

**APPENDIX 5B OF VARIATION 1 TO  
PC33 - TAURIKO WEST RECORD OF  
ENGAGEMENT AND CONSOLIDATION  
OF FEEDBACK - TANGATA WHENUA**

**APPENDIX 5(B): TAURIKO WEST –  
RECORD OF ENGAGEMENT AND  
CONSOLIDATION OF FEEDBACK –  
TANGATA WHENUA**

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## 1. Introduction

The purpose of this document is to record the engagement undertaken by Tauranga City Council (TCC) with tangata whenua and to provide a consolidated overview of the feedback received in relation to the re-zoning of the Tauriko West urban growth area.

## 2. Overview

Engagement with tangata whenua has involved numerous formal face to face meetings, workshops, wananga and hui between 2016 and 2024. The engagement has been undertaken with iwi and hapū representatives individually and collectively. This has included engagement with:

- Te Rangapū Manawhenua o Tauranga Moana Partnership (TRMoTMP)

TRMoTMP is an autonomous body made up of 17 representatives from each of the hapū and iwi in the Tauranga City Council area. The group provides a forum for tangata whenua within the Tauranga City Council area to discuss and develop Council concepts, procedures, policies, and projects that will impact on Tauranga Moana Tangata Whenua. It also implements initiatives to advance and protect the interests of tangata whenua. TRMoTMP has been a key strategic group that TCC has engaged with to identify the appropriate iwi and hapū to consult with, provide any feedback on the process of engagement, and any issues that have not been identified with the project.
- Iwi Authorities (IA) including:
  - Ngāti Ranginui Iwi Society.
  - Te Runanga o Ngāi Te Rangī.
  - Te Runanga o Ngāti Pukenga Iwi.
  - Waitaha Iwi - Te Kapu o Waitaha.

Engagement with IA commenced on 13 April 2023 when TCC provided each with details of the intent of the Plan Change project and enquired how each wished to be engaged with by TCC as the project continued to progress. In response:

- Waitaha Iwi advised on 14 April 2023, that they respectfully support their whanaunga Ngati Hangarau, Ngāi Tamarawaho, and Pirirakau in respect of the rezoning proposed.
- Ngati Pukenga advised on 22 May 2023, that the Tauriko West UGA is outside the Ngati Pukenga rohe; and they are happy for TCC to use the content of their email for consultation outcomes purposes.
- Ngati Ranginui responded and requested a special hui to address the plan change aspects, which was scheduled for and undertaken on 16 May 2023. Ngati Ranginui requested a further hui to address impacts on the Wairoa River and TCC's Comprehensive Stormwater Concent (CSC). The next hui was held on 29 August 2023 with a focus on the CSC, and draft conditions to address cultural monitoring and a proposed cultural health index.
- There was no response from Ngai Te Rangī to the correspondence sent out on 13 April, 2023. Follow up contact was in May and June 2023 but no response was received.

On 23 November 2023, TCC advised each IA of the upcoming pre-notification to be undertaken pursuant to Clause 4A of Schedule 1 of the RMA. On 7 December 2023 each IA was provided with the City Plan Tauriko West Variation material including the annotated City Plan text, supporting plans and structure plan details to support Clause 4A pre-notification engagement. In reply the following responses have been received:

- Ngati Ranginui Iwi Authority responded on 22 January 2024, and advised that they assume everything is to best practice, and that they seek TCC's protection of the natural environment, meeting the council's responsibilities of the New Zealand Planning Framework and Te Mana o Te Wai principals. At the time of writing, a further hui was proposed in February 2024 to continue the korero on stormwater management and TCC's CSC for urban development of Tauriko West. An update on the plan change process/timing, being Variation 1 to PC33, would also be provided by TCC.
- Ngati Pukenga responded on 24 November 2023, and advised that the position remains unchanged despite this wider context i.e. that the Tauriko West UGA is outside the Ngati Pukenga rohe. Details of Variation 1 to PC33 were provided on 7 December 2023, however, no further response was needed.
- Waitaha had previously advised that they respectfully support their whanaunga Ngati Hangarau, Ngāi Tamarawaho, and Pirirakau in respect of the rezoning proposed; and again responded on 23 November 2023 to acknowledge receipt, with one query in regards to where the water supply will come from in respect of the development? TCC responded that same day to advise the water supply is to be linked to the Kennedy Road reservoir, which is supplied from the water takes and treatment plants for the Waiorohi and Tautau rivers. Waitaha confirmed receipt that same evening, thanking TCC for the answer provided. Details of Variation 1 to PC33 were provided on 7 December 2023, however no further response was needed.
- Te Runanga o Ngāi Te Rangi did not respond to the update on 23 November '23, nor provide feedback on the details of Variation 1 to PC33, which were provided on 7 December 2023.
- Te Kauae a Roopu (TKaR)

TKaR was established in 2017 as a partnership between Ngai Tamarawaho, Ngati Hangarau, Ngati Kahu, Ngati Pango, Ngati Rangi, Pirirakau, Tauranga City Council, Bay of Plenty Regional Council, Western Bay of Plenty District Council, and Waka Kotahi to work collaboratively on the Tauriko for Tomorrow project including the Tauriko West proposed Plan Change.

TKaR has been a particularly important forum to support engagement with tangata whenua. As such, Table 2 below sets out in some detail the engagement undertaken and feedback received in addition to the more general summary of engagement and feedback from all tangata whenua provided in Table 1 below.

The hapu members of Te Kauae a Roopu were advised at the same time as IA of the pre-notification pursuant to Clause 4A of Schedule 1 of the RMA and presented with draft plan change details for Tauriko West at the 5 December 2023 hui. In addition, details of the 'Tauriko West - Cultural Values Summary for Potential Cultural Amenity Treatments, and Council/Agency Response', dated 29 August 2023 were covered again (previously presented at the TKaR hui 24 October 2023); setting out for TKaR how each of the matters raised through the Cultural Values Assessment and subsequent Wananga sessions can be addressed. This 'Hapu Values Table' included

those matters that the Plan Change deals with, and for other cultural aspects raised by hapu, which agency would be responsible - including Ministry of Education, Waka Kotahi NZTA, the developers, or other council departments involved at a later date with ongoing maintenance, future signage and provisions of narratives for cultural sites. Table 3 of the Hapu Values Table sets out the matters raised through the wananga sessions, and is attached for ease of reference, as an appendix to this record of engagement report. This comprehensive approach was welcomed by TKaR. Following the 5 December '23 hui, TKaR were provided with the same City Plan Variation material. At the time of writing, a further hui was scheduled for 6 March 2024 to provide an update on stormwater management and TCC's CSC, as well as providing an update on the process/timing for the Variation 1 to PC33.

- SmartGrowth Leadership Group.
- SmartGrowth Combined Tangata Whenua Forum.

### 3. Table 1: Consolidated Overview of Engagement and Feedback from Tangata Whenua

Topic	When Discussed
<p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Cultural heritage, traditions and associated cultural values should be recognised and provided for within Tauriko West.</li> <li>• Recognition should be provided for culturally significant sites throughout Tauriko West.</li> <li>• Adequate time needs to be built into timelines for iwi/hapū engagement.</li> <li>• Te Reo Māori road naming should be enhanced. More work needed for bilingual road signage.</li> <li>• Certain spaces along Wairoa river are sacred to hapu and need to be protected.</li> <li>• Any waahi tapu or areas of cultural significance within Tauriko West should be preserved.</li> <li>• Project should provide an opportunity for acknowledgement and provision of narratives near places of significance associated with Te Pura and Poripori.</li> <li>• Potential recognition of the route and narratives should be given to the military track to recognise its historic importance.</li> <li>• Concern about importing fill and/or exporting fill if there is excess within Tauriko West.</li> <li>• Impact of water infrastructure on cultural sites should be considered.</li> <li>• High level optioneering planning approaches can be difficult for hapū to address.</li> <li>• The long term relationship between TCC and Te Kauae a Roopu once land has been rezoned needs to be considered and understood.</li> </ul>	<ul style="list-style-type: none"> <li>• May 2, 2018.</li> <li>• June 11, 2018.</li> <li>• August 29, 2018.</li> <li>• March 7, 2019.</li> <li>• June 10, 2020.</li> <li>• July 22, 2020.</li> <li>• November 26, 2020.</li> <li>• February 9, 2021.</li> <li>• April 14, 2021.</li> <li>• June 1, 2021.</li> <li>• October 5, 2022.</li> <li>• November 2, 2022.</li> <li>• December 7, 2022.</li> <li>• February 21, 2023.</li> <li>• March 21, 2023.</li> <li>• May 2, 2023.</li> <li>• May 20, 2023.</li> <li>• June 27, 2023.</li> <li>• October 24, 2023.</li> <li>• December 5, 2023.</li> </ul>

Topic	When Discussed
<p><b>Landscape</b></p> <ul style="list-style-type: none"> <li>• Visual effects of urban development (e.g. seeing housing from the Wairoa River) were discussed.</li> <li>• Consideration needs to be given to the escarpments viewed from the river.</li> <li>• The concept of an Important Amenity Landscape Area and concerns regarding development within this area were raised and discussed.</li> <li>• The effects on urban landscape and community, of vape, liquor store being situated next to schools and whether this can be controlled in City Plan, i.e. to not allow these services) was raised.</li> <li>• The need for appropriate planting and setbacks from the Wairoa River margin were discussed.</li> </ul>	<ul style="list-style-type: none"> <li>• May 2, 2018</li> <li>• June 11, 2018</li> <li>• August 29, 2018</li> <li>• February 21, 2023</li> <li>• October 24, 2023</li> <li>• December 5, 2023</li> </ul>
<p><b>Landform</b></p> <ul style="list-style-type: none"> <li>• Special consideration needs to be given to the natural landscape elements, river banks, former wetlands and escarpments viewed from the river.</li> <li>• Need to retain cultural significant landforms.</li> <li>• Need to protect and enhance the river margins.</li> <li>• Recontouring needs to be adaptable to values.</li> <li>• Concern about volume of earthworks.</li> <li>• Identification of geotechnical conditions and spatial mapping of areas with low strength soils requiring stabilisation.</li> <li>• Acknowledge Geotech investigations were inconclusive for fault rupture avoidance area and that housing is acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>• March 12, 2018</li> <li>• May 2, 2018</li> <li>• June 11, 2018</li> <li>• August 29, 2018</li> <li>• September 2, 2020</li> <li>• February 21, 2023</li> <li>• May 20, 2023</li> <li>• July 25, 2023</li> <li>• December 5, 2023</li> </ul>



Topic	When Discussed
<p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>• Assessments have identified flood risk issues exist along the Wairoa River upstream and downstream.</li> <li>• Urban development of Tauriko West could create water displacement effects that need management.</li> <li>• RL levels for development / housing should be located outside of the 1:100 year flood.</li> <li>• Matters raised around impacts of erosion on the awa.</li> <li>• Discussed that the impact of previous developments (earthworks) would be included in 1:100 year flood scenarios for Tauriko West (combined effects)</li> </ul>	<ul style="list-style-type: none"> <li>• March 12, 2018</li> <li>• May 2, 2018</li> <li>• June 11, 2018</li> <li>• August 29, 2018</li> <li>• July 22, 2020</li> <li>• August 29, 2023</li> </ul>
<p><b>Ecology</b></p> <ul style="list-style-type: none"> <li>• Discussed the extent and nature of waterway networks (3), wetlands (3) and forest fragments within Tauriko West. The impacts from introduced flora, fauna and existing landuse were discussed.</li> <li>• Three waterway networks have moderate ecological value; Seven wetlands have low ecological value; Forest fragments have low ecological values.</li> <li>• Assessments needs to identify puna or springs.</li> <li>• There is a desire to improve fish habitat, avoid the loss of native fish species, ensure fish passage and access to the river in appropriate locations and restore important habitats.</li> <li>• Potential destruction and damage to wetlands and their disconnection to rivers should be avoided.</li> <li>• Cultural health needs to be linked to the whole river and recognise any other projects (e.g. potential Specified Development Project).</li> <li>• Hapu / Iwi's involvement with the relocation of tuna, during earthworks by developers is needed.</li> <li>• Provide information boards and naming rights to promote identity is an opportunity.</li> </ul>	<ul style="list-style-type: none"> <li>• May 2, 2018</li> <li>• June 11, 2018</li> <li>• August 29, 2018</li> <li>• June 27, 2023</li> <li>• October 25. 2023</li> <li>• December 5, 2023</li> </ul>

Topic	When Discussed
<p><b>Stormwater</b></p> <ul style="list-style-type: none"> <li>• Important to reduce sedimentation and improve quality of water entering the Wairoa River.</li> <li>• Poorly controlled stormwater runoff from individual building sites needs management.</li> <li>• Effects of climate change need to be accounted for in stormwater assessment.</li> <li>• Improved water quality of runoff into the awa to improve and reduce long term impacts is needed.</li> <li>• A rigorous Hydrological Management Plan should be prepared that ensures that the waterways of the Wairoa River will not, in any way, be overburdened by excessive stormwater runoff or contaminated by any substance toxic, sedimentary, chemical or other, than is necessary.</li> <li>• Comprehensive Stormwater Consent scope needs to be defined and discussed with TKaR.</li> </ul>	<ul style="list-style-type: none"> <li>• August 29, 2018</li> <li>• March 7, 2019</li> <li>• July 22, 2020</li> <li>• April 14, 2021</li> <li>• June 1, 2021</li> <li>• May 20, 2023</li> <li>• July 25, 2023</li> <li>• December 5, 2023</li> </ul>
<p><b>Freshwater</b></p> <ul style="list-style-type: none"> <li>• Discussed water quality of the Wairoa River and the impact of urban development and its extension on receiving waterbodies.</li> <li>• Overall water quality of the Wairoa River should be improved; the aspiration is drinking water quality, but bathing quality would be acceptable.</li> <li>• Discussed issue of stream connectivity for relocated watercourses.</li> <li>• Discussed issue of river levels due to sea level rise.</li> </ul>	<ul style="list-style-type: none"> <li>• May 2, 2018</li> <li>• August 13, 2018</li> <li>• August 29, 2018</li> <li>• June 10, 2020</li> <li>• July 22, 2020</li> <li>• September 2, 2020</li> <li>• February 9, 2021</li> <li>• June 1, 2022</li> <li>• June 27, 2023</li> <li>• July 25, 2023</li> <li>• October 24, 2023</li> <li>• December 5, 2023</li> </ul>

Topic	When Discussed
<p><b>Archaeology</b></p> <ul style="list-style-type: none"> <li>• Discussed potential for and existing archaeological sites</li> <li>• Significant archaeological sites should be retained.</li> <li>• Any discoveries should have agreed tangata whenua protocols.</li> </ul>	<ul style="list-style-type: none"> <li>• May 2, 2018</li> <li>• June 11, 2018</li> <li>• August 29, 2018</li> <li>• May 20, 2023</li> </ul>
<p><b>Land ownership</b></p> <ul style="list-style-type: none"> <li>• TKaR noted that landowners lack relationship with tangata whenua.</li> <li>• Māori needs not provided for in previous urban extensions in Tauranga.</li> <li>• TKaR identified how land in the Tauriko West area was confiscated back in 1864, and there should now be compensation for the use of land.</li> <li>• Issue with Kainga Ora, due to mana whenua having to go through application process which compromised their chance of residing here.</li> <li>• Landowners need to develop familiarity with CVA process and also be aware of Iwi and Hapu Management Plans.</li> <li>• There will be a need for partnership in assessing for future pipeline routes, should they go through Māori land (if any).</li> </ul>	<ul style="list-style-type: none"> <li>• June 10, 2020</li> <li>• November 26, 2020</li> <li>• February 9, 2021</li> <li>• April 14, 2021</li> <li>• 29 August 2023</li> </ul>
<p><b>Wastewater</b></p> <ul style="list-style-type: none"> <li>• Amenity and aesthetic of overground facilities is important.</li> <li>• Capacity and long-term capacity of the system is needed including to deal with resilience and urban growth.</li> <li>• The reliance on high-use water treatment and ocean outfall of the existing system was discussed.</li> <li>• Concerns regarding any possibility of overflows or damaged wastewater pipes and impacts on Wairoa River were raised. This expanded to potential overflows around Chapel Street and Te Maunga wastewater treatment plants and impacts on Te Awanui Moana and Rangataua Bay (historic and future).</li> </ul>	<ul style="list-style-type: none"> <li>• March 7, 2019</li> <li>• June 10, 2020</li> <li>• August 25, 2023</li> <li>• October 24, 2023</li> <li>• December 5, 2023</li> </ul>

Topic	When Discussed
<p><b>Transport</b></p> <ul style="list-style-type: none"> <li>• Discussed the developing investigations (e.g. Tauriko Transport Network business case; Enabling Works business case) and their focus.</li> <li>• Impact of roading improvements / upgrades on matters of cultural importance (values and landscape / location effects) needs to be assessed.</li> <li>• Improvements needed to support growth and potential of multimodal transport was discussed this includes walking, cycling and public transport.</li> <li>• Long term upgrades required for SH29/SH29A identified</li> <li>• Shorter term access requirements for Tauriko West identified.</li> <li>• Timing for transport improvements identified</li> <li>• Advised speed bumps affecting heavy trucks</li> <li>• Request from Hapu that the 'Right of first refusal' for Tauriko School (Crown) land be considered when replaced by a new primary school - which will be provided in Tauriko West, when the long term SH29 upgrades are established, and the existing Tauriko School removed.</li> </ul>	<ul style="list-style-type: none"> <li>• 12 March 2018</li> <li>• 26 March 2018</li> <li>• 29 May 2018</li> <li>• 23 October 2018</li> <li>• 7 March 2019</li> <li>• 20 June 2020</li> <li>• 22 July 2020</li> <li>• 2 September 2020</li> <li>• 26 November 2020</li> <li>• 9 February 2021</li> <li>• 14 April 2021</li> <li>• 1 June 2021</li> <li>• 8 February 2022</li> <li>• 9 March 2022</li> <li>• 1 June 2022</li> <li>• 7 December 2022</li> <li>• 21 February 2023</li> <li>• 2 May 2023</li> <li>• 29 August 2023</li> <li>• 24 October, 2023</li> <li>• December 5, 2023</li> </ul>

Topic	When Discussed
<p><b>Plan Change Process</b></p> <ul style="list-style-type: none"> <li>• Discussed that Plan Change 33 (PC33) is not sufficient in itself to resolve housing challenges, including non-compliance with the NPS-UD development capacity requirements</li> <li>• Discussed planning process options and pros and cons of each to re-zone Tauriko West (e.g. RMA Schedule 1; Streamline Planning Process; Variation to Intensification Planning Instrument (IPI)) and that Variation to PC33 IPI is preferred by Council.</li> </ul>	<ul style="list-style-type: none"> <li>• April 9, 2021</li> <li>• March 9, 2022</li> <li>• October 31, 2022</li> <li>• November 2, 2022</li> <li>• February 21, 2023</li> <li>• March 21, 2023</li> <li>• May 2, 2023</li> <li>• October 24, 2023</li> <li>• December 5, 2023</li> </ul>

#### 4. Table 2: Summary of Engagement and Feedback from Te Kauae A Roopu

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
12 February 2018	<p>Urban Limits Change to the RPS.</p> <p>BOPRC have drafted the s32 and sought the review of the s32 from the Roopu and sought direction on the use of a certified iwi commissioner for a future hearings panel.</p>	<p>Provided an update on the local government legislation and WBoPDC to investigate what legislation to use, preparing information for the future process and waiting to confirm who the appropriate parties were to engage with.</p>	<p>Advised NZTA is beginning a detailed business case investigation for the Tauriko Network. Preparing options for engagement with the Roopu, proposed to introduce the cultural effects matrix at the next hui.</p>	<p>Provided a more detailed context overview of the project including landform, typography, potential earthwork requirements, flood modelling, landform constraints, key urban design features and vision for the urban growth area.</p>	
26 February 2018				<p>Pirirakau was present at the meeting and took the opportunity to discuss the findings of the CFG Heritage report prepared by Matt Campbell. It was requested that Matt do another walk through the site as his previous site visit was in wet conditions. This will allow for Matt to undertake a more thorough assessment in the dry in order to ensure no archaeological sites have been missed.</p>	<p>Meeting was cancelled due to unforeseen circumstances. However, some matters were discussed.</p>
12 March 2018	<p>Advised s32 had been provided to hapū. Invited advice on</p>	<p>WBoPDC will update timetable to align with BOPRC Plan Change 4 timelines and more</p>	<p>NZTA and Opus provided an update on the transport network detailed business case. This provided an</p>	<p>TCC continue to progress with structure planning and content. Transport modelling is commencing to provide more detail. TKaR raised whether the</p>	

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
	appointment of Maori commissioners to hearing panel. Was advised of Plan Change 4 to the Regional Policy Statement going to the regional direction and delivery committee.	detailed planning can be undertaken.	overview of the DBC, the scope of the project and indicated work was progressing to have the archaeologist back out on site. Overview of strategic options.	project could be presented to the Tangata Whenua Forum for consultation purposes.	
26 March 2018	It was advised in regard to consultation required with other iwi groups would delay the finalisation of the s32 report.	WBoPDC continue to progress with detailed planning for the content and consultation in relation to the proposed boundary alteration. Advised they will be required to consult with the roopu and iwi as part of the legislation.	NZTA advised they had engaged MR Cagney to provide expert advice on the Multi Modal (public transport, walking and cycling) potential of the project, the information will feed into the business case for any upgrade. Also advised that the same archaeologist will be used for the assessment of the State Highway corridor.	TCC advised that archaeologists were out on site last week and they are awaiting the final outcomes of the revised report and any findings.	Opus introduced the Cultural Effects Matrix (CEM) to recognise the potential effects for tangata whenua throughout the life of the project and a draft cultural effects matrix was tabled for discussion. The CEM was delegated to the hapū to fill out or add to any areas of the CEM.
2 May 2018	-	-	-	TCC with Studio Pacific presented an overview of Tauriko West, its development challenges, the work TCC has completed to date, to provide an	

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
				update on timelines and to gain a better understanding from TKaR of any issues that need to be addressed through the design of the concept Master Plan.	
29 May 2018	Advised that Plan Change 4 would be notified on 22 May and Hearings would be held in August 2018. Detailed who would be on the hearing commission.	Boundary alteration was still being drafted in preparation to submit to the Local Government Commission following proposed change 4 to the RPS. Indicated that the submission to review the Wairoa river valley strategy is still being considered through LTP deliberations.	NZTA provided a presentation on the long list options for the Tauriko network and explained the refreshed problems, benefits, and investment objectives for the Network.	TCC thanked TKaR for the comments received at the previous workshop and welcomed any further. Another workshop would be held on 11 June to further investigate any further concerns, this would be held with landowners. Advised investigations for stormwater treatment options and ecological values of the area have commenced.	
11 June 2018	-	-	-	A workshop was held between landowners of Tauriko West and TKaR. Landowner aspirations were discussed, an overview of the challenges of the growth area was provided. Hapū requested a private meeting between landowners and the relevant hapū to discuss the structure plan in order for them to be able to support the project moving forward and advised they would continue to engage with NZTA.	



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9 July 2018	BoPRC provided an update that 20 submissions had been received on Plan Change 4 with 13 in support, 2 neutral and 5 in opposition. Advised it will be a one day hearing.	WBoPDC provided an update that the submission on the Wairoa River Valley Strategy had agreed to scope the review of the strategy in 2020 work programme, which the Roopu agreed with. They also tabled background information for the roopu and queried whether the roopu supported the proposal which they agreed unanimously to support the proposal.		TCC provided an update that they continue to progress with background work on the structure plan.	A review of the Roopu agreement was undertaken. It was agreed that further design work and discussions with the Roopu was required for Structure Planning. Tauriko Business Estate attended to discuss a sediment breach and to apologise to the roopu for this occurring and explained the breach.
13 August 2018	An update on Plan Change 4 to the Regional Policy Statement and the hearing was provided. It was advised that 11 Submissions were heard and that the hearing commissioners had a short deliberation at the end of the	An update on the timing for presenting the boundary alteration application to the Regional Council, TCC and then to Western Bay in order to progress the application to the Local Government Commission. It is anticipated the report will be submitted to the		TCC provided an overview of the draft master plan and discussed the key outcomes of the project. The hapū raised some aspirations and issues that needed to be addressed. The Wairoa River Hapū advised they have concerns still and needed more discussions to determine whether they supported the project.	Invoice issues were raised, and a further meeting was required to be set up to resolve this matter.

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	day. RW advised that the commissioners report will be submitted to Council on 3 September.	commission on 1st November.			
29 August 2018				A workshop was held to discuss the hapū ideas and mitigation requirements. A number of specific areas were identified, and mitigation options proposed for how these could be dealt with.	
23 October 2018	It was advised that Plan Change 4 to the Regional Policy Statement had been approved by the Minister for the Environment.	It was advised that the boundary alteration application had been sent to the Local Government Commission for consideration.	NZTA advised that the board will shortly make a decision on how the Tauriko Network will proceed now that NZTA have progressed through a re-evaluation process.	TCC tabled a draft defining issues table for the hapū to review and consider showing how issues from the previous workshop were raised and how they have been considered and mitigation applied.	
7 March 2019	-	-	It was advised that the NZTA process was significantly delayed due to the change of government and change in policy direction.	An update was provided on the Local Government Commission process and what the commission was required to do to commence. An update was provided on structure planning and the work which was still underway such as flood management and displacement effects. An update was also provided on the wider wastewater planning and how this	

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				was planning to be integrated with Tauriko West.	
1 November 2019			Overview provided on the early works package to enable development to commence on the Tauriko Network. The early works package is intended to investigate options for the roading corridor.		Ministry of Education attended to discuss potential locations for a new primary school within the growth area. The hapū agreed the best location for a school was on the upper plateau.
10 June 2020			An overview of the early works package was provided and the options for this. The hapū raised a number of questions and concerns. Waka Kotahi outlined the long term Detailed Business Case for the SH realignment and why the early works package is required.	An update on the Local Government Commission Boundary alteration process was provided. TCC outlined that they are almost ready to confirm the transfer of the land between the Councils. Another update was provided on the wastewater servicing strategy and how the optioneering process was progressing to preferred options. The same was presented for how the growth area would be supplied with water.	

