleared by the development, but the stands of native vegetation (five key areas) that include tōtara, kauri, pūriri, karaka, kānuku, tanekaha, and kahikatea as well as understory (where present) of kiekie, wheki, mamaku, kaikōmako, tī, nikau, kawakawa, supplejack, rātā, lance fern and other natives will be retained, enhanced, and covenanted, along with new plantings. According to the ecological report the project is



		<p>likely to produce significant biodiversity gain within the region. This would positively impact the mauri of the site.</p> <p>Long-tailed pekapeka (within the native bush stands), lizards (elegant gecko, forest gecko, pacific gecko, copper and ornate skinks), and manu (pīwakawaka, kākā, plover, shelduck, pipit, pūkeko, kāhu, tūi, and matuku moana) are present within the site though primarily within the existing stands of bush and the wetlands. Their long-term protection and enhancement is likely to positively impact the mauri of the site.</p>
<p>PARAWHENUAMEA (fresh waterways, waterbodies, native aquatic flora and fauna)</p>	☒	<p>The Kaipara river flows along the northern boundary of the site. There are a number of streams and wetlands within the site that are currently of low quality due to farm stock. Aquatic animals likely include torrentfish, longfin tuna, īnanga, mudfish, kokopu, common bully, common smelt, Cran’s bully, redfin bully, upland bully, and shortfin tuna. According to the ecology report the proposal seeks to avoid, but may reclaim areas of wetland which would be an adverse impact to the mauri of water and land. Otherwsie the proposal is expected to improve water quality, shading, bank stability and in-stream fauna habitat. This would result in an increase to the mauri and wairua of freshwater on site. One area of concern is the proximity of the wasterwater treatment plant to the Kaipara River which will discharge and, in cases of failure overflow, to the awa which would impact upon both the mauri and wairua of the river including the guardian taniwha.</p>
<p>TANGAROA (sea, coastline, native marine flora and fauna)</p>	☐	<p>N/A – the site will not directly impact upon this domain.</p>
<p>TĀWHIRIMĀTEA (air quality)</p>	☒	<p>There is not enough information to determine any high-level impacts to air quality, however potential sources of impact could be the wastewater treatment plant (odour), the industrial estate (particulate matter), and dust during construction works. These would impact the mauri.</p>
<p>TŪMATAUENGA (wāhi tapu, wāhi tupuna, marae, papakāinga, mahi toi, presence/visibility of Te Kawerau on the site)</p>	☒	<p>The site is part of the Kāhukuri which is an early 18th century peace-making site between Te Kawerau and Te Taoū. There may also be visual changes to the context of Taumata, and to the cultural landscape of the Kaipara River valley in this catchment. Without any from of mitigation or cultural design this would likely lead to mana and wairua of the place.</p>



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RECOMMENDATIONS

Based on the likely cultural impacts our position is to not oppose the proposal subject to the adoption of our recommendations. We are again keen to ensure we are working closely with our whanaunga Te Taoū on the next steps including design of mitigations. The tikanga or mitigations and recommendations at this stage 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 by adopting foundation design that sits lightly on the land such as pile foundation rather than benched on-grade.
4. Where possible topsoil should be retained on site and reincorporated into landscaping.
5. Where cut material cannot be reincorporated within the site boundaries it should (in order of preference) be deposited within the local (catchment), takiwa (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.
7. Winter or wet season earthworks should be avoided.
8. Earthworks should be staged so that cumulative impacts to the catchment from risk of sedimentation (both within the site and in combination with other developments) is reduced and managed.
9. For contaminated soils, these can still retain mauri, and only those areas that will either be removed for construction or that pose an imminent health risk should be disturbed/removed from site.

TĀNE:

10. 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.
11. 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).
12. Any significant or large native timber that will be removed from the site should be first offered to Te Taoū or Te Kawerau ā Maki for cultural harvest.
13. Any vegetation removal or earthworks should be undertaken in strict accordance with kauri dieback hygiene protocols within kauri areas.
14. 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.

