

Date: Thursday 24 April 2025
Time: 9.30am
Meeting Room: Upper Harbour Local Board Office
Venue: 6-8 Munroe Lane
Albany
Auckland 0632 and Via Microsoft Teams

Upper Harbour Local Board

OPEN MINUTE ITEM ATTACHMENTS

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24th April 2025.

NORTH HARBOUR COMMUNITY - LOCAL BOARD.

Thankyou for allowing me to speak at this meeting, and to present evidence in support of our opposing ID 00720 Settlement site R11_50 and Heritage's Local Board Views on Plan Change to amend Historic Heritage schedule, effecting 9, 11 & 13 Te Kawau Pass, Greenhithe.

The presentation before you is broken into three parts.

1 FACTS: as can be verified in documents that are readily available through various sites and records.

2 ERRORS: in the Local Board Views on Plan Change document, to amend Historic Heritage schedule, including the report, by Rebecca Ramsay.

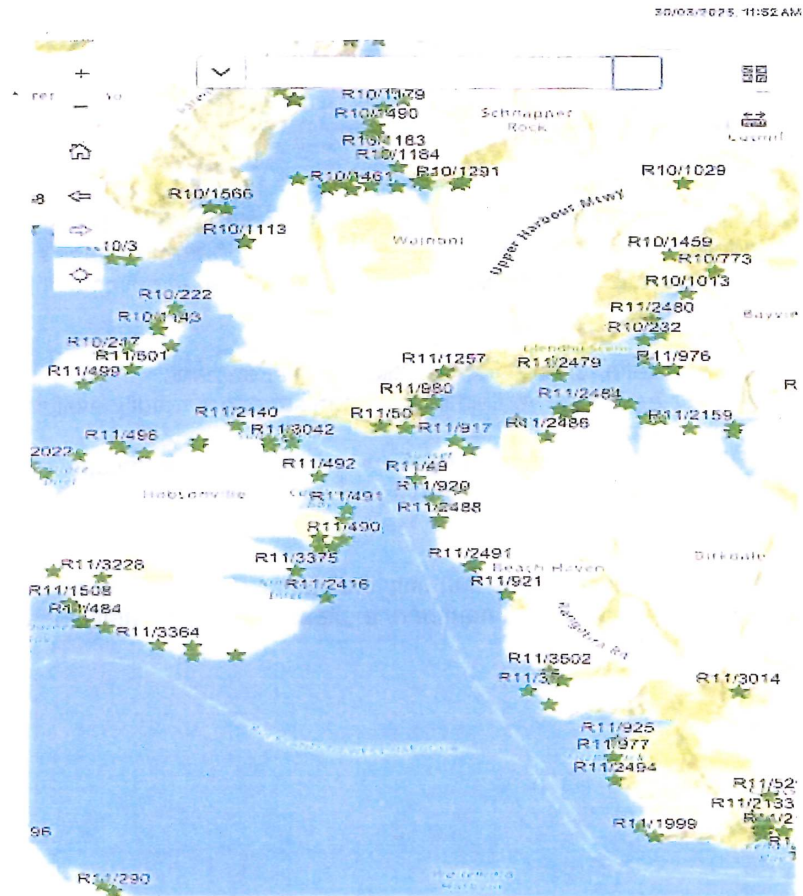
3 CONCLUSION:

Due to limited time to present, only the blue text will be read outloud, the black text is relevant, for Local Board members to please read separately for a more complete understanding.

1 FACTS:

NZAA, ArchSite data sheet (below) shows Heritage sites, identified as green star.

- Site in question R11_50, is approximately centre page.
- The location of R11_50 is clearly shown to be on the lower escarpment of the reserve adjacent to Hellyers Creek.
- Of note is that the vast majority of Heritage site markings can be seen around the periphery of the Upper Harbour foreshore, including estuaries.
- Heritage sites on the upper headland area, private properties, are noticeable by their absence.
- **R11_50 has never been identified as being attached to our property on any NZAA ArchSite data sheets.**
- **R11_50 has never existed on our property in any District or Unitary Plan.** A mistake has been made, identifying 9 Te Kawau Pass as a site of Historic Heritage interest.
- Reference to R11_50 is recorded in the Unitary Plan schedule in error. Acknowledged more than 8 times in Rebecca Ramsay's presentation.