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22 July 2020			Waka Kotahi had the regional Māori adviser attend to discuss the new Māori Strategy for engagement. The long list of options for SH29/SH29a was presented with an analysis of benefits and measures. Waka Kotahi described how 3 options were preferred through a multi criteria analysis.	An update was provided on the cultural values assessments and a detailed background on stormwater management approach for Tauriko West.	It was noted that the Local Government Commission process has been approved for Tauriko West but there would be further consultation on Keenan, Belk and Tara Road areas.
2 September 2020			Waka Kotahi brought back to the table the long list of options and discussed a fourth option which was added for more discussion.	Raised the progression of the Cultural Values Assessment, (CVA), scope required to be developed for engagement by WK NZTA and TCC. A key question was discussed, would there be one CVA to cover all aspects or one CVA for each remaining part of the project, (Land use, Roading etc.) The National Policy Statement on Freshwater Management was also introduced to the group.	Ministry of Education confirm that the Tauriko Primary School is to be relocated within Tauriko West and the site on the upper plateau was the preferred.
26 November 2020			An overview of the options and mentioned the Southern Bypass as a fourth option which had been assessed and then later dismissed – leaving three options as shortlisted for the Detailed Business Case.	An update on the cultural values assessment was provided to the group.	Ministry of Education raised the potential of developing a secondary school within the growth area.

<b>Meeting Date</b>	<b>Bay of Plenty Regional Council</b>	<b>Western Bay of Plenty District Council</b>	<b>Waka Kotahi NZTA</b>	<b>Tauranga City Council</b>	<b>Other Matters - Please Specify</b>
23 January 2021	Update on Minister for Environment streamlined planning requirements, including iwi/hapū engagement.	Update on agreement in principle between Councils to progress, awaiting new legislation and process would only commence following urban limits line approval	Overview of previous NZTA options analysis and development of a cultural effect matrix after consultation with the roopu will be prepared.	Overview of Tauriko West provided, the area and the range of research being done to date which included land contamination, flood modelling, landscape values, earthworks, archaeological, transport, geology and three waters. With information to be circulated, vision document being prepared and consultant providing a cultural overview and historical research.	Principles of engagement, partnership agreement, role of hapū liaison and administrative support
9 February 2021		Introduction of the review of Wairoa River Valley Strategy, seeking a catchment plan. Could be handed over to BOPRC.	Update on WK NZTA work for the Detailed Business Case and the 'enabling works package', and an overview of the Multi Criteria Analysis process. Update on landowner engagement.	Update on consultation programme for Tauriko West urban growth area, in particular the progress with Structure Plan, rezoning work, and infrastructure investigations. Insights provided on sediment control, stormwater runoff and impact on waterways.  Update on LGC process for proposed boundary re-organisation for TBE Stage 4 / Belk Road area and Keenan Road area. Tauriko West now entirely in TCC jurisdiction.	Ministry of Education update on relocation of Tauriko Primary School. Beca and T+T helping with planning and Geotech respectively.  Introduction of CVA. CVA training to be arranged on 9 March, 2021 at Huria Marae. Agreed that CVA would be the only agenda item at this Hui.

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
14 April 2021			Presentation on Engagement Phase for long term options for SH29/SH29A upgrades and the Enabling Works Package.	Update on re-zoning options for Tauriko West under the RMA, SPP, transport linkages and stormwater network.	Update on CVA – CVA signed off. Landowners will need guidance to address CVA.
1 June 2021			Recap on discussion from MCA Partner Workshop on 19 May 2021.  Update on Emerging Preferred Option. Option 2 endorsed by TKAR members.		
9 March 2022			Update on Enabling Work Package (Redwood Lane roundabout and Tauriko Village access). Keen to engage with hapū for cultural inductions and blessings onsite.  Update on Site Visit for long term upgrade option for SH29/SH29A. Earlier site visits were not able to proceed. NZTA also preparing for engagement with affected landowners and general public open days.	TCC considering Schedule 1 process under RMA for SPP. SPP approach being used to gain the benefits of certainty of process and the time savings possible with SPP. Seeking to secure written support from members of TKAR.	

<b>Meeting Date</b>	<b>Bay of Plenty Regional Council</b>	<b>Western Bay of Plenty District Council</b>	<b>Waka Kotahi NZTA</b>	<b>Tauranga City Council</b>	<b>Other Matters - Please Specify</b>
1 June 2022				<p>Explanation of Streamlined Planning Process under the RMA, timeframes, and how MfE amendments proposed for NPS-FM and NES-FW still require final review by MfE regarding wetlands and urban development.</p> <p>Presented the proposed changes for the Open Space Level of Service (LOS) Policy applicable to TKAR's cultural values for Tauriko West urban growth area.</p> <p>Update on Wairoa River catchment watercourse assessment to identify permanent and intermittent waterbodies, through ground/field assessment. Needed for the structure planning.</p>	
5 October 2022	Nassah Rolleston Steed to send BOPRC form by email to Tatai Allen for formal lodgement of Ngati Hangarau Hapu Management Plan with BOPRC.			<p>Update on project progress.</p> <p>TCC to support a review of the Agreement.</p> <p>Discussed concept of spatial planning wananga and how it could assist with development of cultural mapping layers for Tauriko West.</p>	Discussion about the agreement between TCC and Te Kauae a Roopu, including logos, renumeration, scope and review timeframes.

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
5 October 2022					Wananga session focus on ancestral links, historical connections and Ngā Mātāpono Kōrero - Values and principles.
2 November 2022	Noted how the Appendix 4 sets out a list of topics scheduled for future hui and asked if further matters could be raised for BOPRC to speak on the freshwater policy aspects and on the Wairoa River Valley Strategy (WRVS).			<p>Appendix 4 schedule is unlikely to complete the wananga in Dec '22.</p> <p>RMA reform in relation to the plan change will take place possibly over a 10 year period. Timeframe for legislative change is proposed at the end of 2022 or early 2023. Need to be alert for when submissions can be made.</p> <p>Confirmation of new height rule coming through for Tauriko West, based on the MDRS provisions.</p> <p>Update on section on payments under appendix 3 with new wording and clarification of payments for hapu reimbursements.</p> <p>Short overview of planning mechanisms under the RMA available for plan change, including standard RMA Schedule 1 process, SPP and how variation can be made when a plan change has been</p>	



Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
				<p>notified. Description of PC33 process and what it provides thereby ensuring the zoning becomes operative without risk of further delays through the environmental court.</p> <p>AM noted that TCC is now going to seek variation to PC33 to add a new residential area. Noted when notification can occur and described that feedback would be helpful.</p>	
7 November 2022					Wananga session to develop work on Ngā Mātāpono Kōrero - Values and principles: Ahikaa, Kaitiakitanga, Māramatanga, Manaaki Tangata
7 December 2022		Overview of the enabling works and long term SH29/SH29A upgrade business case – taking longer than scheduled due to key technical/funding review.		<p>Changes to the draft Roopu agreement, including updating Hapū reps/membership and remuneration calculations.</p> <p>Tauriko for Tomorrow website updates with Hapū logos and description of members and involvement.</p>	Request for flythrough imagery and aerial maps showing linkages of Tauriko West to wider area, including to Tauranga Harbour.

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
		Discussion focused on the transport corridor, including upgrade, bus transport, cycleways, impact on local roads, transport-related constraints on development, traffic modelling and Roopu involvement.			
7 December 2022					Wananga session to address values and sites of cultural importance  Nga tohu whenua ki Ruangarara: Te waikanaetanga o nga awa – The convergence of two rivers
21 February 2023	BOPRC	WB	Updated on enabling works	Wairoa River Corridor presentation and discussion by Bofa Miskell.  Option 5 landform presented	Resolved matter of Roopu Chair

<b>Meeting Date</b>	<b>Bay of Plenty Regional Council</b>	<b>Western Bay of Plenty District Council</b>	<b>Waka Kotahi NZTA</b>	<b>Tauranga City Council</b>	<b>Other Matters - Please Specify</b>
21 March 2023				Draft City Plan rules update	Wananga rescheduled as facilitators unavailable
4 April 2023					Wananga session to confirm map extent of cultural sites, and confirm cultural values of importance: He pukenga wai He pukenga tangata He pukenga korero
26 April 2023					Wananga session produced draft statement – Te Kauae a Roopu Wananga Korero: Identifying the place based values in the Tauriko west area .

<b>Meeting Date</b>	<b>Bay of Plenty Regional Council</b>	<b>Western Bay of Plenty District Council</b>	<b>Waka Kotahi NZTA</b>	<b>Tauranga City Council</b>	<b>Other Matters - Please Specify</b>
2 May 2023			Interim SH29 connection. Replacement of Omanawa Stream bridge with a heavy load bridge. Existing SH29 will become a local road.	Update on the Plan Change. Role of MDRS. Council asked to provide a response to wananga comments.	Role of hapu in identifying and protecting cultural landscapes and sites. Road naming protocols. Hapu seeking return of land. Wananga update.
20 May 2023				Update Appendix 2 regarding agreement for koiwi remains. Consider how a Cultural Health Index could be undertaken.	Further discussions regarding road naming required.
1 June 2023					Final Wananga Report: Tauriko West - Ngā tohu i te whenua: Te Kauae Roopu Wānanga Kōrero : Identifying the place based values in the Tauriko West area.

<b>Meeting Date</b>	<b>Bay of Plenty Regional Council</b>	<b>Western Bay of Plenty District Council</b>	<b>Waka Kotahi NZTA</b>	<b>Tauranga City Council</b>	<b>Other Matters - Please Specify</b>
27 June 2023	Review status of catchment management plan.			Review water quality assessment. TCC taking over payment of invoices from hapū from Waka Kotahi	
6 July 2023					Final Wanaga Report issued with plan showing sites of cultural importance based on Te Onewa Consultants' Cultural Heritage Report, April 2023.
25 July 2023				Distributed 3D view and Urban Framework	Update on cultural health index: Paea to act as co-ordinator.
29 August 2023			BC approved on SH29/SH29A long term upgrade	Council to distribute hapū management plans to land owners and confirm key contact details.	Stephanie Bougen (4sight) to consult mana whenua in regards to a CHI  Landowners / Developers attended

Meeting Date	Bay of Plenty Regional Council	Western Bay of Plenty District Council	Waka Kotahi NZTA	Tauranga City Council	Other Matters - Please Specify
					for engagement with Roopu
24 October 2023			<p>WK preparing to widen road in front of school and start work down Whiore Ave.</p> <p>WK to erect noise walls to mitigate any sound from construction or any major alterations.</p> <p>WK to pull together Maori owned businesses and provide their details to the three shortlisted tenders for possible appointment.</p>	<p>Check the Hapu management plan with their shared interests with the Wairoa river &amp; 3 hapu.</p> <p>Identify sites for open space network in consultation with tangata whenua.</p> <p>Follow up on plan change process, draft plan change provisions, and details on how hapu values raised through wananga and hui have been met.</p>	
5 December 2023				<p>Send out plan change documents to Iwi authorities and Hapu reps – showing draft provisions.</p> <p>TCC to follow up and update Hapu Reps re: Wastewater systems and risk of overflows.</p>	

**5. Table 3: Te Kauae a Roopu - Cultural Values Summary for Potential Cultural Amenity Treatments, and Council/Agency Response – 29 August 2023**

He Pukenga Wai Place Based values	He Pukenga Tangata Insights and understandings	He Pukenga Korero: desired outcomes Council/Agency Response and TKAR Responsibility
<p><b>Ahikaa</b></p>	<ul style="list-style-type: none"> <li>• Te mana i te whenua - the prestige of the land and its people.</li> <li>• I riro whenua atu, me hoki whenua mai. Where land was lost, land should be returned.</li> <li>• He ingoa - he tātai kōrero/ The heritage in a name</li> <li>• Ka kitea ka kitea Ranginui! The iwi presence is evident.</li> <li>• Whakapapa - Strengthening the connection of the people to their places of being.</li> <li>• Whanaungatanga - a network informed by whakapapa.</li> <li>• Mahia te mahi, hei painga mō te iwi. Do the work, to benefit the people.</li> <li>• Te Kura Roa - The continuation of traditional activity.</li> </ul>	<p>TCC structure plan identifies features of significance to tangata whenua – Ruangarara meeting area peak (knoll), and river-bank margin protected for the awa.</p> <p>TCC Commissioners are yet to consider any suggestion from TKAR for co-management/governance of new open space areas/parks &amp; reserves.</p> <p>Refer comments in Table 1 above regarding how cultural values are able to be incorporated into the design processes for open space and community facilities, including use of pou, sculptures, recognition of place-based values along the awa.</p> <p>TCC with TKAR to liaise with landowners (Kainga Ora, Classics and IMF) on developing new amenity areas, providing opportunities to acknowledge the past, and providing opportunities to influence development.</p> <p>TCC Naming of Streets, Reserves and Council Facilities Policy provides for mana whenua to suggest names. Further discussion with TKAR to determine specifics of what and where.</p> <p>TKAR to liaise with landowner developers (Kainga Ora, Classics, IMF and other smaller property owners) on housing development opportunity for kainga (homes) for tangata whenua. Note the land is all private, not TCC owned.</p> <p>TCC's Community Development and Ministry of Education liaise with TKAR on opportunities for community development and iwi infrastructure i.e whare wānanga, marae development - creating environments to restore &amp; strengthen historical relationships between iwi/hapū, and empowering tangata whenua to host and forge relationships with the wider community. Opportunity at the 'kainga site' where Captain Tovey's house once situated – as this area is to be protected as Open Space Zone and vested in TCC.</p> <p>TKAR to liaise with TCC Community Services business group on any proposals for the Wairoa River corridor suggesting seasonal camping, inter-iwi transit, and easier access along the awa, exercising these relationships in times of seasonal abundance and linkages to coastlines for tangata whenua. However, public accessibility will be available through the</p>

<b>He Pukenga Wai</b> <b>Place Based values</b>	<b>He Pukenga Tangata</b> <b>Insights and understandings</b>	<b>He Pukenga Korero: desired outcomes</b> <b>Council/Agency Response and TKAR Responsibility</b>
		<p>whole river corridor. Note that there are controls/restrictions on camping under the Reserves Act and Council reserves/open space policy that have yet to be considered by Council.</p> <p>TKAR to liaise with developers for procurement of work for tangata whenua contractors, and business opportunities.</p> <p>Note TCC's Tauranga Reserve Management Plan addresses the balance of continued customary activities; i.e. accessibility to taonga, natural resources and materials, with provision for walkway/cycleways along river margin and other open space.</p>
<b>Kaitiakitanga</b>	<ul style="list-style-type: none"> <li>• He wai koiora - He whenua taurikura - Life giving waters, a flourishing landscape.</li> <li>• He tāuutuutu te kawa - tū atu, tū mai. A balanced approach to development.</li> <li>• He taiea te taiao - The look and feel of our environment is sustained &amp; enhanced.</li> <li>• Māku anō taku whenua e tiaki. The ultimate responsibility of care for the environment is that of its descendants.</li> <li>• Parawhenuamea - Flooding &amp; wetland/lowland inundation effects.</li> <li>• Whakarauora whenua, whakarauora wai - A thriving natural environment of abundance.</li> <li>• Te Heke a te tuna - Ngā ararau - The many migratory pathways of the eel.</li> </ul>	<p>TCC plan change to include IAL and IAL buffer area (with building setbacks) to protect cultural importance of the awa.</p> <p>Council's draft Residential Outcomes Framework are used to guide the built environment.</p> <p>TCC's Comprehensive Stormwater Consent to protect the awa, address water quality, and stormwater runoff and wetland impacts. Consider impact on the mauri (life vitality) of the natural environment through the resource consent process. TKAR to liaise with TCC's City Waters Team on any partnership with TCC monitoring for the awa.</p> <p>Developers to address any impacts of earthworks on native flora and fauna when applications lodged with BOPRC. Resource consent process (BOPRC) to address enhancing the mauri (life vitality) of the natural environment (river, streams and wetlands). Developers to consider wetland offsetting, and native riparian planting. TKAR to liaise with BOPRC on earthworks consenting, disposal / removal of any fill from the development area. Cultural monitoring processes are established through the resource consenting process.</p> <p>TKAR to liaise with developers on offsetting, and consideration of native plant nursery development, traditional customary activities (mahinga kai), and cultural monitors.</p> <p>To inform future management and maintenance of reserves that will be vested in Council, TCC Spaces and Places team to liaise with TKAR on aspects of mātauranga or knowledge base, customs and practices of tangata whenua that enable subsistent living and encourage community activities supporting seasonal transition e.g. rāhui prohibited areas or activities in areas to sustain natural resources. Acknowledge seasonal relationship with environment.</p>



<b>He Pukenga Wai</b> <b>Place Based values</b>	<b>He Pukenga Tangata</b> <b>Insights and understandings</b>	<b>He Pukenga Korero: desired outcomes</b> <b>Council/Agency Response and TKAR Responsibility</b>
	<ul style="list-style-type: none"> <li>He māramataka, he aronga matua. Acknowledging the seasonal living nature of tangata whenua.</li> </ul>	<p>TCC to provide opportunities for specialist research to inform future options for development planning.</p>
<b>Manaaki Tangata</b>	<ul style="list-style-type: none"> <li>Te Wairoa - te ara whānui - The Wairoa River, the broad highway.</li> <li>Tūtū maiea ngā taumata tūpuna - Protect our sites of significance.</li> </ul>	<p>TCC's plan change provides for access to the awa.</p> <p>Other open space networks to be provided by the developers at the time of subdivision, including escarpments, wetlands, overland flow paths and passive recreation reserve areas.</p> <p>TCC is developing an Open Space and community Facilities Master Plan which will be included in the Developer and TCC Agreements.</p> <p>The Ruangarara Meeting Area can be protected from development through TCC's plan change with an Open Space Zone for the high promontory hill (knoll), being a former high sentry/watch point overlooking where Ruangarara and Wairoa meet, and maintaining site lines to high points. Refer comments in Table 1 above regarding how cultural values and historic significance are to be incorporated into the design processes for open space and community facilities.</p> <p>The land on the west of the awa is protected in the Western Bay of Plenty District Plan as an Outstanding Landscape Feature (Wairoa River landscape Management Area).</p> <p>Developers to design and provide river margin walkway/cycleway. TKAR to liaise with TCC Spaces and Places team on expectations for design specifications for a safe walkway/cycleway provision: clearly defined, non-slip, CPTED, lighting, emergency equipment and surveillance requirements.</p>
<b>Māramatanga</b>	<ul style="list-style-type: none"> <li>He nohonga tāngata - he pukenga kōrero. A gathering of people, a wealth of knowledge.</li> <li>He kōrero tuku iho - Stories handed down.</li> </ul>	<p>TCC's Spaces and Places Team to liaise with TKAR on opportunities for informing and educating the local community - develop facilities and initiatives that educate and inform the wider community of the local environment &amp; cultural heritage:</p> <ul style="list-style-type: none"> <li>Telling the story of the whenua and awa.</li> <li>Creation of signage, information boards, digital kiosk, and online multimedia content, that may be useful for school resources too.</li> </ul>

He Pukenga Wai Place Based values	He Pukenga Tangata Insights and understandings	He Pukenga Korero: desired outcomes Council/Agency Response and TKAR Responsibility
		<ul style="list-style-type: none"> <li>• Information from Settlement Documents (a trusted source of iwi information) to better understand iwi/hapū challenges &amp; aspirations in the area.</li> </ul> <p>TKAR to liaise with TCC's Spaces and Places team and also Ministry of Education (school Board(s) of Trustees) on supporting the intergenerational transmission of cultural knowledge:</p> <ul style="list-style-type: none"> <li>• Connection with local kura in the area – consider a physical link/route with Tauriko Primary School and identified local sites of significance.</li> <li>• Resourcing for wānanga: Utilise local iwi/hapū mātauranga - knowledge base, network and systems to inform tangata whenua approach for environmental restoration and encourage the succession of iwi/hapū mātauranga i.e māramataka.</li> </ul> <p>TKAR to continue to explore opportunities with TCC and other agencies (Waka Kotahi, BOPRC and Ministry of Education) for specialist research to inform options for development planning into the future.</p>

# NGATI RANGINUI ENGAGEMENT CORRESPONDENCE

**Subject:** RE: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority  
**Sent:** 25/01/2024, 10:39:07 am  
**From:** Richard Harkness<Richard.Harkness@tauranga.govt.nz>  
**To:** Calvin Russell  
**Cc:** Alistair B. Talbot; Teresa Samuel; Janine Speedy; Tania Bryant; Claudia Hellberg; Ian Mayhew; Kirk, Amanda; Leonie Cairns; Danielle Petricevich; Melanie Tata

You don't often get email from [richard.harkness@tauranga.govt.nz](mailto:richard.harkness@tauranga.govt.nz). [Learn why this is important](#)

Kia ora Calvin

Thank you for explaining the current situation. We fully understand. And you are correct in assuming for the Tauriko West plan change that TCC has adopted best practice. We also recognise that Ngati Ranginui seek protection of the natural environment and that TCC meets the responsibilities of the New Zealand Planning Framework and Te Mana o Te Wai principles. And we would be happy to discuss this further in relation to the plan change, and also with regards to the comprehensive stormwater consent (CSC) required for future stormwater runoff from the urban development of Tauriko West.

We have provided details on the CSC in previous hui with Ngati Ranginui and we are keen to follow up on the final preparations of the CSC for lodgement with BoPRC in parallel with public notification of the plan change.

Accordingly, we would like to meet on Friday morning, 16 February 2024 at your offices again, mainly to give an update on the CSC, as well as on the plan change for Tauriko West urban growth area. We trust this time is still available, and we can send a place holder to secure this meeting time. We hope 10:30am till 12:00pm would work for you and your team.

*Nga mihi*

**Richard Harkness** | Project Leader: Urban Planning  
Tauranga City Council | 07 577 7000 | 027 272 1505 | [Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)



**From:** Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>  
**Sent:** Monday, 22 January 2024 1:53 PM  
**To:** Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>; Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>  
**Subject:** RE: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

**CAUTION:** External Email.

Kia ora Alistair and Richard,

Sorry, I know I said in the New Year but, I am a little busy at this point of time and it is looking like either the 16<sup>th</sup> or 19<sup>th</sup> of Feb that I can reschedule a hui and was wondering how essential this hui is.

We understand that the hapu have been included on this project for a considerable period of time and consider engagement with hapu as the essential component.

We assume everything is to best practice and additional information received from us would be for the protection of the natural environment and the councils responsibilities of the New Zealand Planning Framework and Te Mana o Te Wai principals.

*Nga mihi*

**From:** Teresa Samuel [Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)

**Sent:** Thursday, 18 January 2024 11:31 am

**To:** Calvin Russell [Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)

**Subject:** FW: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

Fyi below, do you have any dates e hoa, end of Jan beginning of Feb please?

**From:** Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>

**Sent:** Thursday, 18 January 2024 10:52 am

**To:** Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>

**Subject:** RE: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

Thanks for letting me know Teresa, could you please suggest some dates at the beginning of next month that suit? I can then check on calendars here.

Nga mihi,  
Alistair

**From:** Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>

**Sent:** Thursday, 18 January 2024 9:47 am

**To:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>; Janine Speedy <[Janine.Speedy@tauranga.govt.nz](mailto:Janine.Speedy@tauranga.govt.nz)>; Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>; Leonie Cairns <[Leonie.Cairns@tauranga.govt.nz](mailto:Leonie.Cairns@tauranga.govt.nz)>; Tania Bryant <[Tania.Bryant@tauranga.govt.nz](mailto:Tania.Bryant@tauranga.govt.nz)>; Claudia Hellberg <[Claudia.Hellberg@tauranga.govt.nz](mailto:Claudia.Hellberg@tauranga.govt.nz)>; Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>; Mel Tata <[mel.tata@ranginui.co.nz](mailto:mel.tata@ranginui.co.nz)>

**Cc:** Ian Mayhew <[ian.mayhew@slrconsulting.com](mailto:ian.mayhew@slrconsulting.com)>; Danielle Petricevich <[Danielle.Petricevich@4sight.co.nz](mailto:Danielle.Petricevich@4sight.co.nz)>; Kirk, Amanda <[amanda.kirk@wsp.com](mailto:amanda.kirk@wsp.com)>

**Subject:** RE: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

Kia ora Calvin, Teresa & Melanie,

Leonie is on leave until Monday and I was wanting to confirm please, are we still going ahead with this hui?

