

SmartGrowth Papakainga Feasibility Studies

AN ASSESSMENT OF 13 AREAS TO DETERMINE FEASIBILITY
OF DEVELOPING PAKAKAINGA (HOUSING) ON MAORI
MULTIPLY-OWNED LAND IN THE WESTERN BAY OF PLENTY

PAPAKAINGA ASSESSMENT REPORT

Prepared for

Ngati Ranginui Incorporated Society

SmartGrowth

Te Puni Kokiri

by

Boffa Miskell Limited

May 2008



An assessment of 13 areas to determine feasibility of developing
papakainga (housing) on Maori multiply owned land in the
Western Bay of Plenty
at
Otawhiwhi
Rereatukahia
Kutaroa
Opureora
Tutereinga
Oikimoke
Bethlehem
Wairoa
Waimapu
Tamapahore
Manoeka
Waitangi
Otukawa

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Papakainga Assessment Report

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1.0 SUMMARY OF FINDINGS

An assessment of 13 areas across the Western Bay of Plenty has been conducted to ascertain the level of readiness for communities to pursue aspirations of housing on their multiply-owned Maori land. In particular, this assessment has looked at community capacity, planning and infrastructure constraints, and other relevant barriers to development.

A summary finding for each assessment area is provided.

Otawhiwhi

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major challenges to development include:

- Timing for access to wastewater reticulation (articulated in a Structure Plan)
- Provision of stormwater management with the possibility of using exiting infrastructure.
- Floodable areas and sensitive landscape considerations adjacent to harbour edge need to carefully considered.
- Preparation of a hapu management plan which includes a concept plan

This assessment considers that a papakainga development of more than 20 dwellings is supported by regional and district planning frameworks. The timing of structure planning including provision of reticulated wastewater is an important matter that needs to be considered. SmartGrowth could assist with building the communities capability and capacity, together with the development of an appropriate hapu management plan that articulates the communities vision towards timing and scale of a papakainga

Rereatukahia

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure and zoning. The Council's attitude to development has been muted. The major risks to development include:

- Rereatukahia is outside the rural limits identified in Plan Change No. 2 to the Regional Policy Statement and has a Rural H zone in the district plan. These documents anticipate rural activities and low density housing during this planning period.
- A comprehensive response to infrastructure will be required.

- There has been little community activity recently and no clear vision for the community's lands.
- Properties adjacent to the Rereatukahia River in the southern portion of the assessment area have been identified as a potential area for papakainga

Rereatukahia has significant planning and infrastructure constraints coupled with a low level of community capacity and momentum. This assessment recommends that the development of community capability and capacity should be a priority and lead towards the preparation of a vision or plan that articulates the community's future aspirations with regard to land-use.

Kutaroa

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. Council's attitude to development in this area has been cautious. The major risks to development include:

- Kutaroa is outside the urban limits identified in Plan Change No. 2 to the Regional Policy Statement. Kutaroa has a Rural G zoning and is anticipated to have rural activities and low density housing during this planning period. With the exception of the urupa and marae there is farming activity and no existing residential dwellings.
- There is no resident community on the properties. Community representatives have indicated that a small number of whanau houses are intended for the area short to medium term with long-term view of a resident community. There is currently no clear vision articulated for the community's lands. As such it is likely that a papakainga of 20 dwelling or more would be pursued over a long period, perhaps 15-20 years.
- There is very limited infrastructure in place including wastewater, stormwater, water supply, roading and electricity.

This assessment considers Kutaroa to be a long-term priority for papakainga of 20 or more dwellings due to the significant constraints listed above. This is further supported by the nature and scale of housing indicated by the community representatives at the present time. This assessment recommends that SmartGrowth support Kutaroa initially with some long-term planning assistance and establish further consideration of papakainga at a later date.

Opureora

A papakainga at Opureora has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure and zoning. The major risks to development include:

- The regional and district planning documents have not provided for residential or papakainga housing in this area.
- There is limited access to infrastructure such as wastewater, stormwater and water supply.
- There will be stability issues near harbour edge due to coastal erosion
- Whilst there has been a wish to build more homes, there has been a limited expression of interest in a papakainga or 20 or more dwellings. There is no current vision or articulation of a development concept
- The limited size of the properties suggests that a papakainga development is not an appropriate unless redevelopment or intensification of existing housing area at Palmer Crescent was pursued.
- This assessment has identified a high level of planning, infrastructure and natural hazard constraint to a papakainga development of 20 dwellings or more. These constraints and the low level of community support at the present time would suggest that Opureora is not likely to pursue a papakainga in the foreseeable future. There is no doubt however that there will be approaches to WBOPDC for individual dwellings which may need to be supported by a comprehensive development plan in the future or moves to acquire properties to the east of the assessment area.

Tutereinga

A papakainga at Tutereinga has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- Whilst the area has not been identified in the Regional Policy Statement for residential or papakainga development, the district plan has identified the papakainga zone. This 'out of sync' may need to be resolved by the two Councils.
- There is currently no concept plan or articulated vision for the properties.
- There are some infrastructure constraints with regard to wastewater and stormwater treatment but these can be resolved through some concept plan development
- This assessment does not identify significant constraints to a papakainga development at Tutereinga. It is recommended that resources be applied that can assist the community in articulating their vision for the properties

including the development of a concept plan. This may provide the basis for investigating appropriate responses to wastewater and stormwater matters.

Oikimoke

A papakainga at Oikimoke has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. The major risks to development include:

- There are significant planning constraints at a regional and district level for a papakainga of 20 or more dwellings on these properties. The properties are outside the urban limits and do not currently possess a residential or papakainga zoning.
- There is limited access to infrastructure such as water and wastewater.
- The community has a medium level of capability and capacity. Landowners have prepared a vision and concept plan for the area. The preliminary concept designs for the properties do not indicate a scale of 20 or more papakainga dwellings. The number appears to be in the range of 3-6. A development of this scale could proceed under existing provisions of the plan.
- Roothing access to the property is very limited and would need to be upgraded.
- This assessment does not consider a papakainga of 20 dwellings or more is likely in the short to medium term. This is based on the community vision and concept plan articulating a small scale development, as well as the planning and infrastructure constraints. The scale of development proposed for the property could be facilitated through the development of relationships between the landowners and WBOPDC.

Bethlehem

A papakainga at Bethlehem has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure and appropriate zoning. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- The assessment area has been identified in the regional and district planning documents for residential and papakainga development. There may be consenting issues for intensification of the Rural and Ngati Hangarau Rural Marae zoned land. These lands may require appropriate 'tweaking' or a plan change.

- There are some infrastructure constraints relating to timing and location. Reaching agreement with private land owners regarding extensions to services and careful planning of development can resolve these matters.
- There may be time delays if additional archaeological sites are identified.
- There is a lack of any concept or development plan at the present time
- This assessment identifies Bethlehem as an area suitable for papakainga development of 20 or more dwellings. There is one large block north of Bethlehem Pa Road adjacent to the existing subdivision and three large properties south of the road which may be appropriate areas for further investigation. With appropriate technical expertise in planning and infrastructure facilitated by a concept plan papakainga is anticipated and highly likely to occur.

Wairoa

A potential papakainga development at Wairoa has several aspects that are important to consider:

- The regional and district planning documents support residential development within the Wairoa assessment area. This is anticipated to occur on lands adjacent to Carmichaels Road during the current planning period.
- A structure plan has been prepared and indicates the reticulation of parts of the Wairoa area. The timing of wastewater reticulation as per the structure plan is dependant on pickup, i.e. Ngati Kahu paying and disbursing this cost to new individual dwelling occupants
- There are no current concept or lay-out plans for papakainga development
- Roading requirements and water upgrade requirements and timing of any works by Council need to be confirmed
- This assessment identified some infrastructure constraints related to infrastructure costs and pickup. Otherwise there is a low level of constraint to providing papakainga development at Wairoa.

Waimapu

A potential papakainga development at Waimapu has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. The major risks to development include:

- The regional and district planning documents do not anticipate any residential or papakainga development in this area during the current planning period
- The properties are not currently reticulated for wastewater and water supply. The roading access needs significant upgrading. Stormwater infrastructure will need to be developed
- The housing need as per comments from representatives does not currently align to a comprehensive papakainga development of 20 or more dwellings. Current development proposals are not articulated in any concept plans and are family and individual based.

- A potential development on Poike 3B5 is the most feasible at the present time due to proximity to residential development and infrastructure to the east.
- This assessment identified a high level of infrastructure, planning and community capacity constraint to developing a papakainga in the short to medium term. It is recommended that if resources were to be allocated to Waimapu, they be used to build capability and capacity and articulate a vision for Waimapu.

Tamapahore

A potential papakainga development at Tamapahore has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. Comments from Council staff suggest these matters though are very likely to be resolved through good relationships and development of a comprehensive development plan. The major risks to development include:

- Papakainga development is anticipated in regional and district planning documents within the assessment area. However the scale of development is not anticipated to exceed thirty dwellings without comprehensive assessment of effects.
- There is currently no access to reticulated wastewater. Permission for pump station to be constructed is required
- Development of cohesive relationships with Tauranga City Council will facilitate progress on a number of infrastructure and planning issues
- Completion of a comprehensive development plan including the anticipated number of dwellings/units
- This assessment has identified some planning constraints with the current zoning if a papakainga of more than 30 dwellings is pursued. Access to infrastructure appears to be feasible if facilitated by positive working relationships and some agreements. Tamapahore is considered by this assessment to be in a high readiness to pursue papakainga development and should be supported by SmartGrowth as a priority area.

Manoeka

A papakainga at Manoeka has several aspects that make it more difficult to develop. The Council's attitude to development has been positive. The major issues for development include:

- Manoeka is identified in the regional and district planning documents as an area for papakainga development.
- The Manoeka community possesses a medium level of capability and capacity, however, there is currently no concept plan or articulated vision for the properties. This would be advantageous to identify the number of houses sought, location and the timing.

- The community does not have access to reticulated wastewater and stormwater treatment at the present time. The future number or quantum of housing would influence decisions about the appropriate level of infrastructure.
- This assessment considers Manoeka to be a highly viable area for papakainga of 20 or more dwellings. This is, however, tempered by the current wish of the community to proceed with incremental residential growth over a long period of time and a lack of an articulated and accepted vision or concept plan. This approach may have unforeseen implications with regard to infrastructure provision and efficient utilisation of the land over time. It is recommended that SmartGrowth support the development of a vision and/or concept plan for the future residential development of Manoeka.

Waitangi

The potential development of papakainga at Waitangi has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- The regional and district planning documents anticipate papakainga development at Waitangi. The scale of the development is not certain.
- The community has access to a high level of capacity and capability at Tapuika Iwi Authority. There is currently no concept plan or articulated vision for the properties. Community responses to a papakainga of 20 or more dwellings has been low and a less intensive development appears to be supported
- Whilst there is a limited wastewater reticulation and stormwater treatment available, these could be addressed through structure planning and any potential interface with future urban development to the east
- Traffic issues may be a significant constraint depending on the future status of SH2 and the size and scale of development at Waitangi.
- This assessment concludes that Waitangi has been identified for papakainga development in regional and district planning documents. The size and scale of development is yet to be determined. It is recommended that further discussions with the community including Tapuika Iwi Authority take place to investigate the need for initiating a community visioning process to articulate the size and scale of development in the area. This could be conducted in conjunction with Otukawa and other communities in the area.

Otukawa

The development of a papakainga at Otukawa has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. The major risks to development include:

- The regional and district planning documents support and anticipate papakainga development at Otukawa. The size and scale of the development needs to be clarified.
- The community has access to a high level of capacity and capability within Tapuika Iwi Authority. There is no concept plan or articulated vision for the properties.
- A large proportion of the area has a flood hazard area identified in the district plan. This will need to be investigated as well as a response to wastewater and stormwater treatment.
- There are some large properties on the northern side of SH2 and west of Pah Road which may be suitable for papakainga. This needs to be verified with landowners.
- There may be potential issues of access from State Highway 2 depending on the size and scale of development and the corresponding traffic generation.
- This assessment identifies Otukawa as a viable area to investigate the development of papakainga. The regional and district planning frameworks support a papakainga however the size and scale needs to be articulated by the community. There are also some investigations needed with regard to infrastructure, impacts on SH2 and potential flooding. It is recommended that resources be provided to facilitate the development of a concept plan that articulate the communities vision for the properties

Other Areas

During the project it became obvious that a few other areas have potential for development. These are specifically at Te Paamu and Te Matai, near Waitangi and Otukawa. These communities affiliate to Tapuika. Both communities have a high level of capability and capacity as well as being serviced by zoning and roading. Both communities appear to have blocks which would facilitate multiple dwellings consistent with a papakainga concept. These two communities were not the subject of the assessment, but have been included here for information. Further consultation with Tapuika iwi Authority and the respective community representatives may provide valuable information and influence the priorities of this report.

Priority Areas

This assessment suggests that special consideration be given to the following areas as potential candidates of comprehensive development plans and infrastructure planning:

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1. Tamapahore 2008-2010
2. Otawhiwhi 2008-2010
3. Tutereinga 2008-2010

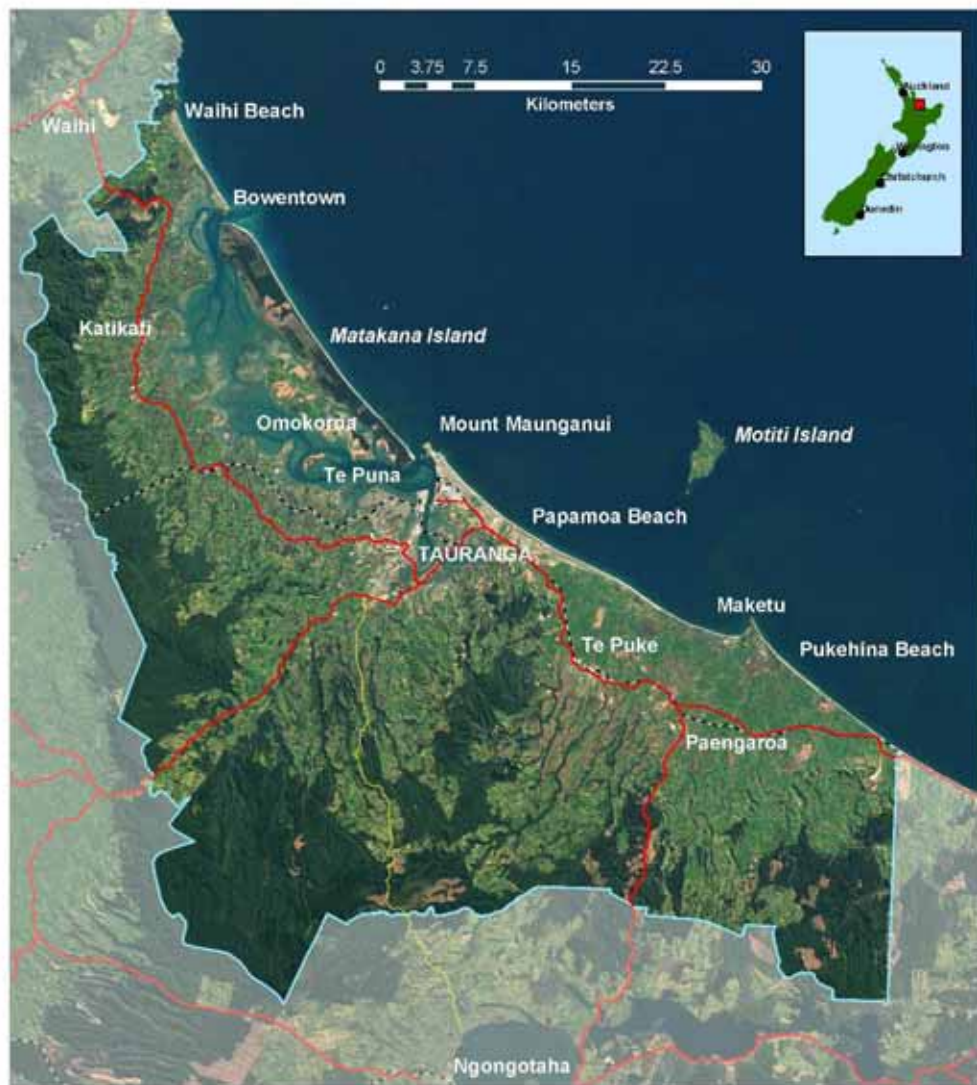
The following areas are identified as priorities for developing a vision or community planning documents:

1. Otukawa 2008-2010
2. Waimapu 2008-2010
3. Rereatukahia 2008-2010
4. Manoeka 2010-2012
5. Waitangi 2010-2012
6. Bethlehem 2010-2012
7. Kutaroa 2012-2014

The following assessment areas were identified as unlikely to progress papakainga of 20 or more dwellings short-medium term:

1. Kutaroa
2. Opureora
3. Oikimoke

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The Western Bay of Plenty Sub-region

2.0 INTRODUCTION

2.1 Acknowledgements

Ka tu haha ki te rangi, ka tau haha ki te papa, ka tu te whare pataka korero o Tane. E mihi kau ana kia koutou katoa. Ko tenei he repoata hei awhi, hei tautoko te take 'whakatu whare'. No reira, kia kaha, kia toa, whakamahia ki nga moemoea a ratou ma. Ko te whare he turanga, ko te whare he ruruhau, ko te whare he kainga.

The authors of this report would like to acknowledge the following organisations for their support and advice; Te Puni Kokiri, Western Bay of Plenty District Council, Tauranga City Council, Waikato/Maniapoto Maori Land Court, SmartGrowth Combined Tangata Whenua Forum and Implementation Management Group, and PowerCo.

The following people have assisted this project. We would like to thank Mererina Murray, Matemoana McDonald, Kiri Waldegrave, Kimiora Rawiri, Liane Gardiner, Graeme Jelly, Marc Fauvell, Phillip Martelli, and Andy Ralph for their advice and support. Thank you also to Dee Samuels, Helen Biel, [add others as they provide comments]

2.2 Purpose

The primary purpose of this report is to determine feasibility of future pilot Maori housing projects including comprehensive land use and structure plans in the Western Bay of Plenty. This work is related to the SmartGrowth Strategy action 7.2.8(3)(d)(i). Supporting this primary purpose is the wider SmartGrowth programme of actions seeking to promote and implement the development of Maori land.