PARAWHENUAMEA:

15. Modifications to natural waterways including river or lake beds should be avoided and protected in perpetuity.
16. A 50m development setback from the waterway/wetland should be maintained and an esplanade reserve / riparian yard established and covenanted.
17. Any set-back should be revegetated (or enhanced) to ensure maximum filtration and habitat protection/enhancement.



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18. The direct mixing of different waters [i.e. artificially connecting two unrelated streams, or direct discharge of urban stormwater to a stream] should be avoided and mediated by first passing through or across the whenua.
19. 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.
20. Any direct outfall to a waterway should be avoided or designed via wetland or riprap to avoid scouring.
21. The use of water tanks is encouraged for potable, grey water, or outdoor use to reduce the reliance on water takes and any public reticulation system (this will likely be a requirement on this site anyway).
22. 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.
23. Wastewater discharge or infrastructure should completely avoid natural waterbodies.
24. Wastewater infrastructure should be located away from waterways to help protect them in the event of equipment failure or overflow, and the system should be designed to minimise risk to the maximum extent practicable.
25. Works within or adjacent to waterways or waterbodies should avoid or minimise injury or mortality to native aquatic species including through survey, translocations, management plans and seasonality.

TĀWHIRIMĀTEA

26. 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.
27. Particulate matter (including PM10 and PM2.5) generated from industrial processes should be managed (i.e. through industrial scrubbers, using cleaner-burning fuels) to avoid or minimise air pollution impacts to human and environmental health.
28. Gas emissions (mostly NO₂, SO₂, CO, CH₄ and O₃) from construction / transportation / industrial / agricultural activities should be managed to avoid or minimise impacts to human and environmental health including odour and greenhouse effects.
29. Thermal and energy efficient design is strongly encouraged to lessen cumulative impacts on the energy sector.

TŪMATAUENGA

30. The site should incorporate Kāhukurī and its cultural interpretation into its masterplanning and design.
31. 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.
32. Te Kawerau and/or a qualified archaeologist should be provided the opportunity to carry out a resourced site visit at the time of topsoil stripping/preparation of the subgrade.
33. Any archaeological material encountered and archaeologically excavated should where possible be retained/reinterred on site via either landscaping or the creation of a set-aside taonga area with a covenant/gazette.
34. The development should incorporate ways to celebrate the history and importance of the land by providing Te Taoū and Te Kawerau ā Maki opportunity for cultural design, mahi toi (art), and interpretive elements (noting Te Kawerau will work with and support Te Taoū).

GENERAL

35. Cultural protocols should be undertaken on this site by way of cultural induction and karakia for the sod turning (start of works).
36. Cultural monitoring is recommended on this site to ensure the above values and impacts are managed in accordance with tikanga.



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37. 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.

38. We request confirmation of the status or outcome of the application.

I trust the above advice is of assistance in progressing your proposal.

Ngā Mihi,

Edward Ashby
CEO and Pou Taiao
Te Kawerau Iwi Tiaki Trust

s 9(2)(a)