Nga mihi,  
Alistair

-----Original Appointment-----

**From:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>

**Sent:** Friday, 8 December 2023 2:21 PM

**To:** Richard Harkness; Richard Harkness; Alistair B. Talbot; Janine Speedy; Calvin Russell; Leonie Cairns; Tania Bryant; Claudia Hellberg; Teresa Samuel; Melanie Tata

**Cc:** Ian Mayhew; Danielle Petricevich; Kirk, Amanda

**Subject:** Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

**When:** Tuesday, 23 January 2024 1:30 PM-3:00 PM (UTC+12:00) Auckland, Wellington.

**Where:** Microsoft Teams Meeting; NGATI RANGINUI GP LIMITED

Draft Agenda – To Be Confirmed  
Tauriko West Plan Change details, and timing for notification, and process  
Update on CSC and draft consent conditions and draft SMP

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**From:** Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>

**Sent:** Thursday, 18 January 2024 9:47 am

**To:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>; Janine Speedy <[Janine.Speedy@tauranga.govt.nz](mailto:Janine.Speedy@tauranga.govt.nz)>; Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>; Leonie Cairns <[Leonie.Cairns@tauranga.govt.nz](mailto:Leonie.Cairns@tauranga.govt.nz)>; Tania Bryant <[Tania.Bryant@tauranga.govt.nz](mailto:Tania.Bryant@tauranga.govt.nz)>; Claudia Hellberg <[Claudia.Hellberg@tauranga.govt.nz](mailto:Claudia.Hellberg@tauranga.govt.nz)>; Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>; Mel Tata <[mel.tata@ranginui.co.nz](mailto:mel.tata@ranginui.co.nz)>

**Cc:** Ian Mayhew <[ian.mayhew@slrconsulting.com](mailto:ian.mayhew@slrconsulting.com)>; Danielle Petricevich <[Danielle.Petricevich@4sight.co.nz](mailto:Danielle.Petricevich@4sight.co.nz)>; Kirk, Amanda <[amanda.kirk@wsp.com](mailto:amanda.kirk@wsp.com)>

**Subject:** RE: Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

Kia ora Calvin, Teresa & Melanie,

Leonie is on leave until Monday and I was wanting to confirm please, are we still going ahead with this hui?

Nga mihi,  
Alistair

-----Original Appointment-----

**From:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>

**Sent:** Friday, 8 December 2023 2:21 PM

**To:** Richard Harkness; Richard Harkness; Alistair B. Talbot; Janine Speedy; Calvin Russell; Leonie Cairns; Tania Bryant; Claudia Hellberg; Teresa Samuel; Melanie Tata

**Cc:** Ian Mayhew; Danielle Petricevich; Kirk, Amanda

**Subject:** Place Holder - Tauriko West plan change: Engagement with Ngati Ranginui Iwi Authority

**When:** Tuesday, 23 January 2024 1:30 PM-3:00 PM (UTC+12:00) Auckland, Wellington.

**Where:** Microsoft Teams Meeting; NGATI RANGINUI GP LIMITED

Draft Agenda – To Be Confirmed  
Tauriko West Plan Change details, and timing for notification, and process  
Update on CSC and draft consent conditions and draft SMP

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**NGĀTI RANGINUI IWI AUTHORITY SUPPORT  
FOR WAIROA RIVER CATCHMENT  
MANAGEMENT PLAN (CMP) TCC  
SUBMISSION TO BoPRC LTP**

**From:** Richard Harkness <Richard.Harkness@tauranga.govt.nz>  
**Sent:** Tuesday, 2 April 2024 4:49 pm  
**To:** Vicky Grant-Ussher  
**Cc:** Andrew Mead  
**Subject:** FW: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP  
**Attachments:** RE: Submission to BoPRC LTP; NRI submission support letter\_SIGNED\_CMP\_Iwi support TCC's sub\_BoPRC's LTP\_28.3.24 (A15750688).pdf; Re: Te Kauae a Roopu support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP; RE: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

Hi Vicki

Hope you had a nice time and special Easter.

I note that CJ confirmed that she is happy with attaching the Iwi letter of support to the TCC submission on BoPRC's LTP for the Wairoa River CMP (see wording below). This can be added to the TCC submission as Attachment A: Ngāti Ranginui Iwi Authority Letter of Support.

Many thanks again.

*Best wishes*

**Richard Harkness** | Project Leader: Urban Planning  
Tauranga City Council | 07 577 7000 | 027 272 1505 | [Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)



---

**From:** Richard Harkness  
**Sent:** Thursday, 28 March 2024 12:37 PM  
**To:** Vicky Grant-Ussher <[Vicky.Grant-Ussher@tauranga.govt.nz](mailto:Vicky.Grant-Ussher@tauranga.govt.nz)>  
**Cc:** Andrew Mead <[andrew.mead@tauranga.govt.nz](mailto:andrew.mead@tauranga.govt.nz)>; Christine Jones <[Christine.Jones@tauranga.govt.nz](mailto:Christine.Jones@tauranga.govt.nz)>  
**Subject:** FW: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

Hi Vicky

With regards to the TCC submission on BoPRC's LTP, we have a draft statement seeking funding for the Wairoa River CMP (see below). We followed up with both Te Kauae a Roopu and Ngāti Ranginui Iwi Authority (as you wisely asked). Both have provided support. See attached email dated 20/3/24 from Destiny Leaf as Chair for Te Kauae a Roopu; and also the attached letter from Charlie Rahiri as Ngāti Ranginui Iwi - Board Chairman (dated 21 March 2024). I have saved this Iwi letter in Objective, under the Tauriko West project folder for Iwi engagement as a sub-folder under Tangata Whenua Folder. See attached, Obj reference A15750688). You may wish to make an alias copy to save with this Iwi letter with other TCC submission details.

This Iwi letter of support should also be attached to TCC's submission – possibly as Attachment A: Ngāti Ranginui Iwi Authority Letter of Support. See **highlighted amendment** below to draft wording. Andy Mead and CJ can advise if they agree here, as the wording has a greater emphasis on the Cultural Base Health Index (CBHI), being a part of the CMP. A subtle point here. TCC is more focused on the CMP being delivered for the Wairoa, and this CBHI is a part of that.

DRAFT Submission for Tauranga City Council:

<p><b><u>Activity: Freshwater Programme</u></b> <b><u>Group Healthy Catchments</u></b></p>
--



TCC requests that funding is included in Long Term Plan (LTP) from Year 1 onwards to support the development and future monitoring of a whole-of-Wairoa river specific Catchment Management Plan (CMP) as part of the broader development of the Freshwater Management Unit (FMU) for the Tauranga Moana harbour.

Bay of Plenty Regional Council (BoPRC) and Tauranga City Council have been made aware of the need and priority associated with developing a coordinated and comprehensive 'whole-of-river' Wairoa river CMP through tangata whenua engagement associated with planning for the Western corridor including at Tauriko West. This request has come through Te Kauae a Roopu, a hapu centric forum for mana whenua working on the Tauriko For Tomorrow Project; and has Iwi support from Ngati Ranginui Iwi Authority, **as attached in Attachment A: Ngāti Ranginui Iwi Authority Letter of Support**. The feedback received has identified the importance of the CMP developing a Cultural Baseline Health Index (CBHI) for the whole-of-Wairoa River catchment. This feedback has also identified the importance of the CMP with a CBHI being developed using an approach agreeable to tangata whenua for example using a Ko Wai Matou project approach.

Over 2023, in response to a request from TCC that a whole-of-Wairoa River CMP be progressed as a priority BoPRC staff advised that (relevant excerpts below):

- *Council's Strategy and Policy Committee have already established the Tauranga Moana FMU. Any decision to establish a new focus catchment will have significant implications for resourcing and budget. Given budget implications any significant changes to our work programme requires a Council decision.*
- *Regional Council consider there is no need to set up a separate Ko Wai Matou project for the Wairoa CHBI assessment. Regional Council is simply recommending the CIA/CHBI which TCC must organise/commission for its CSC use the Ko Wai Matou methodology.*
- *The most appropriate means to seek Regional Council support for reviewing the priority, budget and resourcing for its involvement with a future review of the Wairoa River Catchment management plan is through a submission on Regional Council's Long Term Plan.*

In relation to the above matters it is noted that:

- The Tauranga Moana FMU should remain a priority; and enable work to commence on the a whole-of-Wairoa River CMP as soon as possible (from 2024 onwards) and including a CBHI component;
- TCC is intending to propose as part of its Tauriko West CSC application a condition enabling cultural monitoring to be undertaken by the respective hapu/iwi as mana whenua for the Wairoa river. This will be limited to stormwater runoff from future urban development of TW (i.e. not the whole-of river catchment).
- Prioritizing development of a whole-of-Wairoa river CMP represents good integrated planning for the Wairoa River and its values which is important given the significance of the river, its values and the change its catchment is experiencing.

Best wishes

**Richard Harkness** | Project Leader: Urban Planning  
Tauranga City Council | 07 577 7000 | 027 272 1505 | [Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

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**From:** Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>  
**Sent:** Wednesday, 27 March 2024 3:52 PM  
**To:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>  
**Cc:** Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>  
**Subject:** FW: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

CAUTION: External Email.

Kia ora Richard,

Please find attached the Iwi support letter endorsed by the Ngāti Ranginui Iwi Board Chairman.

nāku noa,  
nā

**TERESA J TAORO SAMUEL**

**Executive Assistant / Board Secretariat / Human Resources Administration**

NGĀTI RANGINUI IWI SOCIETY INC.

T: (07) 777 - 0433 M: 022 419 3606 P: PO Box 2526, Tauranga 3140

E: [teresa.samuel@ranginui.co.nz](mailto:teresa.samuel@ranginui.co.nz) W: [www.ranginui.co.nz](http://www.ranginui.co.nz)

166 SEVENTEENTH AVENUE, TAURANGA; NEW ZEALAND

*"Kia tu te mana o Ngāti Ranginui- Building the prestige and reputation of Ngāti Ranginui"*



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**From:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>  
**Sent:** Wednesday, 27 March 2024 2:12 pm  
**To:** Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>  
**Cc:** Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>; Leonie Cairns <[Leonie.Cairns@tauranga.govt.nz](mailto:Leonie.Cairns@tauranga.govt.nz)>  
**Subject:** RE: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

Kia ora Calvin

Thank you for confirming that position being put to the Board-Chair. This is fantastic. Much appreciated indeed. And we will await the Board-Chair decision first, before finalising the wording for the TCC submission to BoPRC.

Many thanks again

*Ngā mihi*

**Richard Harkness** | Project Leader: Urban Planning  
Tauranga City Council | 07 577 7000 | 027 272 1505 | [Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

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**From:** Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>  
**Sent:** Wednesday, 27 March 2024 1:35 PM  
**To:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>  
**Cc:** Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>; Leonie Cairns <[Leonie.Cairns@tauranga.govt.nz](mailto:Leonie.Cairns@tauranga.govt.nz)>; Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>  
**Subject:** RE: Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

CAUTION: External Email.

Kia ora Richard,

Yes, I have drafted the endorsement letter for the Board-chair to sign off.  
I understand that there is a meeting tomorrow night and that the letter will be discussed and signed off then.

It is acknowledged that the Iwi will support the case for the hapu from the CEO and will provide in due course and that submissions close on the 9<sup>th</sup> of April.  
Teresa is there anyway to hasten the process for Richard?

Noho ora mai

**From:** Richard Harkness <[Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz)>  
**Sent:** Wednesday, 27 March 2024 10:59 am  
**To:** Calvin Russell <[Calvin.Russell@Ranginui.co.nz](mailto:Calvin.Russell@Ranginui.co.nz)>  
**Cc:** Teresa Samuel <[Teresa.Samuel@ranginui.co.nz](mailto:Teresa.Samuel@ranginui.co.nz)>; Leonie Cairns <[Leonie.Cairns@tauranga.govt.nz](mailto:Leonie.Cairns@tauranga.govt.nz)>; Alistair B. Talbot <[Alistair.Talbot@tauranga.govt.nz](mailto:Alistair.Talbot@tauranga.govt.nz)>  
**Subject:** Ngāti Ranginui Iwi Authority support for a whole of Wairoa River catchment management plan (CMP): TCC submission to BoPRC's LTP

Kia ora Calvin

Further to our email last week (attached for ease of reference) we are seeking your confirmation for the wording proposed in TCC's submission to BoPRC's LTP – which will request funding for a whole of Wairoa River catchment management plan (CMP). The submissions to BoPRC close very soon, and we wanted your confirmation for the following statement (within the attached submission wording):

... This request has come through Te Kauae a Roopu, a hapu centric forum for mana whenua working on the Tauriko For Tomorrow Project; and has Iwi support from Ngāti Ranginui Iwi Authority...

*Ngā mihi*

**Richard Harkness** | Project Leader: Urban Planning  
Tauranga City Council | 07 577 7000 | 027 272 1505 | [Richard.Harkness@tauranga.govt.nz](mailto:Richard.Harkness@tauranga.govt.nz) | [www.tauranga.govt.nz](http://www.tauranga.govt.nz)

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**VARIATION 1 TO PROPOSED PLAN  
CHANGE 33 - SECTION 32 - APPENDIX  
4 - ASSESSMENT AGAINST IWI AND  
HAPU MANAGEMENT PLANS**

# **Appendix 4: Assessment Against Relevant Provisions of Iwi/Hapu Management Plans**

## 1. Provisions of Iwi/Hapu Management Plans

It is recognised that the majority of the Iwi/Hapu Management Plans assessed below contain objectives, policies and actions relating to the protection of significant cultural sites and for the values of tangata whenua to be recognised and provided for within the resource consent process. Therefore, a summary of how Variation 1 to Plan Change 33 (Variation 1) takes these into account has been summarised below and not repeated in each of the individual iwi/hapu management plans.

In considering this, Variation 1 applies only to a defined geographical area, being the Tauriko West Urban Growth Area.

The City Plan currently includes provisions for outstanding natural features and landscapes, important amenity landscapes, built heritage, significant Māori areas, culturally significant viewshafts, heritage trees, significant archaeological areas, conservation zones and special ecological areas. Whether any of these provisions apply to the Tauriko West Urban Growth Area has been considered through the preparation of the structure plan for Variation 1 and are set out through the s.32.

The City Plan recognises that applicants should consult with Tangata Whenua where a proposal has the potential to adversely affect ancestral land, water, sites, waahi tapu and other taonga. This is supported by a Council lead policy on consultation with Tangata Whenua on resource consent applications. This policy seeks to:

- a) Clarify the roles and responsibilities of Tauranga City Council, Tangata Whenua of Tauranga Moana, and applicants in respect of resource consent applications under the Resource Management Act 1991 (RMA) and provide consistency and certainty within the application process.
- b) Ensure consultation occurs with Tangata Whenua in instances where Council has an opportunity under the District Plan to influence consent granting and/or consent terms and conditions in respect of proposed activities of interest to Tangata Whenua.
- c) Enable effective and efficient participation by Tangata Whenua in the application process in accordance with this policy.
- d) Ensure that any resource consent consultative legislative requirements under the Resource Management Act are met.
- e) In applying the City Plan, consultation with Tangata Whenua is considered appropriate in respect of development (being subdivision or land use for which a resource consent is required) where the application relates to any of the following: –
  - i) An application site that includes, is within or directly adjoins a landscape feature, viewshaft, site or item known by Council to be of cultural or spiritual significance to Māori; or
  - ii) A subdivision application, or any site that is greater than 2000m<sup>2</sup> in size.

The Iwi/Hapu management plans that were taken into account were as follows:

- a) Tauranga Moana Iwi Management Plan 2016-2026. A Joint Environmental Plan for Ngāti Ranginui, Ngāi Te Rangī and Ngāti Pūkenga.
- b) Te Awanui: Tauranga Harbour Iwi Management Plan. 2008.
- c) Ngāiterangi Iwi Resource Management Plan. 1995.
- d) Ngāti Pūkenga Iwi ki Tauranga Trust Iwi Management Plan. 2013.
- e) Te Awaroa. Ngāti Kahu Hapū Environmental Management Plan. 2011.
- f) Te Mana Taiao O Ngāi Tamarāwaho Hapū Management Plan. 2021.
- g) Ngāti Hangarau Hapū Management Plan. 2021.
- h) Pirirakau Hapū Management Plan. 2017.
- i) Pirirakau Hapū Management Plan. 2004.



Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
<b>Tauranga Moana Iwi Management Plan (2016)</b> <ul style="list-style-type: none"> <li>• Ngai Te Rangi</li> <li>• Ngati Ranginui</li> <li>• Ngati Pukenga</li> </ul>				
<b>6.1 Freshwater</b>	<p>The mauri of all freshwater within Tauranga Moana is restored and protected. This means that:</p> <ul style="list-style-type: none"> <li>• Water is plentiful and clean enough for drinking, swimming and sustaining plentiful mahinga kai.</li> <li>• Waterways are accessible for customary use e.g., gather mahinga kai.</li> <li>• Water is allocated fairly and used efficiently and responsibly.</li> <li>• Cumulative impacts on water quality are investigated and managed.</li> <li>• There is balance between natural, cultural, recreational and ecological values of Tauranga Moana and commercial use and development.</li> </ul>	<p>2. Avoid further degradation of water quality within Tauranga Moana.</p>	<p>2.1 Oppose the direct discharge of contaminants, especially wastewater, to rivers and streams.</p> <p>2.2 Require:</p> <ul style="list-style-type: none"> <li>a) additional treatment and/or alternative disposal methods of wastewater and stormwater such as the use of new technology, land-based disposal or greater use of wetlands.</li> <li>b) local authorities to afford appropriate weight to tangata whenua values when assessing: <ul style="list-style-type: none"> <li>(i) the costs and benefits of alternative treatment and disposal methods of wastewater and stormwater.</li> <li>(ii) resource consent applications for wastewater and stormwater discharges.</li> </ul> </li> <li>c) a limited duration of no more than 15 years for resource consents associated with wastewater and stormwater discharges.</li> <li>d) the use of mātauranga-based tools to measure and monitor the cultural impact of dis-charges.</li> <li>e) enforcement action for non-compliance of consented discharges.</li> <li>f) an annual compliance monitoring report of all consented wastewater and stormwater discharges within Tauranga Moana.</li> </ul>	<ul style="list-style-type: none"> <li>• TCC will obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>• As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>• Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>• The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>• To urbanise the growth area developers will need to apply for and obtain any required regional consents (e.g. potentially for vegetation clearance, wetland modification/impact, earthworks and stream diversion / recreation / reclamation). These consent processes can allow for the effects of the activities on freshwater to be assessed and where required managed (e.g., avoided, remedied, mitigated, offset).</li> </ul>
<b>6.3 Wetlands</b>	<p>The mauri of all wetlands within Tauranga Moana are protected and where possible restored and enhanced.</p>	<p>4. Ensure the restoration and enhancement of wetlands within Tauranga Moana.</p>	<p>6.1 Oppose any further drainage of wetland areas within Tauranga Moana.</p>	<ul style="list-style-type: none"> <li>• Those developing the UGA will need to address wetland impacts and any offsetting in accordance with the NPS Freshwater Management through BoPRC resource consent process to ensure no net loss, and even net gain is achieved. Variation 1 enables rezoning, and the Concept Landform Option 5 supports the variation approach demonstrating how developable land can be achieved for housing yield – however it is the developers who will confirm and establish the final landform, address</li> </ul>

Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
				wetland impacts and the offsetting required for the growth area.
<p><b>7.1 Effects of Land Use and Development</b></p>	<p>The mauri of land within Tauranga Moana is protected and where possible enhanced. This means that:</p> <ul style="list-style-type: none"> <li>The health of our soil and water resources is not compromised as a result of land use and development.</li> <li>Land use occurs in a manner that is consistent with land capability, the assimilative capacity of catchments and the limits and availability of water resources.</li> <li>Riparian margins, wetlands and mahinga kai habitats are restored, protected and enhanced.</li> </ul>	<p>23. A holistic and integrated approach is taken to the sustainable use and management of land within Tauranga Moana.</p> <p>26. Manage the effects of urban land use and development on the health and wellbeing of Tauranga Moana.</p>	<p>23.1 Tauranga Moana Iwi and hapū are actively involved in the development of sub-catchment action plans that recognise and provide for:</p> <ul style="list-style-type: none"> <li>a) Mauri of land, soil and freshwater resources.</li> <li>b) The principle of Ngā Tai ki Uta (mountains to the sea).</li> <li>c) Assimilative capacity of catchments.</li> <li>d) The role and application of mātauranga and tikanga Maori within land management.</li> <li>e) Land use that matches the capability of the land.</li> <li>f) Opportunities to: <ul style="list-style-type: none"> <li>(i) work together on restoration programmes.</li> <li>(ii) increase capacity and capability within Iwi and hapū.</li> <li>(iii) restore and enhance mahinga kai areas.</li> <li>(iv) protect and enhance biodiversity, in particular native plants and birds.</li> <li>(v) create, restore or enhance wetlands.</li> </ul> </li> </ul> <p>26.3 For subdivisions - that may have a direct or indirect impact on Te Awanui, its tributaries or coastal areas - Tauranga Moana Iwi and hapū are involved to ensure that:</p> <ul style="list-style-type: none"> <li>a) tangata whenua values are recognised and provided for.</li> <li>b) if required, a cultural and/or archaeological impact assessment is prepared.</li> <li>c) protocols are in place to protect sites and areas of cultural significance.</li> <li>d) erosion and sediment controls are in place during construction.</li> <li>e) Appropriate riparian planting (e.g., extent and vegetation) occurs adjacent to waterways or coastal development.</li> </ul> <p>26.4. Continue advocating via SmartGrowth that future urban growth must recognise and provide for tangata whenua values.</p> <p>26.5 Councils and other agencies to ensure that:</p>	<ul style="list-style-type: none"> <li>The Tauriko West rezoning and supporting documentation includes structure plan details and a Concept Landform Option 5 to show how the land could potentially be serviced and recontoured for developable land and associated housing yield.</li> <li>Option 5 is a concept landform showing how the landowners have already taken into account a number of integrated land use factors and effects, including (but not limited to) the following: <ul style="list-style-type: none"> <li>Natural hazards - <ul style="list-style-type: none"> <li>Raising low lying areas to ensure housing will be above floodable levels during large storm events combined with high tide scenarios calculated using RCP 8.5+ to address Climate Change and global warming factors.</li> <li>Designing a landform that maintains a significant area of the existing floodplain capacity through retention of the northern gully area (situated on Kainga Ora property) plus keeping the wider river margin as an open space corridor along the length of the Wairoa River - i.e., much wider in extent than a normal 20m esplanade reserve. None of this land is raised under Option 5, for housing development, and will continue to be available for flood waters.</li> <li>Recreating a stream in the central area to address stormwater management, replacement of a modified watercourse (existing drainage watercourse) and ecological aspects. This recreated stream takes into account groundwater connectivity for the stream all year round (for stream habitat health), amenity, passive recreation and also a linkage to active recreation areas, with provision for walk and cycleway connectivity; as well as consideration of storm/flood events and indicating how final liquefaction assessment and any slope gradients / stabilisation can be determined in</li> </ul> </li> </ul> </li> </ul>

Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
			<ul style="list-style-type: none"> <li>a) Urban development within Tauranga Moana:               <ul style="list-style-type: none"> <li>(i) Adheres to Low Impact Urban Design and Development principles.</li> <li>(ii) Incorporates Māori Design Principles e.g., Te Aranga.</li> </ul> </li> <li>b) Within public open spaces, recognition is given to tangata whenua values and Māori Design principles.</li> </ul>	<p>the final (future) RNRP consenting and design phase.</p> <ul style="list-style-type: none"> <li>• Addressing ground stabilisation in lower lying areas, and the need for preloading, soft soils mitigation measures, and liquefaction risk.</li> <li>• Considering finished landform gradients, slopes and stabilisation of any steep areas to address seismic and rainfall induced landslip risk.</li> <li>• Wetlands -           <ul style="list-style-type: none"> <li>• Determining how to keep them intact, protect them and avoid impact where practicable, particularly along the Wairoa River banks and large northern gully comprising a mosaic of wetland patches; as well as addressing those wetlands affected by the earthworks and fill, in the central area, which require offsetting to achieve a superior (wetland) outcome.</li> </ul> </li> <li>• Cultural sites to be protected –           <ul style="list-style-type: none"> <li>• The Terraced Kainga and Ruangarara Meeting Place areas protected as open space, and the Wairoa River Corridor protection through wide river margin setbacks, and open space provision, plus an Important Amenity Landscape overlay (IAL), as well as an interface 20m management zone for further development controls (setbacks, colour and non-reflective controls, fencing and earthworks restrictions).</li> </ul> </li> <li>• Accessibility and transport –           <ul style="list-style-type: none"> <li>• Landform to ensure connectivity to roading network, and consideration of a walkable community, modal shift, increased active and public transport.</li> <li>• Landform and future urban form to provide for well-connected larger developable area parcels for cohesive housing areas to support sustainability factors; such as enhancing walkable communities, and encouraging greater active (walking, running, cycling, scooters) and public transport.</li> </ul> </li> </ul>

Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
<p><b>8.1 Cultural Heritage</b></p>	<p>The cultural and spiritual significance of our traditional sites, areas, landscapes and practices is recognised and protected. This means that:</p> <ul style="list-style-type: none"> <li>• Our sites and areas of cultural significance are identified, mapped, protected and where possible, restored.</li> <li>• Our knowledge associated with traditional sites, places, landscapes and practices is collated, protected and passed onto the next generation.</li> <li>• We feel connected to ancestral lands, waterways and traditions.</li> </ul>	<p>29. Ensure that information relating to sites and areas of significance are collated, mapped and protected.</p> <p>30. Ensure that sites and areas of significance are cared for and protected from disturbance or destruction.</p> <p>31. Support aspirations by Tauranga Moana Iwi and hapū to reconnect whānau, strengthen cultural identity and create a sense of belonging.</p>	<p>29.1 Tauranga Moana Iwi and hapū to continue cultural mapping of traditional sites, areas and landscapes, as follows:</p> <p>d) Work with landowners so that sites of significance on private land can be accessed, maintained and if appropriate, protected.</p> <p>30.1 Accidental Discovery Protocols are in place as a condition of consent for all land disturbance activities (e.g., earthworks).</p> <p>30.2 Local Authorities to ensure that archaeological reports are not the sole source of technical information in relation to the value of a particular site or area. If a site does not have archaeological value, it cannot be assumed that there is no cultural value. Only engagement with Tauranga Moana Iwi and hapū can determine the cultural value of a site or area.</p> <p>31.2 Work with Tauranga City Council and Western Bay of Plenty District Council to ensure that public open spaces (e.g., parks, civic spaces) and urban development within Tauranga Moana incorporates Māori Design Principles. For example, ensuring that:</p> <p>a) Māori names are celebrated.</p> <p>b) Iwi/hapū narratives are captured and expressed creatively and appropriately.</p> <p>c) Significant sites and cultural landmarks are acknowledged.</p>	<ul style="list-style-type: none"> <li>• Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>• A further City Plan overlay for the Important Amenity Landscape Plan Area provides additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</li> <li>• The sites of cultural importance were identified through the Cultural Heritage Assessment, Cultural Values Assessment and Wananga sessions facilitated for Te Kauae a Roopu (a hapu-centric forum comprising hapu with mana whenua status).</li> <li>• Applications for resource consent will require tangata whenua consultation aligned to the Council policy on this matter. This is in addition to any archaeological investigations that may be done.</li> <li>• Maori Design Principles have been incorporated into the Tauriko West Design Framework.</li> <li>• A Hapu Values Table has been developed through the Wananga sessions facilitated for Te Kauae a Roopu, which identifies how Iwi/hapū narratives will be captured and expressed creatively and appropriately through future steps during land development (by landowners) and later on when vested in council.</li> </ul>

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<p><b>9 Tūhauora Whānau – Our People</b></p>	<p>Tauranga Moana Iwi and hapū are empowered and provided with opportunities to be actively involved in resource management processes and decisions.</p>	<p>32. Enable Tauranga Moana Iwi to exercise tino rangatiratanga through active involvement in resource management processes and decisions.</p>	<p>32.1 Councils and Central Government to:</p> <ul style="list-style-type: none"> <li>a) provide for timely, effective and meaningful engagement with Tauranga Moana Iwi and hapū resource management processes, as outlined in the Engagement Protocols (Section 12 of this Plan).</li> <li>b) recognise and provide for the rights of rūnanga and hapū to speak on matters within their respective areas of interest.</li> <li>c) recognise and provide for mātauranga and the practical expression of kaitiakitanga.</li> <li>d) appreciate the value of Iwi and Hapū Management Plans as an essential tool to articulate issues and aspirations of Tauranga Moana Iwi and hapū.</li> <li>e) All technical information is to be made available in Plain English.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae a Roopu is a hapu-centric forum comprising hapu with mana whenua status that meets regularly in partnership with TCC, WBOPDC, BOPRC and Waka Kotahi NZTA to address the Variation preparation and future roading upgrades for the state highway.</li> <li>• All technical reports have been provided to the Roopu members, with presentations at regular hui to engage on key matters of cultural importance relevant to each technical area; as well as providing opportunity to recognise mātauranga, kaitiakitanga and manaakitanga.</li> <li>• Te Onewa Consultants were engaged to review technical details and draft Variation provisions on behalf of the Roopu.</li> <li>• Iwi/Hapu Management Plans have been taken into account during the structure plan development to support the rezoning process.</li> <li>• All resource consents for subdivision are required to have consulted aligned to Councils relevant policy on this matter with tangata whenua, and consent applications are sent to affected iwi/hapu for their consideration.</li> </ul>
<p><b>12.4 Plan Change Processes: Engagement &amp; Taking into action this Plan</b></p>		<ul style="list-style-type: none"> <li>• Engagement on Plan Change processes is early and meaningful.</li> <li>• There is a 'feedback loop' so that we know what has happened to our feedback.</li> </ul>	<ul style="list-style-type: none"> <li>• Tauranga Moana Iwi and hapū have input into engagement planning. This is to ensure that: <ul style="list-style-type: none"> <li>• engagement occurs with the right representatives / groups.</li> <li>• the right methods of communication and engagement are utilised.</li> <li>• there is clarity around how Iwi/hapū views will be captured and addressed.</li> <li>• there is consideration about ways in which Iwi/hapū can participate and contribute effectively. This includes capacity building and meeting the cost of involvement.</li> </ul> </li> <li>• Tauranga Moana Iwi and hapū are kept informed regularly about plan changes. Not just when feedback is needed.</li> <li>• Relevant Iwi and Hapū management plans are reviewed prior to engagement. This is to</li> </ul>	<ul style="list-style-type: none"> <li>• Council saw the need early on for a partnership with tangata whenua in 2016. This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> <li>• Te Kauae a Roopu is a hapu-centric forum comprising hapu with mana whenua status that meets regularly in partnership with TCC, WBOPDC, BOPRC and NZTA Waka Kotahi to address preparation of Variation 1 and future roading upgrades for the state highway.</li> <li>• A Cultural Heritage Assessment undertaken by Te Onewa Consultants.</li> <li>• A Cultural Values Assessment undertaken on behalf of Te Kauae a Roopu.</li> <li>• Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the</li> </ul>

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			<p>inform engagement so that we are not repeating ourselves.</p> <ul style="list-style-type: none"> <li>Sufficient time and clear information is provided so that we can understand what is planned and the implications on us, both as kaitiaki and land owners / land managers. This is to enable meaningful discussions and provide focused and constructive feedback / submissions.</li> <li>Impacts on Tauranga Moana Iwi are not limited to 'cultural impacts &amp; benefits. Equally important are social, environmental and economic impacts &amp; benefits.</li> </ul>	<p>respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when. Some aspects are addressed through Variation 1, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</p>
<p><b>12.6 Accidental Discovery Protocols</b></p>		<ul style="list-style-type: none"> <li>That Accidental Discovery Protocols are imposed as a consent condition for all resource consents for earthworks / disturbance activities on land, riverbeds, river margins or the coastal marine area. An example of an Accidental Discovery Protocol is provided.</li> </ul>	<p>If koiwi, archaeology or artefacts of Māori origin are uncovered during physical works:</p> <ol style="list-style-type: none"> <li>All site works, including earth moving machinery must stop.</li> <li>The site / project manager must immediately advise tangata whenua, the relevant Council and Heritage NZ Pouhere Taonga. In addition, the Police if kōiwi are uncovered.</li> <li>The Project Manager must immediately secure the site and arrange a site inspection with the abovementioned parties.</li> <li>The tangata whenua representative(s) will contact other relevant Iwi and/or hapū as required and arrange for appropriate representatives to attend the site inspection.</li> <li>Tangata whenua will determine the tikanga for appropriate preservation, management and handling of the koiwi, archaeology or artefacts of Māori origin that are uncovered. This may include removal of koiwi, archaeology or artefacts of Māori origin from the site by Mana Whenua or preservation on the site.</li> <li>Preservation of koiwi, archaeology or artefacts of Māori origin may require adjustments to the site works to avoid adverse cultural effects.</li> <li>Work at the site must not recommence until approval has been granted by tangata whenua and Heritage NZ Pouhere Taonga.</li> </ol>	<ul style="list-style-type: none"> <li>This is covered by Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT).</li> <li>Guidelines for discovery, including koiwi, are included in the Partnership Agreement for Te Kauae a Roopu, set up in 2017, and reviewed in 2023 by Roopu members.</li> <li>The developers will undertake earthworks and need to obtain appropriate Archaeological Authorities under HNZPT requirements.</li> </ul>
<p><b>12.8 Role of Mātauranga in Projects / Programmes</b></p>			<p><b>Engage with Iwi/hapū early to discuss the project / programme to:</b></p> <ul style="list-style-type: none"> <li>Understand the association, values and interests of tangata whenua with area, to which the project / programme relates.</li> <li>Understand Te Ao Māori, particularly in relation to traditional resource management</li> </ul>	<ul style="list-style-type: none"> <li>Council saw the need early on for a partnership with tangata whenua. This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> </ul>

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			<p>philosophies centred on aroha (respect), tau utuutu (reciprocity) and kawenga (responsibility).</p> <p><b>Find out whether there are tools already available to help align Mātauranga Māori with contemporary resource management.</b></p> <p>For example, a cultural health index to measure the cultural health of a river, stream or coastal area.</p> <p><b>Consider actions or mitigation measures.</b></p> <p>Depending on the project / programme, this may include:</p> <ul style="list-style-type: none"> <li>• Ways in which to acknowledge the historical association with a site or area e.g., interpretation panels, pou, Māori artforms, restoration of Māori Place names.</li> <li>• Constraint mapping to identify high risk areas e.g., culturally significant sites.</li> <li>• Environmental technologies and/or alternatives for the treatment and disposal of contaminants that reduce cultural impacts associated with discharges.</li> <li>• Restoration and enhancement projects that fulfil Māori aspirations and outcomes. This could include: <ul style="list-style-type: none"> <li>• enhancement of cultural use areas e.g., for traditional purposes such as food production, weaving and carving.</li> <li>• enhancement of special taonga habitats e.g., native birds and fish.</li> <li>• increased connectivity to and between cultural sites and ecosystems.</li> <li>• involvement in selecting appropriate plant species.</li> </ul> </li> <li>• Measures that build capacity for Māori communities to participate and actively engage in research, environmental and development projects.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the rule framework of Variation 1.</li> <li>• Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when. Some aspects are addressed through the plan change, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> </ul>

**Te Awanui : Tauranga Harbour Iwi Management Plan (2008)**

<p><b>5.1.1. Pressures on Significant Cultural Sites</b></p>	<ol style="list-style-type: none"> <li>1. To ensure that significant cultural sites are protected, preserved and enhanced.</li> <li>2. To increase the ability of tangata whenua to actively participate in the management of significant cultural sites.</li> </ol>	<ol style="list-style-type: none"> <li>1. That no development takes place where the values of any significant cultural site is adversely affected. Any activity that has the potential to adversely affect any significant cultural site must be communicated to tangata whenua of that area to resolve any potential issues.</li> <li>2. Iwi will work with other stakeholders to ensure that significant cultural sites are actively protected, preserved and enhanced in a way, which is meaningful to iwi and hapū.</li> </ol>	<ul style="list-style-type: none"> <li>• Iwi to work with regional and local councils to secure resourcing to allow iwi and hapū participation in assessing resource consents that potentially impact upon significant cultural sites.</li> <li>• Tauranga Moana iwi to work together to establish an inventory of significant cultural</li> </ul>	<ul style="list-style-type: none"> <li>• Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>• A further City Plan overlay for the Important Amenity Landscape Plan Area provides</li> </ul>
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Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
		<p>4. Iwi and hapū will seek rights of veto to oppose any application that has the potential to adversely impact on significant cultural sites.</p>	<p>sites to be utilised in the assessment of planning and resource applications.</p> <ul style="list-style-type: none"> <li>Identify culturally significant sites that require maintenance, protection or enhancement. Develop a system within GIS to record those sites along with the kōrero associated to them.</li> <li>To schedule those significant cultural sites requiring further protection and/or enhancement within the District Plan and/or the Regional Coastal Environment Plan where appropriate.</li> </ul> <p>Any sensitive information pertaining to those significant cultural sites remain the property of hapū and iwi from whom those sites derive, and that no development takes place that will negatively impact on them.</p> <ul style="list-style-type: none"> <li>Work towards the active protection, preservation and enhancement of significant cultural sites identified by tangata whenua.</li> </ul>	<p>additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</p> <ul style="list-style-type: none"> <li>The sites of cultural importance were identified through the Cultural Heritage Assessment, Cultural Values Assessment and Wananga sessions facilitated for Te Kauae a Roopu (a hapu-centric forum comprising hapu with mana whenua status).</li> <li>The Wananga sessions led to a Hapu Values Table prepared in agreement with the respective Hapu members - setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when. Some aspects are addressed through Variation 1, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> </ul>
<b>5.1.4. Traditional Place Names</b>	<p>1. To identify and restore all traditional Māori place names around Te Awanui.</p>	<p>1. For the cultural history of Te Awanui to be recognised, acknowledged and provided for.</p> <p>2. All traditional Māori place names are identified where applicable within all local and regional mapping programmes.</p>	<ul style="list-style-type: none"> <li>Identify and record those traditional Māori place names which are appropriate to be registered with local and regional councils.</li> <li>To support the history of Tauranga by recognising original Māori place names, provided for by indicating those place names on all mapping programmes.</li> <li>Ensure that all traditional Māori place names that have been lodged by iwi and hapū; be recognised and included in all District and Regional Planning maps. where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae a Roopu produced a Cultural Values Assessment which has had input into the rule framework of the Variation.</li> <li>Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when. Some aspects are addressed through Variation 1, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> </ul>
<b>5.2. Tangata Whenua Participation in Statutory Process</b>	<p>1. For iwi and hapū to work in partnership in the decision-making process of resource consents to ensure that cultural values and taonga are protected.</p> <p>2. For iwi or hapū to determine when a Cultural Impact Assessment is required.</p>	<p>1. That the tribal authority that iwi and hapū have over their own resources be recognised.</p> <p>2. That correct consultation channels with iwi and hapū are applied by regional and local councils.</p> <p>6. All cultural impact assessment reports must be completed and endorsed by mandated iwi/hapū representatives and must be factored into the project budget for any project requiring this service.</p>	<ul style="list-style-type: none"> <li>Identify and implement appropriate mutual agreements and protocols with iwi and hapū to assist with relevant resource consent applications.</li> <li>Identify correct consultation process that is developed and accepted in partnership with iwi and hapū. For local and regional councils to follow the same standardised process to avoid confusion.</li> </ul>	<ul style="list-style-type: none"> <li>TCC has its own policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>5.3. Wetlands</b>	<p>1. To ensure the wetland resource and habitat is sustained for future generations.</p>	<p>1. Protect and enhance the integrity of wetland species and habitat of Te Awanui.</p> <p>2. To avoid, remedy or mitigate the adverse effects of reclamation or drainage of wetland areas.</p>	<ul style="list-style-type: none"> <li>Apply a strategy to protect wetland areas, including boundary fencing to prevent access of stock.</li> <li>Identify mahinga kai, paru, manu and habitat with the goal to evaluate, monitor and restore the state of the wetland resources.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Option 5 landform determines how to keep certain wetlands intact, protect them and</li> </ul>



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	<p>2. To maintain and enhance the quality of mahinga kai within wetland areas.</p>	<p>3. To promote and implement protection, enhancement and restoration of wetland areas.</p> <p>4. Recommend integrated catchment management to reduce upper catchment impacts on wetlands.</p>	<ul style="list-style-type: none"> <li>To apply integrated catchment management to improve the environmental quality of repo – wetland areas.</li> </ul>	<p>avoid impact where practicable, particularly along the Wairoa River banks and large northern gully comprising a mosaic of wetland patches; as well as addressing those wetlands affected by the earthworks and fill, in the central area, which require offsetting to achieve a superior (wetland) outcome.</p>
<p><b>5.4.1. Wastewater/ Sewage</b></p>	<p>1. To preserve, maintain and restore the mauri of Te Awanui through the practice of kaitiakitanga.</p> <p>2. To ensure that the quality of all discharge is at the highest level at all times.</p>	<p>1. First and foremost, all discharge of waste to water will be opposed by iwi and hapū of Tauranga Moana. However, waste to water is still a threat to the sustainability of the harbour and must be addressed. Wetland enhancement is required as a consent condition for any proposed wastewater schemes to enhance and increase the availability of wetland area in any discharge zones for tertiary treatment.</p> <p>2. To promote and implement the restoration, enhancement and protection of the receiving environment.</p> <p>3. Cultural and environmental values take precedence over social and economic benefits.</p> <p>4. To promote alternative environmentally sound options for waste treatment and disposal systems.</p> <p>5. The duration of sewage disposal consents must not exceed the lifetime of the disposal or treatment system. All consents must be considered in terms of cumulative and long-term impacts.</p> <p>6. To monitor and regulate the growth of residential development and implement a precautionary approach to wastewater disposal.</p>	<ul style="list-style-type: none"> <li>Raise the water quality standard of all discharges of waste to water, using effective research data.</li> </ul>	<ul style="list-style-type: none"> <li>Tauriko West will have its own reticulated wastewater system; connected to the Landing Drive pump station at The Lakes, and Southern Pipeline linkage to Te Maunga wastewater treatment plant.</li> <li>Waste discharges for Tauriko West will be through the consented City Council network.</li> </ul>
<p><b>5.4.2. Stormwater discharges</b></p>	<p>1. To ensure that stormwater discharges do not compromise the mauri of the harbour and its tributaries.</p> <p>2. To achieve high environmental standards regarding the discharges of stormwater into the harbour and its tributaries.</p>	<p>1. That contamination of the harbour and its tributaries as a result of stormwater discharges is avoided, remedied or mitigated.</p> <p>2. For the values of tangata whenua to protect the mauri of the harbour and its tributaries to be accounted for within legislative processes.</p> <p>3. That consenting authorities in the production of conditions of consent, aim for the highest level of stormwater treatment and apply sound water-sensitive urban design to maintain the lowest level practicable of stormwater input and contaminant loads entering the harbour.</p> <p>4. That consenting authorities ensure the highest level of monitoring and follow up of non-compliant activities.</p> <p>5. To require robust monitoring of stormwater discharges related to resource consents, to detect non-compliance with consent conditions and best practice. Non-compliance must result in appropriate enforcement action to discourage further non-compliance.</p> <p>6. Develop alternative environmentally sound options for stormwater treatment and discharge systems.</p> <p>7. To implement integrated catchment management to address stormwater discharge issues.</p> <p>9. To promote stormwater management schemes that separate greywater (e.g., washing, showers, sinks) and stormwater from</p>	<ul style="list-style-type: none"> <li>Regional and local councils to work together to improve the environmental standard of all stormwater discharges to the harbour or its tributaries.</li> <li>Identify acceptable examples of stormwater management to improve conditions of consent relative to discharges into the harbour or its tributaries.</li> <li>To apply integrated catchment management to reduce sedimentation issues in Te Awanui.</li> </ul>	<ul style="list-style-type: none"> <li>A Comprehensive Stormwater Consent is to be prepared in parallel with Variation 1.</li> <li>A draft stormwater management plan (SMP) is being prepared to support the CSC.</li> <li>Variation 1 will have rules requiring subdivision to address the CSC and SMP requirements.</li> </ul>

Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
		blackwater (human waste), and that the reuse / recycling of greywater and stormwater for non-hygienic purposes such as garden use irrigation is incorporated.		
<b>5.4.5. Sedimentation</b>	1. To reduce the impacts of sediment on Te Awanui.	<ol style="list-style-type: none"> <li>1. Robust sediment, stormwater retention methodologies must be applied by developers and consent holders.</li> <li>2. Recommend Integrated Catchment Management to reduce sediment and nutrient loads entering the harbour.</li> <li>3. To promote ecological restoration and enhancement of high-risk areas.</li> <li>6. Depending on the nature, scale and location of the activity, to require that a suitable buffer zone, including natural vegetation be compulsory for any land clearance or quarry site operating in the vicinity of any waterway, bore or waipuna.</li> </ol>	<ul style="list-style-type: none"> <li>• Continue to apply effective sediment and contaminant control measures that apply to land clearance e.g., subdivision, earthworks. Regular compliance monitoring of these activities is required.</li> <li>• Apply an appropriate buffer zone dependant on the nature, scale and location of any land clearance or quarry site in the vicinity of any waterway, bore or waipuna.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• The importance of the awa and receiving environment is recognised.</li> <li>• Developers will need to address this during earthworks, temporary stormwater discharges, and long-term stormwater management assets to be vested in council under the SMP and CSC.</li> </ul>
<b>5.4.6. Urban Growth</b>	1. To protect and enhance the cultural, environmental wellbeing of Te Awanui with regard to inappropriate subdivision, land use and development practices.	<ol style="list-style-type: none"> <li>1. For the values of tangata whenua to be recognised and provided for within the resource consent process in partnership, regarding residential development, urban growth.</li> <li>2. To ensure early consultation with tangata whenua prior to the resource consent application process for subdivision where the subdivision will have a direct or indirect impact on the harbour and/or its tributaries.</li> <li>3. To deter inappropriate subdivision in areas of cultural significance.</li> <li>4. Environmental Impact Assessments that include cumulative effects assessments to be part of the application for consent concerning subdivision, residential development.</li> <li>5. All applications for subdivision in the Tauranga Moana area to include provisions for site visits, cultural impact assessments and pre resource consent archaeological assessments.</li> <li>7. The protection of significant cultural values to have precedence over any building, subdivision or other development activity.</li> <li>8. To encourage appropriate subdivision activities that protect and even enhance the natural, ecological and cultural values associated with the area.</li> <li>9. To raise the standard benchmark to a level that achieves sustainable outcomes for urban growth.</li> <li>10. All urban growth development must provide for natural vegetation buffer zones of riparian margins for all waterways or coastal development, this is required to be provided for as a condition of resource consent.</li> </ol>	<ul style="list-style-type: none"> <li>• Identify and register areas of cultural significance with appropriate agencies such as (Historic Places Trust, Environment Bay of Plenty, Tauranga City Council, Western BOP District Council) to be protected from the effects of urban growth.</li> <li>• Those identified areas of cultural significance to be legally protected from all impacts of residential development and have precedence over any building, subdivision or other development activity. Dependant on the nature of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• Te Onewa Consultants produced the Cultural Heritage Assessment.</li> <li>• Sites of cultural importance were identified and agreed through Wananga sessions for the Roopu.</li> <li>• Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>• A further City Plan overlay for the Important Amenity Landscape Plan Area provides additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</li> <li>• Land within Open Space Zone can be vested in council for ongoing maintenance and protection of such cultural sites.</li> </ul>
<b>5.7.3. Infrastructure</b>	1. To reduce the impacts on cultural values resulting from infrastructural development in, on or near Te Awanui.	<ol style="list-style-type: none"> <li>1. To restrict the placement of structures in, on or near Te Awanui, and to promote the efficient use of existing structures around Te Awanui.</li> <li>2. To avoid any reduction of wetland area within Te Awanui for the purposes of infrastructural development.</li> <li>3. For formal mutual agreements to be made or reviewed (for those that already exist) between iwi, hapū and Transit NZ regarding any proposed road activities or proposals.</li> </ol>	<ul style="list-style-type: none"> <li>• Initiate deeds of agreement with relevant service providers of infrastructure to ensure that tangata whenua values are recognised and provided for from the outset of any infrastructural development in Tauranga.</li> <li>• Infrastructural service providers must follow earthworks protocols that account for the values of tangata whenua where required.</li> </ul>	<ul style="list-style-type: none"> <li>• TCC has its own policy for itself and applicants (including service providers) for consulting with tangata whenua on resource consent applications.</li> <li>• Sites of significance have been identified through the Cultural Values Assessment, Cultural Heritage Assessment and subsequent Wananga sessions for the Roopu. and protection through the City Plan's open space zoning, Important</li> </ul>

Issues:	Objectives:	Policies:	Action:	How the Variation Takes into Account
		<ol style="list-style-type: none"> <li>4. To avoid any alteration or reclamation of any wetland or harbour space of Te Awanui during all roading or road related works near the harbour.</li> <li>5. For road service providers to take into account the effects of coastal erosion and the impacts on wāhi tapu when creating or widening roads.</li> <li>7. Any earthworks or roadworks near Te Awanui or its tributaries, must have appropriate measures in place to avoid contaminants entering the water, including dust, sediment run off from stockpiles or any hazardous substances, that may cause contamination, discolouration, or siltation to such waterways.</li> <li>8. To avoid adverse effects on culturally important areas, including waterways and culturally important landscape features as a result of works, including the storage and or disposal of spoil as a product of works.</li> <li>9. To identify, record and lodge with councils, those areas that are culturally significant and require protection from any infrastructural development.</li> </ol>	<ul style="list-style-type: none"> <li>• Identity, record and lodge with councils, those areas that are culturally significant and require protection from any infrastructural development.</li> </ul>	<p>Amenity Landscape requirements, and a buffer management area at the interface is included in Variation 1.</p>