2.3 Background

This project undertakes an assessment of 13 identified areas to determine community demographics of each area, Maori land details (total area, number of land trusts, number of owners), leadership and capacity of the owners to manage the process of development, current status of relationships and participation with territorial authorities, constraints and opportunities for the group, infrastructure challenges for the area, future papakainga needs within these areas, and other issues relevant to development.

This project aligns with a national initiative for economic transformation through maximising Maori collective assets, in this case Maori land. This project seeks to establish a robust and effective collaborative process that engages communities at the grass roots and links them to a range of resources and supported by local and central government agencies.

The project outcomes include: better utilisation of Maori land, sustainable development and growth, and employment opportunities for Maori.

The 3 territorial authorities (TCC, WBOPDC & EBOP) have been partners with tangata whenua in the development of the SmartGrowth Strategy. This project is identified in the

SmartGrowth Strategy, '7.2.8 Tangata Specific Project Action 3 (d)(i) – undertake an assessment of 13 identified assessment areas to determine feasibility of future pilot projects including comprehensive land use and structure plans. This action is part of a wider programme of actions seeking to promote and implement the development of Maori lands within the Western Bay of Plenty. At the present time there are four areas of focus; Matapihi, Te Puna, Waitangi and Maketu. This project will identify the next areas for detailed investigation and resourcing.

The Ngati Ranginui Iwi Inc. Society has had representation on SmartGrowth Combined Tangata Whenua Forum since its inception in 2003. The iwi continues to support the strategy and implementation of tangata whenua actions as a lead and support agency.

The Ngati Ranginui Draft Strategic Plan identifies '*The **housing** of our whanau is a key indicator of social well-being. The iwi will be an advocate for the development of papakainga through NGO's and relationships with central and local government agencies.*' (p21)

A number of reports have been prepared by tangata whenua which support this project. These include a report on the 'Development of Housing on Multiply-Owned Maori land in the Western Bay of Plenty' (Western BOP Maori Forum:2005); a report on the rating of Maori land in Tauranga' (Rolleston:2004); and the paper on Maori Housing Experiences: Emerging Trends and Issues (CfHRANZ & TPK:2006).

2.4 Methodology

The project kicked off with project team meetings. This involved the Ngati Ranginui consultant and staff of WBOPDC, TCC, EBOP and consultation with Housing NZ and the Maori Land Court. The first task confirmed areas for assessment. These were preliminarily identified as:

TCC Assessment Areas:	Waimapu, <i>Kaitemako (taken out)</i> , Tamapahore and Wairoa Bethlehem (added later)
WBOPDC Assessment Areas:	Katikati, Otawhiwhi, Matakana (2), Te Puna (2), Manoeka, Waitangi and Otukawa.

Other areas for consideration if the above were not progressed included Bethlehem, Kaimai, Tuapiro, Kaimai and Welcome Bay. The Kaitemako blocks were removed during the preliminary assessments as the land block trusts had developed a feasibility study and papakainga were not identified as a preferred use of the land. Bethlehem was then added.

Preliminary criteria for confirming the 13 areas should provide a level of support but also provide some backup if one or more assessment areas are unable to be conducted. These criteria could include:

- Identification of potential assessment area in SmartGrowth Strategy and/or review of SmartGrowth Strategy

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- Initial support from relevant leadership or Trust associated with potential assessment area
- Support of Combined Tangata Whenua Forum
- More than 2 hectares (at least 1000msq per house lot)
- An initial risk assessment does not identify any red flags or challenges that would be unlikely to resolve

Once 13 assessment areas are confirmed a literature search and stock take of previous work, projects and activities within those areas will be conducted. The preliminary criteria for assessment will be tested on one area. This will provide a check of the criteria relevance and an opportunity to test the methodology. With some fine tuning the templates will be ready for the next phase of tasks.

Task 3 included site visits to each of the 13 areas and hui with local representatives, trustees (if any) and some residents. This will confirm information on the ground, such as number of dwellings, administration(s), leadership, key challenges, and relationships with Councils and other agencies. This work will also confirm if there have been any projects that were not previously identified during literature review and stock take. During site visits digital photos will be taken and comments from locals recorded.

The next task is the input of data collected during the literature review and stock take, site visits and hui. The output of this work is a draft feasibility assessment report. It is envisaged that the reports can be produced in either word documents or excel spreadsheets.

The draft assessments will be provided to local contacts within the 13 assessment areas for verification as well as project partners for feedback. Comments and feedback will be incorporated into final document that will be presented to SmartGrowth Combined Tangata Whenua Forum, and copies provided to participant Maori land areas, stakeholders and interested parties.

Then outputs for the project include:

- Identifying development capacity, including employment opportunities
- Likely timeframes for development
- Inventory of previous proposals and development
- Identification of challenges and barriers to development and methods of overcoming those barriers
- Estimates of cost to getting areas to a concept plan stage
- Prioritise areas for consideration of implementing comprehensive land use and infrastructure plans

The recommendations to prioritise areas for significant resources have considered community capacity, capability and willingness, accessibility of infrastructure, planning constraints, size and scale.

2.4.1 Summary of Methodology

Task 1	<i>Scoping Project Team meetings Confirm 13 areas for assessment Preliminary criteria for feasibility</i>	<i>By 25 May 2007</i>
Task 2	<i>Preliminary assessment and research Stock take of previous work and literature review Test assessment criteria on one area Confirmed criteria and report template</i>	<i>4 June – 3 August 2007</i>
Task 3	<i>Site visits and hui Confirm details of land administration Take images of land areas Record resident views on development</i>	<i>3 August – 19 October 2007</i>
Task 4	<i>Input data and assessment reports</i>	<i>3 August – 16 November 2007</i>
Task 5	<i>Comments from local representatives Record feedback and input into final document</i>	<i>By 23 November 2007</i>
Task 6	<i>Final Assessments</i>	<i>21 December 2007</i>

3.0 ASSESSMENTS

This section provides an assessment of each of the thirteen areas.



The map above shows the location of each of the assessment areas. Specific maps for each assessment area are provided in the body of the report.

3.1 Otawhiwhi






This assessment area is located at Bowentown. The lands are to the north of the Bowentown Reserve. These are Maori owned lands adjacent to the Otawhiwhi Marae. The hapu of this area is Te Whanau o Tauwhao ki Otawhiwhi.

The Maori Land information accessed through the Maori Land Court search engine (Maori Land Online) provides the following details:

- i. There are a total of 12 individual blocks in the assessment area
 - One (1) property is identified as Maori Reservation (Marae)
 - One (1) property is a Maori reservation (urupa)
 - There are five (5) blocks over 2 hectares
- ii. The total area equates to 29.7 hectares (ha)
- iii. Six blocks are administered by a land trust.

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 <p>#mareasite3 075</p> <p><i>View form Otawhiwhi Marae to Bowentown Heads</i></p>	 <p>#maraesite3 076</p> <p><i>View from Otawhiwhi Marae to the western hills</i></p>
 <p>#mareasite3 078</p> <p><i>View form Otawhiwhi Marae to the west, housing on right.</i></p>	

3.1.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Otawhiwhi. These include the Marae Committee, Claims Committee, resource management committee and a number of small informal committees and groups. The hapu has a representative on the Maori Forum (Te Karehana Wicks) and a dedicated resource management contact person (Reon Tuanau). The community has two resourced

representatives working with WBOPDC staff co-ordinating input into the development/consultation process of the Waihi Beach Community Development Plan. The community is also planning to hold a series of collaborative cultural events and activities throughout the year such as Matariki and Maori language week.

3.1.2 Relationships and participation with territorial authorities

While there is an outstanding issues over a drain traversing Maori land adjacent to the marae, there has been a track record of working relationships with Western bay of Plenty District Council. The Otawhiwhi marae has hosted several WBOP Maori Forum meetings in the past two years and there has been proactive involvement in the development of a community development plan for Waihi Beach. Te Whanau o Tauwhao have expressed a wish to prepare a hapu management plan which will support papakainga housing adjacent to the marae.

Initial comments from Council indicate a high level of support for development in this area. Some areas of concern or challenge identified are:

- Building community capacity and capability
- Development of a hapu management plan

3.1.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks adjacent to Seaforth Road. The community has previously indicated a wish to develop lands, however these have not been supported by any concept or develop plans.



This has been confirmed by WBOPDC who are aware that Te Whanau o Tauwhao would like to follow the progress of the Tapuika (Ngati Tuheke) pilot.

Regional Context

The Otawhiwhi Marae Papakainga area is located in the Pios Beach area of the Waihi Beach and Bowentown management area map (13) in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006 (Version 8c). This area is identified for urban growth pre-2021.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.



17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
 - (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

The proposed Plan Change No.2 to the Regional Policy Statement supports urban growth at Otawhiwhi. This development is anticipated to start by 2021.

3.1.4 District Plan Assessment

The land is zoned Residential under the operative Western Bay of Plenty District Plan. The land is subject to significant landscape features (S8 – Tauranga Harbour Landward Edge & S9 Bowentown Heads). There are two small areas on the south western portion of the assessment area identified in the district plan as freshwater floodable areas.

Under the Residential Zone, , one dwelling per lot is permitted, and more than one dwelling per lot, subject to a minimum net land area of 350m² per dwelling on sewerred lots and 800m² on unsewerred lots.

3.1.5 Development Staging

There do not appear to be any significant planning constraints to developing a proposal for 20 or more homes as part of a papakainga at Otawhiwhi. This of course does not take into account rate of pick up or access to finance. These matters will need to be factored when balancing costs savings from a larger number of houses being built at the same time and the number of potential occupiers ready to build. The Otawhiwhi community may also consider opportunities for 'sharing' costs with other potential developments in the area.

3.1.6 Flood Hazard Policy Rating (if applicable)

Two areas have been identified in the district plan as freshwater floodable areas. These are adjacent to the Tauranga harbour edge. It is recommended that house platforms avoid these areas or a suitably qualified engineer consulted regarding appropriate measures when building in this area.

3.1.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area. Whilst the land is zoned Residential, the Plan indicates that 'a hold and maintain approach has been adopted until the wastewater issues has been resolved.' Therefore it is expected that unsewered development would occur until wastewater reticulation has been provided. This would also mean that a high yield of dwellings is unlikely in the short term.

As mentioned earlier Otawhiwhi is anticipated to have urban growth (including residential development) in Plan Change No. 2 Regional Policy Statement. It may be advantageous to keep abreast of other potential developments in the area where savings through 'sharing' may be possible.

3.1.8 Water

The area is currently serviced by reticulated water supply.

3.1.9 Stormwater

A stormwater drain located on the assessment properties services adjoining residential development. This infrastructure could be utilised in stormwater management infrastructure for a papakainga.

3.1.10 Rooding

Access to the site is via Seaforth Road, a sealed two lane carriageway. Traffic movements at Otawhiwhi are based on a 20 dwelling proposal. This would equate to some 180 traffic movements. This is considered a high estimation due to the likely number of retired residents and socio-economic demographics for Otawhiwhi.

3.1.11 Electricity

The electricity line provider is Powerco. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Otawhiwhi. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.1.12 Heritage

Otawhiwhi is an area of historic occupation. There is likely to be subsurface archaeological features such as midden and gardening soils. Any modification to these features requires an authority from the Historic Places Trust. The engagement of a suitably qualified archaeologist would assist Otawhiwhi in the management of archaeological resources. This may costs between \$3,000 and \$6,000. It is recommended that this work be undertaken either as part of a hapu management plan or before design work has been undertaken for a papakainga proposal.

3.1.13 Natural Resources

As already mentioned there are two significant landscape features. These S8, located along the western seaward edge of the assessment area, and S9 in the southern portion of the assessment area. In the context of residential dwellings, the intention of the District Plan rules regarding significant landscape features is to avoid or at least have discretion over building within these areas, make any alterations over 1.5m in face height, and other intensive works or activities. In the event there is a requirement for specialist advice or assessment, likely costs for further work would range between \$4000 and \$6000.

3.1.14 Financial Contributions

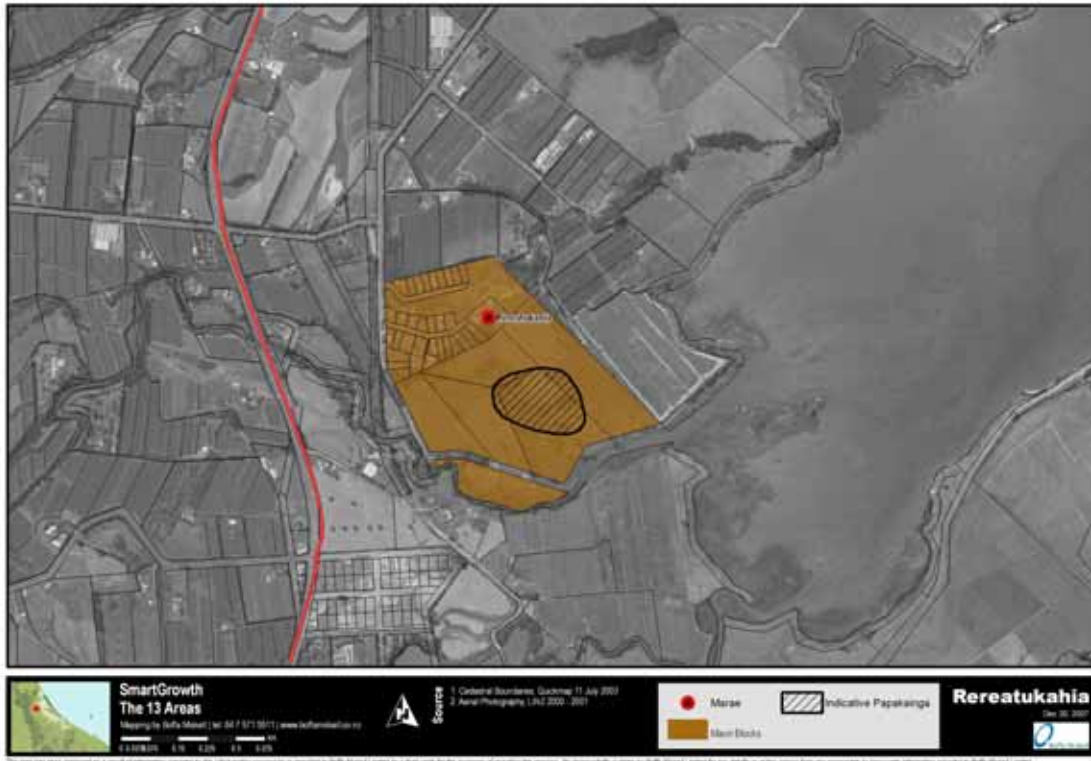
Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.1.15 Conclusion

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major challenges to development include:

- Timing for access to wastewater reticulation (articulated in a Structure Plan)
- Provision of stormwater management with the possibility of using exiting infrastructure.
- Floodable areas and sensitive landscape considerations adjacent to harbour edge need to carefully considered.
- Preparation of a hapu management plan which includes a concept plan
- This assessment considers that a papakainga development of more than 20 dwellings is supported by regional and district planning frameworks. The timing of structure planning including provision of reticulated wastewater is an important matter that needs to be considered. SmartGrowth could assist with building the communities capability and capacity, together with the development of an appropriate hapu management plan that articulates the community's vision towards timing and scale of a papakainga.

3.2 Rereatukahia



This assessment area is located at Rereatukahia Marae, Katikati. The lands are to the east of State Highway 2 and south of Katikati Township. These are Maori owned lands adjacent to the

1. There are a total of 41 individual blocks in the assessment area
2. One (1) property is identified as Maori Reservation (Marae). Two properties are roadway. Thirty-two (32) of these properties are less than .18ha and appear to have been created for housing. These are located in the north-east of the assessment area. Six (6) blocks are more than 2ha. Five of these blocks are located in the southern portion of the assessment area and make up almost 20 hectares of land. .

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Papakainga Assessment Report

 <p>#maraesite3 025</p> <p><i>View from Rereatukahia marae, south to farm land and river</i></p>	 <p>#maraesite3 026</p> <p><i>View from Rereatukahia marae, south to farm land and river</i></p>
 <p>#maraesite3 027</p> <p><i>View from Rereatukahia marae, south to farm land and bank</i></p>	 <p>#maraesite3 018</p> <p><i>View from Rereatukahia marae, west to roadway and some housing</i></p>

 <p>#maraesite3 018</p> <p><i>View from Rereatukahia marae, north to sloping land and housing</i></p>	 <p>#maraesite3 032</p> <p><i>View from Rereatukahia marae, north to housing.</i></p>
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3.2.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Rereatukahia. These include the Marae Committee, Claims Committee, resource management committee, Te Runanga o Ngai Tamawhariua and a number of small informal committees and groups. The community is currently represented on the Western Bay of Plenty Maori Forum by Te Karehana Wicks. There are moves afoot to investigate the preparation of a hapu management plan.

3.2.2 Relationships and participation with territorial authorities

According to Western Bay of Plenty District Council staff there has been little activity between the Council and Ngai Tamawhariua with the exception of some discussion regarding boat ramps and the review of the District Plan.

