



Paekākāriki Community and Iwi proposal for the
protection and development of the
Wainuiwhenua lands, waters and ecosystems:
The short version

Wainuiwhenua Working Group 2019
November 2019 consultation document:

**The land, forest, and ecosystems of the area are flourishing. They demonstrate
our kaitiakitanga and support community and economic resilience**

**Whatungarongaro te tangata toitū te whenua
*As man disappears from sight, the land remains***

[What's this all about?](#)

The completion of the Transmission Gully motorway will create a one-off opportunity for Paekākāriki and the wider Kāpiti district to secure about 450 hectares of land owned by New Zealand Transport Agency, and so maximise environmental protection and enhancement, mitigate hazards, and optimise the opportunities for social and economic development.

The Wainuiwhenua Working Group, co-chaired by Mayor Gurunathan and ex-Mayor Jenny Rowan and made up of community stakeholders, mana whenua and Community Board members, has drafted a proposal as a key contribution to the land disposal process.

We are seeking your views on two parts of the report in particular:

- Do you support or oppose the draft proposals?
- What responses do you have to the outstanding issues and questions?

We also seek any other comments you may have.

The details are in the [full report](#)

See the [full version of the proposal](#) for maps and description of the land, history of this proposal, Ngāti Haumia ki Paekākāriki's position, how the proposal can be achieved and a fuller discussion of issues.

[Come to our community hui if you can](#)

There's a chance to hear from the working group, listen to others and ask questions on **Sunday 17 November 1pm to 3pm at St Peter's Village Hall, Beach Rd, Paekākāriki.**

Our vision

We foresee an exciting future for the large expanse of land around Paekākāriki that will become available with the completion of the Transmission Gully motorway:

- Forests will have been regrown on the hills; streams and wetlands will be revitalised; and birds, fish and other wildlife will be restored.
- These restored forests and wetlands provide flood protection and increased resilience in the face of climate change, stormier weather and harsher droughts.
- A large new park has been created on these lands and Kāpiti locals and their visitors flock to it to enjoy stunning views, biking, walking, and horse trekking.
- The Paekākāriki and Kāpiti communities have prospered due to:
 - economic benefits earned through the district becoming a visitor hub
 - some housing developments on a few sites meeting community and iwi needs
 - a small-scale wind farm supplying electricity to the community and parts of the district
 - a new neighbourhood park and community gardens.

This vision builds on the hopes expressed by Ngāti Haumia ki Paekākāriki. In their description of the future, "the land, forest, and ecosystems of the area are healthy. They demonstrate our kaitiakitanga and support the wellbeing of our community." Their aspirations, in order of priority, are:

1. Obtaining and retaining community control of these lands
2. Looking after the environment - protecting and restoring environmental values of the area
3. Providing opportunity for housing for Ngāti Haumia ki Paekākāriki and the community, where this can be supported by the wider environment.

Our objectives

Five overall objectives have shaped this proposal and our future work:

1. Protect and restore the environment
2. Use this environmental protection and restoration to create greater environmental resilience in the face of climate change and more frequent high-intensity storms, flooding and droughts
3. Use the protected lands and waters (and the recreational opportunities these enable) for village and district social and economic benefits
4. Create greater community resilience by
 - supporting Ngāti Haumia ki Paekākāriki to prosper
 - meeting community housing, energy, amenity and recreation needs
 - supporting the school and community services

- enabling livelihoods and supporting people to live sustainably
 - better managing natural hazards
5. Retain lands in public ownership to enable these objectives.

Our draft proposals

Here is the balance of desired outcomes that we propose for the lands, waters and ecosystems of Wainuiwhenua. There are maps in the full report.

1. Reserve and reforest the hill country and support recovery of native forest on the partially-forested escarpment and gully areas. This includes creating ecological corridor connections between Queen Elizabeth Park, Mt Wainui, and the Paekākāriki escarpment. It could be about 410ha or about 90 per cent of the land involved.
 - *This action supports flood control, drought resilience, carbon sequestration, nature conservation and corridors, and recreation.*
2. Reserve, protect and enhance the flood and flow-path management areas. About 5 per cent of the land (23 ha). Enable riparian revegetation and wetland creation to improve the health of freshwater ecosystems and mahinga kai, and reduce the impacts of flooding.
 - *This action supports protection of freshwater ecosystems, flood control, community resilience, nature conservation, and recreation.*
3. Use the bulk of these lands to form the nexus of a new regional park by joining up the management of the Wainuiwhenua lands with the neighbouring Queen Elizabeth Park, Whareroa Farm, Mt Wainui reserve, and the Paekākāriki-Pukerua Bay escarpment walkway.
 - *This action supports protection of ecosystems, nature conservation, recreation, and economic development.*
4. Investigate social and community housing possibilities for three land parcels that have development potential and are close enough to the existing settlement - about 4-5ha in total:
 - a. Around Betty Perkins Way (sometimes known as the Tilley Triangle - the southern portion on higher ground, and linked to a neighbourhood park)
 - b. Small area east of houses on the SH1 side of the railway
 - c. Small area east of SH1 near the Perkins' woolshed and farm houses.
 - *This action supports community and iwi housing, diversity within Paekākāriki, and economic development.*
5. Retain the sand dune area south of Mackays Crossing and east of the railway line (about 15ha) as a strategic reserve for community or housing development should climate change impacts require a managed retreat from coastal properties, enabling planning for this contingency well in advance.
 - *This action supports potential community and housing needs and climate change managed retreat.*
6. Investigate the heritage values and protection status of a range of sites southeast of SH1 with a view to establishing an historic precinct (this includes the Perkins' woolshed, farm house, WW2 fuel tank, radar station and kūmera pits on the ridgeline. Some of these sites are already legally protected under the Heritage New Zealand Pouhere Taonga Act).
 - *This action supports heritage conservation and economic development.*