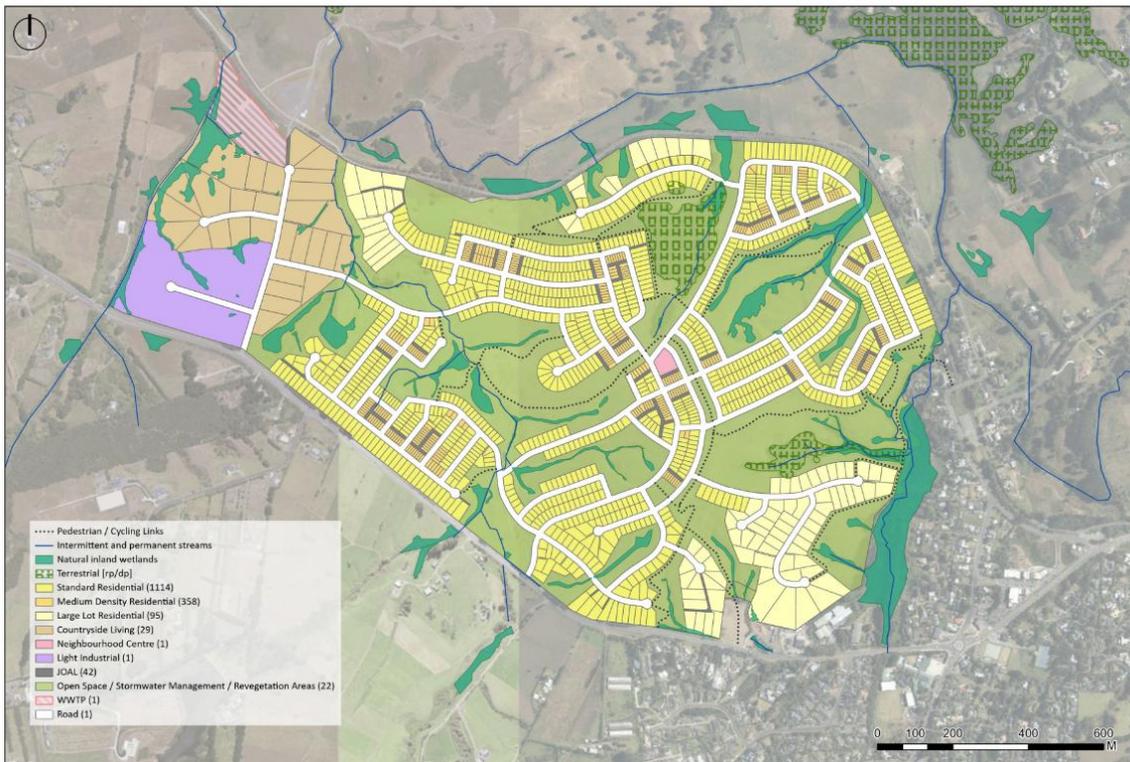


Figure 1: masterplan



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Figure 2: looking north from roughly the centre of the site



Figure 3: looking southeast towards Waimauku from roughly the centre of the site



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Figure 4: looking southwest from roughly the centre of the site



Figure 5: productive soils (green)



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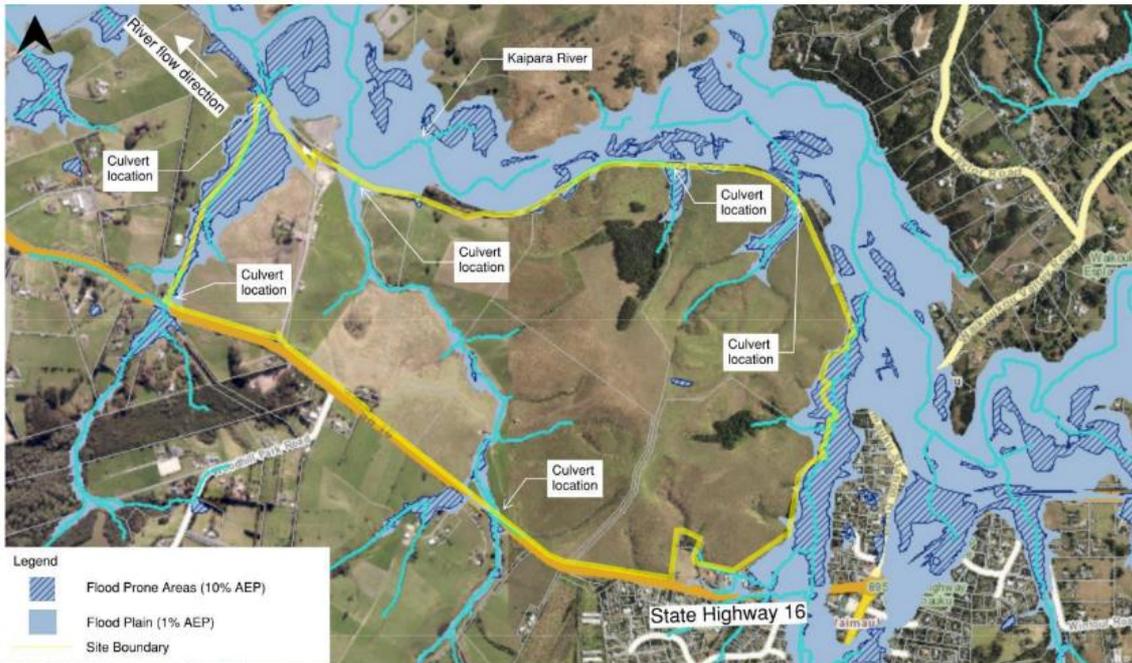