Initial comments from Council indicate a low to medium level of support for development in this area. Some areas of concern or challenge identified are:

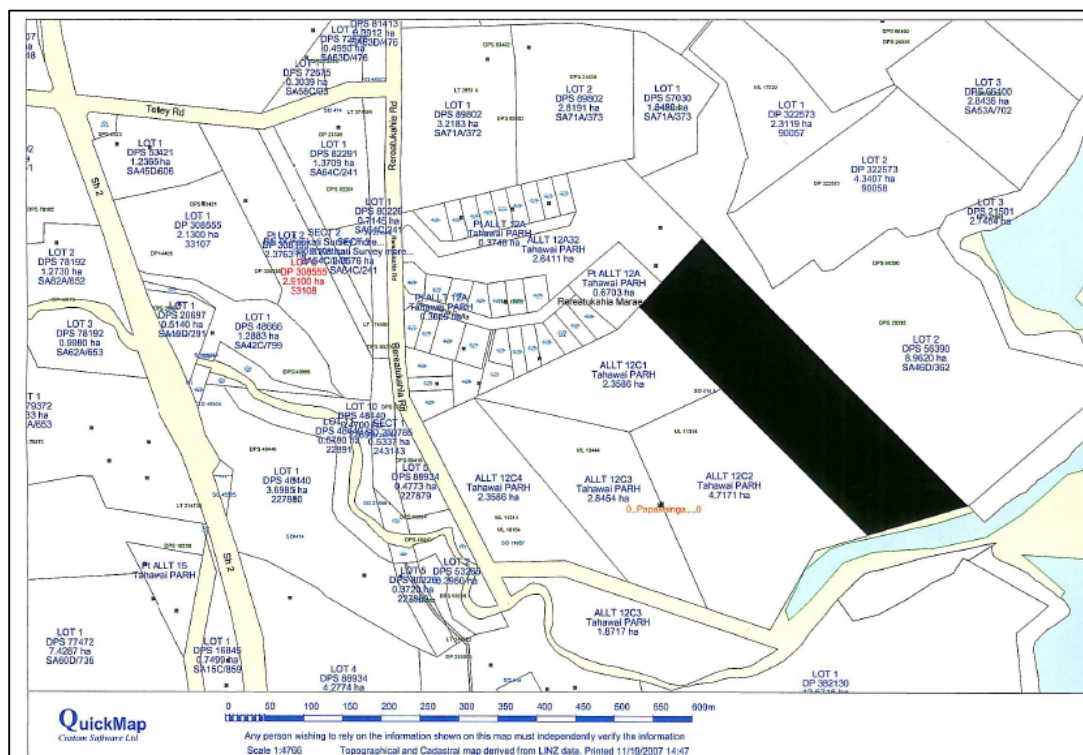
- Building community capacity and capability
- Development of a community plan

3.2.3 Community comments on development need

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Papakainga Assessment Report

The community representatives spoken to during this assessment state that they want to develop blocks. The community has previously indicated a wish to develop lands; however these have not been supported by any concept or develop plans. The WBOP District Council has confirmed they received expressions of interest from Ngai Tamawahuriua to accommodate



future housing on their lands at Rereatukahia. These appear to be on land in the eastern and southern portion of the assessment area. This includes the largest of the properties mentioned earlier in the report. Community representatives have identified the eastern areas as difficult due to the distance for services such as power and water.

Regional Context

The Rereatukahia assessment area is located outside the urban limits in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. Map 14 of the plan change shows the urban limits for the Katikati management area (Stage 2 – after 2021) are to the north of Rereatukahia. There is no papakainga shown. This means that the RPS anticipates that no urban growth such as residential dwellings or papakainga will occur during 2006-2051. This is likely to be a significant challenge to development at Rereatukahia.

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Papakainga Assessment Report



Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.2.4 District Plan Assessment

The land is zoned Rural H under the operative Western Bay of Plenty District Plan. Whilst there is some intensive subdivision in the northern section of Rereatukahia, likely from previous Maori Affairs Housing schemes, the current planning framework supports rural activities and low density housing.

If papakainga is to be pursued at Rereatukahia, a plan change is required to align the community vision with the provisions of the district plan. The up coming review of the Western Bay of Plenty Plan is an important opportunity to review the appropriateness of the current zoning and put forward an alternative zoning and provisions that would support papakainga housing. It is most likely that a plan change/variation will be required to the Regional Policy Statement as it relates to urban limits and location papakainga.

3.2.5 Development Staging

Development staging should be considered at such time as planning matters have been sorted. Any concept plan or hapu management plan would assist in factoring the cost and likely implications of either a comprehensive development or staged development.

3.2.6 Flood Hazard Policy Rating (if applicable)

Whilst there are no areas have been identified in the district plan as freshwater floodable areas, the properties identified for potential papakainga in the southern portion of the assessment area are low-lying and adjacent to the Rereatukahia River. Surface pooling and

high water table may be encountered and as such some consideration and certainly consultation with an appropriate engineer should be pursued.

3.2.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area.

3.2.8 Water

The area is currently serviced by reticulated water supply.

3.2.9 Stormwater

There is currently no stormwater treatment infrastructure. Ponds and discharge areas would need to be designed and constructed for a development of 20 or more houses. The flat farmland areas adjacent to the Rereatukahia River (below the marae) would appear to be the appropriate location of such devices.

3.2.10 Roading

Access to the site is via Tetley and Rereatukahia Roads. Roads are narrow unsealed carriageways. A development of 20 or more houses would likely require an upgrade of roadways. This would probably involve some widening and possibly sealing. Current Council policy with regard to road maintenance requires vesting with Council. If this is not acceptable to the Maori land owners another arrangement such as a private ROW will need to be developed.

3.2.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Rereatukahia. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.2.12 Heritage

Rereatukahia is an area of historic occupation. There is likely to be subsurface archaeological features such as midden and gardening soils, terracing and pits. Any modification to these heritage features requires an authority from the Historic Places Trust. The engagement of a suitably qualified archaeologist would assist Rereatukahia in the management of archaeological resources. This may cost between \$3,000 and \$6,000. It is recommended that this work be undertaken either as part of a hapu management plan or before design work has been undertaken for a papakainga proposal. There are also two heritage items identified in the District Plan, H49 – a pa site on Allot 12C3 and H50 – an urupa on Allot 12B. Any works on these places, whilst unlikely would require both an authority from NZHPT and possibly resource consent from Council.

3.2.13 Natural Resources

There is a significant ecological site identified on the district planning map (D4). The site is listed as T3 – various *Sequoia sempervirens* (Redwood). These Redwoods were planted by Mr G Tetley in 1940. They are located on 4 properties which appear to be to the east of Rereatukahia assessment area. This will need to be verified on the ground and confirmed in any future proposal. There is also a large gully in the northern portion of the assessment area. The current subdivision layout illustrates the physical constraints as no subdivision has occurred in this area. At the present time this area is not suitable for housing unless significant earthworks and assessment are undertaken.

3.2.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.2.15 Conclusion

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure and zoning. The Council's attitude to development has been muted. The major risks to development include:

- Rereatukahia is outside the rural limits identified in Plan Change No. 2 to the Regional Policy Statement and has a Rural H zone in the district plan. These documents anticipate rural activities and low density housing during this planning period.
- A comprehensive response to infrastructure will be required.
- There has been little community activity recently and no clear vision for the community's lands.
- Properties adjacent to the Rereatukahia River in the southern portion of the assessment area have been identified as a potential area for papakainga
- Rereatukahia has significant planning and infrastructure constraints coupled with a low level of community capacity and momentum. This assessment recommends that the development of community capability and capacity should be a priority and lead towards the preparation of a vision or plan that articulates the community's future aspirations with regard to land-use.

3.3 Kutaroa





This assessment area is located at Kutaroa. The lands are Matakana Island. These are Maori owned lands adjacent to the Kutaroa Marae. The hapu of this area are Ngati Tauaiti and Ngai Tuwhiwhia.

- iv. There are a total of 6 individual blocks in the assessment area
 - Two (2) properties are identified as Maori Reservation (Urupa and Marae)
 - Four (4) blocks are between 10 and 15 hectares (ha)
- v. The total area is more than 52 hectares (ha)
- vi. All the blocks are administered by a land trust.

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Papakainga Assessment Report

 <p>#matakana1 111</p> <p><i>View of Kutaroa Marae buildings and sloping farm land</i></p>	 <p>#matakana1 113</p> <p><i>View of Kutaroa Marae buildings and sloping farm land</i></p>
 <p>#matakana1 110</p> <p><i>View of roadway to Kutaroa Marae buildings</i></p>	 <p>#matakana1 109</p> <p><i>View of lands to the south-west of Kutaroa Marae Buildings</i></p>

	
#matakana1 108 <i>View of land to the south of roadway</i>	#matakana1 107 <i>View of roadway to Kutaroa Marae buildings</i>

3.3.1 Community Capacity

The capacity of the Kutaroa community is with non-resident families. These families are actively pursuing development of housing on the blocks. Pita Motutere is the most well-known representative and he is an advocate on a number of committees. Dee Samuels is the Ngaiterangi iwi representative (for Matakana Island) on the Western bay of Plenty Maori Forum. Kutaroa in the past has been represented by the adjacent Opureora Marae Community. Kutaroa is looking to assert itself as its own community.

3.3.2 Relationships and participation with territorial authorities

The Maori community in this area has little track record of working relationships with Western Bay of Plenty District Council. Initial comments from Council indicate a low level of support for development in this area. Some areas of concern or challenge identified are:

- Access to infrastructure
- Building community capacity and capability
- Development of a community plan

3.3.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks for housing and a long-term community settlement. The community has not previously indicated a wish to develop lands in planning reviews and these wishes have not yet been supported by any concept or develop plans. The land trusts have been renegotiating leases with the view to promoting the land expressly for the purpose of papakainga. The hapu wants to revive the life of the place by getting families to go back to re-establish a presence there.

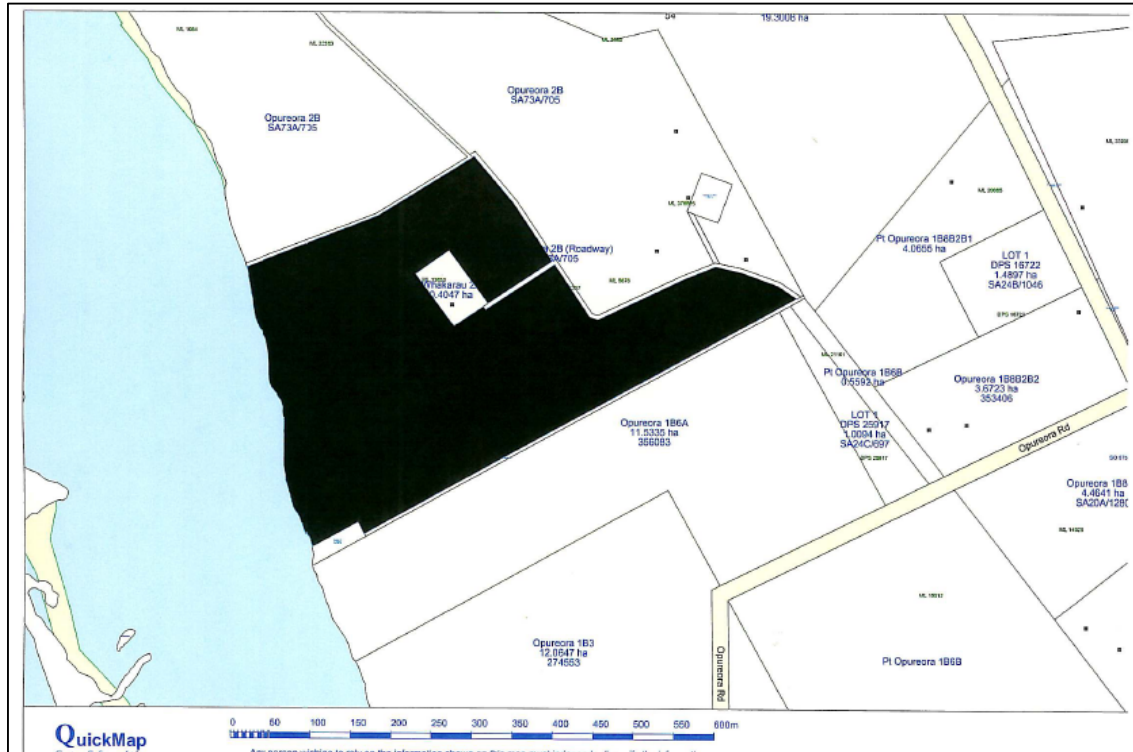
Boffa Miskell



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Papakainga Assessment Report

It also would appear that the papakainga proposals being developed are not in the vicinity of 20 or more homes at present and more likely to be less than 6 in the medium term. Kutaroa as a papakainga is likely to be a long-term proposal and would benefit from some community planning work to set some foundations or vision.



Regional Context

The Kutaroa assessment area is located outside the urban limits in the Regional Policy Statement (RPS) Plan Change No2 Growth Management (Map 15) dated 6 November 2006. There is no provision for papakainga in the Plan Change.

This means that urban growth including residential development (papakainga) is not anticipated at Kutaroa 2006-2051.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

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- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.3.4 District Plan Assessment

The land is zoned Rural G under the operative Western Bay of Plenty District Plan. The District Plan anticipates that the land would support rural activities and a low density of housing. This zoning is complemented by the RPS urban limits exclusion of Kutaroa. Effectively this is a significant barrier to a papakainga proposal for 20 or more dwellings. A Plan Change would be required to the District Plan and Regional Policy Statement to provide for a residential (papakainga) proposal. An alternative is to seek resource consent for what would probably be a non-complying activity. The success of such an application is considered by this assessment to be difficult. The land is currently grazed as part of farming operations. Resource consents for a change in land use activity would need to show the loss of productive use of the land is sustainable.

3.3.5 Development Staging

No comments are provided here with regard to staging. It may be appropriate due to planning constraints and the nature of family development to investigate a smaller proposal for housing.

3.3.6 Flood Hazard Policy Rating (if applicable)

There is no flood hazard on the properties.

3.3.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system and would unlikely have a system for some time due to location. There is currently no structure plan for this area. All house sites would need to be serviced onsite or employ an appropriate community based system. A suitably qualified engineer should be consulted with regard to options.

3.3.8 Water

The area is not currently serviced by water supply.

3.3.9 Stormwater

There is currently no stormwater infrastructure at Kutaroa. Plans for stormwater collection, treatment and discharge would be required. Again a suitably qualified engineer should be consulted with regard to options.

3.3.10 Rooding

Access to the site is via Opureora Road and an unsealed track. A papakainga proposal at Kutaroa would require a significant upgrade of the roadway.

3.3.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Kutaroa. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.3.12 Heritage

This area is the location of historic settlement and use. The location of a former marae and current urupa, new marae buildings and a heritage item (H2) – Te Awakeri a Waharoa need to be carefully managed to ensure continued access and preservation. There is likely to be subsurface archaeological features which may be unearthed during earthworks. As such a suitably qualified archaeologist would be required to undertake an assessment as part of authorities to the NZ Historic Places Trust. This work would likely costs between \$3,000 and \$6,000 and should be conducted as part of concept design development.

3.3.13 Natural Resources

There are no identified significant natural resources on the properties.

3.3.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.3.15 Conclusion

The papakainga has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. Council's attitude to development in this area has been cautious. The major risks to development include:

- Kutaroa is outside the urban limits identified in Plan Change No. 2 to the Regional Policy Statement. Kutaroa has a Rural G zoning and is anticipated to have rural activities and low density housing during this planning period.

With the exception of the urupa and marae there is farming activity and no existing residential dwellings.

- There is no resident community on the properties. Community representatives have indicated that a small number of whanau houses are intended for the area short to medium term with long-term view of a resident community. There is currently no clear vision articulated for the community's lands. As such it is likely that a papakainga of 20 dwelling or more would be pursued over a long period, perhaps 15-20 years.
- There is very limited infrastructure in place including wastewater, stormwater, water supply, roading and electricity.
- This assessment considers Kutaroa to be a long-term priority for papakainga of 20 or more dwellings due to the significant constraints listed above. This is further supported by the nature and scale of housing indicated by the community representatives at the present time. This assessment recommends that SmartGrowth support Kutaroa initially with some long-term planning assistance and establish further consideration of papakainga at a later date.





3.4 Opureora



This assessment area is located at Matakana Island. These are Maori owned lands adjacent to the Opureora Marae. The hapu of this area is Ngai Tuwhiwhia.

- i. There are a total of 17 individual blocks in the assessment area
 - One (1) property is identified as Maori Reservation (Marae), east of Opureora Road (.666ha). All other properties are located adjacent to Palmer Crescent and west of Opureora Road.
 - One (1) property is a recreation reserve (WBOPDC) adjacent to the harbour escarpment (.4485ha)
 - Fourteen (14) properties are less than .13ha
 - One (1) property is more than .5ha
- ii. Several of the properties are administered by a land trust.

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 <p>#matakana1 005</p> <p><i>View of the whare tupuna Tuwhiwhia</i></p>	 <p>#matakana1 008</p> <p><i>View of a small vacant section adjacent to the marae complex. There old netball courts here.</i></p>
 <p>#matakana1 020</p> <p><i>View from Opureora Marae, west to Tauranga harbour</i></p>	 <p>#matakana1 030</p> <p><i>View of lands to the east of the marae</i></p>

 <p>#matakana1 031</p> <p><i>View of the church, north of marae with lands in foreground</i></p>	 <p>#matakana1 032</p> <p><i>View of the lands to the north east of the marae</i></p>
 <p>#matakana1 001</p> <p><i>View of housing at Palmer Crescent, to the north of the marae</i></p>	 <p>#matakana1 002</p> <p><i>View of housing at Palmer Crescent, to the north of the marae</i></p>

3.4.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Opureora. These include the Marae Committee, Claims Committee, resource management committee and a number of small informal committees and groups.

3.4.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Western Bay of Plenty District Council. Matakana Island representation on the Western Bay of Plenty Forum is from Dee Samuels (Ngaiterangi) and Peter Motutere (Chair).

Opureora has been progressing a number of issues with Council, including the construction of a seawall to address erosion below marae, roading upgrades, rates, and wastewater treatment.

Initial comments from Council indicate that relationships are not as active as other communities due to the issue by issue approach. Council staff has indicated that they have not received much interest in papakainga. Council have expressed a low-medium level of support for development in this area. Some areas of concern or challenge identified are:

- Access to infrastructure
- Stability near harbour edge
- Building community capacity and capability
- Development of a community plan

3.4.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks adjacent to the marae. The community has previously indicated a wish to develop lands; however these have not been supported by any concept or develop plans.

The blocks adjacent to the marae do not appear to be large enough to support a papakainga proposal of more than 20 dwellings without taking into consideration using lands outside the assessment area or a significant intensification and redevelopment of the existing housing in Palmer Crescent.