Local Government Acts 2002 & 2009 (Acts) and the Methodology and Guidance for Evaluating Auckland's Historic Heritage (Methodology Guide) document, require certain obligations and responsibilities of Councils. It is clear that these have not been properly executed:

1. (Acts): Heritage did not advise the effected landowners of their intentions to pursue a Heritage claim on their property, nor advise of a notification to move R11_50 from the reserve into their front yard in 2013.
2. (Methodology Guide) doc. (Overview page 5 and Guidance page 17), requires landowner regard, in evaluating a potential site. Rebecca Ramsay's claim that council staff have engaged with the landowners, clause 27 LB doc, is simply not correct.
3. (Methodology Guide) doc. under Physical description, summary of key modifications, page 8: states: "Describe any significant modifications to the place" The place, as identified in the Local Board doc. as having had significant modifications, related to a different site, approx. 200m inland and was used in their doc. in confusion.
4. Heritage have not competently researched their findings and reasons for making the claim nor provided any proof or evidence to substantiate their claim.
5. By not engaging at the outset, denied the owners their right to have the errors made good by way of a well-informed Plan change proposal.

AERIAL PHOTOGRAPHIC EVIDENCE

These photographs show details of the progressive historic development on the site which can be cross referenced to the assessments including that of Mr Hooker. This sheds more light on what Mr Hooker assessed and evaluated, where it was his evaluation that was the genesis of R11_50. This work was not investigated by Heritage, despite this information clearly being available to it, and it being material in ground truthing on the Mr O Hooker assessment they have relied on.

RETROLENS. Known as a Historical Image Resource is a site made freely available to the public and was used as a source to define the location of the site that Mr Owen Hooker visited in 1961. RETROLENS claim: The information provided in this site is derived from records of the organisations that make up the Local Government Geospatial Alliance (LGGA) and is made available to you under the Local Government Official Information and Meetings Act 1987. The LGGA has not verified the accuracy or completeness of this information.

The below record of photos from RETROLENS are specifically selected showing the headland and surrounding areas of the Upper Harbour dating from 1940-1988.

4 photos have been taken directly from the RETROLENS library, each photo contains the headland with known landmarks for ease of identification.

Photo 1 - 1950: identifies the headland in part, mostly covered in bush showing little development other than a house located approximately 200m inland from the cliff face



Photo 2 – 1963, Mr O hooker visited the site in 1961. As can be seen in this photo, there is still only 1 house located on the headland, it is the only house that Mr Hooker could have visited, it is the only house that can be claimed as having destroyed a possible Māori site.