Ngaiterangi Iwi Resource Management Plan (1995)				
<p><b>2.1 Te orange o nga Hapu</b></p>		<p>1. All environmental activities that take place within the rohe of Ngaiterangi must take into account the impact on the cultural, social, and economic survival of the Ngaiterangi hapū. No environmental activities will be permitted where that survival will be put at risk.</p>	<ul style="list-style-type: none"> <li>The sustainable management and utilisation of natural resources is essential to the survival and growth of our hapū communities. Hapū, in tum, represent the strength of the Iwi. Any environmental activities that put the survival of Ngaiterangi communities, and the continuation of their customary practices at risk is unacceptable.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the rule framework of the Variation.</li> <li>Te Onewa Consultants produced the Cultural Heritage Assessment.</li> <li>Sites of cultural importance were identified and agreed through Wananga sessions for the Roopu.</li> <li>Sites and values of cultural importance will be recognised, and protected through Variation 1, and also through development thereafter that is undertaken in accordance with the Hapu Values Table prepared through Wananga sessions with the Roopu.</li> </ul>
<p><b>2.2 Te Whenua (land)</b></p>		<p>1. Retention by Ngaiterangi of ancestral lands is the primary means by which members of the Iwi maintain links between the past, the present, and the future. The cultural significance of Ngaiterangi's links to their lands and the values they hold in respect of land, whether still in customary title or not, should be acknowledged and respected in all resource management activities.</p> <p>2. All land in single or multiple Māori title will be accorded a specific designation that will aim to give expression to the cultural, social, and economic needs of the members of the Ngaiterangi hapū. There will be sufficient flexibility in the permitted activities on land in Māori title to allow those needs to be met. Unless specified elsewhere in this plan, these permitted activities will be:</p> <ul style="list-style-type: none"> <li>Livestock and horticultural farming.</li> <li>Nursery activities.</li> <li>Vending activities relating to livestock and horticultural farming and nurseries.</li> <li>Low density housing.</li> <li>Cottage industry.</li> </ul>	<ul style="list-style-type: none"> <li>Our aim is to use the land to assist Ngaiterangi whanau in their cultural, social and economic development.</li> <li>While it is our wish to have lands that have been confiscated and taken unfairly, returned to Ngaiterangi, it is also our need to have those lands that we still own retained in hapū and whanau ownership; to be protected from the pressures of urban expansion; and for the owners to have sufficient flexibility to carry out a range of activities that will meet their continued cultural, social, and economic needs.</li> </ul>	<ul style="list-style-type: none"> <li>A river margin is to be retained as Open Space through Variation 1 for the length of the Wairoa River adjoining the Tauriko West Urban Growth Area. The width well exceeds a 20m esplanade requirement under the RMA 1991. Through subdivision and development by the landowners, the river margin becomes an integral part of the open space network and is likely to be vested in council.</li> </ul>
<p><b>2.3 Marae and Marae community zones</b></p>	<p>The role of marae in meeting the growing needs of our communities must be recognised, as must the support role of adjacent communities.</p>	<p>1. The key role that they play in supporting the needs of their whanau, hapū, and wider communities – Māori and non-Māori – shall be recognised in the development of resource management policies, rules and practices.</p> <p>2. All marae will be accorded a specific designation with permitted activities that recognise their diverse evolving roles in meeting the needs of the Māori and non-Māori communities. These permitted activities will include the construction of buildings and additions to existing buildings for the following purposes:</p> <ul style="list-style-type: none"> <li>Maintaining the traditional functions of the marae – wharepuni, wharekai, whakaruruhau; whare hauora.</li> <li>Educational and vocational training facilities.</li> <li>Recreational facilities.</li> <li>Retaining facilities relating to cottage industry.</li> </ul>	<ul style="list-style-type: none"> <li>The role of marae in meeting the growing needs of our communities must be recognised, as must the support role of the adjacent communities. Resource management policies and rules must provide sufficient flexibility to allow marae to respond to the evolving needs of their communities. They must also recognise the institutional and structured nature of the marae, and the ability of marae whanau to make decisions and set standards that are appropriate for their marae.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which recognised how an open marae could be provided in Tauriko West as either part of a civic centre or a school by developers or Ministry of Education, respectively.</li> </ul>

		<ul style="list-style-type: none"> <li>• Medium and high-density housing.</li> </ul> <p>3. Land adjacent to marae and so identified by marae communities will be accorded an appropriate marae community designation with permitted activities that recognise their contribution to the role and function of the marae. These permitted activities will include:</p> <ul style="list-style-type: none"> <li>• Medium and high-density housing.</li> <li>• Educational and vocational training facilities.</li> <li>• Recreational facilities.</li> <li>• Retailing facilities relating to cottage industry.</li> <li>• Light commercial facilities.</li> </ul>		
<b>2.4 Harbour, inland waterways, and estuaries</b>		<p>1. The Tauranga harbour - Te Awanui - has special significance for the people of Tauranga Moana, both as a recreational amenity for the wider community and as a traditional food source for the hapū of Ngaiterangi. Its estuaries and inland waterways are of high cultural significance to the hapū of Ngaiterangi who still exercise customary harvesting practices today in their traditional food gathering - mahinga mataitai - areas.</p> <p>2. Activities on or around the harbour and inland waterways must be controlled in order to maintain and enhance the harbour and estuarine ecosystems, its value as a food source for tangata whenua, and as a recreational amenity for the wider community.</p> <p>3. The quality of the harbour is to be enhanced and maintained through the following measures:</p> <ul style="list-style-type: none"> <li>• The discharge into the harbour or any inland waterways, of any form of effluent, commercial and industrial waste; and waste from shipping activities; will not be permitted. A medium-term plan is to be developed to eliminate existing effluent and waste discharge into the harbour and inland waterways. Where discharge of wastes into the harbour has been approved under previous resource management regimes, permit holders will be required to develop alternative waste discharge methods over a transitional period as a condition of any renewal of existing permits.</li> <li>• Industrial, commercial, and recreational activities that have the potential to endanger the estuarine ecosystem will not be permitted.</li> <li>• The use of toxic sprays to kill or control vegetation on and around the banks of inland waterways (rivers and streams) shall be banned.</li> </ul>	<ul style="list-style-type: none"> <li>• Address impacts on harbour and inland waterways.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• The importance of the awa and wider receiving environment is recognised.</li> <li>• Developers will need to address this during earthworks, temporary stormwater discharges, and long-term stormwater management assets to be vested in council under the SMP and CSC.</li> <li>• TCC is responsible for obtaining the CSC with supporting SMP for the management, treatment and discharge of stormwater runoff from Tauriko West urban growth area to the awa, wetlands and downstream harbour.</li> </ul>
<b>2.7 Nga waahi tapu and cultural heritage sites</b>		<p>1. Promotion of the cultural heritage and protection of cultural heritage sites in Tauranga Moana will be supported in all resource management decisions.</p> <p>2. The Ngaiterangi Iwi and hapū shall be involved in the management of sites that are of cultural significance to Ngaiterangi. Activities may be permitted on or around sites that are of high cultural significance provided those activities do not demean the mana or the wairua of the site and the consent of Ngaiterangi has been obtained.</p> <p>5. Resource consent approvals may require archaeological surveys to be undertaken, or cultural heritage covenants – that</p>	<ul style="list-style-type: none"> <li>• The identification and management of sites that are of cultural significance to Ngaiterangi must lie with Ngaiterangi itself. In many cases the identification of a site that has high cultural significance to Ngaiterangi, will not preclude activities from taking place on that site, provided such activities do not demean the mana or wairua of the site. The final arbiters of the extent and nature of activities that may take place on a site of high cultural significance or a site that has</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the rule framework of the Variation.</li> <li>• Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>• A further City Plan overlay for the Important Amenity Landscape Plan Area provides</li> </ul>

		<p>restrict or prohibit destruction of part of all or a portion of a site – imposed.</p> <p>6. If during the course of development of a block of land, evidence of Māori activity is revealed (e.g., midden, terracing, hangi pits, bones etc), the Ngaiterangi Iwi and other relevant statutory authorities are to be notified immediately. Development is to be deferred until an archaeological survey is carried out. Where archaeological surveys are undertaken either prior to, or during, the development of a particular site, the information from that survey must be made available to the Iwi or hapū concerned, and protocols for its wider dissemination agreed with the Iwi or hapū.</p>	<p>been designated 'waahi tapu' must be the Iwi or hapu.</p> <ul style="list-style-type: none"> <li>To ensure that sites of significance are not lost or destroyed through continued urban growth, Ngaiterangi suggests that Papamoa, Kaitimako and Kairua/Te Tehe areas carry a designation that identifies them as cultural heritage areas. This designation will require subdivisional development of raw land, and other types of new development to have a cultural heritage impact assessment undertaken as a precursor to resource consent applications.</li> </ul>	<p>additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</p> <ul style="list-style-type: none"> <li>The sites of cultural importance were identified through the Cultural Heritage Assessment, Cultural Values Assessment and Wananga sessions facilitated for Te Kauae a Roopu (a hapu-centric forum comprising hapu with mana whenua status).</li> <li>Applications for resource consent will require tangata whenua consultation aligned to Councils policy on this matter. This is in addition to any archaeological investigations that may be done.</li> </ul>
<b>2.8 Visual appearance of Mauao</b>		<p>1. Mauao has special cultural and spiritual significance for the Iwi of Tauranga Moana and is also a distinctive landmark for the whole of Tauranga. The cultural and amenity value of Mauao is to be preserved by regulating the height of structures erected within a defined radius of Mauao.</p> <ul style="list-style-type: none"> <li>For residential construction, dwelling height must not exceed three (2) storeys).</li> <li>For residential, commercial and industrial construction where high rise construction is permitted, height must not exceed four (4) storeys.</li> <li>Resource consents shall be required for all other types of structures that exceed 4 meters in height.</li> </ul>	<ul style="list-style-type: none"> <li>Care must be taken to ensure that the visual appearance and attraction of Mauao is not detracted from or obscured, in particular by the intrusion of high-rise construction.</li> <li>Although Ngaiterangi does not favour high rise construction in the proximity of Mauao it is suggested that the needs of different communities of interest can be met by way of compromise. This can be achieved by allowing high rise construction to a certain level. High rise construction above the maximum levels allowed, should not however be approved.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1; recognising the need to protect the look-out knoll at the Ruangarara Meeting Place by way of an open space zoning and Important Amenity Landscape Plan Area overlay, thereby maintaining the views to and from Mauao.</li> </ul>
<b>2.9 Iwi and hapū resource management structures</b>	Hapū and Iwi must be fully involved in resource management if their unique status as tangata whenua is to be acknowledged.	<ol style="list-style-type: none"> <li>The unique status of Ngaiterangi as tangata whenua in their traditional rohe shall be acknowledged through the establishment of mechanisms and processes that provide for their active involvement in resource management.</li> <li>Hapū resource management roles will be undertaken through hapū based resource management committees. Resource management committees will have the authority to make decisions on resource consents involving land in Māori title, marae reserves and marae community zones, urupa, and cultural heritage areas.</li> <li>Co-ordination of hapū resource management and carrying out resource management functions at Iwi level will be the responsibility of Te Runanga O Ngaiterangi.</li> <li>Exercise of these resource management roles will be undertaken in conjunction with the Tauranga District Council.</li> </ol>	<ul style="list-style-type: none"> <li>Hapū and iwi must be fully involved in resource management if their unique status as tangata whenua is to be acknowledged. This resource management role can be formalised by the establishment of resource management committees and the delegation of certain resource management authorities to them.</li> <li>To ensure the rangatiratanga of hapū is maintained, each hapū will establish its resource management committees either on a marae basis, a hapū-by-hapū basis, or in conjunction with Ngaiterangi. The committees will be responsible for resource management within the hapū rohe. For land in Māori title, marae reserves and marae community zones, urupa, cultural heritage areas, this management role will include issuing resource consents for permitted activities, and some discretionary activities. Co-ordination of the resource management activities carried out at hapū level will be provided by Ngaiterangi.</li> </ul>	<ul style="list-style-type: none"> <li>Council saw the need early on for a partnership with tangata whenua in 2016. This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> <li>Hapu members of the Roopu are recognised as having mana whenua status.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when.</li> <li>Some aspects are addressed through the plan change, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> </ul>

Ngāti Pukenga Iwi ki Tauranga Trust Iwi Management Plan (2013)				
<b>Land use, for example:</b> 1. <b>Industrial/ commercial, timber mills, domestic dumping</b> 2. <b>Geothermal activities</b> 3. <b>Rezoning</b>		1. We want compliance with existing consents – requires full consultation with iwi. 2. We expect to be consulted on ways to clean up sites.	<ul style="list-style-type: none"> <li>Our wish is to see contaminated sites improved so they are suitable for re-vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment (CVA) which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>The CVA sets out responsibilities for developers, TCC, Waka Kotahi NZTA and Ministry of Education to provide for cultural amenity treatments at the time of development and land use.</li> </ul>
<b>Land interference:</b> 1. <b>Wāhi tapu sites</b> 2. <b>Pa sites</b> 3. <b>Urupa (designation)</b> 4. <b>Crematorium</b>			<ul style="list-style-type: none"> <li>Contact Runanga – for instructions of protocols to be adhered to.</li> </ul>	<ul style="list-style-type: none"> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>Transmission towers</b>		1. We want consultation and conditions around consents. 2. We see these operations as mutually beneficial so want joint decision-making on all operations.		<ul style="list-style-type: none"> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>Water pollution from:</b> 1. <b>Flooding</b> 2. <b>Silting</b> 3. <b>Overflows</b> 4. <b>Contaminants</b> 5. <b>Exploration, Minerals, Mining</b> 6. <b>Farm run-off</b> 7. <b>Geothermal activity</b> 8. <b>Discharge from septic tanks</b> 9. <b>Commercial use</b> 10. <b>Discharges</b> 11. <b>River</b>		1. Our position is that we must be consulted and involved in discussions on any consent renewals and new applications. 2. We want a monitoring role to ensure consent conditions are followed. 3. Want full consultation for mining. 4. Details of draw-off operations – want to be involved in discussions – be at the table. 5. Consultation if a project. 6. We want to encourage households to upgrade systems and respect our environment. 7. Want a clean river via collaboration – Te Awa o Waitao.	<ul style="list-style-type: none"> <li>Want good practices followed.</li> <li>Act in line with goals.</li> </ul>	<ul style="list-style-type: none"> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>TCC will also obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>To urbanise the growth area developers will need to apply for and obtain resource consents. These processes will require consultation aligned to Councils policy on this matter with Tangata Whenua.</li> </ul>

<b>Kaimoana, taonga species</b>		<ol style="list-style-type: none"> <li>1. The Iwi maintains our position as kaitiaki.</li> <li>2. Be involved in any decision making that will affect our customary or traditional practices of food gathering and species.</li> </ol>	<ul style="list-style-type: none"> <li>• Kaitiakitanga</li> </ul>	<ul style="list-style-type: none"> <li>• TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>• Also, through Wananga sessions with Te Kauae a Roopu, a Hapu Values Table was agreed, setting out how matters of cultural importance could be addressed through Variation 1 and also when the developers undertake earthworks, land use activities and vesting of land in council as reserves.</li> </ul>
<b>Housing</b>		<ol style="list-style-type: none"> <li>1. Consultation on any zoning changes that will affect our Iwi.</li> <li>2. Mara kai.</li> </ol>	<ul style="list-style-type: none"> <li>• Goal to set up future papakainga housing for whanau.</li> <li>• Work with Housing New Zealand, Iwi and other agencies to raise the quality of housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae a Roopu has been engaged through the development of Variation 1 and identified the desire for tangata whenua housing; and though hui with the developers followed up on this request.</li> <li>• One of the developers is Kainga Ora who intends to provide for public housing, affordable housing and other market competitive housing. Hapu members are able to liaise further with Kainga Ora in this regard.</li> </ul>
<b>Wāhi tapu</b>		<ol style="list-style-type: none"> <li>1. Contact Runanga to consult and be involved.</li> <li>2. Our standard position is that in all circumstances, applicants must contact our Runanga for advice before proceeding.</li> </ol>	<ul style="list-style-type: none"> <li>• We have procedures and protocols that will be explained at that point and a cultural impact assessment undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>• TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>Intellectual Property:</b> <b>1. Customary and traditional gathering of feathers, keakea, and other taonga</b>		<ol style="list-style-type: none"> <li>2. We retain our stories myths, tales, legends – and anything pertaining to rights of ownership remains with Ngati Pūkenga.</li> <li>3. Want to be notified of any use of these.</li> </ol>		<ul style="list-style-type: none"> <li>• TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>• Wananga sessions facilitated for Roopu members identified ancestral links, narratives and cultural heritage stories – for the hapu themselves.</li> </ul>
<b>Ngāti Kahu Hapū Environmental Management Plan (2011)</b>				
<b>4.1 Kaitiakitanga</b>		<p>(c) Any desecration or manipulation of Te Taiao must involve Utu (reciprocity). This principle demands that Utu (reciprocity) exceed the desecration or manipulation (adverse effects) in order to maintain or restore the mauri of Te Taiao. Ngati Kahu do not accept that “less than minor or minor negative effects” can be excluded from Utu. Utu will focus on restoring the mauri of the Taonga, whether or not the action proposed is the progenitor or not of the undermining of the mauri of the Taonga. This allows for atonement of past inaction regarding Utu in respect of damage to the environment or, put another way, allows for nga ira tangata to take responsibility for addressing past mistakes (he) and including (rather than excluding) those past effects when assessing appropriate Utu.</p> <p>(d) If desecration or manipulation of Te Taiao is needed, the benefits must be for the direct benefit of the whole Ngati Kahu Tangata Whenua community, not just one or two individuals or one or two communities. The benefits arising from any desecration or manipulation of the environment must be proven. The benefits must absolutely outweigh any negative effects. Negative effects will include effects on the mauri of the Taonga, on Maori cultural relationships with Te Taiao, on relationships</p>		<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment (CVA) which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• The CVA also sets out responsibilities for developers, TCC, Waka Kotahi NZTA and Ministry of Education to provide for cultural amenity treatments at the time of development and land use.</li> </ul>



		<p>between whanau and whanau and Hapu. Furthermore, the obligation of Utu falls on all beneficiaries of the desecration and manipulation, not just Tangata Whenua.</p> <p>(e) Likewise, any benefits arising from the manipulating of any Ngati Kahu Taonga must be for the direct benefit of the Ngati Kahu whanau and Hapu of Ngati Kahu (as opposed to other Ngati Ranginui whanau, individuals or other Iwi, or tauiwi) in the first instance.</p>		
<p><b>4.2 Ranginui – Our Sky Father</b></p>	<p>The cultural well-being of Ngati Kahu.</p> <p>Potential for true sustainable development.</p> <p>Tikanga and indigenous knowledge and passing on the knowledge.</p> <p>Lack of whanaungatanga, manaakitanga.</p> <p>Lack of appreciation of tikanga.</p> <p>Critical decline of biodiversity.</p> <p>Climate change.</p> <p>Effects on kaimoana and other kai species.</p> <p>Potential adverse impacts on our environmental, economic, social and cultural well-being.</p> <p>Risks to indigenous flora and fauna through loss of biodiversity.</p> <p>Ngati Kahu awareness.</p>	<p>1/5. Ngati Kahu require that all peoples, including Tangata Whenua, resource consent applicants, Councils and other agencies which have jurisdiction, or which may impact Ngati Kahu environmental (social, cultural, economic and environmental well-being's) matters apply the generic principles above in all planning and management tools and resource consent application assessments of environmental effects. Note especially the concept of 'Utu' and the requirement to take into account past mistakes in assessing and developing remedies (mitigation).</p>	<ul style="list-style-type: none"> <li>Ngati Kahu believe that councils need to better balance the cultural, economical, environmental and social well-beings in respect of any planning. The socio-cultural stability of Ngati Kahu requires that any future developments must be at a pace that the community can cope with. In this regard the Ngati Kahu community expects any Greenfield developments or intensification applications for development will need to be accompanied by social impacts reports as part of an assessment of environmental effects.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment (CVA) which has had input into the rule framework of the Variation.</li> <li>RPS Australia assessed socio-economic needs for Tauriko West urban growth area; and the findings were reviewed by Property Economics to identify the scale and nature of convenience retailing and supporting community facilities.</li> <li>Boffa Miskell undertook an ecological assessment, identifying potential impacts from greenfield development on terrestrial areas, watercourses and wetlands. The findings identified what is needed under the NPS for Freshwater Management and NPS for Indigenous Biodiversity requirements – such matters being addressed at the time of earthworks and land use development.</li> <li>Variation 1 provides for an open space zoning along the Wairoa River corridor, as well as a Conservation Zone for the riverbanks within the esplanade reserve to enhance biodiversity, and the indigenous flora and fauna of the awa and adjoining river margin.</li> </ul>
<p><b>4.3 Papatuanuku</b></p> <p>Management of and access to waahi tapu and waahi tapu sites.</p>	<p>Waahi tapu/waahi hirahira/waahi.</p> <p>Tupuna.</p> <p>Protection of special places.</p> <p>Protection of historical small sites.</p> <p>Access.</p> <p>Authority and management.</p> <p>Respect.</p> <p>Consultation.</p> <p>Passing on knowledge.</p> <p>Modification, desecration, destruction of waahi tapu, waahi tupuna, waahi hirahira.</p> <p>De-registration of waahi tapu, waahi tupuna, waahi hirahira from Council registers.</p> <p>Lack of Council support to retain and protect registered or</p>	<ol style="list-style-type: none"> <li>Ngati Kahu require that Ngati Kahu people are able to effectively exercise their role as Kaitiaki over waahi tapu, waahi hirahira, waahi tupuna and significant sites in our rohe.</li> <li>Ngati Kahu require that in their Kaitiaki roles Ngati Kahu must ensure that the language, knowledge, histories and names associated with those sites can be learnt and passed on.</li> <li>Ngati Kahu require that all Ngati Kahu people must have unimpeded access to the cultural sites which affirm their identity and Hapu association with those sites.</li> <li>Dependant on the site, Ngati Kahu people must be able to have solitary time at sites of spiritual significance without tourist and other intrusions.</li> <li>Ngati Kahu require that Ngati Kahu relationships with these sites are provided for in any planning and consenting decisions and conditions and that the cultural importance of such places is identified in relevant plans and policies of the various statutory agencies.</li> </ol>	<ul style="list-style-type: none"> <li>There needs to be some clear directions to councils, private developers (Māori or Pakeha) and other agencies (e.g., DOC) on consultation with Ngati Kahu on the issues around waahi tapu, waahi tupuna and other significant sites. Ngati Kahu have concerns about impacts on their ability to “live as Māori” arising from the rapid urbanisation that has occurred in Tauranga and potential impacts from Tauriko developments.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>A further City Plan overlay for the Important Amenity Landscape Plan Area provides additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</li> <li>The sites of cultural importance were identified through the Cultural Heritage Assessment, Cultural Values Assessment and Wananga sessions facilitated for Te Kauae a Roopu.</li> </ul>

	<p>unregistered waahi hirahira o Ngati Kahu.</p> <p>Loss of natural and landscape character values.</p> <p>Significant sites/landscape/amenity</p>	<p>5. Ngati Kahu require that any public cultural information relating to these sites are approved by Te Runanga o Ngati Kahu/Kaumatua.</p> <p>7. Ngati Kahu will seek resources to erect interpretative panels where appropriate to educate the general public on the importance of such sites to Tangata Whenua in order to engender respect for such sites.</p> <p>8. In addition to the above, Ngati Kahu seek that all parties (including private landowners) avoid compromising the cultural, historic, and natural values of special sites as a result of inappropriate land use, subdivision and development.</p> <p>9. Ngati Kahu require protection through RMA and other protection mechanisms of known sites and appropriate maintenance if required. Protection to include protection of the integrity of the site which means protection of immediate environs to the extent needed to uphold the integrity of that site.</p> <p>13. When assessing the cultural heritage values of a site, Ngati Kahu require that the oral history and customary knowledge of Ngati Kahu is considered equally alongside any documented evidence.</p> <p>14. Any applications for activities in areas of cultural significance, including sites where there may not be any documented cultural Taonga but where the likelihood of finding sites is high, will require one or more of the following (at the cost of the applicant):</p> <p>(a) Consultation with Te Runanga o Ngati Kahu in the first instance.</p> <p>(b) Te Runanga o Ngati Kahu will ascertain which particular whanau may be affected and if necessary, make contact with that party.</p> <p>(c) A site visit will be arranged.</p> <p>(d) An archaeological survey (walk over/test pitting), by an archaeologist approved by the Te Runanga o Ngati Kahu will be sought.</p> <p>(e) A socio-cultural impact assessment will be sought.</p> <p>(f) A socio-cultural monitoring plan will be established.</p> <p>(g) An accidental discovery protocol agreement will be signed off.</p> <p>19. All registered and non-registered sites of significance belonging to Ngati Kahu (irrespective if they are situated on lands "owned" by Ngati Kahu) must be retained as such.</p>		<ul style="list-style-type: none"> <li>Maori Design Principles have been incorporated into the Tauriko West Design Framework.</li> <li>A Hapu Values Table has been developed through the Wananga sessions facilitated for Te Kauae a Roopu, which identifies how Iwi/hapū narratives will be captured and expressed creatively and appropriately through future steps during land development (by landowners) and later on when vested in council.</li> <li>TCC also has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>Applications for resource consent will, therefore, require tangata whenua consultation; and this being in addition to any archaeological investigations that may be done.</li> <li>Accidental discovery is covered by Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT).</li> <li>Guidelines for discovery, including koiwi, are included in the Partnership Agreement for Te Kauae a Roopu, set up in 2017, and reviewed in 2023 by Roopu members.</li> <li>The developers undertaking earthworks need to obtain appropriate Archaeological Authorities under HNZPT requirements.</li> </ul>
<p><b>4.4 Wai - Water</b></p>	<p>Protection of the mauri of all water.</p> <p>Disregard for the sacredness of water Mismanagement of water resources.</p> <p>Water purity.</p> <p>Water quantity.</p> <p>Stormwater.</p> <p>Environmental restoration works.</p> <p>Cumulative effects of pollution.</p>	<p>2. Authorities assess formal protection for existing areas of indigenous vegetation that have conservation value.</p> <p>3. Riparian and buffer zones and remnant native plantings around and beside waterways be protected to ensure their ecological function is maintained and that mahinga kai and waterway ecosystems are protected and enhanced.</p> <p>5. Require that adverse effects associated with the discharge of sediments on aquatic and terrestrial ecosystems are avoided.</p> <p>9. All Ngati Kahu current and future generations, must have the ability to access, use and protect ngā waimāori, and the history and traditions that are part of such landscapes.</p>	<ul style="list-style-type: none"> <li>Impacts on river margin, water quality, mauri, mahinga kai and tangata whenua wellbeing to be addressed.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Variation 1 provides for an open space zoning along the Wairoa River corridor, as well as a Conservation Zone for the riverbanks within the esplanade reserve to enhance biodiversity, and the indigenous flora and fauna of the awa and adjoining river margin.</li> </ul>