Community representatives have also strongly emphasised the issues associated with the erosion of the harbour escarpments to the west of the assessment area. The marae and a number of dwellings in Palmer Crescent adjacent to the escarpment are at potential risk from slope erosion and collapse.

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Papakainga Assessment Report



Regional Context

The Opureora assessment area is located outside the urban limits in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. There is no provision for papakainga in the Plan Change.

This means that urban growth including residential development (papakainga) is not anticipated at Opureora 2006-2051.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.4.4 District Plan Assessment

The land is zoned Rural G under the operative Western Bay of Plenty District Plan. Whilst there has been historical residential development at Palmer Crescent, the plan has not anticipated residential development in the area. Developing to a more intensive lot size or density of housing would likely be classified as non-complying.

3.4.5 Development Staging

No comments are made here with regard to development staging in the absence of any concept plan or articulation of development need from the community.

3.4.6 Flood Hazard Policy Rating (if applicable)

There is no identified flood hazard risk in this area.

3.4.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area.

3.4.8 Water

The area is currently serviced by rural water supply such as water tanks.

3.4.9 Stormwater

There is no stormwater infrastructure in the area. Stormwater treatment devices for collection, treatment and discharge would need to be constructed. It is unclear where these would be appropriate due to an apparent limited area of land.

3.4.10 Roothing

Access to the area is via Opureora Road, a sealed carriageway. Future roadways would need to be provided to access dwellings.

3.4.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Opureora. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.4.12 Heritage

There are no heritage items listed or shown on the maps of the District Plan. The area of Opureora is the location of historic settlement, occupation and land use. As such there is a high likelihood that subsurface archaeological features will be unearthed during development. These features may include shell midden, garden soils, pits and artefacts. As such a suitably qualified archaeologist would be required to undertake an assessment as part of authorities to the NZ Historic Places Trust. This work would likely costs between \$3,000 and \$6,000 and should be conducted as part of concept design development.

3.4.13 Natural Resources

There are no identified significant natural resources in the assessment area. There is a steep bank on the western edge of the properties adjacent to the Tauranga harbour. Significant erosion in this area would require consideration avoiding future stability issues such as setback, cliff stabilisation works, sea barriers and appropriately located and designed stormwater treatment and discharge devices.

3.4.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.4.15 Conclusion

A papakainga at Opureora has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure and zoning. The major risks to development include:

- The regional and district planning documents have not provided for residential or papakainga housing in this area.
- There is limited access to infrastructure such as wastewater, stormwater and water supply.

- There are significant stability issues near harbour edge due to coastal erosion
- Whilst there has been a wish to build more homes, there has been a limited expression of interest in a papakainga or 20 or more dwellings. There is no current vision or articulation of a development concept
- The limited size of the properties suggests that a papakainga development is not an appropriate unless redevelopment or intensification of existing housing area at Palmer Crescent was pursued.
- This assessment has identified a high level of planning, infrastructure and natural hazard constraint to a papakainga development of 20 dwellings or more. These constraints and the low level of community support at the present time would suggest that Opureora is not likely to pursue a papakainga in the foreseeable future. There is no doubt however that there will be approaches to WBOPDC for individual dwellings which may need to be supported by a comprehensive development plan in the future or moves to acquire properties to the east of the assessment area.

3.5 Tutereinga



This assessment area is located at Te Puna. The hapu of this area is Te Pirirakau.

- i. There are a total of 5 individual blocks in the assessment area
 - Two (2) properties are larger, 13.2 ha and 4.0469ha respectively
 - One (1) property contains an unsurveyed Maori Reservation (Urupa - Waikaraka) of some 8094sqm
 - The remaining three (3) properties are less than .4ha
- ii. The total area equates to 18.0346 hectares (ha)
- iii. The two large properties are administered by a land trust.

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Papakainga Assessment Report

 <p>#marae6 001</p> <p><i>View from Tutereinga Marae, north along Tangitu Road.</i></p>	 <p>#marae6 002</p> <p><i>View from Tutereinga Marae, south along Tangitu Road.</i></p>
 <p>#marae6 007</p> <p><i>View from Tutereinga Marae, section on northern side of marae</i></p>	 <p>#marae6 08</p> <p><i>View from Tutereinga Marae, section on northern side of marae</i></p>

 <p>#marae6 009</p> <p><i>View from Tutereinga Marae, section on northern side of marae</i></p>	 <p>#marae6 004</p> <p><i>Marae grounds and area</i></p>
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3.5.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Te Puna. These include the Pirirakau Incorporated Society, Te Pirirakau Hauora, Marae committees, land trusts and a number of small informal committees and groups.

The late Mr. Peter Rolleston represented a significant portion of the community's capability and capacity. Since his passing new representation has been established with a dedicated part-time resource management contact person and a Pirirakau member representing Ngati Ranginui iwi on the Western Bay of Plenty Maori Forum.

Maori land blocks involved in horticulture has historically been well represented in collectives such as Te Awanui Hukapak.

3.5.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Western Bay of Plenty District Council.

Initial comments from Council indicate a high level of support for development in this area. Some areas of concern or challenge identified are:

- Building community capacity and capability
- Development of a community plan
- Identifying housing need which can be reflected in structure planning



3.5.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks adjacent to Tangitu Road. The community has previously indicated a wish to develop lands, however these have not been supported by any concept or develop plans.



There is an existing papakainga development on one of the properties, however, there has been a very low pick up.

The two large blocks in the assessment have significant portions of the properties in kiwifruit. There does appear to be any plans for removing them to provide housing. Future housing may need to resolve any potential conflict between kiwifruit production and housing such as spray drift, amenity and noise.

Te Pirirakau has attended Structure Planning workshops and meetings with WBOPDC, however, indicated a wish to develop their own community plan before identifying infrastructure needs. This position may translate to some slippage in timing for infrastructure to be provided or anticipated.

Regional Context

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Papakainga Assessment Report

The Tutereinga assessment area is located outside the urban limits the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. There is also no papakainga identified at Tutereinga. This means that the Regional Policy Statement does not anticipate residential or papakainga development at Tutereinga 2006-2021.



Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.5.4 District Plan Assessment

The land is zoned Rural H and Tutereinga marae Papakainga Zone under the operative Western Bay of Plenty District Plan. The area zoned papakainga includes land immediately to the west and south of the Tutereinga marae. This is a historical papakainga already mentioned. The balance of lands in the assessment area are zoned Rural H.

The Tutereinga marae Papakainga Zone permits one dwelling per lot and one minor additional dwelling. This may prove problematic if the Tutereinga community wishes to construct more than one dwelling on the lot, quite common for papakainga (to avoid fragmentation and possible alienation). Access to the settlement shall be via sealed legal public roads currently maintained by Council. Tangitu Road currently provides this. The minimum lot sizes are 350sqm (sewered) and 800sqm (unsewered). As there is no reticulation in the area wastewater will be required to treated onsite or within a community based system and in such a way that it can be connected to a reticulated system at a later date.

3.5.5 Development Staging

It is anticipated that a comprehensive development proposal would be required for the papakainga at Tutereinga. This should consider the potential for staging as a way of matching roll out of development with pick up.

3.5.6 Flood Hazard Policy Rating (if applicable)

There is no flood hazard identified in the district plan.

3.5.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area. As mentioned above wastewater will need to be treated and discharge within property boundaries.

3.5.8 Water

The area is currently serviced by reticulated water supply.

3.5.9 Stormwater

No stormwater infrastructure is available at the present time. This will need to be developed as part of the papakainga proposal.

3.5.10 Rooding

Access to the site is via Tangitu Road, a sealed two lane carriageway. The rooding requirements may vary as they are currently based on number of lots rather than number of dwellings. A conservative estimate is for a private way, unsealed without kerb and channel, 6.0 metre road reserve with a width of 3.0 metres.

3.5.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Tutereinga. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.5.12 Heritage

There are no identified heritage items in the district plan or NZ Historic Places Trust register. The assessment area is the location of historic settlement, occupation and use. Whilst much of this area has been subject to modification through intensive horticulture and previous agriculture, there is a likelihood of subsurface features being uncovered during earthworks such as shell midden, garden soils, pits and artefacts. A suitably qualified archaeologist should be engaged during earthworks to monitor possible removal of top soil.

3.5.13 Natural Resources

There is a significant ecological site identified at the western end of the property (U14/122) - estuarine vegetation. The papakainga is most likely to be located adjacent close to Tangitu therefore the development footprint will be some distance from the ecological site. The treatment of stormwater infrastructure as well as discharge may need to consider any potential affects on this site if the discharge is to the estuary.

3.5.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.5.15 Conclusion

A papakainga at Tutereinga has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- Whilst the area has not been identified in the Regional Policy Statement for residential or papakainga development, the district plan has identified the papakainga zone. This 'out of sync' may need to be resolved by the two Councils.
- There is currently no concept plan or articulated vision for the properties.
- There are some infrastructure constraints with regard to wastewater and stormwater treatment but these can be resolved through some concept plan development
- This assessment does not identify significant constraints to a papakainga development at Tutereinga. It is recommended that resources be applied that can assist the community in articulating their vision for the properties including the development of a concept plan. This may provide the basis for investigating appropriate responses to wastewater and stormwater matters.

3.6 Oikimoke



This assessment area is located at Oikimoke, Te Puna. The lands are on the western side of the Wairoa River Mouth. These are Maori owned lands not far from Poututerangi Marae. The hapu of this area are Te Pirirakau and Ngati Taka.

A whanau development project was initiated in 2006 to prepare a vision for the properties with assistance of Te Puni Kokiri, Ngati Ranginui Iwi Incorporated and Boffa Miskell Ltd. A number of meetings and workshops were conducted and the outcome was a set of actions for a development plan.

A total of six blocks were included in the development plan. These are included in the table below.

Property:	Number of Owners:	Trustees:	Area (ha)
Te Puna Parish of Lot 157C1	Mamaeroa Trust.	Chrisitina Rolleston; Dennis Rolleston; Edward John Rolleston; Jennifer Te Ahasese Rolleston; Ripeka Rolleston;	0.2400

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Papakainga Assessment Report

Property:	Number of Owners:	Trustees:	Area (ha)
		Tony Rolleston.	
Te Puna Parish of Lot 157C2	186 Owners.	Trudy Ake; Alison Borrell Barry Ririnui; Peter Rolleston; Manu Tarau; Joseph Tarau.	19.7642
Te Puna Parish of Lot 157D1 (Urupa)	45 Owners.	No trust established.	1.0680
Te Puna Parish of Lot 157D2	Christopher Tangitu; Barry Tangitu; Hiria Haere James (Nee Faulkner)	No trust established.	4.2000
Te Puna Parish of Lot 157D3	Andre Leonard Bidios; Christopher Tangitu; Darren Nicholas Bidois; Sammy Faulkner; Terence Faulkner; Toa Faulkner.	No trust established.	4.2000
Te Puna Parish of Lot 157D4	41 Owners.	Agnes McCausland; Amelia Williams; Amy Jane Williams; Francis William Beveridge; George Faulkner; George Toroa Faulkner; Tipi Fredrick Faulkner.	8.4000
TOTALS:	288 Owners.		37.8722

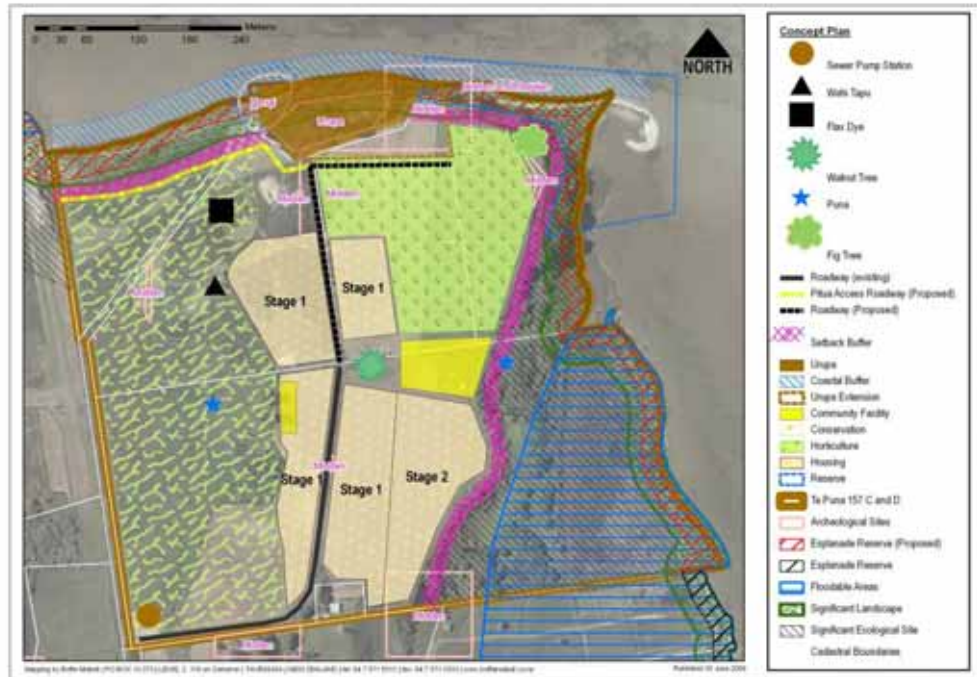
There are a large number of owners in the Te Puna 157C2 property and this has caused some difficulties in trying to contact all of the trustees and owners.

The approach we took was to ask for assistance from those who have attended the workshops to contact other owners they knew, to let them know about the project and the proposed workshop dates. During the project we used the communication methods outlined in Section 4.1 to notify the owners of the workshops.

It also became apparent during the workshops that several of the trustees and people on the lists of owners were now deceased. The respective trusts have not replaced the trustee and the families have not as yet succeeded to the deceased person's shareholdings. This is a common issue and will be



raised with the Maori Land Court staff during the next stage of the process.



The

Oikimoke Concept Plan includes:

- 1) Significant protection areas and features identified included:
 - (a) The urupa is the most significant cultural heritage site on the Oikimoke property. We have included an area as an extension to the urupa immediately in front of the current site, which should also include the Portier homestead.
 - (b) A large fig tree recognises the past;
 - (c) A flax dye area in the north western area;
 - (d) A walnut tree at the centre of Oikimoke;
 - (e) A waahi tapu in the north western sector of the area is represented by a solid black triangle;
 - (f) Two (2) water springs identified opposite one another; one on the eastern side and the other on the western side of the property.
 - (g) A setback buffer of 15 metres along the top of the embankment on the northern and eastern boundaries of Oikimoke. This is identified by a red criss-cross pattern. The buffer provides an opportunity for all owners to walk along this area unimpeded and appreciate the cultural connections to the harbour, other Tauranga sites and the Tauranga harbour islands;

- (h) Two community areas / facilities were identified by a solid yellow shade towards the centre of the property. These recognised the potential for community healing, wellness and energies;
- (i) Two harbour reserve areas are identified at the northern end of Oikimoke to provide future access to the harbour. The larger reserve area on the eastern boundary includes the natural sand spit area and recognises past families camping in this area;
- (j) A coastal protection buffer along the northern boundary of the harbour embankment is identified by a thin dark blue line with light blue diagonal stripes.

2) Development areas and features identified included:

Housing in some form is a clear need that is expressed by the workshop participants. The concept plan identifies five (5) areas for housing:

- (a) Stage 1 housing along both sides of the access road provides four possible housing areas, two (2) on Te Puna 157C2, one (1) on Te Puna 157D3 and one (1) on Te Puna 157D4. These areas are identified as the most efficient areas to initiate housing because of the roading access and they are set back towards the centre of the property and away from the embankment;

It is noted that no housing has been provided for in Te Puna 157D2;

The steep area as you ascend from the road access to the top of the ridgeline has been considered as a physical constraint to housing and has been excluded.

- (b) Stage 2 housing is located to the south-eastern boundary of Te Puna 157C2;
- (c) Two community areas have been included;
- (d) The current road access is from the south-western corner of the property up to Te Puna 157C1, along the existing ridgeline access through the centre of Te Puna 157C2 to the corner boundary of Te Puna 157D3 and Te Puna 157D4. The workshop confirmed that this is the preferred roading option for Oikimoke and is represented by the solid black line on the map;
- (e) The workshop also considered that a new road should follow the boundary of Te Puna 157D4 and D3 to the urupa and then turn east to connect to Te Puna 157D2. A broken black line represents this proposed roading access.

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#200

Oikimoke Pa and urupa



#213

Oikimoke Pa and urupa



#217

Pasture farming on northern area of properties



#203

Cattle grazing on northern area of properties



SMARTGROWTH
Papakainga Assessment Report

<p>#182</p> <p><i>Plateau following harvesting of maize</i></p>	<p>#193</p> <p><i>Pasture farming on western side of plateau</i></p>
 <p>#192</p> <p><i>Former wetlands on western side of properties</i></p>	 <p>#208</p> <p><i>Former wetlands on western side of properties</i></p>

Key Challenges

- Whanau development
- Land Administration
- Urupa (ongoing use)
- Land production
- Housing need
- Protection of the coastal environment
- Relationship with WBOPDC

3.6.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Te Puna. These include the Pirirakau Incorporated Society, Te Pirirakau Hauora, Marae committees and a number of small informal committees and groups.

3.6.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Western Bay of Plenty District Council however the owners of Oikimoke blocks have not developed a specific relationship.

Initial comments from Council indicate a medium level of support for development in this area. Some areas of concern or challenge identified are:

- Access to infrastructure
- Building a relationship with land Trusts and representatives
- Access to development plan

3.6.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks for a number of purposes including papakainga. The community has previously indicated a wish to develop lands and these are supported by a concept plan. The housing identified during previous work would suggest a range of 3-6 dwellings. As such this assessment questions whether significant resources should be invested for a small scale papakainga.

Regional Context

The Oikimoke area is located outside the urban growth limits in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. The RPS has not anticipated residential growth in this area. This is logical given that there is one dwelling on the properties and the range of development need expressed by the owners is low density.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.

17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these

and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.

17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:

- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
- (b) Culturally significant features where part of the significance is the view.

