

TRANSFER OF CROWN LAND TO DEPARTMENT OF CONSERVATION

PROJECT KAKARIKI



Proposal:

1. This briefing is to obtain ministerial approval for the transfer of Project Kakariki Crown land with Conservation or Reserves Values from New Zealand Transport Agency (NZTA) to Department of Conservation (DOC) via a Crown Balance Sheet transfer at a fair market value.

Background:

This land was acquired by NZTA for quarry, road and motorway purposes and is surplus to requirements. It has nationally/regionally/locally significant conservation and reserve values that are widely recognised and supported by the local Paekakariki community, conservation groups, Paekakariki Community Board, and Kapiti Coast District Council. It also is an opportunity for government to establish a large carbon sink on land that it owns, with additional significant social, economic and ecological benefits to all. This transfer is to secure these values under DOC management with wide operational support from the local community and conservation groups.

Legal Description:

2. The following parcels and part parcels, with some boundary alignment dependent on the final surveyed motorway boundary:
 - Part Lot 1 DP 368307
 - Part Lot 2 DP 4269
 - Section 78 Wainui DISTRICT
 - Part Section 10 Wainui DISTRICT
 - Part Lot 1 DP 5618
 - Part Lot 2 DP 368307
 - Part Lot 7 DP 70122
 - Part Lot 2 DP 87790
 - Part Lot 4 DP 368307
 - Section 1 SO 36522
 - Lot 3 DP 368307

Location:

3. Immediately east of the Paekakariki village and QE Regional Park, 35 km north of Wellington

Land Status:

4. Public Works Act – taken for motorway, road, and quarry purposes

Existing Interests:

5. The following interests are registered against the land titles:

- Easement for Natural Gas Corporation pipelines, and access
- Easements for Vodafone New Zealand Ltd computer media and electricity cables
- Easement for Electricity and Communication rights serving cell phone, radio and microwave towers and cables, including to Telecom Mobile Communications Ltd
- Easement to Kapiti Coast District Council for right of way for water pipes and vehicles to access its water supply reservoir

Plan of Land:



6. Project Kakariki

Map 1. Project Kakariki Crown Balance Sheet transfer extent

Physical Description of Land and Context

7. The land comprises 3 community initiated areas and 4 places

Community initiated areas



Map 2 Project Kakariki community initiated areas

A - GROW PAEKAKARIKI including Marginal Strips, B – NZTA surplus Quarry, C – Ecological Corridor and upper Wainui Stream addition

Places

Tilley Triangle

This lies between Tilley Rd houses and the railway and QE Regional Park.

It is grazed by horses with Wainui Stream and Te Puka Stream fenced off from grazing. There are threatened fish in the streams. The streams often deposit large volumes of gravel, and machinery access is required to manage the impacts of this on flood capacity. Several areas flood/pond during the winter or heavy rainfall. Residents garden several areas of the west side. There is an outstanding dune landform at the north end. An area is proposed as wetland by the Minister of Conservation. It is crossed by powerlines, Betty Perkins Way walkway/cycleway, internet broadband cabling and community water pipelines.

Land either side of SH1

This lies between the railway and the base of the hills.

It is grazed by horses north of SH1, with Wainui Stream and Te Puka Stream fenced off from grazing. There are threatened fish in the streams. There are some native trees remaining along Te Puka Stream. The streams often deposit large volumes of gravel, and machinery access is required to manage the impacts of this on flood capacity. Several areas flood/pond during the winter or heavy rainfall. It is crossed by a large natural gas pipeline and community water pipelines. There is a cottage beside Te Puka Stream. The south side of SH1 has been taken over by Transmission Gully silt traps and clean fill operations.

Paekakariki Scarp

This is the old coastal scarp that edges the flat land along SH1. It is over steepened due to past coastal erosion.

It is largely reverting pasture as grazing has been retired. It contains several areas of native forest and regenerating native shrubland. There is a farm track along the top of the northern portion. There is a disused quarry with associated structures, opposite the Paekakariki Railway Station. There are several communication towers opposite the Paekakariki Railway Station. There is an historic pa site just north of Waikakariki Stream and historic WWI radar research buildings at the top of Paekakariki Hill Rd. Waikakariki stream emerges from the hills and there is a walking track along this. There is a paragliding launch site above the top of Paekakariki Hill Rd.

Soil Conservation Catchments

These are over steepened catchments lying behind the coastal scarp and along the left bank of Te Puka Stream.