Figure 6: flood plain and flood prone areas

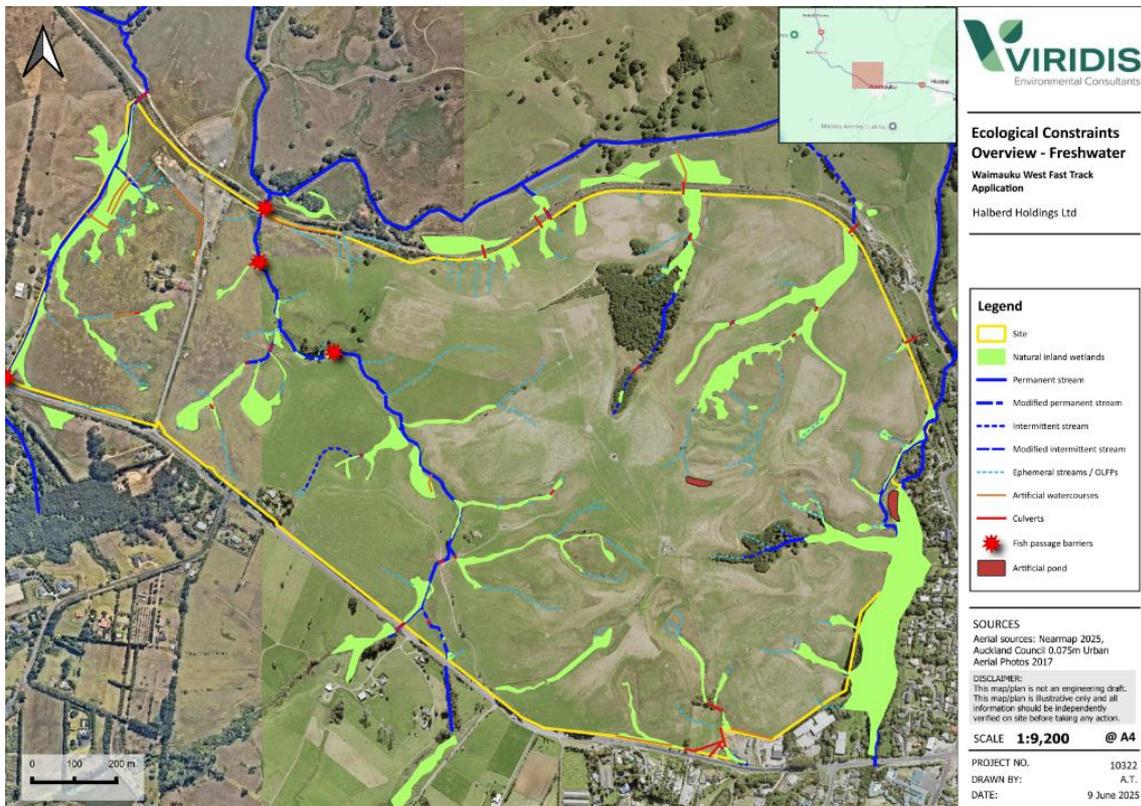


Figure 7: ecological features in the site



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Figure 8: vegetation within the site