3.6.4 District Plan Assessment

The land is zoned Rural H under the operative Western Bay of Plenty District Plan. The land is subject to a significant landscape features (S8 – Tauranga Harbour Landward Edge), a freshwater floodable area, a significant ecological site (U14/131) and a proposed esplanade reserve. The Rural H zone anticipates rural activities and a low density of housing. Specifically the Plan provides for three dwellings per 2 hectares of Maori land as a controlled activity. This is subject to wastewater and stormwater provisions.

One dwelling and a minor dwelling per lot is permitted in the Plan, so four dwellings and 4 minor dwellings could be achieved within existing zone. Up to twelve dwellings on 4 of the properties could be achieved as a controlled activity. Based on the current need expressed in the concept plan, there may not be a need to seek a plan change.

3.6.5 Development Staging

No comments are provided here as the likely small scale of development would proceed with or without staging.

3.6.6 Flood Hazard Policy Rating (if applicable)

One area has been identified in the district plan as freshwater floodable areas. This is located on low land on the eastern portion of the assessment area adjacent to the Tauranga harbour and Wairoa River mouth.

3.6.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. It is unlikely that a system would be provided due to the low scale of development proposed.

There is currently no structure plan for this area. A structure plan is being prepared for Te Puna at the present time but is unlikely to include infrastructure services for this assessment area. This is due to Te Pirirakau agreeing to preparing its own plan and not wishing to take part in the structure plan process. As such it is deemed unlikely that infrastructure will be provided in this planning cycle.

3.6.8 Water

The area is not currently serviced by reticulated water supply. Water supply may need to be addressed of fire fighting capability is required.

3.6.9 Stormwater

Stormwater collection, treatment and discharge could be provided on the western portion of the property, this being former wetlands.

3.6.10 Roothing

The blocks are accessed from the end of Oikimoke Road, a sealed roadway. The driveway leads to a dwelling on one of the blocks, however, further access to the blocks is by way of an unsealed and unformed farm track. During winter months the track access becomes difficult and suitable for 4WD only. An alternative paper road is indicated on plans and maps however, due to the topography of this alignment significant resources would be needed to develop the road.

3.6.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Oikimoke. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.6.12 Heritage

There is an urupa on one of the blocks which is protected. The area is a location of historic settlement, use and occupation. As such it is likely that subsurface archaeological features may be unearthed during earthworks. A suitably qualified archaeologist would be required to undertake an assessment as part of authorities to the NZ Historic Places Trust. This work would likely costs between \$3,000 and \$6,000 and should be conducted as part of concept design development.

3.6.13 Natural Resources

The land is subject to a significant landscape features (S8 – Tauranga Harbour Landward Edge),and a significant ecological site (U14/131). The Tauranga Harbour Landward Edge provides a buffer for the properties on their harbour edge. An appropriate setback for buildings should be considered at the earliest planning and concept design. The preliminary concept designs for the properties have included setback buffers. U14/131 is described in the district plan as estuarine vegetation. The planning maps identify this area adjacent to the Tauranga harbour on the eastern edge of the properties.

3.6.14 Financial Contributions

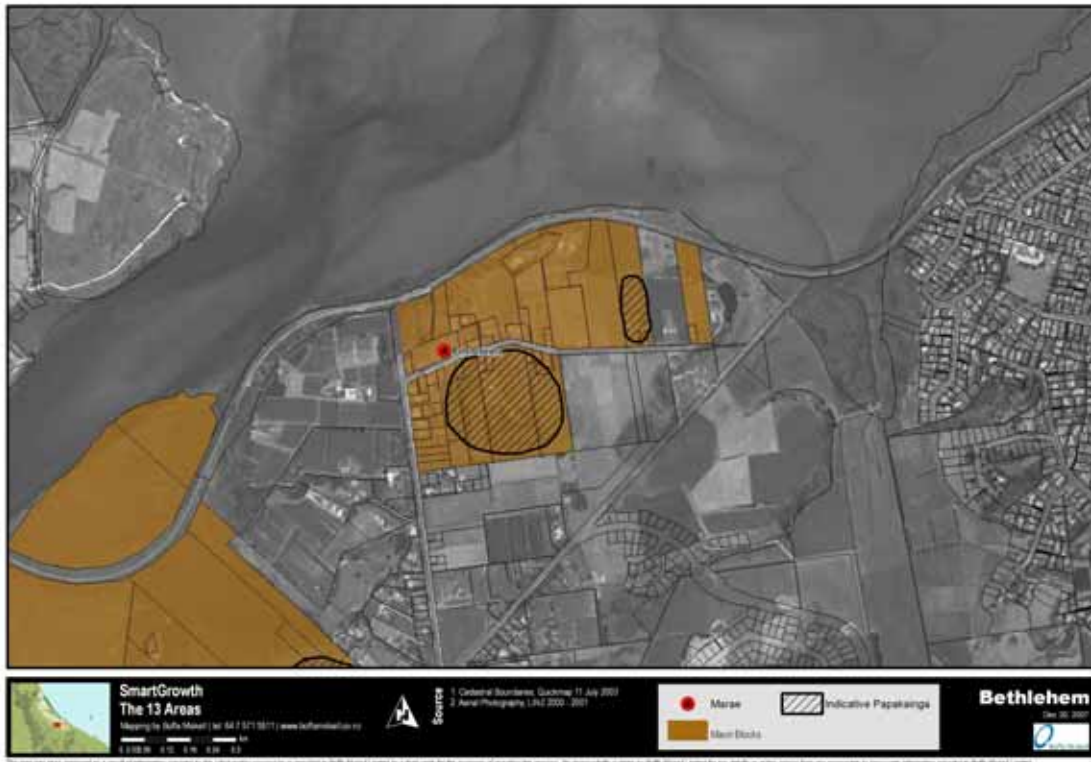
Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.6.15 Conclusion

A papakainga at Oikimoke has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. The major risks to development include:

- There are significant planning constraints at a regional and district level for a papakainga of 20 or more dwellings on these properties. The properties are outside the urban limits and do not currently possess a residential or papakainga zoning.
- There is limited access to infrastructure such as water and wastewater.
- The community has a medium level of capability and capacity. Landowners have prepared a vision and concept plan for the area. The preliminary concept designs for the properties do not indicate a scale of 20 or more papakainga dwellings. The number appears to be in the range of 3-6. A development of this scale could proceed under existing provisions of the plan.
- Roading access to the property is very limited and would need to be upgraded.
- This assessment does not consider a papakainga of 20 dwellings or more is likely in the short to medium term. This is based on the community vision and concept plan articulating a small scale development, as well as the planning and infrastructure constraints. The scale of development proposed for the property could be facilitated through the development of relationships between the landowners and WBOPDC.

3.7 Bethlehem



This assessment area is located in the North-west Bethlehem area of Tauranga, Maori owned lands adjacent to the Bethlehem Marae. The hapu of this area is Ngati Hangarau.

- i. There are some 59 individual blocks in the assessment area
 - One (1) property is identified as urupa
 - One (1) property is identified as a marae
 - One property is privately owned and has been developed as a residential subdivision.
 - One (1) property is currently dedicated to Sports Club, rugby field, and courts
 - Eleven blocks are larger than 1.5 hectares (ha), whilst the reminder are less than 1.3ha
- ii. Many of the properties are administered by a land trust.

 <p>#maraesite3 001</p> <p><i>View of Tauranga harbour from marae</i></p>	 <p>#maraesite3 004</p> <p><i>View of Tauranga harbour from marae</i></p>
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3.7.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Bethlehem. These include the Marae Committee, Claims Committee, Kohanga reo and a number of small informal committees and groups. The marae committee completed improvements project through Marae DIY (Maori TV) at the marae. There is a large resident population and high levels of individual capacity and capability.

3.7.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Tauranga City Council. Ngati Hangarau has a protocol (formal relationship) with Tauranga City Council, since 2004. The protocol identifies UAGC rates on Maori land, papakainga zone, housing and urban services as matters to be addressed through the relationship.

Initial comments from Council indicate a high level of support for development in this area. Some areas of concern or challenge identified are:

- Taking advantage of opportunities to leverage off development on adjacent properties
- Preparing a concept plan

3.7.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks adjacent to Bethlehem Road identified for development in the District Plan.

The community has previously indicated a wish to develop lands, however these have not been supported by any concept or development plans.



Regional Context

The Bethlehem Marae Papakainga area is located in the North-west Bethlehem in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. The RPS has anticipated urban growth (residential) in this area starting before 2021.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.

17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.

17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:

- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
- (b) Culturally significant features where part of the significance is the view.

3.7.4 District Plan Assessment

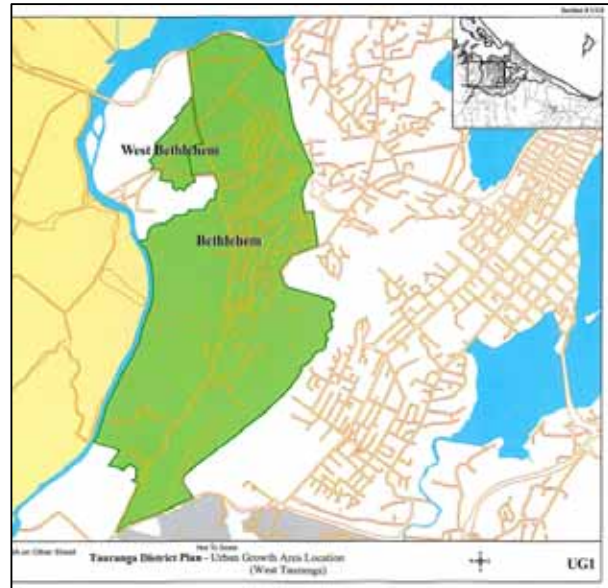
The land is zoned Residential, Rural and Ngati Hangarau (Rural) Marae Community Zone under the operative Tauranga District Plan. The land is also subject to a building setback line designed to help mitigate the visual impact of residential development anticipated by the District Plan.

Under Ngati Hangarau (Rural) Marae Community Zone a nominal housing limit is imposed to protect the rural character or low density of housing of the Maori community. The limit of this housing is likely to be exceeded in a relatively short period of time. The current limit is 50 dwellings. As such building in the future will be discretionary. It would appear that the current papakainga zoning will be out of step with demand and may need to be amended with an appropriate residential zoning.

Under the Residential Zone for the land north of the State Highway and East of Bethlehem Road, , an average subdivision density of one lot per 600m² is provided for as a controlled activity (Rule 19.3.1.2(e)). The minimum allotment size is 325m².

Developing to a more intensive 325m² average lot sizes would be classified as a limited discretionary activity and matters such as servicing the development and impact on amenity would have to be considered. A development to this density would also require strict controls on bulk and location of buildings and building architecture to ensure the subdivision remains a high quality development. It is therefore considered that a more conventional residential lots size of 600-700m² is a more realistic scenario for this site and for the purpose of calculating lot yield.

The top of the escarpment is subject to a building setback line (Rule 19.2.2.1(c) of the District Plan), which requires all buildings to be set back 10m. This should not unduly compromise the development of the land as buildings would require positioning back from the embankment to avoid potential risks of slips. The exact setback required would be determined by a geotechnical engineer.



Under the Rural Zone the minimum lot size is 2 hectares and two dwellings are permitted per lot as a permitted activity. Given that the rural land is approximately 1.1 ha, one lot would be achievable as of right provided engineering and servicing considerations can be addressed.

A subdivision to develop more intensively is classified as a limited discretionary activity under the District Plan. The *Asco Trust* Environment Court decision has confirmed that more intensive development is anticipated by the district plan taking into account the permitted baseline (i.e. the number of dwellings anticipated by the District Plan). Measures are required to avoid remedy and mitigate adverse environmental effects associated with intensification and detracting of the rural amenity.

The land use capability classification for the rural zoned land is low versatility. This will further support more intensive use of the land.



3.7.5 Development Staging

A proposed development may be staged to minimise risk and allow the subdivision to proceed on a non-notified basis. Choosing this option would be entirely dependent on whether the written approval of neighbouring property owners is obtainable. The estimated time for Council to process the application on a non-notified basis is 3 months, taking into account further information requests. If Council required limited or full notification of the application then there are likely to be additional time delays in processing the application, estimated between 6 and 9 months.

The main environmental effects that may affect the neighbours include the potential visual impact of additional dwellings on the Papakainga zoned land and loss of amenity that may result from the intensive development (vehicle movements, noise, & social impact). Through careful design and mitigation planting these adverse effects can be minimised. However the current definition of amenity under the Resource Management Act takes into consideration

‘people’s perception’ of how the environment may be affected. This is highly subjective and a potential risk to intensifying the subdivision of the Bethlehem Papakainga zoned land.

3.7.6 Flood Hazard Policy Rating (if applicable)

Any lots to be created in the Rural zoned portion of the area are within the Flood Hazard Policy Area (Rule 17.2). Subdivision and development in this area is classified as a limited discretionary activity. An application would have to demonstrate a building platform that avoids the flood hazard and ensure appropriate management of stormwater. Geotechnical investigations and design of this area will be required to confirm suitable building sites. Special design may also be required for the pump station foundations, which would be located in the lower Rural zoned area to ensure gravity feed from all lots.

3.7.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. The Structure Plan SP1 of the District Plan identifies an alignment to extend the existing sanitary sewer main to service the Bethlehem North area.

The sanitary sewer is approximately 100-150 metres from Carmichael Road. A development on residential land adjoining the Ngati Hangarau community Zone has provided reticulated sewerage. Discussions with the consultants working on that project have indicated there is likely to be capacity for a papakainga development of 20 or more dwellings adjacent to these lands. Due to topography, building on the west could provide a gravity feed and reduce costs associated with a pump station. In any case an engineer would need to be consulted.

3.7.8 Water

A 100mm diameter water main exists along Bethlehem Road and services the area. The Structure Plan SP1 indicates that this needs to be upgraded to a 200mm diameter pipe to service the ultimate capacity of the catchment (between Carmichael/Beth Roads Intersection and Hangarau Marae). Again discussions with consultants of an adjoining development have confirmed that water supply has been upgraded recently.

If any further upgrades are required, costs for the permanent infrastructure upgrades can be claimed back through Council’s Annual Plan and Budget round for the next financial year. Alternative alignments may be possible to provide water reticulation to the properties, however this would require separate engineering investigation. We suggest consulting with engineers to determine the extent of existing water pressure and what is required to service the papakainga.

3.7.9 Stormwater

The Structure Plan identifies a detention pond on a property in close proximity to the subject site. This detention pond was relocated to within the site mentioned above. It is located adjacent to the railway alignment. Again discussions with the consultants involved with that property there is capacity both for further discharges from housing and room to expand the size of the pond as required.

3.7.10 Roding

Access to the site is via Bethlehem Road. The Structure Plan identifies the need for road widening. Discussions with Council's Roding Engineer (Wayne Thompson) indicated that there would not be a requirement to widen Bethlehem Road, with the exception of the entrance to the papakainga where appropriate splays would be required for traffic safety around the roadway entrance.

If the application were to be publicly notified then the road safety issue may be raised. However, as discussed above this risk could be avoided by staging the subdivision so the first stage results in non-notified resource and subdivision consents.

3.7.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Bethlehem. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.7.12 Heritage

Tauranga District Council engaged Ken Phillips of Archaeology BOP to undertake an archaeological assessment of the Bethlehem area in July 2002. A midden site is identified to the northeast of the properties. The report identifies 'residential development' as a threat to the destruction of subsurface archaeological sites within the area. It also references wetland areas as potential areas for wooden artefacts such as canoes, carvings and tools which are often preserved in an aerobic wetland environment (page 24). Page 29 of the report identifies that further archaeological study is recommended prior to any development. The archaeological significance of the area is identified as being of medium significance.

Further site investigations including archaeological investigation work will be necessary to support a subdivision consent application. The authority from the Historic Places Trust to undertake such investigations is a relatively straightforward process and we have had discussions with Geometria, an archaeology consultancy firm, who have indicated an approximate cost of \$3,000-\$4,000 to do this initial investigation work. Should sites be identified during this initial investigation a more extensive site survey may be required. This is a potential risk to the project and if a comprehensive investigation is required it would be prudent to budget between \$20-\$100K for this work. There will also be time delays for this work which are estimated to be between 1 and 6 months. Undertaking the initial site investigations as early as possible after the acquisition of the property will minimise this risk and enable appropriate timing of any investigation or further survey work so to interfere as little as possible with the development programme of the subdivision.

3.7.13 Natural Resources



A special ecological site is located to the north and east of the assessment area. In the event there is a requirement for specialist advice or assessment, likely costs for further work would range between \$3000 and \$5000.

3.7.14 Financial Contributions

Financial contributions identified in Council's Long Term Community Plan or relevant development contribution policy.