	<p>sedimentation, upstream damming and diversion.</p> <p>Increased sediment loading from land clearance activities.</p> <p>Water quality.</p> <p>Water mix between salinity and wai Maori.</p> <p>Natural vegetation contributions to water mix and Taonga.</p> <p>Access.</p> <p>Ability to sustain the system.</p> <p>Mahinga kai.</p> <p>Effects of pollutants.</p> <p>Loss of rangatiratanga.</p> <p>Well-being issues.</p> <p>Perception that developers have preference over Tangata Whenua concerns.</p> <p>Lack of accountability by councils over water allocation and sustainability.</p> <p>Lack of implementation of RWLP.</p> <p>Lack of leadership over water quality.</p> <p>Repo.</p> <p>Environmental restoration works.</p> <p>Lack of attention to socio-cultural effects of river/estuary degradation.</p> <p>Pest Control (spraying).</p> <p>Nga Puna Waimaori.</p>	<p>11. Avoid the use of ngā puna me nga roto waimāori as a receiving environment for the discharge of contaminants (e.g., industrial, residential, recreational or agricultural sources).</p> <p>15. Riparian and buffer zones around waterways must be protected to ensure their ecological function is maintained and that mahinga kai and waterway ecosystems are protected.</p> <p>16. Vehicle access must ensure that buffer and riparian zones are recognised and observed around all waterways, including drains, springs, wetlands, tarns and aquifers.</p> <p>18. Encourage protection of existing indigenous forest remnants, bush stands or regenerating indigenous vegetation through use of buffer zones.</p> <p>19. Encourage formal protection by way of covenant for existing areas of indigenous vegetation that have high cultural or conservation value.</p> <p>28. Ngati Kahu require that all water management bodies ensure that sustainable ways for managing water are placed on all users of water. This includes large users of water having to provide means for collecting rainwater, and establishing ponds for water storage as their contribution to sustainable use of water and also for ensuring that water aquifers are replenished, including in urban areas.</p>		<ul style="list-style-type: none"> <li>TCC will also obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>When the developers commence site preparations for housing development, they will obtain BoPRC consents for vegetation clearance, wetland modification/impact, earthworks and stream diversion / recreation / reclamation.</li> </ul>
<p><b>4.5 Te Awa Wairoa - Wairoa River</b></p>	<p>State of Wairoa River.</p> <p>Kai awa/kai moana loss.</p> <p>Environmental restoration works.</p> <p>Pressures from urban growth and development.</p> <p>Access.</p> <p>Protection of the mauri of all water</p> <p>Disregard for the sacredness of water</p> <p>Mismanagement of water resources</p> <p>Mahinga kai</p> <p>Effects of pollutants</p> <p>Loss of rangatiratanga</p>	<p>4. Prevent any unsustainable management practices, including siltation and pollutant effects and any activities or effects that reduce river and river margins biodiversity.</p> <p>5. Actively work to restore biodiversity that has been lost through unsustainable practices.</p> <p>9. Ngati Kahu do not support any development of any structures which will further impact on the mauri of the Awa including buildings, marinas and jetties and walkways.</p> <p>11. All Ngati Kahu current and future generations, must have the ability to access, use and protect ngā waimāori, and the history and traditions that are part of such landscapes.</p> <p>13. Ngati Kahu require that no pollutants or other harmful or toxic chemicals, including nutrient pollutants, be allowed to be put into or infiltrate into the Awa.</p> <p>18. Ngati Kahu require that 100% of all stormwater discharges to the Awa (proposed or existing) is properly treated (according to tikanga) prior to Ngati Kahu require that 100% of all stormwater</p>	<ul style="list-style-type: none"> <li>The state of Wairoa River is by far the most critical environmental issue for mana whenua o Ngati Kahu. In terms of Kaitiakitanga, the people seek full restoration of the river. We want kaiawa beds restored and flora and fauna around the margins restored also. We have issues over the prevention of access given the river scheme stop banks and other commercial operations which now prevent traditional access to what were traditional sites, watercress beds, customary fisheries (white baiting especially) and kaiawa and Tauranga waka.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Variation 1 provides for an open space zoning along the Wairoa River corridor, as well as a Conservation Zone for the riverbanks within the esplanade reserve to enhance biodiversity, and the indigenous flora and fauna of the awa and adjoining river margin.</li> <li>Access to the riverbank will be achieved through the Open Space Zone, vesting of reserve land within TCC, and through the provision of a walkway and cycleway along the length of the river margin.</li> </ul>

	<p>Well-being issues</p> <p>Perception that developers have preference over Tangata Whenua concerns.</p> <p>Opposition to any unsustainable river margins developments.</p> <p>Cultural landscapes.</p> <p>Cumulative effects on natural character.</p> <p>Water quality.</p> <p>Cumulative effects on water quality.</p> <p>Pressures from urban growth and development.</p> <p>Inappropriate land use and development.</p> <p>Protection and recognition of customary rights and access.</p> <p>Protection of known and unknown waahi tapu sites.</p> <p>Impacts of uncontrolled access to areas of sensitivity or vulnerability.</p> <p>Visual amenity values.</p> <p>Visual pollution.</p> <p>Risk to kaiawa and kaimātaitai from upper reaches discharges.</p> <p>Resource consent “caps”.</p> <p>Resource consent compliance monitoring and reporting.</p>	<p>discharges to the Awa (proposed or existing) is properly treated (according to tikanga) prior to discharging into the Awa.</p> <p>20. Ngati Kahu require authorities to impose a “Cap” to limit the amount of discharge consents on the Awa in order to limit the amount of discharges to the Awa. Ngati Kahu require no further discharge consent applications to discharge parū into the Awa to be accepted without the express permission of Te Runanga o Ngati Kahu in the first instance.</p> <p>22. Require that activities related to roading, bridges, sewage facilities, buildings and other infrastructure avoid discharges of any contaminants to the waters of Wairoa and follows or leads in best management practices.</p>		<ul style="list-style-type: none"> <li>• The river margin is to be landscaped with native trees along the ridge sides as part of the visual mitigation buffer, as well as native planting along the riverbanks to enhance biodiversity for indigenous flora and fauna.</li> <li>• TCC will also obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>• As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>• Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC’s Infrastructure Development Code (IDC).</li> <li>• The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a ‘toolbox’ of LID measures available for the developers which meet IDC requirements.</li> <li>• When the developers commence site preparations for housing development, they will obtain BoPRC consents for vegetation clearance, wetland modification/impact, earthworks and stream diversion / recreation / reclamation.</li> </ul>
<p><b>4.6 Tangaroa Raua Ko Hinemoana</b></p>	<p>Opposition to any river margins developments.</p> <p>Cultural landscapes.</p> <p>Cumulative effects on natural character.</p> <p>Pressures from urban growth and development.</p> <p>Inappropriate land use and development.</p> <p>Protection and recognition of customary rights and access.</p> <p>Protection of known and unknown waahi tapu sites.</p> <p>Protection of coastal wetland ecosystems.</p> <p>Enhancement and protection of coastal indigenous biodiversity.</p>	<p>2. Ngati Kahu require consenting bodies to demonstrate via planning documents and consent conditions that they understand the impacts on Ngati Kahu well-beings of mismanagement of the environment such as poor urban development, land use intensification, diversion of waterways, using rivers and water-ways to carry pollutants to the sea.</p> <p>3. Ngati Kahu seek to be involved in the resource management decisions and conditions of consents (if any), as Treaty partners and NOT as any community group, which impact on coastal resources around Tauranga Moana including issues around zoning and development of policies and rules to ensure that the principles of the Treaty of Waitangi are upheld in any decisions.</p> <p>4. Ngati Kahu recognise and seek avoidance for adverse effects on coastal cultural landscapes regardless of whether areas are significant.</p> <p>5. Ngati Kahu seek the use of protection tools such as buffer zones or covenants (placed on titles) or set-back lines to ensure preservation of areas of indigenous vegetation wetlands and other ecological and culturally important features and places.</p>	<ul style="list-style-type: none"> <li>• Ngati Kahu are aware of the many negative impacts of land-based activities on Tangaroa and seek to promote the relationships and values which Ngati Kahu deem necessary to restore, protect and sustain the seas and coast. Ngati Kahu acknowledge the Bay of Plenty Regional Water and Land Management Plan and its policies. However, Ngati Kahu seek the maximum operation of these policies and do not think that to date these policies have been properly given effect to.</li> <li>• In terms of Kaitiakitanga, the people seek full restoration of Te Awanui.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• Variation 1 provides for an open space zoning along the Wairoa River corridor, as well as a Conservation Zone for the riverbanks within the esplanade reserve to enhance biodiversity, and the indigenous flora and fauna of the awa and adjoining river margin.</li> <li>• There will also be an important Amenity Landscape (IAL) overlay to control development, as well as an Important Amenity Landscape (20m buffer) Management Area requiring building setbacks, colour and reflectivity controls.</li> <li>• In addition, there will be a Visual Mitigation Buffer requirement for native plantings to</li> </ul>

	<p>Risk to kaimoana and kaimātaitai from upstream discharges.</p> <p>Impacts of uncontrolled access to areas of sensitivity or vulnerability.</p> <p>Visual amenity values.</p> <p>Visual pollution.</p> <p>Visual intrusion of light pollution and the effects of such on migratory birds.</p> <p>Placement of warning signs.</p> <p>Obstruction of views.</p> <p>Loss of natural and landscape character values.</p> <p>Protection of open spaces, including out at sea.</p>	<p>6. Ngati Kahu require that visual intrusion or obstruction of views as a result of built structures are avoided.</p> <p>13. Ngati Kahu require consenting bodies to understand that the impacts of mismanagement may affect future generation's ability to carry out customary activities. Activities which have the potential to interfere with customary activities should be avoided.</p> <p>20. Support recommendations for use of marginal strips, buffer zones, riparian margins or other protection mechanisms adjacent to waterways, for protection of mahinga kai resources and places, water quality and biological diversity.</p> <p>21. Ngati Kahu do not want any further hard development of/on our coast and waterways and are opposed to marinas and/or jetties.</p> <p>23. Prohibit development on known tauranga waka, cultural, archaeological and mahinga kai sites.</p> <p>25. Avoid any discharge of human or other associated waste to water.</p>		<p>screen the urban development area along the river corridor.</p> <ul style="list-style-type: none"> <li>The extent of Open Space zoning and IAL overlay protects sites of cultural importance too, including the Terraced Kainga/Archaeological Sites/Captain Tovey house site area, and the Ruangarara Meeting area and Wairoa River margin.</li> <li>The growth area will have its own wastewater reticulation with a connection to the wider city system for treatment and disposal, and TCC will obtain the CSC required to manage and treat stormwater runoff prior to discharge.</li> </ul>
<b>4.7 Ngati Kahu Community, Village and environs</b>	<p>Pressures from urban growth and development.</p> <p>Protection of village environment.</p> <p>Environmental restoration works.</p>	<p>1. Ngati Kahu require that cultural and social effects are considered as part of an Assessment of Environmental Effects on any activity which may impinge on the wellbeing of Ngati Kahu whānau.</p> <p>2. Ngati Kahu require that any planning by Councils take into consideration the impacts on social well-being of Ngati Kahu and show how any negative effects will be avoided.</p> <p>3. Ngati Kahu require that all Councils ensure that the adverse effects of development be addressed by all developers under Council planning policies and rules, including developers who are Māori. That is, because the developers are "Māori" does not exclude them from any obligations that apply to any other developer under this Ngati Kahu Hapū Environmental Management Plan.</p> <p>4. Ngati Kahu are opposed to any development in Wairoa which puts at risk the relationship of Ngati Kahu whanau to the whenua, wai, awa, takutai and moana of Tauranga.</p> <p>5. Ngati Kahu require that any development in Wairoa must demonstrate the social, economic, cultural and environmental benefits to Ngati Kahu whānau.</p>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>RPS Australia assessed socio-economic needs for Tauriko West urban growth area; and the findings were reviewed by Property Economics to identify the scale and nature of convenience retailing and supporting community facilities.</li> <li>Boffa Miskell undertook an ecological assessment, identifying potential impacts from greenfield development on terrestrial areas, watercourses and wetlands. The findings identified what is needed under the NPS for Freshwater Management and NPS for Indigenous Biodiversity requirements – such matters being addressed at the time of earthworks and land use development.</li> <li>Variation 1 provides for an open space zoning along the Wairoa River corridor, as well as a Conservation Zone for the riverbanks within the esplanade reserve to enhance biodiversity, and the indigenous flora and fauna of the awa and adjoining river margin.</li> </ul>
<b>4.8 Economic well-being</b>	<p>Economic development.</p> <p>Social stability.</p> <p>Community benefits.</p> <p>Protection of environment.</p> <p>Protection of views.</p>	<p>2. Ensure that the existing and new infrastructure reflects the highest environmental standards (e.g., review existing stormwater infrastructure).</p> <p>3. Require that activities related to roading, bridges, sewage facilities, buildings and other infrastructure avoid discharges of any contaminants to the waters of Wairoa and follows or leads in best management practices.</p> <p>4. Ensure that the scale, siting, design, colour or landscaping of any development (e.g., protection of skylines/ridgelines) does not detract from the natural landscape.</p>	<ul style="list-style-type: none"> <li>Economic well-being has been a concern that has not drawn a lot of discussion. Generally, Ngati Kahu are accepting of industrialisation happening away from Wairoa, and support a "Live and Play in Wairoa but work elsewhere" approach.</li> <li>There is support from Ngati Kahu whanau for advancing the economic interests of Tangata Whenua. Ngati Kahu would support some tourism activity which was sustainable</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Technical assessments have been undertaken to address socio-economic factors, community benefits and protection of the environment by RPS Australia, Property Economics and Boffa Miskell respectively.</li> </ul>

			and returned the benefits to Ngati Kahu whanau.	<ul style="list-style-type: none"> <li>The extent of Open Space zoning and IAL overlay protects sites of cultural importance too, including the Terraced Kainga/Archaeological Sites/Captrain Tovey house site area, and the Ruangarara Meeting area and Wairoa River margin. Views to and from Mauao are protected for the look-out knoll at the Ruangarara Meeting area.</li> </ul>
<p><b>4.9 Relationship building, consultation, principles for engagement.</b></p>	<p>Acknowledgement and recognition of Ngati Kahu Mana whenua, Kaitiakitanga, rangatiratanga status.</p> <p>Restored and protected mauri of Te Taiao.</p> <p>Spiritual/cultural connections maintained and strengthened.</p> <p>Cultural well-being of Ngati Kahu ira tangata improved and sustained.</p> <p>Maximising protection of Ngati Kahu's cultural relationships with the environment.</p> <p>Develop, improve and sustain key relationships.</p> <p>Capability building.</p> <p>Maximise the Ngati Kahu influence.</p>	<p>Te Runanga o Ngai Kahu have a mandate to work towards advancing the cultural, social, economic and environmental well-beings of its members. With that task in mind, Te Runanga o Ngati Kahu will:</p> <ol style="list-style-type: none"> <li>Requires that early notification is provided to allow for informed and considered responses on consultation.</li> <li>Require that consultation as a minimum is consistent with the legislative requirements of the RMA and the Local Government Act 2002 and legal rulings and opinions in regard to local government authorities.</li> <li>Ngati Kahu require that any costs incurred by the Runanga in regard to consultation, should be carried by the agency or company or individual requiring consultation with Ngati Kahu. If this is not acceptable, then the consultant will be required to make an appointment to attend a regular monthly meeting of the Runanga. This may fall outside RMA timeframes. However, that is the risk carried by the consultant as Ngati Kahu has limited capacity to respond in a more efficient manner.</li> <li>Ngati Kahu will meet with and respond to the various parties on an equal partnership basis – as the Treaty of Waitangi intended.</li> <li>Ngati Kahu will make every endeavour to promote resolution of issues for which they have primary responsibility as identified by Ngati Kahu members.</li> <li>Ngati Kahu require that authorities provide appropriate resourcing, funding and training as per their obligations under the RMA 91 to with respect to building the capability of Ngati Kahu to participate effectively in decision making processes.</li> </ol> <p>Consultation protocols:</p> <p>Ngati Kahu see the consultation process as including:</p> <ol style="list-style-type: none"> <li>That the purpose of the consultation is made clear at the outset.</li> <li>That adequate information of a proposal is to be given in a timely and appropriate manner (this may mean that experts attend a hui and explain the issues) so that those consulted know what is proposed.</li> <li>That those consulted be given a reasonable opportunity to state their views and that Ngati Kahu might need a second hui for more information before being able to furnish a collective, informed response.</li> <li>That consultation process between parties is an occasion to exchange views, and not just to tell.</li> <li>That parties approach the consultation with an open mind.</li> <li>That it is important that any party or individual who initiates consultation recognise that consultation with individual kaumatua is not consultation with Ngati Kahu. Ngati Kahu requires a Hapu</li> </ol>	<ul style="list-style-type: none"> <li>Concerns about relationships with councils and other agencies were expressed at every point of consideration of environmental issues, most often expressed as a lack of trust and negativity about any remedial actions.</li> <li>Maximising protection of Ngati Kahu's cultural relationships with the environment now and for future generations will require Ngati Kahu to further develop, improve and sustain key relationships in order to maximise the Ngati Kahu influence.</li> <li>It is essential to develop co-operative and respectful relationships in managing ancestral sites. Also, some sites maybe situated on private property and will require mutually respectful relationships. These relationships are critical to achieving best outcomes for Ngati Kahu's cultural well-beings.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae a Roopu is a hapu-centric forum that meets regularly in partnership with TCC, BOPRC, WBOPDC and Waka Kotahi NZTA; and was formed at the start of the Tauriko West project in late 2016.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment (CVA) which identified spiritual/cultural value of importance to the Hapu members, and has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>The Cultural Heritage Assessment identified sites of cultural importance, and which are protected by the Open Space zoning and IAL overlay, as well as a20m buffer IAL Management Area with building setbacks and controls on colours and reflectivity for buildings. This has been affirmed through Te Kauae a Roopu.</li> <li>Wananga sessions have been facilitated for the Roopu which identified key issued and requests from the respective hapu members – and which have been captured in the Hapu Values Table setting out when, how and by whom these will be addressed.</li> <li>Some aspects are addressed in the Variation, and others to be addressed later when development commences by the landowners, or when land is vested in TCC.</li> <li>The developers will need to engage with hapu when preparing for earthworks, subdivision, and development. This ensures such aspects as blessing of the site, cultural monitoring of earthworks, and discovery of koiwi, are addressed correctly.</li> <li>TCC will obtain a CSC to manage and treat stormwater runoff prior to discharge, which will require monitoring of water quality and opportunity to develop an agreed approach to cultural monitoring, and a cultural health base index.</li> <li>TCC also commissioned technical assessments to address socio-economic factors, community benefits and protection of the environment by RPS Australia, Property Economics and Boffa Miskell</li> </ul>

		<p>or whanau consensus, NOT one or two individuals whatever their station in Maori society.</p> <ol style="list-style-type: none"> <li>15. Consultation requires adequate support and resources and agencies may need to provide appropriate expert/technical advice and resources e.g., advertising costs, costs of use of Runanga o Ngati Kahu paid employee time, to ensure informed decisions are made.</li> <li>16. Consultation is two way and the advice given by Ngati Kahu with respect to cultural values and importance should be respected and inform decision makers.</li> <li>17. Information given orally should be considered equally with written information.</li> <li>18. Apply policies in Hapu Management Plan to consent applications as per section 104 Other Matters of the Resource Management Act.</li> <li>19. Ensure as per agreement with Ngati Kahu, as an affected party, consultation on appropriate resource consent applications by consent.</li> <li>20. Ensure that cultural and social effects are considered as part of an Assessment of Environmental Effects on any activity which may impinge on the well-being and relationship of Ngati Kahu to the environment.</li> <li>21. Utilise section 92 (request for further information in relation to the application to clarify possible effects) under the Resource Management Act when additional information is necessary to enable council to better understand the potential effects of the proposal on Ngati Kahu values.</li> <li>22. Encourage use of Cultural Impact Assessments when needed.</li> <li>23. Issues involving significant cultural impacts should have a qualified pukenga representative on hearing and application panels.</li> <li>24. To use Iwi Management Plan 2008 as a guide on affected party status and when writing consent conditions.</li> <li>25. Ensure site visits and/or archaeological assessments are undertaken where needed to ensure informed decision making.</li> <li>26. Ensure appropriate duration of consents that reflect Ngati Kahu concerns.</li> </ol> <p>Monitoring</p> <ol style="list-style-type: none"> <li>27. Monitoring can be used in instances where the baseline data is lacking or there is a need to assess impact of an activity over series of time.</li> <li>28. If Kōiwi (human skeletal remains) are discovered, then any work in the area shall stop immediately and Te Runanga o Ngati Kahu will be advised as well as the respective landowner.</li> <li>29. Te Runanga o Ngati Kahu will contact the appropriate Tangata Whenua (whanau, Hapu or Iwi, mana whenua or ancestral rights holders or kaumatua of these groups).</li> <li>30. Te Runanga o Ngati Kahu will arrange a site inspection for them and look to include statutory Agencies. This may be needed to assess whether a site analysis needs to be made (for e.g., if the site is likely to contain other koiwi).</li> </ol>		<p>respectively; and their findings have been incorporated into the Variation and raised with Te Kauae a Roopu at regular hui.</p>
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<b>Te Mana Taiao O Ngai Tamarawaho Hapū Management Plan (2021)</b>				
<b>Air</b>	Desire to be involved in <u>anything</u> affecting the <i>taiao</i> .	<ul style="list-style-type: none"> <li>The air that we breathe is a basic of life. We believe it should be kept clean, free from harmful pollutants and properly safeguarded when activities are of a nature that causes a temporary change in its nature e.g., dust caused by building or road construction. There should be no discharge to air that does not meet necessary standards and all options should be explored to avoid, mitigate or remedy any such discharges.</li> </ul>	<ul style="list-style-type: none"> <li>Ngaitamarawaho expects to be consulted in all cases where a proposal or development anywhere within its rohe seeks to make discharges to air.</li> </ul>	<ul style="list-style-type: none"> <li>Regional Council function.</li> <li>Developers to apply for earthworks consent and address dust management during the earthworks season.</li> </ul>
<b>Land</b>	Desire to be involved in <u>anything</u> affecting the <i>taiao</i> .	<ul style="list-style-type: none"> <li>The land of our rohe is our turangawaewae – our place to stand. It also holds the history of our past and is an important key to our future. We have a sacred obligation to ensure that the lands within our rohe are treated with respect.</li> </ul>	<ul style="list-style-type: none"> <li>Ngaitamarawaho expects to be consulted and be an active participant in all cases where a proposal or development involves earthworks, discharges to land, or is land that holds a special cultural significance for our people such as past burial grounds, places where our people formerly lived and places of spiritual significance.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment (CVA) which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Sites of cultural importance were identified through the Cultural Heritage Assessment, the CVA, and affirmed through the Wananga for the Roopu, and protected through open space zoning, overlays, and buffer areas in Variation 1.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>Water</b>	Desire to be involved in <u>anything</u> affecting the <i>taiao</i> Ngaitamarawaho wants to restore our waterways, our estuary and harbour.	<ul style="list-style-type: none"> <li>We have a kaitiaki obligation to ensure and where possible enhance the water quality of our waterways and to protect and preserve all the life that is within those waters and places. Enhancement of the waterways includes proper use and care of the surrounding environment.</li> </ul>	<ul style="list-style-type: none"> <li>Ngaitamarawaho expects to be consulted and be an active participant in all cases where a proposal or development involves engagement in any way with our waterways – the Kopureroa Stream in particular, the Waikareao Estuary, Te Awanui - Tauranga harbour, Moana A Toi and the waters surrounding Karewa.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>TCC will obtain a CSC for the discharge of treated stormwater runoff to the Wairoa, supporting watercourses and wetlands – from the urban development of Tauriko West.</li> </ul>
<b>Relationship Principles</b>			Ngai Tamarawaho requires that its relationships with other parties be based on the following principles:	<ul style="list-style-type: none"> <li>TCC has a relationship protocol with Ngai Tamarawaho which is currently being reviewed.</li> </ul>



			<ul style="list-style-type: none"> <li>Both parties seek to provide for the cultural, social, economic and environmental well-being of their respective communities in the present and for the future.</li> <li>Both parties will act in utmost good faith</li> <li>The relationship shall be built on honesty and integrity and shall be fair and equitable and maintained in a spirit of friendship and co-operation.</li> <li>Ngai Tamarawaho is recognised as kaitiaki for their rohe and has mana whenua over that rohe.</li> <li>Ngai Tamarawaho's relationship with its culture and traditions with respect to the iwi/hapu ancestral lands (e.g., maunga, pa sites), water bodies (e.g., moana, awa and roto) sites of significance including sites recorded on national and local GIS and other records, waahi tapu and other taonga and the need to protect these.</li> <li>Ngai Tamarawaho is recognised as having an inherent right to contribute to the decision-making processes which affect their rohe.</li> </ul>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu is a hapu centric forum formed at the commencement of the project in 2016, where the 6 hapu members, including Ngai Tamarawaho, are recognised as mana whenua - and which meets regularly on an ongoing basis.</li> <li>The Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
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**Ngāti Hangarau Hapū Management Plan (2021)**