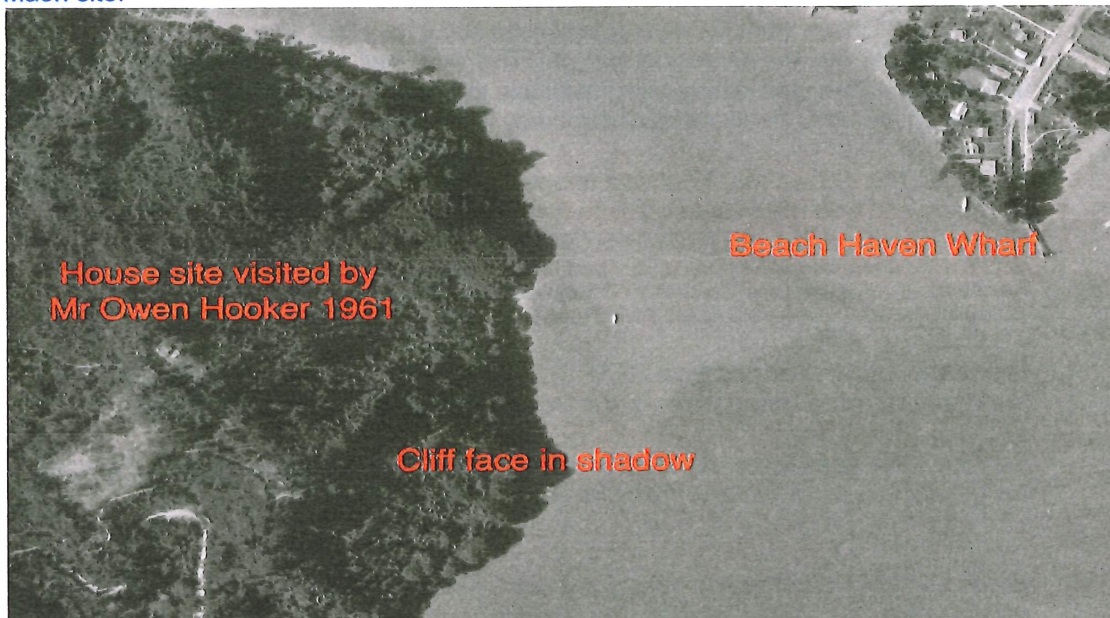


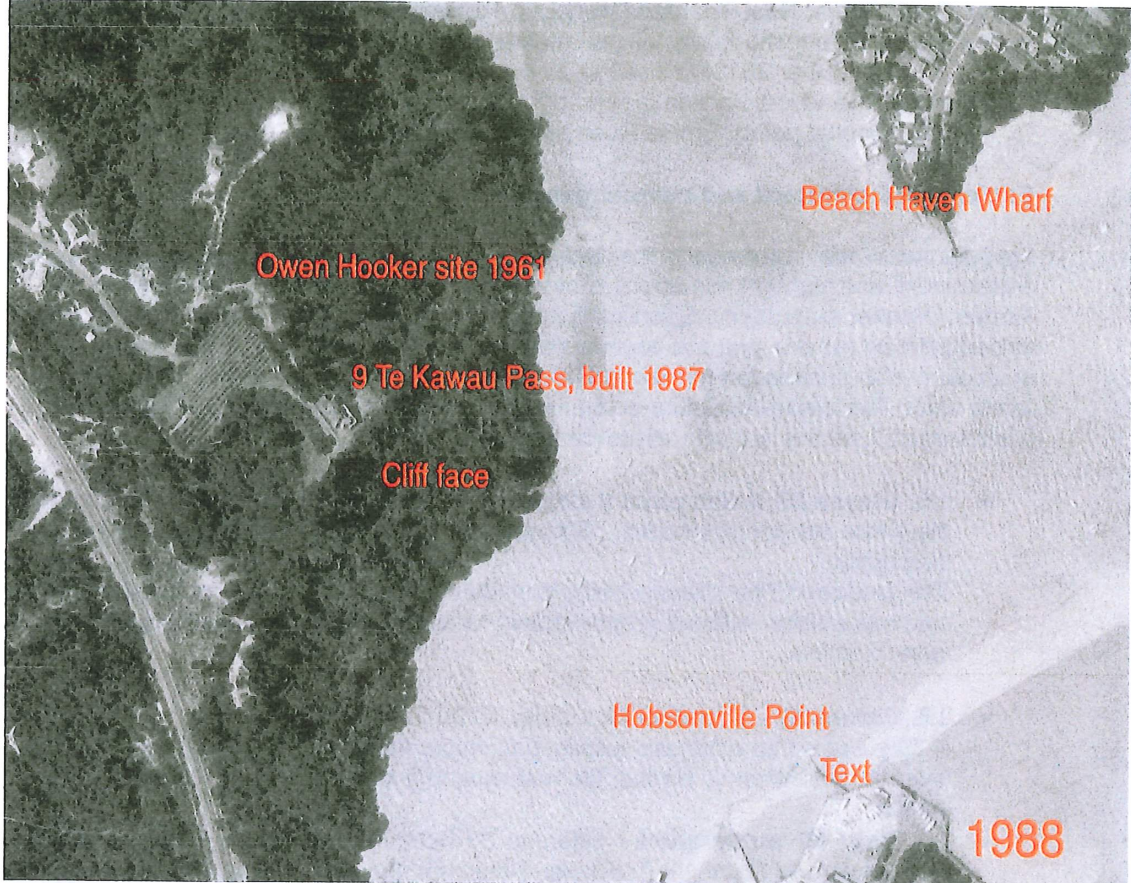
Photo 3 – 1981, 20 years after Mr O Hooker reported his site visit: Shows the recently formed Upper Harbour Drive to the left of the photo, with a formed road, serving a larger cleared area of the headland. Of note is that the house in previous photos has been removed from the site, no other houses can be seen on the headland.