3.7.15 Conclusion

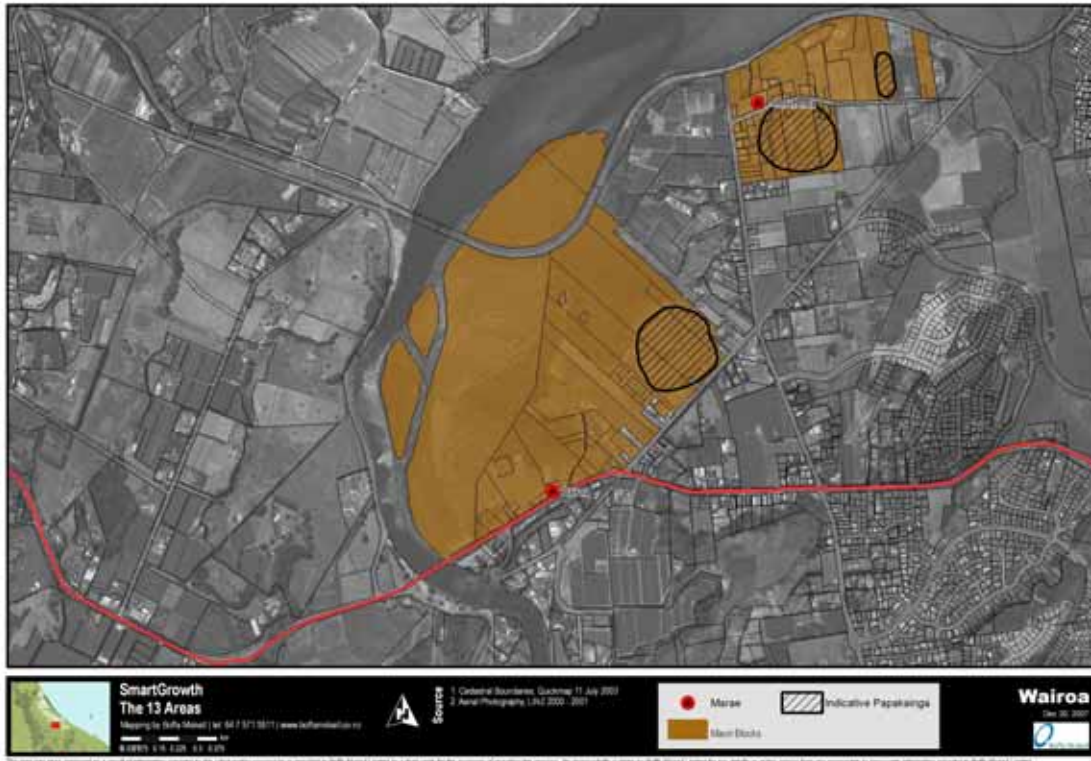
A papakainga at Bethlehem has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure and appropriate zoning. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- The assessment area has been identified in the regional and district planning documents for residential and papakainga development. There may be consenting issues for intensification of the Rural and Ngati Hangarau Rural Marae zoned land. These lands may require appropriate 'tweaking' or a plan change.
- There are some infrastructure constraints relating to timing and location. Reaching agreement with private land owners regarding extensions to services and careful planning of development can resolve these matters.
- There may be time delays if additional archaeological sites are identified.
- There is a lack of any concept or development plan at the present time
- This assessment identifies Bethlehem as an area suitable for papakainga development of 20 or more dwellings. There is one large block north of Bethlehem Pa Road adjacent to the existing subdivision and three large properties south of the road which may be appropriate areas for further

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investigation. With appropriate technical expertise in planning and infrastructure facilitated by a concept plan papakainga is anticipated and highly likely to occur.

3.8 Wairoa



This development area is located in the North-west Bethlehem area of Carmichael Road West which is more commonly known as Wairoa. The hapu of this area is Ngati Kahu.

The Maori Land information accessed through the Maori Land Court search engine (Maori Land Online) provides the following details:

- i. There are a total of 53 individual blocks in the assessment area
 - Two (2) properties were identified as urupa
 - Two (2) properties were identified as roadways
 - 16 properties have an area greater than 1.50 ha
 - 33 properties have an area less than 1.50 ha
- ii. The total area equates to 120.7843 hectares (ha)
- iii. Nine (9) of the 16 properties with an area >1.50ha are administered by a land trust. The Ngati Kahu Te Pura Trust administered eight (8) of the nine (9) properties.

Maori Land Assumptions used:

This assessment is focused on identifying Maori properties with the potential to develop a distinct Maori community housing concept with opportunities and alternatives for 20 or more homes for whanau and kaumatua. The project had initially focused on properties that have an area greater than 5 hectares. In the Ngati Kahu situation we have included five (5) smaller properties (1.5 to 4.0 ha) that are administered by the Ngati Kahu Te Pura Trust because they are located in the assessment area, would provide the opportunity for the owners to work as a cluster with one another or other adjoining owners.

The Trust also further 3 properties 7.4, 8.4 & 13.1 hectares respectively. It is clear then that the future development of Ngati Kahu papakainga zone is dependant upon the leadership of the Ngati Kahu Te Pura Trust.

A strong relationship with the Maori Land Court would be an advantage to this community in promoting and developing a robust Maori land data base for the Ngati Kahu properties.

 <p>#941</p> <p><i>Kahutapu wharenuui at Wairoa Marae</i></p>	 <p>#maraesite3 008</p> <p><i>View from Wairoa Marae, lands to the south and adjacent to SH2.</i></p>
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3.8.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Wairoa. These include the Ngati Kahu Te Pura Trust, Te Papa 453 Trust, Te Runanga o Ngati Kahu, Ngati Kahu Health Centre, Te Pura Sports Club, Wairoa Marae Committee, Kohanga reo and a number of small informal committees and groups. The Health Centre the only group with an office, administration and professional staff. The health centre has been undertaking

a building project which involves the fit out of a converted residential dwelling for use for health services. The marae committee completed a new dining hall at the marae and the Kohanga reo recently built a brand new preschool education facility. As such there have been a number of building projects successfully completed by the community and are ongoing. The Te Pura Ngati Kahu Trust has previously prepared a concept plan for the Wairoa lands including provision of papakainga housing.

Ngati Kahu representatives have been proactive since the appeal on 1993 *Ngati Kahu V Tauranga District Council* [1994] RMA481, during the review of the District Plan 1999, and subsequent appeals to plan changes. Whilst Ngati Kahu planning participation could be described as adversarial, it has been proactive and resolution has been achieved for most aspects of the Bethlehem area.

3.8.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Tauranga City Council. Ngati Kahu has had a protocol (formal relationship) with Tauranga City Council since 2004.

Initial comments from Council indicate a high level of support for development in this area. Some areas of concern or challenge identified are:

- Actual pick up of residential development
- Low number of dwellings that could be proposed

Consultation with Tauranga City Council has confirmed that papakainga housing development is matter that is part of the formal relationships between Ngati Kahu and the Council. In particular the marae reserve contribution recognition, Ngati Kahu papakainga zone, affordable community , and implications of rates on multiply owned Maori land are matter which the hapu would like to discuss further with Council.

3.8.3 Community comments on development need

The community representatives spoken to during this assessment and site visits that they want to develop blocks adjacent to Carmichael Road identified for residential development in the District Plan. In particular 'Te Papa 8C' located adjacent to Carmichael Road. The community has previously prepared or initiated development plans, however these did not provide detailed plans for each block i.e. no of dwellings on each block.



Regional Context

The Ngati Kahu Papakainga area is located in the North-west Bethlehem in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006. Residential housing is anticipated in this area.

Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
 - (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.

- (b) Culturally significant features where part of the significance is the view.

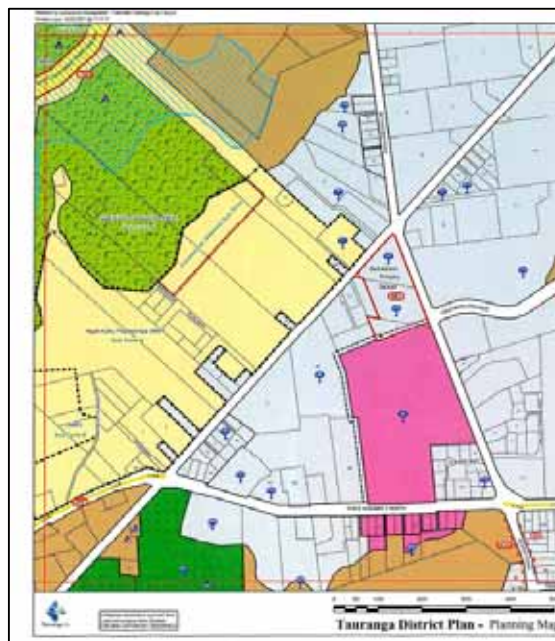
3.8.4 District Plan Assessment

The land is zoned Ngati Kahu Papakainga Sub Zone A, Sub Zone B and Commercial (Waewae) Sub Zone under the operative Tauranga District Plan. The land is also subject to the following provisions relating to the Ngati Kahu Papakainga Zone.

The Maori lands North-west of State Highway 2 (from the Wairoa Bridge) and along Carmichaels Road to the Moffat Road intersection are within the Ngati Kahu Papakainga Zone.

Under the Ngati Kahu Papakainga Zone for the land, an average subdivision density of 17 kaumatua units per hectare is provided for as a permit activity (19.8.1.1). The minimum allotment size is 1000m².

Developing to a more intensive average lot size would be classified as a limited discretionary activity and matters such as servicing the development and impact on amenity would have to be considered. A development to this density would also require strict controls on bulk and location of buildings and building architecture to ensure the subdivision remains a high quality development and appealing to the market. It is therefore considered that a more conventional residential lots size of 600-700m² is a more realistic scenario for this site and for the purpose of calculating lot yield.



3.8.5 Development Staging

A proposed development may be staged to minimise risk and allow the subdivision to proceed on a non-notified basis. Choosing this option would be entirely dependent on whether the written approval of neighbouring property owners is obtainable. The estimated time for Council to process the application on a non-notified basis is 3 months, taking into account further information requests. If Council required limited or full notification of the application then there are likely to be additional time delays in processing the application, estimated between 6 and 9 months.

The main environmental effects that may affect the neighbours include the potential visual impact of additional dwellings on the Papakainga zoned land and loss of amenity that may result from the intensive development (vehicle movements, noise, & social impact). We consider that through careful design and mitigation planting these adverse effects can be minimised. However the current definition of amenity under the Resource Management Act

takes into consideration 'people's perception' of how the environment may be affected. This is highly subjective and a potential risk to intensifying the subdivision of the Ngati Kahu Papakainga zoned land.

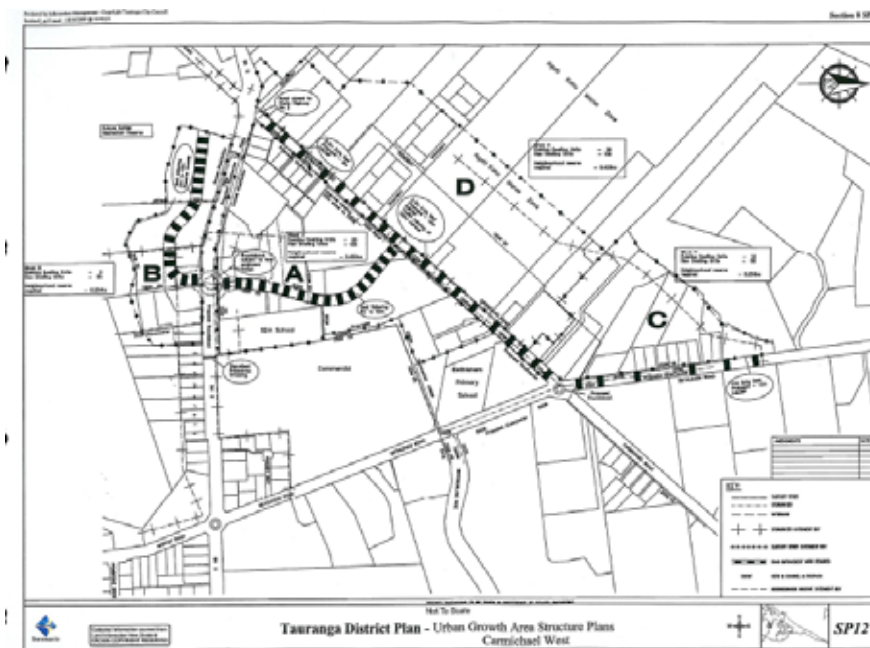
3.8.6 Flood Hazard Policy Rating (if applicable)

There are flood hazard areas adjacent to the Wairoa River. It is most unlikely that a papakainga development would be located near these areas.

3.8.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. The Structure Plan SP12 of the District Plan identifies an alignment that will provide wastewater reticulation to properties adjacent to Carmichaels Road. The timing of construction for this sewer by end of June 2008 has been confirmed by Tauranga City Council's Wastewater Engineer. TCC consultants will undertake consultation with landowners to select an appropriate route in early 2008. This will be an important issue as the cost of providing wastewater infrastructure will need to coincide with the development of a papakainga of reasonable size to share the costs.

The Omokoroa Sewer pipe line follows the state highway and cannot be accessed as it is under pressure and Council policy is that there will be no 'hook ons'.



3.8.8 Water

A 100mm diameter water main exists along Carmichael Road and services the area. The Structure Plan West Bethlehem SP12 indicates that this needs to be upgraded to a 150mm diameter pipe to service the ultimate capacity of the catchment. Upgrading this pipe would be expensive.

Council Water Engineer has indicated that there is an existing 100mm diameter pipe along Carmichael Road. The 100mm pipes will need to be replaced with a 150mm pipe to meet the fire fighting requirements for urban areas, being 25 litres per second over a 1 hour period. Any temporary infrastructure would be 100% funded by the developer but may be of a lesser standard subject to Council approval.

Costs for the permanent infrastructure upgrades can be claimed back through Council's Annual Plan and Budget round for the next financial year. Alternative alignments may be possible to provide water reticulation to the site; however this would require separate engineering investigation. We suggest that consultation occur with an engineer to determine the extent of existing water pressure and what is required to service the papakainga.

3.8.9 Stormwater

The Structure Plan does not identify existing water infrastructure such as detention ponds or area for one in the future within close proximity of the subject area. Through discussions with Council's stormwater engineer it is understood that the provision of infrastructure may be best suited onsite and discharged to the lower portions of the properties, these being to the west (Te Papa 453). Resource consents from Environment Bay of Plenty for earthworks, damming and stormwater discharge will be required.

3.8.10 Roading

Access to the site is via Carmichael Road. Carmichael Road is accessed from State Highway 2, Bethlehem Road and a recent new local road. It is intended that Carmichael Road access from State Highway 2 will be blocked shortly to minimise the risk of accidents and prevent traffic using Carmichael Road as a 'rat run'. A roundabout will be constructed on State Highway 2, near the Bethlehem shops and provide access to the local road. The Structure Plan identifies the need for road improvements.

3.8.11 Electricity

PowerCo is the current electricity line provider. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Wairoa. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.8.12 Heritage

A cultural heritage inventory and assessment was conducted between 1997 and 1998. The report named "Evaluation of the Cultural Heritage Landscape – Te Awa o Wairoa" was prepared by Antoine Coffin as part of the Variation No1 Bethlehem rezoning. Known urupa and pa were identified as significance and requiring protection from development. These areas are currently within surveyed Maori reservations.

No known archaeological survey or assessment has been conducted within the Ngati Kahu lands. With the exception of urupa (burial grounds) there are no known heritage constraints of significance.

Boffa Miskell



Costs of archaeological services such as preliminary assessment (\$500-\$3000), investigation (>\$5,000), authorities (free application, time to fill forms). If authorities were required and applied for an approximate timeframe of 3-6 months for processing archaeological authorities and potential extensions if further information is required.



3.8.13 Natural Resources

A special ecological site is identified adjacent to the Wairoa River. The placement or discharge of stormwater to this area will require assessment. Specialist advice or assessment, likely costs for further work would range between \$3,000 and \$5,000.

3.8.14 Financial Contributions

Financial contributions identified in Council's Long Term Community Plan or relevant development contribution policy.

3.8.15 Conclusion

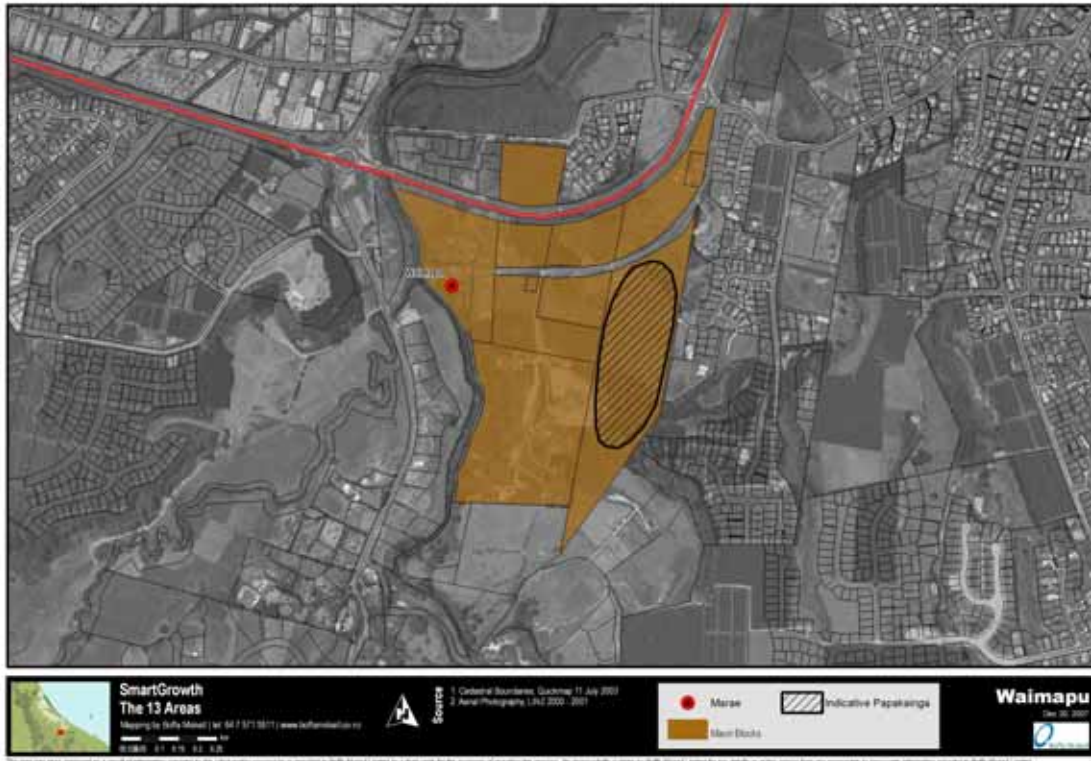
A potential papakainga development at Wairoa has several aspects that are important to consider:

- The regional and district planning documents support residential development within the Wairoa assessment area. This is anticipated to occur on lands adjacent to Carmichaels Road during the current planning period.
- A structure plan has been prepared and indicates the reticulation of parts of the Wairoa area. The timing of wastewater reticulation as per the structure plan is dependant on pickup, i.e. Ngati Kahu paying and disbursing this cost to new individual dwelling occupants
- There are no current concept or lay-out plans for papakainga development
- Roading requirements and water upgrade requirements and timing of any works by Council need to be confirmed

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- This assessment identified some infrastructure constraints related to infrastructure costs and pickup. Otherwise there is a low level of constraint to providing papakainga development at Wairoa.