<b>Development of Whānau Land</b>	<p>2A. Enable a coordinated approach to ensure that:</p> <ul style="list-style-type: none"> <li>Our hapū members can move home and build on whānau land without unnecessary restrictions and costs.</li> <li>Land is retained in whānau ownership and/or if for sale provided to the hapū (or its members) before being sold on the open market.</li> <li>Significant sites are protected.</li> <li>Our taiao remains at the core of urban development strategy.</li> <li>We have the ability to connect safely, efficiently and without cost barriers to quality water, wastewater, stormwater, internet, roading</li> </ul>	<p>2.1. Ngāti Hangarau Hapū Trust is an affected party to all resource consent applications within the Rural Māori Community Zone and wider rohe of Ngāti Hangarau.</p> <p>2.2. Ngāti Hangarau Hapū Trust supports more development on whānau land provided that:</p> <ul style="list-style-type: none"> <li>Cultural heritage sites are protected from damage or destruction.</li> <li>The rural character of the area is retained.</li> <li>Avoids negative impact on our awa, moana and wider taiao.</li> </ul> <p>1.3. Ngāti Hangarau Hapū Trust to work with landowners, whānau and Councils to prepare a development strategy for the area to:</p> <ul style="list-style-type: none"> <li>Guide and enable development while giving effect to Policy 3.2.</li> <li>Inform the upcoming review of the City Plan provisions.</li> </ul> <p>1.4. Ngāti Hangarau Hapū Trust is supportive of the potential, via UFTI, for passenger rail and cycle ways between Omokoroa and Tauranga providing that the passages do not interrupt wāhi tapu or other areas of significance to Ngāti Hangarau. It is essential that Ngāti Hangarau are involved in any urban development and transportation planning within our rohe.</p>	<p>2.0. Hangarau Development Strategy (Policy 2.3). Prepare a development strategy by way of hui, surveys, workshops and/or wananga with landowners, whānau and Councils. The strategy will include:</p> <p><u>Insights about whānau aspirations to move home and/or build:</u></p> <ul style="list-style-type: none"> <li>Number of whānau who are ready to build now (checklist of things including landowner/MLC approval, funding, type of housing and facilities needed).</li> <li>Number of whānau who want to build on their whenua within the next 5-10 years.</li> <li>Discussion within hapū about interim solution for those needing housing situation (rezoning) resolved urgently.</li> </ul> <p><u>Insights from landowners about:</u></p> <ul style="list-style-type: none"> <li>Aspirations for development, including housing type and density.</li> <li>Barriers to development.</li> <li>What infrastructure services do current residents want access to.</li> </ul>	<ul style="list-style-type: none"> <li>Accessibility to the river margin and open space network for Tauriko West will be achieved through Open Space Zoning, future subdivision by developers and vesting of land in Council. However, the 'development of whanau land' is not applicable as there is no whanau land with the Tauriko West.</li> </ul>
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	<p>infrastructure, as well as community facilities.</p> <ul style="list-style-type: none"> <li>• Sustainability is promoted throughout decision making.</li> </ul>		<ul style="list-style-type: none"> <li>• Who wants to be a part of a working group to drive and implement the development strategy.</li> </ul> <p><u>As a collective or working group (hapū/marae committee/whānau/landowner):</u></p> <ul style="list-style-type: none"> <li>• Values and/or principles for development.</li> <li>• Seek funding to establish new position for the hapū to drive and deliver this work. Alternatively, seek additionally support from City Council to assist with the delivery of these priority actions.</li> <li>• Areas to avoid or restrict development (e.g., wāhi tapu, ecological areas, hazards, viewshaft restrictions).</li> <li>• Level of development that is appropriate close to Hangarau marae and Urupā (to provide clarity to Policy 2.2 and 3.1).</li> <li>• Areas for housing intensification (density, property lot size).</li> <li>• Identify the potential of alternative land blocks (away from current Bethlehem zoning) to develop.</li> <li>• Requirements for infrastructure (water, wastewater, stormwater, footpaths and roading), community facilities and services.</li> <li>• Ease and safety of access for walking or accessing mahinga kai and kaimoana.</li> <li>• Whether any zone boundaries need to change.</li> <li>• Approval of interim solutions to unlock building restrictions for those whānau ready to build (Lifting the cap of 50 houses - common resource consent filed by the hapū for x amount of houses). This may need to incorporate potential environment assessment.</li> <li>• Land retention strategy.</li> <li>• Outcomes of discussions with TCC and BOPRC regarding infrastructure requirements, resource consent requirements and potential changes to a city and/or regional plan.</li> <li>• Ensure planning highlights any 'out of bounds' development such as opening up the end of Bethlehem</li> </ul>	
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			<p>Road to connect with Carmichael Reserve.</p> <ul style="list-style-type: none"> <li>• Development activities cannot compromise or override our ability to exercise our rangatiratanga, mana, tikanga and kawa.</li> <li>• Determine impact of development planning on rates and service connection costs for current residents.</li> </ul>	
<b>Taiao</b>	<p>3A. Our taiao is viewed and cared for as a single interconnected system.</p> <p>3B. Manage the impacts of human activity to improve and enhance the life supporting capacity of our taiao.</p> <p>3C. We are actively involved in the care of our taiao.</p> <p>3D. We are prepared for and resilient to the impacts of climate change. Promoting eco-friendly, sustainable ways to live and prosper.</p>	<p>3.1. Ngāti Hangarau Hapū supports efforts by landowners (particularly hapū and whānau land blocks) to lead by example; work within the natural limits of the environment and demonstrate kaitiakitanga. This includes:</p> <ul style="list-style-type: none"> <li>• Reducing runoff and/or leaching of sediment and nutrients.</li> <li>• Taking only what water is needed and using it efficiently.</li> <li>• Adequate buffer distances between agrichemical sprays (herbicides, insecticides, fungicides) and dwellings, schools, waterways or wetlands.</li> <li>• Restoring and enhancing riparian margins and wetlands.</li> <li>• Restoring ecological corridors for our taonga bird and fish species.</li> </ul> <p>3.2. Ngāti Hangarau Hapū opposes:</p> <ul style="list-style-type: none"> <li>• The discharge of contaminants to rivers, streams, wetlands and coastal waters.</li> <li>• Over-allocation of water from rivers, streams, groundwater aquifers and geothermal aquifers.</li> <li>• Any further draining of wetlands.</li> <li>• One dimensional environmental consulting that only focuses on a Western model of research.</li> </ul> <p>3.3. BOPRC, TCC and WBOPDC to work with Ngāti Hangarau Hapū to:</p> <ul style="list-style-type: none"> <li>• Discuss how, in practice, a holistic and integrated approach is taken in relation to land, freshwater and geothermal planning and management within our rohe.</li> </ul> <p>3.5. BOPRC to work with and support Ngāti Hangarau Hapū Trust to:</p> <ul style="list-style-type: none"> <li>• Articulate what Te Mana o Te Wai means to us.</li> <li>• Identify our values and interests associated with freshwater and freshwater ecosystems.</li> <li>• Incorporate our values and interests in the setting of water quantity and quality limits.</li> <li>• Ensure that freshwater allocation: <ul style="list-style-type: none"> <li>a. provides for cultural uses ('cultural allocation').</li> <li>b. encourages shared use of water, but governance of water rights includes Hapū representation.</li> <li>c. The mauri of our water is not further impacted by commercial rights.</li> </ul> </li> </ul>	<p>3.0. Hapū capacity and capability building (Policies 3.3 &amp; 3.9) Prepare and implement a hapū capacity and capability plan.</p> <p>3.1. Sustainability and Climate change research (Policy 3.10) Commission and/or collate research to understand the impact of sustainability and climate change within our rohe, in particular impacts on:</p> <ul style="list-style-type: none"> <li>• Our marae, urupā and kaumatua housing.</li> <li>• Indigenous biodiversity, including our native trees, birds, kaimoana and mahinga kai species.</li> <li>• Water availability and quality.</li> <li>• Sustainable and eco-friendly living.</li> <li>• Multiple owned Māori land and/or Treaty settlement lands.</li> <li>• Business opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>• The Wairoa River margin will be protected by open space zoning and overlays for landscape amenity controls.</li> <li>• Cultural sites of importance will be protected by the open space zones, overlays for landscape amenity and a buffer zone for building setbacks, colour and reflectivity controls.</li> <li>• The Wairoa Riverbank will have a Conservation Zone to enhance biodiversity for native flora and fauna.</li> <li>• TCC will obtain a CSC to manage stormwater runoff treatment and discharge.</li> <li>• Future housing is to be raised above future flood levels determined through global warming scenarios, a high predicted sea level rise of 1.59m, and climate change adjusted factors for storms and high tide events.</li> <li>• The Variation will provide for medium density residential housing, convenience retailing and community facilities, recreation grounds and open space – all connected by way of 'blue-green' corridors for stormwater overland flow paths and walkway/cycleways.</li> </ul>

		<p>3.7. Ngāti Hangarau Hapū Trust supports sustainable or complementary ventures and uses of lands within our rohe. This could include the use of land:</p> <ul style="list-style-type: none"> <li>To enhance habitats and ecosystems for our taonga species.</li> <li>To strengthen cultural identity (e.g., for wānanga; as an urupā or a marae).</li> </ul>		
<p><b>Our Cultural Heritage, Practices and Identity</b></p>	<p>4A. Sites, areas and landscapes of cultural significance to Ngāti Hangarau are protected, including traditional viewshafts referenced from our history.</p> <p>4B. Our whānau are physically and spiritually connected to their ancestral lands, waterways and practices.</p>	<p>4.1. Ngāti Hangarau Hapū Trust requires consultation for:</p> <ul style="list-style-type: none"> <li>Excavation or disturbance of cultural heritage sites scheduled in the City Plan or NZ Archaeological Association register.</li> <li>Development works within the vicinity of any wāhi tapu.</li> </ul> <p>4.2. Ngāti Hangarau Hapū Trust highlights that the cultural value of a site or area within our rohe can only be determined through engagement. Council staff and developers should not rely on archaeological reports as the sole source of technical information in relation to the cultural value of a particular site or area.</p> <p>4.3. Ngāti Hangarau Hapū Trust opposes new activities or developments within our rohe if it limits our ability to access waahi tapu, mahinga kai and undertake customary activities.</p> <p>4.4. Ngāti Hangarau Hapū Trust requires, for all consented earthworks within our rohe.</p> <ul style="list-style-type: none"> <li>Accidental discovery protocols as a condition to a resource consent and/or archaeological authority.</li> <li>Contractor karakia and briefings prior to the commencement of earthworks.</li> <li>Contractor karakia at the conclusion of earthworks.</li> <li>Cultural monitoring of earthworks in areas with a high risk of waahi tapu, koiwi and/or taonga tuku iho discovery. Monitoring preferably completed by hapū representative(s) who are trained and adequately qualified/experienced.</li> <li>Cultural Impact Assessments or Cultural Values Assessments are completed for all major works. Major works will be determined by the Hapū only.</li> </ul> <p>4.5. Ngāti Hangarau Hapū Trust to work with:</p> <ul style="list-style-type: none"> <li>TCC and WBOPDC to schedule more sites of cultural significance in City and/or District Plan.</li> </ul> <p>4.7. Ngāti Hangarau Hapū Trust to work with whānau and any relevant external parties to determine how our land and areas of cultural significance could be managed and/or protected. This includes:</p> <ul style="list-style-type: none"> <li>Use of pou, tohu, wayfinding, information boards and other mahi toi to celebrate and share cultural and historical information about the site.</li> <li>Formal protection (e.g., district plan; waahi tapu registration).</li> <li>Physical protection (e.g., erosion protection works).</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Sites of significance will be protected by Open Space zoning in City Plan – including the Terraced Kainga/Archaeological Sites/Captain Tovey area, the Ruangara Meeting Area and look-out knoll, and Wairoa River margin.</li> <li>A further City Plan overlay for the Important Amenity Landscape Plan Area provides additional protection within this Open Space Zone, by way of land use controls for the same cultural sites.</li> <li>The sites of cultural importance were identified through the Cultural Heritage Assessment, Cultural Values Assessment and Wananga sessions facilitated for Te Kauae a Roopu (a hapu-centric forum comprising hapu with mana whenua status).</li> <li>Maori Design Principles have been incorporated into the Tauriko West Design Framework.</li> <li>A Hapu Values Table has been developed through the Wananga sessions facilitated for Te Kauae a Roopu, which identifies how Iwi/hapū narratives will be captured and expressed creatively and appropriately through future steps during land development (by landowners) and later on when vested in council.</li> <li>This Hapu Values Table provides for a later stage of development with opportunity for contractor karakia, briefings prior to commencement of earthworks, Contractor karakia at the conclusion of earthworks, and cultural monitoring, and any discovery of koiwi. This also includes recognition of important cultural sites and naming to recognise traditional places names.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> <li>Therefore, developer led applications for resource consent will require tangata</li> </ul>

		<ul style="list-style-type: none"> <li>Restricting public access (e.g., using signage and barriers/fencing).</li> <li>Enabling whānau (and if appropriate public) access by way of landowner agreements and adding signage and walkways.</li> <li>Ensuring that our right to exercise and practice our traditional tikanga and kawa are never compromised as a result of development, housing encroachment, political influence and government policy.</li> </ul> <p>4.8. Councils and developers to work with Ngāti Hangarau Hapū Trust to ensure our:</p> <ul style="list-style-type: none"> <li>Traditional place names are recognised and restored.</li> <li>Significant sites and landmarks are acknowledged within our rohe.</li> <li>Hapū stories are captured and expressed appropriately.</li> </ul>		<p>whenua consultation; and this being in addition to any archaeological investigations that may be done.</p> <ul style="list-style-type: none"> <li>Guidelines for discovery, including koiwi, are included in the Partnership Agreement for Te Kauae a Roopu, set up in 2017, and reviewed in 2023 by Roopu members.</li> <li>The developers will undertake earthworks, and therefore, need to obtain appropriate Archaeological Authorities under HNZPT requirements.</li> </ul>
<b>A Better Way of Working &amp; Engaging</b>	<p>1A. Ngāti Hangarau has a genuine and collaborative Treaty partnership with local and central Government agencies and relevant private companies operating within our rohe.</p> <p>1B. We are involved in plans, projects, processes and decisions that impact our hapū, whānau and taiao.</p>	<p>1.1. Ngāti Hangarau Hapū Trust expects that the engagement principles and protocols in Section 6 of this Plan will be adhered to in relation to resource consent, concession, plan, bylaw and strategy processes.</p> <p>1.3</p> <p>a) Ngāti Hangarau Hapū oppose further use of the Public Works Act and related legislation to acquire land for the ever-increasing demands of Tauranga City.</p> <p>b) Ngāti Hangarau will continue to pursue land acquisition opportunities within the rohe of the Hapū.</p> <p>1.4 Ngāti Hangarau Hapū Trust wishes to pursue co-governance and management opportunities and advocates for the use of protocol or relationship agreements. This could include:</p> <ul style="list-style-type: none"> <li>Informal protocol agreements or formal Mana Whakahono-ā-Rohe (Iwi participation arrangements) with City, District and Regional Councils.</li> <li>Formal MoU arrangements with City, District and Regional Councils</li> <li>Agreements or MoU equivalents are encouraged to be in Te Reo as well as English.</li> </ul>	<p>1.0. Relationship agreements (Policy 1.4)</p> <p>Initiate and/or review relationship agreements with Councils, Central Government agencies, primary industry land users and electricity generation companies.</p>	<ul style="list-style-type: none"> <li>TCC and Ngati Hangarau have a 2004 Protocol, updated in 2021.</li> <li>Council saw the need early on for a partnership with tangata whenua in 2016.</li> <li>This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> <li>Hapu members of the Roopu are recognised as having mana whenua status, including Ngati Hangarau.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when.</li> <li>Some aspects are addressed through Variation 1, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> </ul>
<b>Pirirakau Hapū Management Plan (2017)</b>				
<b>1.2 Pirirakau Cultural Recognition</b>		<ul style="list-style-type: none"> <li>Where it is appropriate, recognition and inclusion of Pirirakau identity and culture is to be promoted amongst agencies and local community as the tribal hapū of the area. Pirirakau is a hapū of Ngati Ranginui Iwi.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>

				<ul style="list-style-type: none"> <li>Te Onewa Consultants identified sites of cultural importance which are to be protected through the Variation and the use of open space zones, landscape amenity overlays and a 20m buffer area with building setbacks, colour and reflectivity controls.</li> <li>The sites of cultural importance were affirmed through Wananga and identified through the structure planning process to be protected in the Variation 1 provisions.</li> </ul>
<b>1.3 Kaitiakitanga recognition</b>	Kaitiakitanga aspires to assert all concepts of Te Ao Māori.	<ul style="list-style-type: none"> <li>We require greater recognition be given of tāngata whenua as kaitiaki being a legitimate indigenous right to raise awareness with a regional, industry and community wide target.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment on behalf of the hapu members, and which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>1.5 Mahi ngātahi Partnerships</b>	We expect to aspire to the Treaty of Waitangi resulting in a partnership which provides equality.	<ul style="list-style-type: none"> <li>Pirirakau have collaborated with agencies with respectfully driven involvement. We seek to ensure participation in effective consultation and decision making. The realm of mahi ngātahi through treaty settlements has elevated Pirirakau to ensure this is guaranteed.</li> </ul>		<ul style="list-style-type: none"> <li>Pirirakau is a member of Te Kauae a Roopu in partnership with Waka Kotahi NZTA, BOPRC, WBOPDC and TCC.</li> </ul>
<b>1.6 Rohe cultural recognition</b>	Pirirakau seek support to erect carved pou at each entry on the state highway marking the boundaries of the Pirirakau rohe.	<ul style="list-style-type: none"> <li>At entry points of the Pirirakau rohe and throughout the Pirirakau rohe there has been a longstanding vision which includes carved pou and signage to inform thoroughfare commuters and local community of the area they are in.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which identifies what is expected of Waka Kqotahi NZTA, as well as having an input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>3.1 Our taonga fauna and flora has become heavily diminished</b>	Wherever possible we wish to retain natural environments where our taonga exists and ensure there are processes in place for protection as a matter of national significance.	<ul style="list-style-type: none"> <li>We expect that within the current consent framework an assessment of environmental effects will extend to identify indigenous species and conditions can be developed through hapū appropriate consultation.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>The Wairoa River margin will be protected by open space zoning and overlays for landscape amenity controls.</li> <li>Cultural sites of importance will be protected by the open space zones, overlays for landscape amenity and a buffer zone for building setbacks, colour and reflectivity controls.</li> <li>The Wairoa Riverbank will have a Conservation Zone to enhance biodiversity for native flora and fauna.</li> <li>TCC will obtain a CSC to manage stormwater runoff treatment and discharge.</li> </ul>
<b>3.10 Archaeology</b>	Develop policy which returns artefacts to Pirirakau as an authorised receiver.	<ul style="list-style-type: none"> <li>As pressures of development increase, we seek ongoing involvement of archaeological authorities and we seek to develop policy which returns artefacts to Pirirakau as an authorised receiver with a simplified process in making an application to Ministry of Culture and Heritage.</li> </ul>		<ul style="list-style-type: none"> <li>This is covered by Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT).</li> <li>Guidelines for discovery, including koiwi, are included in the Partnership Agreement for Te Kauae a Roopu, set up in 2017, and reviewed in 2023 by Roopu members.</li> <li>The developers will undertake earthworks and need to obtain appropriate Archaeological Authorities under HNZPT requirements.</li> </ul>

<p><b>4.3 Water discharge</b></p>	<p>Our desired outcomes are that control mechanisms address and reverse the state of our water environs.</p>	<ul style="list-style-type: none"> <li>We seek an ongoing commitment of agencies controlling water discharges and contaminants from the various activities related to agriculture, horticulture, storm water run-off and sedimentation.</li> </ul>	<ul style="list-style-type: none"> <li>Full consultation is required with Pirirakau.</li> </ul>	<ul style="list-style-type: none"> <li>TCC will obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>When the developers commence site preparations for housing development, they will obtain BoPRC consents for vegetation clearance, wetland modification/impact, earthworks and stream diversion / recreation / reclamation.</li> </ul>
<p><b>4.5 All activity within water environs</b></p>		<ul style="list-style-type: none"> <li>We are opposed to activity which influences our natural water environments</li> </ul>	<ul style="list-style-type: none"> <li>Where there is activity which includes dredging, altering natural watercourses, drain alterations we require full consultation.</li> </ul>	<ul style="list-style-type: none"> <li>The developers are responsible for obtaining consents for earthworks, riverbed works, wetlands and re-created streams. This will require consultation with tangata whenua.</li> </ul>
<p><b>4.6 Sewerage discharge into water environs</b></p>			<ul style="list-style-type: none"> <li>We require the issue be comprehensively targeted as a not permitted activity.</li> </ul>	<ul style="list-style-type: none"> <li>Tauriko West will have its own reticulated wastewater system; connected to the Landing Drive pump station at The Lakes, and Southern Pipeline linkage to Te Maunga wastewater treatment plant.</li> <li>Wastewater discharges for Tauriko West will be through the consented City Council network.</li> </ul>
<p><b>4.7 Wairoa River</b></p>		<ul style="list-style-type: none"> <li>Pirirakau seek to gain support for remediation work to restore natives, riparian planting, protect kawau (shag) colony and provide stability of Pukewhanake Pa and safety for public whilst recognising the cultural importance of the combined area.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>A wide river margin will be retained as Open Space with walkways and cycleways for accessibility.</li> <li>Riparian planting will be required along with a Visual Mitigation Buffer on the riverbank escarpments.</li> </ul>

				<ul style="list-style-type: none"> <li>The riverbank will be zoned as Conservation Zone to enhance biodiversity for native flora and fauna.</li> <li>TCC will obtain a CSC to manage stormwater runoff treatment and discharge.</li> </ul>
<b>5.3 Access</b>		<ul style="list-style-type: none"> <li>Pirirakau access to coastal, river and streams has remained uninterrupted we expect all development does not impact on access.</li> </ul>	<ul style="list-style-type: none"> <li>Development includes access or reserve contributions of esplanade reserves for public access.</li> </ul>	<ul style="list-style-type: none"> <li>A wide river margin will be retained as Open Space with walkways and cycleways for accessibility.</li> <li>The riverbank will be zoned as Conservation Zone to enhance biodiversity for native flora and fauna.</li> </ul>
<b>5.4 Development</b>		<ul style="list-style-type: none"> <li>Pirirakau seek cultural mitigation including participation, decision making, cultural impact assessments, naming rights, reserve areas set aside for archaeological discoveries, cultural monitoring, cultural design as conditions within the current consent framework.</li> </ul>	<ul style="list-style-type: none"> <li>We expect that all future applications for development/infrastructure, roading projects and respective consents will consider their cultural effects.</li> </ul>	<ul style="list-style-type: none"> <li>Council saw the need early on for a partnership with tangata whenua in 2016.</li> <li>This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> <li>Hapu members of the Roopu are recognised as having mana whenua status, including Pirirakau.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>Wananga sessions were facilitated on behalf of the Roopu members, and a Hapu Values Table prepared in agreement with the respective Hapu members setting out the issues and requests from mana whenua, as well as an indication of how this would be met, by whom, and when.</li> <li>Some aspects are addressed through the plan change, and others by the developers, or later on by council once land is vested, such as naming rights, and capturing the narratives/stories etc through signage, QR code linkages and other cultural recognition measures.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>5.7 Protection of Waahi tapu</b>		<ul style="list-style-type: none"> <li>Any activities that interfere with such places or within the vicinity there of will require protocols and policies are in place and all consents will require developing conditions within the current consent framework.</li> </ul>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>The Cultural Heritage Assessment identified sites of cultural importance, and this was affirmed though Wananga with the Roopu members. These sites are protected through the Variation zoning, overlays and a 20m buffer area.</li> </ul>