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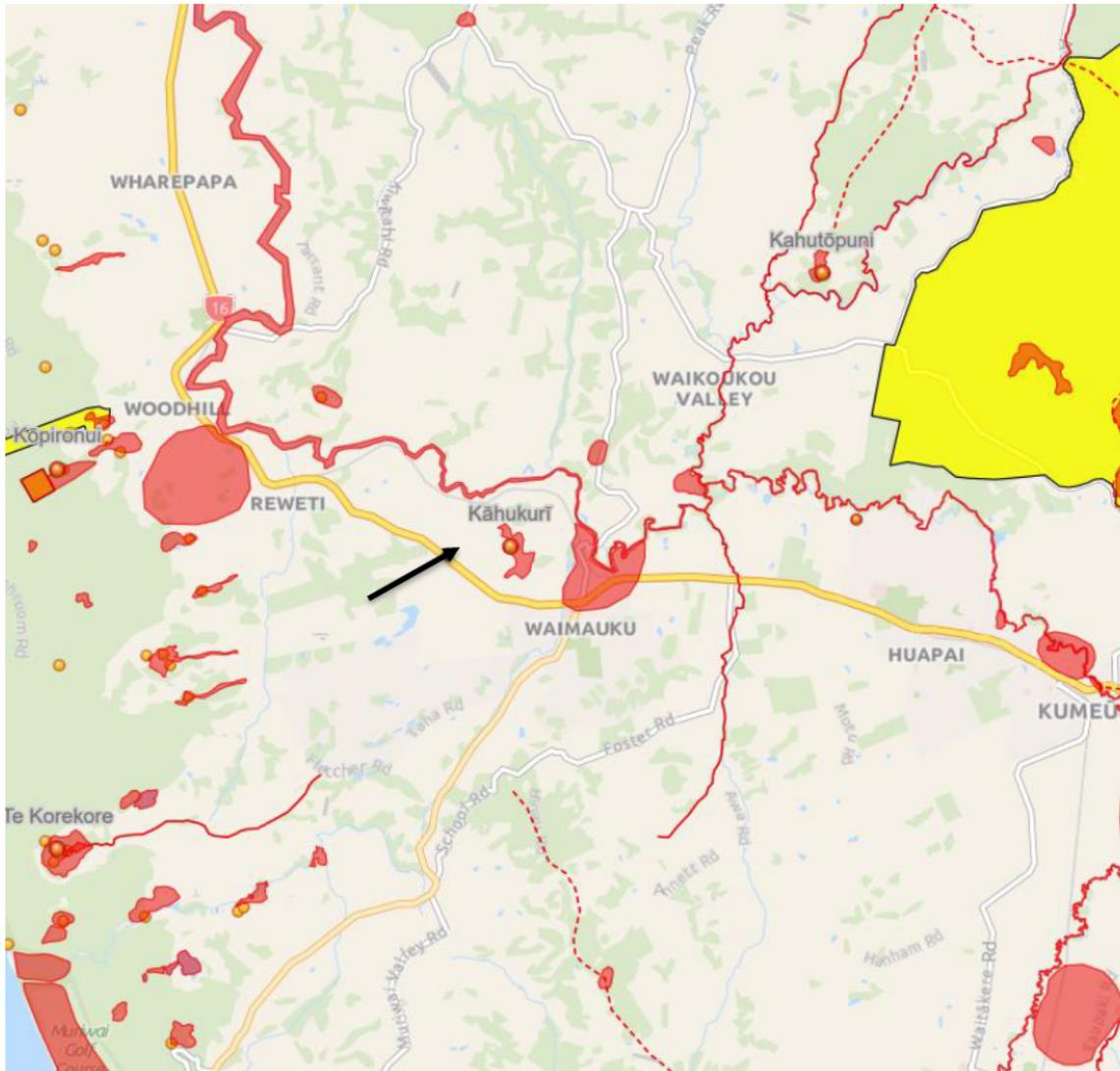


Figure 9: site in relation to surrounding cultural sites (red) and Te Kawerau Treaty Settlement lands (yellow)

Waimauku West – Te Kawerau Iwi



Feedback Sought	Response
RANGINUI	
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.	Noted. This will be addressed through the detailed design.
PAPATŪĀNUKU:	
Earthworks should be kept to a minimum and cut-fill neutrality on site achieved to the greatest extent possible.	This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.
Earthworks and landform modification should be reduced wherever possible by adopting foundation design that sits lightly on the land such as pile foundation rather than benched on-grade.	
Where possible topsoil should be retained on site and reincorporated into landscaping.	
Where cut material cannot be reincorporated within the site boundaries it should (in order of preference) be deposited within the local (catchment), takiwa (district), or rohe (northern half of the Auckland region).	
Robust sediment controls will be required to avoid any discharge of sediment to natural waterways.	
Winter or wet season earthworks should be avoided.	
Earthworks should be staged so that cumulative impacts to the catchment from risk of sedimentation (both within the site and in combination with other developments) is reduced and managed.	
For contaminated soils, these can still retain mauri, and only those areas that will either be removed for construction or that pose an imminent health risk should be disturbed/removed from site.	
TĀNE:	