Photo 4 – 1988:

Shows a number of houses developed along William Pitcher Place, the Te Kawau Pass road formed up the rise serving two other properties and the formed driveway, bottom right end of William Pitcher Place, serving the newly built house on the point of the headland, 9 Te Kawau Pass.

This house was built in 1986/87, 25 years after Mr Owen Hooker made and recorded his site visit.



These photos show that a mistake has been made by Council personnel and consultants acting on behalf of Auckland Council. Further, I have now shown using historic photographs, that this erroneous reference from Mr Owen, did not event relate to the land which is now being discussed.

All and any connection of 9 Te Kawau Pass to the site visited by Mr Owen Hooker, noted in the Local Board views doc. is in error.

2 ERRORS:

With reference to Local board views on plan change to amend Historic Heritage Schedule. (LB)

Methodology and Guidance for Evaluating Auckland's Historic Heritage. (Methodology Guide), I set out below, errors and concerns:

Consultation.

- **LB, Clause 8 and clause 27** – while Council staff say they have engaged with the land owners, that is an overstatement. The landowners first knowledge that the Plan change was to include a Heritage site on their property, was upon receipt of the Report 11/02/25, confirmed 24/03/25, when they were told that the Report could not be changed. There has been no engagement. In a meeting held in Council offices 31st March, between the speaker, neighbour Paul Minors, Noel Reardon (Manager) Rebecca Ramsay, Emma Rush, when asked the question, why we, as affected property owners, were not informed of the September 2013 notification, to move R11_50 onto the front yard of our property and identify it in the Historic heritage schedule as a dot with a #? (clause 25, 5th bullet point). Emma Rush's reply was that they don't have to.

Explaining the current and historic genesis of R11_5

I set out below with reference to the document, an explanation of the history of assessment and highlight the errors in interpreting the initial evaluation in 1961 by Mr Hooker (Hooker evaluation). Specifically I show how that targeted evaluation was in fact undertaken on our site, not one approximately 200m to the North, and how that evaluation was subsequently misinterpreted and misapplied, included by Heritage in its latest work. The misinterpretation of the Hooker evaluation has tainted Te Kawerau ā Maki's input. I set this out with reference to the document.

- **LB, Clause 25, bullet point 4** states: – *“the reasons for moving the location of the place are not fully known.” Site remnant centroid estimated from contours and description*
The proposed Plan change being considered is based upon unknowns, estimates and supposition, without proper enquiry or investigation. See photos and page 35 para. 3 below.
- **LB, Clause 27** – Schedule 14.1 table, ID 00720, Settlement site R11_50, column 4 *“Site subject to extensive residential development”*. 9 Te Kawau Pass did not exist in 1961 when O Hooker file note was registered. See page 35 para. 3 below.
- **LB, Page 29, paragraph 4** - refers to 2nd December site visit by Council officers and Edward Ashby to 11 Te Kawau Pass, not “the site”. The actual site is approx. 200m further inland. (see photos above and Master plan).
- **Methodology Guide** doc. notes under INCLUSION indicators page 16: *A “place” has a cultural value, if held in high esteem*. This is the term used by Edward Ashby, it may be applied subjectively to any site anywhere. Heritage arranged for Edward Ashby to visit this site, to assess the location of an existing and historically documented site and add his knowledge to the existing knowledge base. His visit was not intended to evaluate a “new” site. However, because Heritage had not identified the correct place, as per Owen Hooker's file note, it misdirected him as a new found site of interest, based upon confusion with another site.
- As stated in the **Methodology Guide** doc. section, Further Matters To Consider, page 17, and referring to a place of cultural value held in high esteem, states: *Care needs to be taken for a place based on this criterion alone*. The site discussed with Edward Ashby was identified in a state of confusion with the site that Owen Hooker investigated. It is not one that has been considered with care.