3.9 Waimapu



This assessment area is located in the south area of Tauranga, Maori owned lands adjacent to the Waimapu Marae, Poike. The hapu of this area is Ngati Ruahine.

- i. There is a total of 46.2984ha in this assessment area.
- ii. There are some nine (9) individual blocks in the assessment area
 - One (1) property is identified as a marae (1.3ha)
 - Three (3) properties are between 9ha and 11ha
 - Four (4) properties are between 1ha and 4ha
 - Only one property is less than 1ha (.4ha)
- iii. Many of the properties are administered by a land trust.

 <p>#Waimapu1 005 <i>View of Waimapu Marae</i></p>	 <p>#Waimapu1 007 <i>View from Waimapu Marae</i></p>
 <p>#Waimapu1 010 <i>View of Waimapu River</i></p>	 <p>#Waimapu1 011 <i>View of Waimapu River</i></p>

3.9.1 Community Capacity

There are a small number of administration, management and governance bodies at Waimapu. These include the Waimapu Marae Committee, land trusts and a number of small informal committees and groups. There are a number proactive individuals who have participated in developments of various types over the years however, many of these individuals have moved away or are not currently available due to work commitments. Ngati

Ruahine has historically relied on talented individuals to lead and manage resource management matters. Ngati Ruahine is currently represented on the Tauranga Moana Tangata Whenua Collective, Ngati Ranginui iwi Society, Tauranga Moana Trust Board, and Combined Tangata Whenua Forum.

There is an absence of social infrastructure such as a health centre, kohanga reo, and sports clubs within the community lands however some services are close by at the Bay of Plenty Polytechnic.

3.9.2 Relationships and participation with territorial authorities

The Maori community in this area has an infrequent track record of working relationships with Tauranga City Council. Since 2004, Ngati Ruahine has possessed a protocol (formal relationship) with Tauranga City Council. Whilst key development issues such as rates, southern pipeline, papakainga zone, housing, urban services, historic water connections, and establishment of a gateway are included in the protocol and give weight to progressing papakainga, other matters included are significant challenges. These include illegal water connections, unpermitted buildings, substandard buildings and health risks from landfill waste.

Initial comments from Council indicate a low level of support for development in this area. Some areas of concern or challenge identified are:

- The current state of living conditions at Waimapu and historical matters
- Low capacity within community to engage with Council

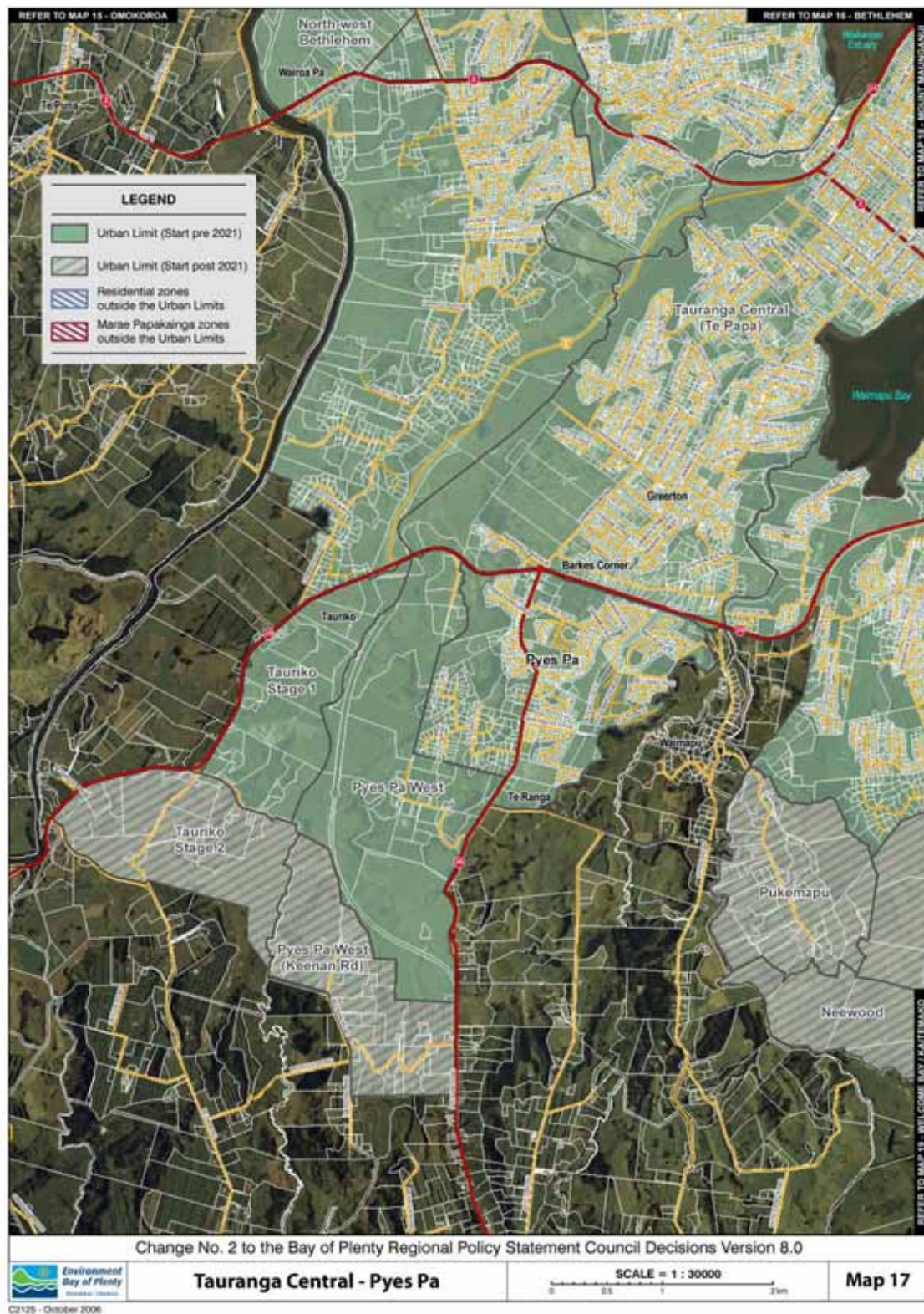
3.9.3 Community comments on development need

The community representatives spoken to during this assessment and site visits that they want to develop blocks to suit family priorities and needs. The community has previously indicated a wish to develop lands, however this development has not been part of or subject to a comprehensive concept or development plan. At a recent hearing of the Waitangi Tribunal a Ngati Ruahine representative provided a number of preliminary plans for development on Ngati Ruahine lands at Te Taumata.

Regional Context

The Waimapu Papakainga area is located in map 17 in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2007. The Waimapu area is not identified within urban limits either as a residential area or papakainga.

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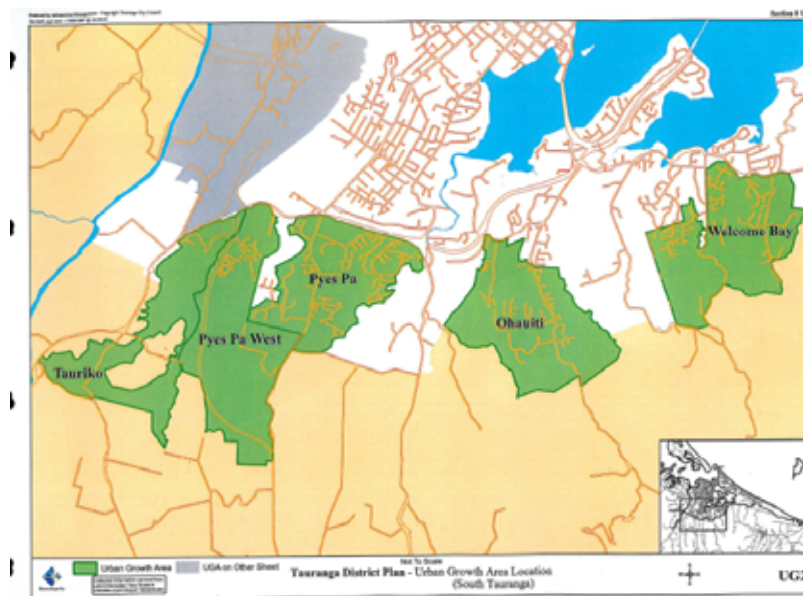
Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.



3.9.4 District Plan Assessment

The land is zoned rural under the operative Tauranga District Plan. The Plan anticipates rural activities and low density housing such as one dwelling and an ancillary building per site. A papakainga development of 20 or more dwellings would be classified as a non-complying activity.

3.9.5 Development Staging

Limited comments are provided here due to the lack of confidence in a comprehensive development plan being prepared at the present time or near future. The emphasis on family development will facilitate first in, first serve development including adhoc partitions. This scenario would limit the ability to develop a papakainga of more than 20 dwellings and potential savings with regard to bulk infrastructure costs.

3.9.6 Flood Hazard Policy Rating (if applicable)

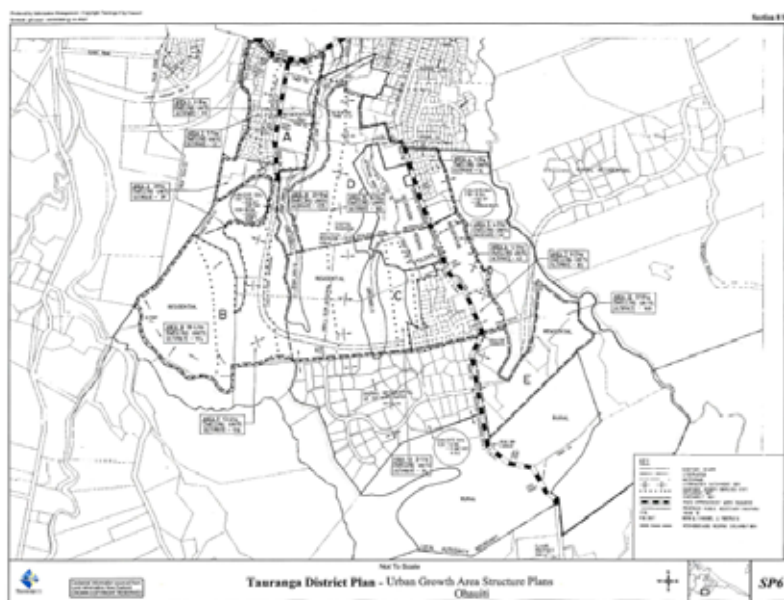
Any lots to be created in the western portion of the area immediately adjacent to the Waimapu River are within the Flood Hazard Policy Area (Rule 17.2). Subdivision and development in this area is classified as a restricted discretionary activity. The application would have to demonstrate a building platform that avoids the flood hazard and ensure appropriate management of stormwater. Geotechnical investigations and design of this area will be required to confirm suitable building sites. Special design may also be required for the pump station foundations, which would be located in the lower Rural zoned area to ensure gravity feed from all lots. It is unlikely that building platforms would be located in this area.

3.9.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is a sewer in the close vicinity to the eastern portion of the area that could be used. Some work to identify possible extensions or partnerships and the alignment should be investigated.

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3.9.8 Water

A water main exists through the Waimapu area and runs along Waimapu Road. Council staff has indicated there are a large number of illegal connections to the main resulting in substandard connections, breakages and overflows. The Structure Plan does not indicate any water upgrades for this area. This is most likely due to the zoning of the land and lack of progress regarding illegal connections.

Boffa Miskell

3.9.9 Stormwater

The Structure Plan does not identify any existing water infrastructure such as detention ponds or area for one in the future] within close distance of the subject area. Through discussions with Council's stormwater engineer it is understood that the location of the stormwater infrastructure would need to be determined. This would be most likely in areas adjacent to the Waimapu river, subject to permission from landowners. Resource consents from Environment Bay of Plenty for earthworks, damming and stormwater discharge will be required.

3.9.10 Rooding

Access to the site is via Waimapu Road. The current roadway access to the properties is unsealed and leads to a number of informal tracks or varying grade. In winter months access can be difficult, particularly on properties on lower lands and subject to stormwater runoff.

3.9.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Waimapu. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.9.12 Heritage

Costs of archaeological services such as preliminary assessment (\$500-\$3000), investigation (>\$5,000), authorities (free application, time to fill forms). If authorities were required and applied for an approximate timeframe of 3 months for processing archaeological authorities and potential extensions if further information is required.

3.9.13 Natural Resources

To date there has been no identification of significant natural habitats or resources. If development was considered adjacent to the Waimapu River, an area subject to flooding, special engineering considerations would need to be included in proposals.

3.9.14 Financial Contributions

Financial contributions identified in Council's Long Term Community Plan or relevant development contribution policy.

3.9.15 Conclusion

A potential papakainga development at Waimapu has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. The major risks to development include:

- The regional and district planning documents do not anticipate any residential or papakainga development in this area during the current planning period

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- The properties are not currently reticulated for wastewater and water supply. The roading access needs significant upgrading. Stormwater infrastructure will need to be developed
- The housing need as per comments from representatives does not currently align to a comprehensive papakainga development of 20 or more dwellings. Current development proposals are not articulated in any concept plans and are family and individual based.
- A potential development on Poike 3B5 is the most feasible at the present time due to proximity to residential development and infrastructure to the east.
- This assessment identified a high level of infrastructure, planning and community capacity constraint to developing a papakainga in the short to medium term. It is recommended that if resources were to be allocated to Waimapu, they be used to build capability and capacity and articulate a vision for Waimapu.

3.10 Tamapahore



This development area is located at Te Maunga, adjacent to Mangatawa Lane and the Tamapahore marae on Tareha Place. The hapu of this area is Nga Potiki.

- i. There are some ten (10) individual blocks in the assessment area
 - The largest and most significant block is Pt Mangatawa Papamoa (186.9330ha).
 - One (1) property is identified as a marae
 - Seven (7) properties are small house lots
 - One (1) property is the former Mangatawa quarry



#DCP_0715

View of Tamapahore Marae with Maungamana and Mangatawa in background



#DCP_0726

View from Mangatawa, looking north to Mauao.



#DCP_0757

View of Tamapahore from Mangatawa, ocean in background

3.10.1 Community Capacity

There are currently a number of administration, management and governance bodies at Tamapahore. These include the Mangatawa Papamoa Lands Incorporation, Tamapahore Marae Committee, Sports Club, Ngapotiki RMU and a number of small informal committees and groups.

The Mangatawa Papamoa Lands Incorporation have previously prepared a concept plan for their lands including provision of papakainga housing.

3.10.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Tauranga City Council, in particular the marae committee, land trusts and Mangatawa Papamoa Blocks Incorporation. There has been a recent breakdown in relationships regarding some specific resource management issues and this has influenced Ngapotiki not currently having a protocol (formal relationship) with Tauranga City Council. Ngapotiki maintains a representative of the Tauranga Moana Tangata Whenua Collective and SmartGrowth Combined Tangata Whenua Forum.

Initial comments from Council indicate a medium level of support for development in this area. Some areas of concern or challenge identified are:

- Disconnect between hapu representative and land owner/management views
- Poor relationship with some of the community representatives

3.10.3 Community comments on development need

The community representatives spoken to during this assessment and site visits want to develop blocks adjacent to the marae. In particular the large block located at the marae.



The Mangatawa Papamoa Blocks Incorporation has developed a concept plan which includes provision of papakainga adjacent to Tamapahore Marae. The concept plan to the right is dated 1 April 2006. The elements of the proposal include:

- Multi functional Community hall for social interaction and recreation
- Quality housing and landscaping (25-35 dwellings)
- Land to be used for kohanga reo and kaumatua housing.
- Green belts, parks and playgrounds
- Communal vegetable gardens



Regional Context

The Tamapahore Papakainga area is located in the Mount Maunganui management area in the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2007. A portion of the Tamapahore area adjacent to Tamapahore Marae is identified as part of the urban limits and it is anticipated to have residential development pre2021.



Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

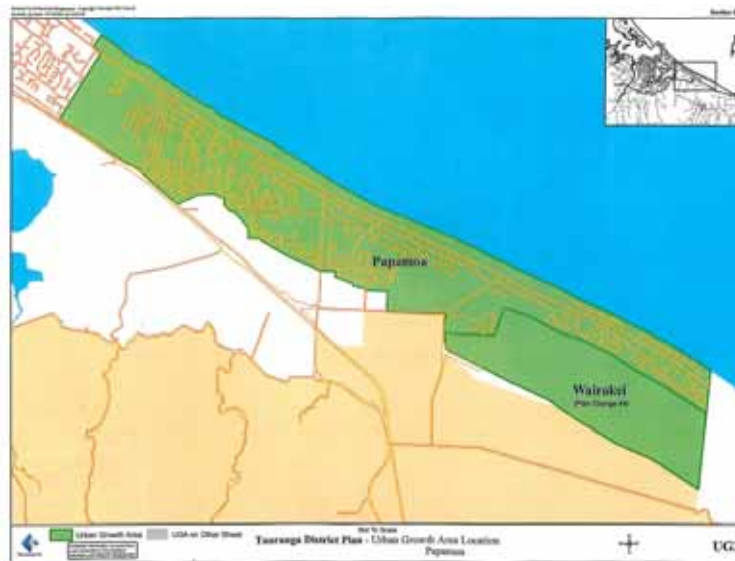
17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
 - (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.

- (b) Culturally significant features where part of the significance is the view.



3.10.4 District Plan Assessment

The land is zoned Tamapahore Marae (Rural) and Rural under the operative Tauranga District Plan. The area zoned Tamapahore Marae (Rural) appears to align with the proposals for papakainga in the area prepared by the Mangatawa Papamoa Blocks Incorporation. The zoning permits up to and including 10 papakainga and or residential dwellings. As a controlled activity development and subdivision for more than 10 and less than 30 papakainga dwellings. More than 30 papakainga dwellings is a non-complying activity. Therefore the number of dwellings in the papakainga at Tamapahore will have important planning implications.

The rural zone fills the balance of the land.

3.10.5 Development Staging

A proposed development may be staged to minimise risk and allow the subdivision to proceed on a non-notified basis. Choosing this option would be entirely dependent on whether the written approval of neighbouring property owners is obtainable. The estimated time for Council to process the application on a non-notified basis is 3 months, taking into account further information requests. If Council required limited or full notification of the application then there are likely to be additional time delays in processing the application, estimated between 6 and 9 months.