Barker & Associates

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Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

Feedback Sought	Response
<p>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.</p>	<p>This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.</p>
<p>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).</p>	
<p>Any significant or large native timber that will be removed from the site should be first offered to Te Taoū or Te Kawerau ā Maki for cultural harvest.</p>	
<p>Any vegetation removal or earthworks should be undertaken in strict accordance with kauri dieback hygiene protocols within kauri areas.</p>	
<p>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.</p>	
<p>PARAWHENUAMEA:</p>	
<p>Modifications to natural waterways including river or lake beds should be avoided and protected in perpetuity.</p>	<p>This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.</p>
<p>A 50m development setback from the waterway/wetland should be maintained and an esplanade reserve / riparian yard established and covenanted.</p>	
<p>Any set-back should be revegetated (or enhanced) to ensure maximum filtration and habitat protection/enhancement.</p>	
<p>The direct mixing of different waters [i.e. artificially connecting two unrelated streams, or direct discharge of urban stormwater to a stream] should be avoided and mediated by first passing through or across the whenua.</p>	

Feedback Sought	Response
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.	
Any direct outfall to a waterway should be avoided or designed via wetland or riprap to avoid scouring.	
The use of water tanks is encouraged for potable, grey water, or outdoor use to reduce the reliance on water takes and any public reticulation system (this will likely be a requirement on this site anyway).	Water tanks will be utilised for non potable water.
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.	This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.
Wastewater discharge or infrastructure should completely avoid natural waterbodies.	
Wastewater infrastructure should be located away from waterways to help protect them in the event of equipment failure or overflow, and the system should be designed to minimise risk to the maximum extent practicable.	
Works within or adjacent to waterways or waterbodies should avoid or minimise injury or mortality to native aquatic species including through survey, translocations, management plans and seasonality.	
TĀWHIRIMĀTEA	
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.	This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.
Particulate matter (including PM10 and PM2.5) generated from industrial processes should be managed (i.e. through industrial scrubbers, using cleaner-burning fuels) to avoid or minimise air pollution impacts to human and environmental health.	

Feedback Sought	Response
<p>Gas emissions (mostly NO₂, SO₂, CO, CH₄ and O₃) from construction / transportation / industrial / agricultural activities should be managed to avoid or minimise impacts to human and environmental health including odour and greenhouse effects.</p>	
<p>Thermal and energy efficient design is strongly encouraged to lessen cumulative impacts on the energy sector.</p>	
TŪMATAUENGA	
<p>The site should incorporate Kāhukurī and its cultural interpretation into its masterplanning and design.</p>	<p>This feedback is noted and will be addressed in detail as part of the substantive application. The applicant will continue to engage with Te Kawerau on these matters.</p>
<p>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.</p>	
<p>Te Kawerau and/or a qualified archaeologist should be provided the opportunity to carry out a resourced site visit at the time of topsoil stripping/preparation of the subgrade.</p>	
<p>Any archaeological material encountered and archaeologically excavated should where possible be retained/reinterred on site via either landscaping or the creation of a set-aside taonga area with a covenant/gazette.</p>	
<p>The development should incorporate ways to celebrate the history and importance of the land by providing Te Taoū and Te Kawerau ā Maki opportunity for cultural design, mahi toi (art), and interpretive elements (noting Te Kawerau will work with and support Te Taoū).</p>	
GENERAL	
<p>Cultural protocols should be undertaken on this site by way of cultural induction and karakia for the sod turning (start of works).</p>	<p>This is noted. The applicant will continue to engage with Te Kawerau on these matters.</p>
<p>Cultural monitoring is recommended on this site to ensure the above values and impacts are managed in accordance with tikanga.</p>	

Feedback Sought	Response
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.	
We request confirmation of the status or outcome of the application.	