- **Methodology Guide** doc. clause 9.1, (page 32) *Defining the extent of place requires historic evidence of the original extent of the place, e.g. original lot or property boundary, location and size of original buildings, relationship with surrounding area, e.g. roads, driveways, landscaping.* Despite that the historic photographic evidence was clearly available to Heritage, it was not referenced. The site at 9 (now 11) Te Kawau Pass was presented to Edward Ashby by Heritage on the basis that it was the subject of previous evaluations in some way, due to confusion by Heritage. Review of the historic aerial photographs shows that was not the case.
- **LB, Page 31, fig 2** – states in the footnote: *“showing settlement site R11_50 at 9 Te Kawau Pass”*. This is clearly wrong. The black square demarcates the settlement site (the number 50 does not) and sits wholly outside the boundary of 9 Te Kawau Pass. Grey boundary line to 9 Te Kawau Pass is seen running horizontally across the page, above the black square.
- **LB, Page 31, first paragraph** – the place was included in the AUP schedule 14.1 in error, the extent of the Heritage place was known, see O Hooker file note 1961, and reference page 35 below.
- **LB, Page 31, schedule 14.1** – column 3, *“verified location 9 Te Kawau pass, Greenhithe”*. This location has never been verified.
- **LB, Page 35, paragraph 3, last sentence** – *“it is likely the site record was created under the assumption that the headland may at some time been the location of Māori settlement”* In 1961, Mr Owen Hooker reported a site visit, in search of a Māori settlement that he understood to be located on the headland, above the Taihinui Historic Reserve. His visit appeared to be well informed, in that the headland covered a large acreage, yet his search for the “site” was to a certain location and not just to “somewhere” on the headland. A random search for a site on a headland of such scale would command considerable effort. The indication that he visited a very specific place, would suggest that Mr Owen Hooker had received a clear understanding of where the “site” should be found, leading him directly to a place which he found to be covered by a house, the only house on the headland. This would not so much suggest an assumption, rather a well-informed understanding that the site existed in a very specific location. NZAA, ArchSite data Webb site, has on record as a file note his findings, *“State of site: possibility of damage or destruction. Area already destroyed being levelled for house site”*. Stamped DESTROYED. This is a very deliberate statement, appearing well informed.
- **LB, Page 36, paragraph 3** – states that *“In 2016, Auckland Council archaeologists inspected the recorded site location and setting at 9 Te Kawau pass for any residual evidence of the destroyed settlement site that was recorded in 1961”*. This reference involves an error. The site recorded by O Hooker in 1961 was located approximately 200m inland North, from the site visited in 2016.
- **LB, Finally, Pages 38, 39, 40, Proposed amendments to schedule 14.1** should not be accepted. All of the recommendations proposed on these pages falsely claim the site was recorded as a Historic Heritage site on a District or Unitary Plan, with disregard for the Methodology and Guidance for Evaluating Auckland’s Historic Heritage document. A review of the material, as described in the points above, show that the historic site was never identified on our property and so the claims in the proposal, that this is an interactive refinement of existing historic material is false. When that is the case, then there is clear risk of simply using misdirected and subjective contemporary assessments, when contaminated by the misunderstanding of the historic record