They are largely reverting pasture as most grazing has been retired. It contains several areas of native forest and regenerating native shrubland. NZTA are native reforesting the area along the left bank of Te Puka Stream as ecological mitigation for adverse impacts of Transmission Gully, and some areas of extreme erosion on the balance. There are farm tracks over some of the land. There is a Natural Gas Pipeline and access road along the main ridge. Much of the land is erosion prone and covered in slumps, gully erosion, debris flood deposits and gravel deposits in stream channels.

Survey:

8. Some survey is required

The new boundaries of the motorway will be surveyed at NZTA expense.

Additional surveys are required to exclude the following:

- Extensive rural farmland at the south end of the project
- Cottage adjoining SH1 on part Lot 2 DP 368307
- Rural farmland adjoining SH1 on part Lot 4 DP 368307 and part Lot 1 DP 368307

Valuation

The core of the land has been rating valued at \$3.27m improved value as at 1 August 2017 valuation - 1540001800

This does not account for:

- Loss of land to Transmission Gully
- Loss of value due to Transmission Gully adverse effects
- Removal of the main farmhouse from the Project Kakariki site
- Some of the land, and most of the building improvements not being included in Project Kakariki
- Reserving from sale Marginal Strips along Wainui Stream, Te Puka Stream and Waikakariki Stream
- Much of the land being retired from grazing or being native afforested and no longer suitable for primary production
- Use of some of the land for silt traps and clean fill

A special valuation report is required.

Description of Conservation/Reserve Benefits:

9. Why DOC wants the land and how it will benefit DOC/NZTA in terms of best land use.

The DOC protection benefits to conservation and society are:

- A unique restoration of kakariki in the Paekakariki village that they are synonymous with, returning kakariki to its perch
- Establishment of ecological corridors linking the extensive Mt Wainui Akatarawa Forest with QE Regional Park(DOC land) restoration forests and the Paekakariki/Pukerua Bay coastal scarp kohekohe forest and famous [Paekakariki Scarp Tack](#) (QEII Covenant) that links further south again– see Paekakariki [proposed carbon sink site](#) - Page 8
- Connecting nature to the Paekakariki community in terms of a natural landscape and birdlife such as kereru, tui, and bellbird
- 321 ha. of [natural climate solution](#) as native afforestation carbon sink, and immediate and sustained reduction in grazing greenhouse gas emissions – see Paekakariki [proposed carbon sink site](#) - Page 8
- Extensive walking/cycling/bridleway opportunities
- Legal protection of a regionally important Outstanding Natural Landscape and Feature and Special Amenity Landscape.
- Securing public access to the regionally important [paragliding](#) launch site
- Legal protection of 75 ha. of native afforestation that NZTA is establishing as ecological impact mitigation
- Legal protection of numerous native forest remnants
- Protection from debris floods and floods for; the nationally important rail corridor that also is a vital link for thousands of Kapiti rail commuters, the regional road network, and the heart and northern extremity of [Paekakariki village](#).
- Protection of historic heritage pa and WWII radar research sites
- Legal protection of 2 km of Wainui catchment streams/margins that are home to nationally threatened fish; longfin eel, giant kokopu, short jawed kokopu, torrentfish, koaro and redfin bully. The Wainui catchment is protected in the Greater Wellington [Regional Freshwater Plan](#) for its threatened fish– page 234
- Wainui wetland restoration site that you have already agreed to with Friends Of Paekakariki Streams
- Outstanding Natural Landscape important dunes landform addition to QE Regional Park
- Paekakariki village neighbourhood park including Te Ara o Whareroa cycleway/walkway extensions and connections, community garden/mara kai and amenity facilities

The benefits to NZTA are:

- Ready disposal of an extensive area of retired soil conservation farmland of low value.
- Ready disposal and secure ownership for its ecological mitigation native afforestation mitigation planting that is required by the Environmental Protection Authority (EPA) consents.
- Avoidance of public controversy over the future use of this land for conservation purposes during any disposal process
- Ready disposal of the old quarry site that they had previously offered to DOC for nil consideration
- Ready disposal of an extensive clean construction fill site (for ecological corridor)
- Redemption of DOC NZTA land credits from purchases elsewhere on SH1
- Transport Infrastructure protection from flooding, debris floods and landslides for nationally important railway, motorway, and a regionally important road.
- Remedy for Wainui Stream native fish ecosystem impacts that were not adequately addressed by NZTA consent applications and the Environmental Protection Authority (EPA)
- Public land to extend the southern end of the NZTA funded Te Ara o Whareroa cycleway/walkway on an off-road route for an additional 600m
- Kudos for NZTA for supporting a Nature Gateway to Kapiti Nature Coast and Transmission Gully, a significant biodiversity project, enabling community conservation, enhancing Paekakariki village social and visitor amenity, mitigating its own construction and maintenance carbon emissions, and establishing a significant native afforestation carbon sink Reserve.