7. Provide an area of the ridgeline west of the Transmission Gully route as a site for community wind turbines.
➤ *This action supports renewable energy generation and economic development.*
8. Provide for a neighbourhood park and community gardens in the Tilley Triangle. Some of this could be part of potential housing development to the south of the Triangle and some could be in the open space areas in the middle of the Triangle that are subject to ponding.
➤ *This action supports community well-being.*
9. Transfer a small area of land adjoining Queen Elizabeth Park as a Reserve (as already negotiated between the Greater Wellington Regional Council, Department of Conservation, and NZTA).
➤ *This action supports nature conservation, ecological corridors, landscape protection and recreation.*

Issues and questions

In the course of developing these proposals a number of issues and questions have been raised. These have come from both inside the working group and in wider community discussion. A discussion of the issues is in the [full paper](#).

Paekākāriki housing needs are not clear

One argument raised in response to a draft of these proposals is that the need for additional housing on new sites in Paekākāriki has not yet been clearly established.

The Paekākāriki Housing Trust and KCDC are working on housing needs assessments.

The impact of additional housing on the Wainui stream

A concern has been raised that additional housing in the catchment of the Wainui Stream should be avoided because of the negative impacts this could have on the stream ecosystem.

The issues to be considered are:

- How to accommodate a balance of uses within the catchment and ensure these impacts are of a small scale, relative to the improving health of the whole stream ecosystem
- How to best manage any housing development to largely avoid or remedy potential impacts
- How to restore the stream and re-establish wetlands, in the places where previous development has had the greatest impact, by using the mix of protection, restoration and development in these proposals to best effect.

The Paekākāriki Housing Trust has partnered with Victoria University of Wellington (VUW) on research to consider these issues.

The impact of additional housing on the water supply resilience of Paekākāriki

A concern has been raised that additional housing will result in increased water consumption. This would lead to increased water take from the Paekākāriki supply in the upper reaches of the Wainui Stream, particularly of concern in times of low summer flow.

The Housing Trust/VUW research will also consider this issue.

The proposals may not protect 'versatile' soils

There are known to be areas of high quality productive soils on the land occupied by Sang Sue's market garden and in the gardens of Tilley Rd residents who occupy part of the Tilley Triangle land. These soils may also be present in other areas of flat lands involved in this proposal. Some of these, as with Sang Sue's, may be subject to ponding. Sampling would be required to establish the extent of these soils.

This needs to be explored further and will be included in the Housing Trust/VUW research.

The impact on plans for Tilley Triangle neighbourhood park and community gardens

Multiple uses have been proposed for parts of the Tilley Triangle land. These include restored wetlands and mahinga kai, flood management works, a neighbourhood park (for which multiple uses have been suggested), community gardens, and housing at the southwest end.

It is important to develop an integrated plan for the whole of the Triangle to restore the stream environment and provide for a mix of community benefits, including housing.

Will there be enough resources to support this approach?

Many agencies have interests in the land, waters and ecosystems involved, such as Greater Wellington Regional Council, Department of Conservation, and Housing New Zealand, but the interests are not a high enough priority for any of the agencies to take on the all the land. What still needs to be tested is the extent to which they will fund or enable the particular priority interests they do have. This is the next phase for KCDC and the Wainuiwhenua Working Group: exploring these possibilities with all of the agencies involved.

How much energy or forest development?

Our preferred option in the proposal is to reforest the hills behind Paekākāriki and encourage native vegetation to return. We also support the development of a community windfarm on the ridge to the west of the new motorway.

There are other development opportunities and also concerns about some of these. These possible developments are relevant for two reasons: 1) they are potential sources of income which can support the management of these lands and waters, and 2) they each have impacts that need to be considered.

Separate Mackays Crossing development?

The block of about 15 ha of flat land nearest to Mackays Crossing (currently being used by NZTA to store and process roading metal) has potential to be developed. We considered this as a potential site for housing, or commercial or other community uses, but it is both distant and disconnected from the existing village. We'd like to retain it as a strategic reserve that could be used in response to climate change impacts, such as coastal erosion and increased flooding, where homes, services and other facilities may need to be moved back from inundated sites. It is worth noting that it is not in the Wainui catchment but in the Whareroa catchment.

Impacts of increased visitor facilities and use

Paekākāriki village has benefited from—and also been under pressure from—increased visitor use, particularly from the opening of the Paekākāriki escarpment track in 2016 (which created parking problems in the village) and the Te Ara o Whareroa cycleway use. More visitors, attracted to Paekākāriki and Raumati as recreation destinations, will support local businesses and may put further pressure on facilities in these communities. Or they may balance reductions in demand caused by the new motorway reducing through traffic, particularly in Paekākāriki.

[Process from here](#)

This consultation is the first of three steps in this phase of the project.

1. Consult

Consult with the community and iwi and reach general agreement on the preferred outcomes.

2. Partner

Present the agreed proposals to KCDC in December, formalise the partnership between the Wainuiwhenua Working Group and KCDC, and seek KCDC's agreement to working together to investigate the viability of the approach.

3. Investigate

Explore how to advance these proposals with central government agencies and the regional council.

Have your say

Come to our [public hui](#), Sun Nov 17, 1-3pm, St Peter's Hall Paekākāriki

Complete our [online survey](#). (It might be best to complete this after the hui if you're coming, so you can listen to others' views and have your questions answered before responding). Paper copies available at Paekākāriki library.

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