				<ul style="list-style-type: none"> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>5.10 Council project</b>		<ul style="list-style-type: none"> <li>We consider as a hapū who engages regularly with Council that all Council projects communicate with Pirirakau and that projects within our rohe consider the addition of cultural presence with a design component with naming opportunities.</li> </ul>		<ul style="list-style-type: none"> <li>Council saw the need early on for a partnership with tangata whenua in 2016.</li> <li>This resulted in the formation of Te Kauae a Roopu which has been active throughout the planning process in expressing the views of tangata whenua.</li> <li>Hapu members of the Roopu are recognised as having mana whenua status, including Pirirakau.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>5.11 Infrastructure</b>		<ul style="list-style-type: none"> <li>Infrastructure as fundamental facilities required within our rohe requires upgrades and new projects. We seek ongoing communication and full resourced participation for roading, water supply and infrastructure related matters.</li> </ul>		<ul style="list-style-type: none"> <li>The Tauriko West structure planning process has addressed roading and accessibility, infrastructure needs and servicing for wastewater and water supply – all in liaison with Te Kauae A Roopu through regular hui and ongoing engagement.</li> <li>This includes TCC's CSC to address stormwater runoff management, treatment and disposal.</li> <li>Tauriko West will have its own reticulated wastewater system; connected to the Landing Drive pump station at The Lakes, and Southern Pipeline linkage to Te Maunga wastewater treatment plant.</li> <li>Wastewater discharges for Tauriko West will be through the consented City Council network.</li> </ul>
<b>18.3 Wetland restorations for eco education</b>		<ul style="list-style-type: none"> <li>Pirirakau are well positioned with wetland areas being a significant feature, wetlands are extremely important and fragile environments. With all our natural environments Matauranga Māori exists. We seek support to restore wetlands and establish eco learning opportunities.</li> </ul>		<ul style="list-style-type: none"> <li>The developers will address impacts on wetlands through the earthworks and associated consents under BOPRC's RNRP and the NES for Freshwater. This includes any wetland related works, restoration, and offsetting through wetland creation and enhancement.</li> <li>The developers will need to engage with tangata whenua during this consenting phase.</li> </ul>
<b>Pirirakau Hapū Management Plan (2004)</b>				
<b>4.1 Tikanga: Protocols</b>	<p>a. Protect and maintain Pirirakau tikanga.</p>	<p>a. Tikanga is a legitimate resource management practice.</p> <p>b. Tikanga guides and directs Pirirakau relationships with the environment and with people.</p>	<p>c. Ensure Pirirakau have adequate representation on forums that affect Pirirakau.</p>	<ul style="list-style-type: none"> <li>Pirirakau are represented on Te Kauae A Roopu – a hapu-centric forum that meets regularly on an ongoing basis in partnership</li> </ul>

	<p>b. Increase recognition and understanding of Pirirakau tikanga.</p>	<p>c. Pirirakau will adopt appropriate tikanga for the management of Pirirakau taonga.</p> <p>d. Tikanga provides for the relationship Pirirakau have with the natural environment.</p>		<p>with Waka Kotahi NZTA, BOPRC, WBOPDC and TCC.</p>
<b>4.3 Kaitiakitang: Guardianship</b>	<p>a. Protect and maintain all taonga significant to Pirirakau.</p> <p>b. Exercise of traditional mechanisms to protect or restore taonga significant to Pirirakau, including tapu, rahui and noa.</p> <p>c. Provide for the needs of future generations.</p>	<p>a. Kaitiakitanga safeguards Pirirakau taonga.</p> <p>b. Pirirakau will exercise its role as kaitiaki over all traditional taonga significant to Pirirakau.</p> <p>c. Pirirakau must ensure tikanga is passed to the next generation.</p>	<p>a. Actively participate and engage with statutory authorities, hapu and iwi, community, developers and key stakeholders in the management of taonga significant to Pirirakau.</p> <p>b. Promote Pirirakau tikanga and values associated with taonga significant to Pirirakau within and outside the hapū.</p>	<ul style="list-style-type: none"> <li>• Pirirakau are represented on Te Kauae A Roopu and recognised as having mana whenua status.</li> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>4.4 Rangatiratanga: Self-Determination</b>	<p>a. Pirirakau will exercise their rangatiratanga over Pirirakau responsibilities and affairs.</p> <p>b. Pirirakau advocacy will display leadership.</p>	<p>a. Pirirakau will maintain rangatiratanga over hapū interests and affairs.</p> <p>b. Rangatiratanga over taonga will continue to be exercised.</p>	<p>a. Conduct affairs in accordance with Pirirakau tikanga.</p> <p>b. Participate in matters and issues that affect Pirirakau.</p> <p>c. Consult with statutory authorities, hapū and iwi, community, developers and key stakeholders on issues affecting them.</p>	<ul style="list-style-type: none"> <li>• Pirirakau are represented on Te Kauae A Roopu, recognised as having mana whenua status, and working in partnership with Waka Kotahi NZTA, BOPRC, WBOPDC and TCC.</li> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>4.5 Mauritanga: Well Being</b>	<p>a. Recognition of the innate and inherent life force contained in all things.</p>	<p>a. Pirirakau will maintain the mauri of traditional Pirirakau taonga.</p> <p>b. Mauri is recognised as an indicator of spiritual and physical well-being of Pirirakau taonga.</p>	<p>a. Use traditional mechanisms and techniques to measure environmental quality and mauri.</p> <p>b. Monitor the state of Pirirakau taonga.</p> <p>d. Advocate for the protection or restoration of Pirirakau taonga where mauritanga is affected.</p>	<ul style="list-style-type: none"> <li>• Te Kauae A Roopu produced a Cultural Values Assessment which identifies spiritual and cultural matters of importance / significance – and which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>4.7 Manawhenua: Customary Authority</b>	<p>a. The exercise of kaitiakitanga over traditional Pirirakau lands.</p> <p>b. Maintain Pirirakau tikanga over traditional Pirirakau lands.</p>	<p>a. Pirirakau has manawhenua from the Wairoa River to the Waipapa River, from the foreshore of the Tauranga Harbour to the upper ridges of the Kaimai Range.</p> <p>b. Pirirakau will maintain and protect manawhenua over traditional taonga significant to Pirirakau.</p>	<p>a. Engage constructively with statutory authorities, hapū and iwi, community, developers and key stakeholders in the management of traditional Pirirakau lands.</p> <p>b. Actively protect Pirirakau interests in the rohe..</p>	<ul style="list-style-type: none"> <li>• Pirirakau are represented on Te Kauae A Roopu, recognised as having mana whenua status, and working in partnership with Waka Kotahi NZTA, BOPRC, WBOPDC and TCC.</li> </ul>
<b>4.8 Ahi Kaa: Occupation</b>	<p>a. Maintain Pirirakau presence within the rohe.</p> <p>b. Maintain Pirirakau traditions and history of lands and associated taonga.</p>	<p>a. Ahi Kaa will be maintained within the Pirirakau rohe.</p> <p>b. Pirirakau lands must be maintained in the ownership of Pirirakau.</p>	<p>a. Retain Pirirakau lands within Pirirakau.</p>	<ul style="list-style-type: none"> <li>• The Wairoa River is of spiritual and cultural significance to Pirirakau, and the land within their rohe is on the western side of the awa.</li> </ul>
<b>4.10 Mahi Ngatahi: Partnership</b>	<p>b. Communicate Pirirakau interests in the management of taonga significant to Pirirakau.</p>	<p>b. Pirirakau expect communication and consultation on issues that affect Pirirakau ‘kanohi ke te kanohi (face to face).’</p>	<p>a. Continue to actively work with statutory authorities, hapū and iwi, community, developers and key stakeholders on issues that affect Pirirakau.</p>	<ul style="list-style-type: none"> <li>• Pirirakau are represented on Te Kauae A Roopu, actively engaged in regular hui, meeting on an ongoing basis, and involved with Wananga and follow up discussions for Tauriko West urban growth area’s Variation and CSC for stormwater.</li> </ul>
<b>5.1 Whenua Papakainga: Ancestral Lands</b>	<p>a. Maintain ancestral lands and provide for the use of these lands in accordance with</p>	<p>a. Pirirakau to maintain and protect lands and to use lands in accordance with Pirirakau tikanga.</p> <p>b. Enable Pirirakau land to be development appropriately in accordance with Pirirakau tikanga.</p>	<p>b. Advocate for the maintenance and development of whanau and hapū lands.</p>	<ul style="list-style-type: none"> <li>• There are no whanau or hapu lands in Tauriko West.</li> </ul>

	appropriate Pirirakau tikanga.			
<b>5.2 Waahi Tapu: Identified Sites of Significance</b>	<p>a. Recognise the traditional spiritual and customary importance of waahi tapu and ensure that all waahi tapu are protected in accordance with Pirirakau tikanga.</p> <p>b. Preserve the character and features of all identified waahi tapu to Pirirakau.</p>	<p>a. All identified waahi tapu must be protected from disturbance and interference from insensitive works or developments.</p> <p>b. Pirirakau recognise the value and significance of identified waahi tapu within the natural and cultural landscape.</p> <p>c. Activities should not adversely affect the character of an identified site.</p> <p>d. Avoid where possible inappropriate subdivision, use and development that conflicts with the character of an identified site of significance.</p>	<p>a. Record all identified sites of significance.</p>	<ul style="list-style-type: none"> <li>Te Onewa Consultants identified all sites of cultural importance, and Te Kauae A Roopu produced a Cultural Values Assessment to address values of spiritual significance – particularly for the Wairoa River, the respective Taniwha and areas of significance at the confluence of the Ruangarara and Wairoa Rivers.</li> <li>The urban growth does not include the Wairoa River, however the protection of the river margin and the Ruangarara Meeting Area are protected as Open Space zoning with an Important Amenity Landscape overlay for additional protection from development, as well as a 20m buffer area to control building setbacks, colour and reflectivity.</li> </ul>
<b>5.3 Waahi Tapu Kua Ngaro: Unidentified Sites of Significance</b>	<p>a. Protect the cultural integrity of the site.</p> <p>b. Work toward a positive solution to the satisfaction of Pirirakau, the statutory authorities, hapū and iwi, community, developers and key stakeholders.</p>	<p>a. All waahi tapu must be protected in a culturally appropriate manner.</p> <p>b. All articles or artefacts unclaimed by Pirirakau are to remain on site.</p> <p>c. Where practical, a site is to be set aside as a reserve for the disposal of artefacts.</p>	<p>a. Active dialogue with the owner or developer and the statutory authorities.</p>	<ul style="list-style-type: none"> <li>TCC has a policy for itself and applicants for consulting with tangata whenua on resource consent applications.</li> </ul>
<b>5.4 Whakawatea – Waahi Tapu: Access to Sites of Significance</b>	<p>a. Establish reasonable access to sites of significance.</p>	<p>a. Access to sites of cultural significance should be maintained.</p> <p>b. Protect those sites of significance to Pirirakau.</p>		<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment to identify values of spiritual significance – particularly for the Wairoa River, the respective Taniwha and areas of significance at the confluence of the Ruangarara and Wairoa Rivers.</li> <li>The adjoining river margin is to be protected through the Variation as Open Space Zone, with a walkway and cycleway to be provided for accessibility.</li> <li>However, the area below the Ruangarara Look-out knoll is not easily accessible, and will remain secluded from the walkway above, given its close proximity to the confluence of the Ruangarara and Wairoa Rivers.</li> </ul>
<b>5.5 Waahi Taonga: Heritage Protection</b>	<p>a. Pirirakau to protect their cultural heritage.</p>	<p>a. Cultural heritage is a taonga.</p>		<ul style="list-style-type: none"> <li>Te Onewa Consultants identified sites of cultural importance for protection through the open space zoning of the Variation; and Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>6.1 Wai: Water</b>	<p>a. Recognise the relationship Pirirakau have to water systems.</p>	<p>a. Access to waterways within the Pirirakau rohe must be maintained Pirirakau.</p> <p>b. Any adverse effects of water and land-based activities on water must be avoided or mitigated.</p>	<p>a. Encourage riparian planting.</p>	<ul style="list-style-type: none"> <li>Te Kauae A Roopu produced a Cultural Values Assessment which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>

	<p>b. Maintain the life supporting capacity of water systems.</p> <p>d. Ensure that adverse effects from land use activities on water quality are avoided.</p> <p>e. Ensure land use activities maintain both water quality and quantity within water catchments.</p>			<ul style="list-style-type: none"> <li>The river margin will be zoned as Open Space and the riverbank as Conservation Zone to enhance biodiversity and native flora and fauna.</li> <li>TCC will obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>When the developers commence site preparations for housing development, they will obtain BoPRC consents for vegetation clearance, wetland modification/impact, earthworks and stream diversion / recreation / reclamation.</li> </ul>
<b>6.2 Whenua: Land</b>	<p>a. Protect and enhance the natural features and landscapes within the Pirirakau rohe of value to Pirirakau.</p>	<p>a. All land use activities must avoid or mitigate the negative effects on natural landscapes of value and significance to Pirirakau.</p> <p>b. Pirirakau will promote the restoration of landscapes important to Pirirakau.</p>	<p>a. Identify natural landscapes of value to Pirirakau.</p>	<ul style="list-style-type: none"> <li>Te Onewa Consultants identified landscape areas of cultural importance in the Cultural Heritage Assessment, and Boffa Misjkell has addressed these findings in the Landscape Assessment and recommendations for the Important Amenity Landscape provisions.</li> <li>Te Kauae A Roopu produced a Cultural Values Assessment which builds on this, and which has had input into the Objective, Policy and Method framework for Variation 1.</li> </ul>
<b>6.4 Nga Rakau Me Nga Kararehe: Flora and Fauna</b>	<p>a. Protection and enhancement of the life supporting capacity and the ecological intrinsic conservation and cultural values of the rohe's natural taonga.</p>	<p>a. Avoid or mitigate adverse effects on the ecological integrity, functioning, habitat values, natural character or amenity of taonga of significant natural and cultural value.</p> <p>b. Promote the protection of natural habitats to sustain their life supporting capacity as indigenous ecosystems.</p>	<p>c. Identify significant natural areas within the rohe, including areas of indigenous vegetation, habitats of indigenous fauna and other natural features.</p>	<ul style="list-style-type: none"> <li>The ecological assessment by Boffa Miskell established that there are no significant natural areas in Tauriko West urban growth area.</li> <li>Although, the river margin will be zoned as Open Space and the riverbank as Conservation Zone to enhance biodiversity and native flora and fauna.</li> </ul>

<p><b>7.1 Nga Huarahi: Roads</b></p>	<p>a. Ensure roading infrastructure is developed in a way that does not compromise Pirirakau values associated with the land, marine environment and waterways.</p>	<p>a. Values associated with the land, marine environment and waterways must be protect from inappropriate roading infrastructural development.</p>	<p>a. Continue to actively work with statutory authorities including Western Bay of Plenty District Council, Environment Bay of Plenty and Transit New Zealand to resolves issues that may arise.</p>	<ul style="list-style-type: none"> <li>• Both Waka Kotahi NZTA and TCC are involved with roading for Tauriko West and includes SH29/SH29A upgrades as well as the provision for a new roading network for internal circulation within the development area (respectively). BOPRC is involved with public transport aspects and responsible for providing services to the growth area.</li> <li>• Access to the growth area is provided through a southern connection with a new roundabout at Redwood Lane, and a northern connection at Tauriko Village – forming part of the enabling works for development to commence.</li> <li>• These enabling works include a new traffic light-controlled intersection at Cambridge Road/SH29, with a bus priority measure for Whiore Ave linking with a future Transport Hub at The Crossing. Waka KKotahi NZTA is managing these enabling works in conjunction with TCC.</li> <li>• Waka Kotahi NZTA, BOPRC and TCC are members of Te Kauae a Roopu working in partnership with the Hapu members; and Pirirakau are represented on Te Kauae a Roopu, involved with such engagement.</li> </ul>
<p><b>7.2 Te Papa Aawha: Stormwater</b></p>	<p>a. Ensure adverse environmental effects are avoided.</p> <p>b. Contamination of waterways as a result of stormwater discharge is avoided, remedies or mitigated.</p> <p>c. Ensure stormwater infrastructure is developed in a way that does not compromise Pirirakau values associated with the land, marine environment and waterways.</p> <p>d. Ensure the discharge of stormwater does not compromise the mauri of water sources.</p>	<p>a. The adverse effects of stormwater must be avoided, remedied or mitigated.</p> <p>b. Protect Pirirakau values associated with the land, marine environment and waterways from inappropriate stormwater infrastructural development or discharge.</p> <p>c. The mauri of water sources must be protected where stormwater is discharged into the environment.</p>	<p>a. Continue to actively work with statutory authorities including Western Bay of Plenty District Council, Environment Bay of Plenty and Transit New Zealand to resolves issues that may arise.</p> <p>c. Promote new technologies for future use and development in the management of stormwater.</p>	<ul style="list-style-type: none"> <li>• TCC will obtain a Comprehensive Stormwater Consent (CSC) from BoPRC to manage the discharge of treated stormwater into the receiving environment, including infiltration (ground soakage), and discharges to wetlands, streams and the Wairoa River.</li> <li>• As part of the CSC, TCC will prepare a Stormwater Management Plan (SMP) and determine water quality aspects for the receiving waterbodies. The SMP and water quality criteria will be addressed as CSC conditions.</li> <li>• Underpinning the CSC, SMP and consent conditions is an agreed stormwater Design Philosophy Statement (DPS) which sets out how the developers will establish stormwater management controls and meet TCC's Infrastructure Development Code (IDC).</li> <li>• The DPS sets out how low impact design (LID) can be achieved for stormwater management, and the SMP sets out a 'toolbox' of LID measures available for the developers which meet IDC requirements.</li> <li>• When the developers commence site preparations for housing development, they will obtain BoPRC consents for vegetation clearance, wetland modification/impact,</li> </ul>

				earthworks and stream diversion / recreation / reclamation.
<b>7.3 Wai Paru: Wastewater</b>	<p>a. Ensure adverse environmental effects are avoided.</p> <p>b. Contamination of waterways as a result of wastewater discharge is avoided, remedies or mitigated.</p> <p>c. Ensure the wastewater infrastructure is developed in a way that does not compromise Pirirakau values associated with the land, marine environment and waterways.</p> <p>d. Ensure the discharge of wastewater does not compromise the mauri of water sources.</p>	<p>b. Pirirakau environmental quality be avoiding, remedying or mitigating adverse effects.</p> <p>c. Protect Pirirakau values associated with the land, marine environment and waterways from inappropriate wastewater infrastructural development.</p> <p>d. The mauri of water sources must be protected where wastewater is discharged into the environment.</p>	<p>a. Continue to actively work with statutory authorities including Western Bay of Plenty District Council, Environment Bay of Plenty and Transit New Zealand to resolves issues that may arise.</p> <p>d. Promote new technologies for future use and development.</p>	<ul style="list-style-type: none"> <li>Tauriko West will have its own reticulated wastewater system; connected to the Landing Drive pump station at The Lakes, and Southern Pipeline linkage to Te Maunga wastewater treatment plant.</li> <li>Wastewater discharges for Tauriko West will be through the consented City Council network.</li> </ul>
<b>7.4 Wai Maori: Water Supply</b>	<p>a. Ensure the water supply infrastructure is developed in a way that does not compromise Pirirakau values associated with the land, marine environment and waterways.</p> <p>c. Ensure the taking of water does not compromise the mauri of the water source.</p>	<p>a. Protect Pirirakau values associated with the land, marine environment and waterways from inappropriate water infrastructural development.</p>	<p>a. Continue to actively work with statutory authorities including Western Bay of Plenty District Council, Environment Bay of Plenty and Transit New Zealand to resolves issues that may arise.</p>	<ul style="list-style-type: none"> <li>A water supply system will be provided with southern and northern connections through the enabling works and linked to the council network from Kennedy Road Reservoir.</li> <li>Council will ensure that the water supply trunk mains are connected by the developers (between north and southern areas) for resilience and security purposes; and this being with a further link through from Gargan Road. Capacity limits are controlled though the new rules of the Variation.</li> <li>The developers will be responsible for establishing the water supply reticulation to the urban development of Tauriko West.</li> </ul>
<b>7.5 Para: Solid waste</b>		<p>a. Protect Pirirakau values associated with the land, marine environment and waterways from inappropriate roading infrastructural development.</p> <p>b. Protect the environment form potential adverse environmental effects of solid waste management.</p>	<p>a. Continue to actively work with statutory authorities including Western Bay of Plenty District Council, Environment Bay of Plenty and Transit New Zealand to resolves issues that may arise.</p>	<ul style="list-style-type: none"> <li>Tauriko West will have its own reticulated wastewater system; connected to the Landing Drive pump station at The Lakes, and Southern Pipeline linkage to Te Maunga wastewater treatment plant, where solid waste is managed.</li> </ul>

**FEEDBACK COMMENTS FROM NGĀTI  
RANGINUI IWI AUTHORITY  
STORMWATER MANAGEMENT  
FEEDBACK**

### Summary of Ngāti Ranginui comments on impacts on wetlands

Ngāti Ranginui are concerned with filling in wetlands, impacts on wetlands, and offsets. Under s6e RMA, wetlands are considered a matter of national importance. Refer to the Iwi Environmental Management Plans and the Co-iwi Environmental Plan Management plan.

**Response:** These iwi management plans and Part 2 RMA have been assessed in this CSC application. This application does not propose the modification of wetlands, although it is acknowledged that this may occur as part of earthworks consents.

### Summary of further Iwi comment on wetlands, groundwater and rainfall

With regards to the developers and impacts on wetlands and groundwater, Ngāti Ranginui note that “*all wetlands are interrelated to the groundwater effect of a natural water course and the water table will discharge as per rain levels*”. Ngāti Ranginui emphasised how this can be addressed through integrated management of the catchment, although since raising this they have been advised this is the responsibility of BOP RC and Government agencies for environmental protection.

**Response:** Tauriko West is only one small part of the overall catchment for the Wairoa River. TCC, Te Kauae a Roopu and Ngāti Ranginui have followed up with BOP RC to address the whole of river catchment in a more holistic manner through a Catchment Management Plan (CMP) under the NPS-FM requirements. This would more effectively address matters of cultural importance to mana whenua, Te Mana o Te Wai, and Ki Uta Ki Tai, mauri and ancestral links to the Wairoa awa.

Retaining hydrological connections across the site, including from springs to wetlands and streams, is a component of the DPS and the SMP.

### Summary of Iwi comment on Wetlands Assessment by SLR

In relation to SLR identifying there are a range of options available to mitigate effects so there is no loss of extent and values in retained wetlands (post-landform development by landowners), Ngāti Ranginui identified how over 80% of New Zealand’s wetlands have been drained; how wetlands should be protected from development at all costs, and how this is a s6e RMA matter for Māori – as wetlands are a matter of national significance.

**Response:** The importance of wetlands is recognised under the RMA and NPS-FM/NES-F framework, and addressed in the CSC, as well as recognising the CSC applies to a post-development modified landform – whereby any effects on natural inland wetlands have already been addressed by the developers through large-scale earthwork consenting with the local authorities.

Consent conditions are also proposed to ensure that the values of wetlands that received stormwater from the completed development are monitored and managed through a wetland monitoring and management plan. The purpose of this plan is to ensure that the extent and values of wetlands that receive stormwater are maintained (or enhanced) in their post development state.

### Summary of Iwi comment on the CSC applying to post-development of the modified landform

Ngāti Ranginui described how whanau and TCC need to deal in good faith, and it would be a good gesture to have the kaitiaki team working in tandem with the council monitors to build capability for the hapū and iwi kaitiaki.

**Response:** The draft conditions propose to establish the cultural health index and monitoring and provides for tangata whenua input and the kaitiaki team to work in tandem with TCC in developing the approach and methodology.



### Summary of Iwi comment on contaminants

With regards to the modelling of contaminants, and a comparison between future urban and existing rural, showing a decrease on rural type contaminants, Ngāti Ranginui noted how hydrocarbons from highway runoff need to be included for the stormwater assessment.

**Response:** The Freshwater Management Tool has addressed key contaminants – including rural-type contaminants (such as nutrients, sediment and E. coli) and those introduced by urban development (such as copper and zinc). Consideration was given to including hydrocarbons but, as indicated in section **Error! Reference source not found.**, the likelihood of hydrocarbon contaminants being present is considered very low.

Notwithstanding this, treatment requirements are specified for the main road and larger carparking areas, which are likely to be the predominant areas where hydrocarbons could be generated.

### Summary of Iwi comment on the Wairoa River Assessment

Tauriko West is only a small contributor to flows in the Wairoa River, particularly as the large upper catchment dominates. Changes in discharge are to have minimal effect on river water quality. Ngāti Ranginui acknowledge that the reductions in contaminants anticipated will improve water quality - but only marginally, and not enough for material change; and that there will be a minor increase in zinc - but small and within recognised guideline values.

**Response:** This is consistent with the findings of the water quality assessment – sediment, nutrient and E. coli loads from Tauriko West reduce significantly, but this has only a minor benefit to water quality in the Wairoa River given the small contribution of the area to overall river flows. A minor increase in zinc is predicted, but this has been mitigated to very low levels – below the analytical level of detection.

### Summary of Iwi comment on monitoring key contaminants

With regards to the draft condition proposed for the cultural baseline health index and monitoring for a proposed 35 year discharge consent with built-in review clauses, Ngāti Ranginui noted how they see baseline monitoring as ongoing for the life of the consent. The iwi also noted that the consent should only be for a 15 year period to establish the effects within the area, and any increase subject to the review – as the issues to be mitigated are through environmental accumulative effects.

**Response:** The condition proposed for the cultural baseline health index and monitoring will help address the concern of water quality and cultural impacts and is anticipated to be implemented over the duration of the consent. As outlined in section **Error! Reference source not found.**, a 35 year term consent is considered consistent with regionally significant and permanent urban development. The consent conditions have been developed with this in mind and a comprehensive set of conditions has been proposed on this basis, with provision for regular reviews of the SMP and the resource consent itself. This is considered a more efficient and effective way to manage the implementation of the consent compared to a short consent duration.

### Summary of Iwi comment on flood risk

Regarding those areas identified at risk of flooding in the various flood risk assessment scenarios modelled, Ngāti Ranginui noted how any low lying areas with flood risk buildings should be for commercial use, if any use at all. The iwi described how these areas are part of the river ecosystem and need to be treated as such.

**Response:** Tauriko West requires large scale earthworks to address flood risk, and this being calculated with climate change adjusted factors and flood scenario modelling considering the highest of tides, combined with the higher sea level projection of 1.59m as well as warmer global warming scenarios for future storm frequency and scale. The Flood Hazard Assessment (section **Error! Reference source not found.**) predicts no increase in

flood hazard risk associated with the development (including landform modification and stormwater discharge).