The main environmental effects that may affect the neighbours include the potential visual impact of additional dwellings on the Papakainga zoned land and loss of amenity that may result from the intensive development (vehicle movements, noise, & social impact). We consider that through careful design and mitigation planting these adverse effects can be minimised. However the current definition of amenity under the Resource Management Act

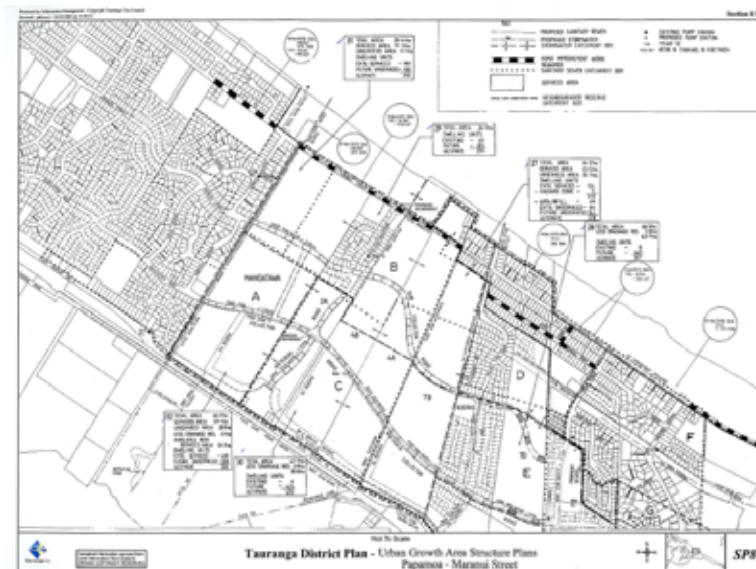
takes into consideration 'peoples perception' of how the environment may be affect. This is highly subjective and a potential risk to intensifying the subdivision of the Tamapahore land.

3.10.6 Flood Hazard Policy Rating (if applicable)

There is no flood hazard in this area.

3.10.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. The Structure Plan SP8 of the District Plan identifies an alignment of wastewater along the western side of State Highway 2. This sewer could be accessed. Discussions with the Council's engineer confirm that this sewer could be used by way of gravity feed to a pump station on the lower parts of the property. The council has budgeted a pump station for some time (not identified on SP8) and this dependant on developing a relationship with Nga Potiki and getting permission.



3.10.8 Water

Water is currently reticulated. Costs for the permanent infrastructure upgrades can be claimed back through Council's Annual Plan and Budget round for the next financial year. Alternative alignments may be possible to provide water reticulation to the site; however this would require separate engineering investigation. We suggest that you consult with Connell Wagner to determine the extent of existing water pressure and what is required to service the subdivision.

3.10.9 Stormwater

The Structure Plan does not identify any existing water infrastructure such as detention ponds or area for one in the future within close distance of the subject area. Through discussions with Council's engineer it is understood that the location of potential infrastructure could be located on lower sections of the properties. Some detentions have already been identified on Boffa Miskell



the concept plans prepared by the Papamoa-Mangatawa Incorporation. Resource consents from Environment Bay of Plenty for earthworks, damming and stormwater discharge will be required.

3.10.10 Rooding

Access to the site is via State Highway 2, across the Main Trunk railway and either along Mangatawa Lane or Tareha Place. Tareha Place and access across the railway is a sealed roadway. Mangatawa Lane is currently an unsealed metalled roadway. Access to the papakainga area could be provided by either of Tareha Place and Mangatawa Lane and this is identified in the concept plans.

3.10.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Tamapahore. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.10.12 Heritage

Tamapahore is an area of historic occupation. There is likely to be subsurface archaeological features such as shell midden, gardening soils, pits, terraces and artefacts. Any modification to these features requires an authority from the Historic Places Trust. The engagement of a suitably qualified archaeologist would assist Tamapahore in the management of archaeological resources. This may cost between \$3,000 and \$6,000. It is recommended that this work be undertaken either as part of comprehensive development plan.

3.10.13 Natural Resources

To date there has been no identification of significant natural habitats or resources. There does not appear to be any constraints or special considerations. In the event there is a requirement for specialist advice or assessment, likely costs for further work would range between \$3,000 and \$5,000.

3.10.14 Financial Contributions

Financial contributions identified in Council's Long Term Community Plan or relevant development contribution policy.

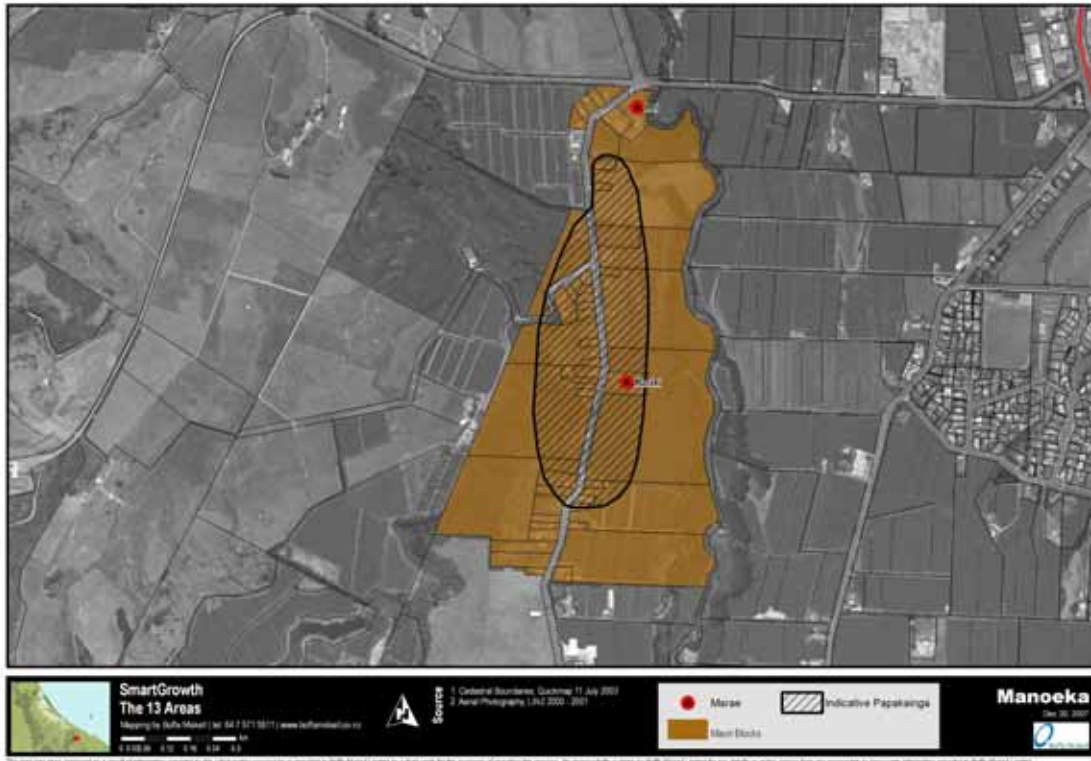
3.10.15 Conclusion

A potential papakainga development at Tamapahore has several aspects that make it more difficult to develop than a subdivision with existing access to infrastructure. Comments from Council staff suggest these matters though are very likely to be resolved through good relationships and development of a comprehensive development plan. The major risks to development include:

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- Papakainga development is anticipated in regional and district planning documents within the assessment area. However the scale of development is not anticipated to exceed thirty dwellings without comprehensive assessment of effects.
- There is currently no access to reticulated wastewater. Permission for pump station to be constructed is required
- Development of cohesive relationships with Tauranga City Council will facilitate progress on a number of infrastructure and planning issues
- Completion of a comprehensive development plan including the anticipated number of dwellings/units
- This assessment has identified some planning constraints with the current zoning if a papakainga of more than 30 dwellings is pursued. Access to infrastructure appears to be feasible if facilitated by positive working relationships and some agreements. Tamapahore is considered by this assessment to be in a high readiness to pursue papakainga development and should be supported by SmartGrowth as a priority area.

3.11 Manoeka



This assessment area is located at Manoeka, Te Puke. The iwi of this area is Waitaha.

- i. There are some 54 individual blocks in the assessment area
 - Two (2) properties are identified as Maori Reservation (Hei and Haraki Marae)
 - Four (4) properties are between 1.5 and 2.5ha
 - Seven (7) properties are larger than 4.5 ha
 - The balance of the properties are less than 1 ha
- ii. The eleven properties over 1.5 ha are administered by a land trust.

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#Mano1 001

View of Hei Marae, Manoeka



#Mano1 004

View of Hei Marae, Manoeka



#Mano1 012

View of Hei Marae, Manoeka



#Mano1 011

View of Hei Marae, Manoeka

 <p>#Mano1 014 <i>View of Hei area</i></p>	 <p>#Mano1 015 <i>View of Hei area</i></p>
 <p>#Mano1 016 <i>View of Hei area</i></p>	 <p>#Mano1 018 <i>View of Hei area</i></p>

3.11.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Manoeka. These include the Marae committee and a number of small informal committees and groups, claims committee and land trusts.

3.11.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Western Bay of Plenty District Council.

Initial comments from Council indicate a high level of support for development in this area. Some areas of concern or challenge identified are:

- Building community capacity and capability
- Development of a community plan
- Identifying housing need which can be reflected in structure planning

3.11.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks adjacent to Manoeka Road. The community has previously indicated a wish to develop lands, however these have not been supported by any concept or develop plans.

There is an existing papakainga development however, the pick up rate is not high. Further discussions with residents suggest that although the community would seek to have more than 20 dwellings at Manoeka, this may occur over a long period of time and on an individual dwelling basis. This would suggest that Manoeka is not pursuing a comprehensive papakainga development that involves 20 or more dwellings being constructed at one time. Rather they are looking for an incremental rate of development over a long period of time.

Regional Context

The Manoeka assessment area is located outside the urban limits the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2007, however there is a papakainga identified at Manoeka. This means that the Regional Policy Statement does anticipate papakainga development at Manoeka 2006-2021.



Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.

- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.11.4 District Plan Assessment

The land is zoned Hei/Haraki Marae Papakainga Zone under the operative Western Bay of Plenty District Plan. The Marae Papakainga Zone permits one dwelling per lot and one minor additional dwelling. This may prove problematic if the Manoeka community wishes to construct more than one dwelling on the lot, quite common for papakainga (to avoid fragmentation and possible alienation). Access to the settlement shall be via sealed legal public roads currently maintained by Council. Manoeka Road currently provides this. The minimum lot sizes are 350sqm (sewered) and 800sqm (unsewered). As there is no reticulation in the area wastewater will be required to be disposed of within the property boundaries and in such a way that they can be connected to a Council system at a later date.

3.11.5 Development Staging

It is anticipated that a comprehensive development proposal would be required for the papakainga at Manoeka. This should consider the potential for staging as a way of matching roll out of development with pick up. The rate of pick up is a risk that should be considered. The timeframes for development will need to be carefully assessed to avoid high costs for later dwellings.

3.11.6 Flood Hazard Policy Rating (if applicable)

There is no flood hazard identified in the district plan.

3.11.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area. As mentioned above wastewater will need to be treated and discharge within property boundaries.

3.11.8 Water

The area is currently serviced by reticulated water supply.

3.11.9 Stormwater

No stormwater infrastructure is available at the present time. This will need to be developed as part of the papakainga proposal.

3.11.10 Rooding

Access to the site is via Manoeka Road, a sealed two lane carriageway. The rooding requirements may vary as they are currently based on number of lots rather than number of dwellings. A conservative estimate is for a private way, unsealed without kerb and channel, 6.0 metre road reserve with a width of 3.0 metres.

3.11.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Manoeka. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.11.12 Heritage

There are two identified heritage items in the district plan. These are Hei Marae (H102) and Haraki Marae (H103). These marae are existing marae that are in operation. It is expected that this will continue into the foreseeable future. There are no NZ Historic Places Trust registered items. The assessment area is the location of historic settlement, occupation and use. Whilst much of this area has been subject to modification through intensive horticulture and previous agriculture, there is a likelihood of subsurface features being uncovered during earthworks such as shell midden, garden soils, pits and artefacts. A suitably qualified archaeologist should be engaged during earthworks to monitor possible removal of top soil.

3.11.13 Natural Resources

There is no significant ecological site identified on the properties.

3.11.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, rooding, recreation and ecological protection.

3.11.15 Conclusion

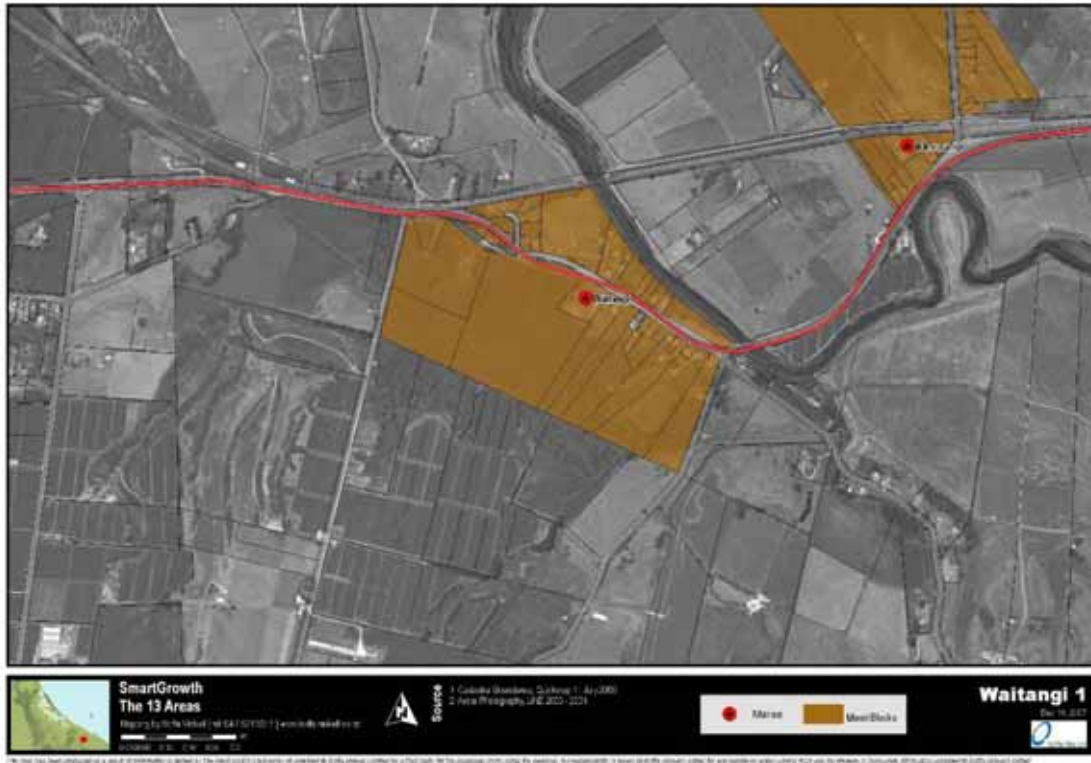
A papakainga at Manoeka has several aspects that make it more difficult to develop. The Council's attitude to development has been positive. The major issues for development include:

- Manoeka is identified in the regional and district planning documents as an area for papakainga development.
- The Manoeka community possesses a medium level of capability and capacity, however, there is currently no concept plan or articulated vision for

the properties. This would be advantageous to identify the number of houses sought, location and the timing.

- The community does not have access to reticulated wastewater and stormwater treatment at the present time. The future number or quantum of housing would influence decisions about the appropriate level of infrastructure.
- This assessment considers Manoeka to be a highly viable area for papakainga of 20 or more dwellings. This is, however, tempered by the current wish of the community to proceed with incremental residential growth over a long period of time and a lack of an articulated and accepted vision or concept plan. This approach may have unforeseen implications with regard to infrastructure provision and efficient utilisation of the land over time. It is recommended that SmartGrowth support the development of a vision and/or concept plan for the future residential development of Manoeka.

3.12 Waitangi



#Mano1 049

View of War Memorial Gates



#Mano1 050

View of Waitangi Marae.

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#Mano1 051

View of War Memorial Gates from Waitangi Marae



#Mano1 060

View of bush adjacent to Waitangi Marae



#Mano1 061

View of sections adjacent to marae



#Mano1 065

Section at front of marae

This assessment area is located at Waitangi. The hapu of this area is Ngati Moko. The Iwi of this area is Tapuika.

- i. There are a large number, at least forty-two (42) individual blocks in the assessment area
 - One (1) property is identified as Maori Reservation (Marae)

- ii. Many of the large properties in this area are administered by a land trust.

3.12.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Waitangi. These include the Marae committee and a number of small informal committees and land trusts. Tapuika Iwi Authority has a high level of capacity which can assist Waitangi.

3.12.2 Relationships and participation with territorial authorities

The Maori community in this area has a track record of working relationships with Western Bay of Plenty District Council.

Initial comments from Council indicate a low to medium level of support for development in this area. Some areas of concern or challenge identified are:

- Development of a community plan
- Identifying housing need which can be reflected in structure planning

3.12.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop blocks but it is unclear which blocks development may occur on. The community has previously indicated a wish to develop lands, however these have not been supported by any concept or develop plans. Tapuika Iwi Authority representatives were consulted with regard to Waitangi. They suggested that Waitangi may not be appropriate for a large scale papakainga at this stage due to the fragmentation of properties and a low scale or incremental rate of development more appropriate.

Regional Context

The Waitangi assessment area is located outside the urban limits the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006, however there is also a papakainga identified at Waitangi. This means that the Regional Policy Statement anticipates papakainga development at Waitangi 2006-2021. A large area of urban development is proposed to the west of the assessment area. It is understood that this is potentially future industrial land.

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Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
- (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.12.4 District Plan Assessment

The land is zoned Waitangi Marae Papakainga Zone under the operative Western Bay of Plenty District Plan.

The Waitangi Marae Papakainga Zone permits one dwelling per lot and one minor additional dwelling. This may prove problematic if the Waitangi community wishes to construct more than one dwelling on the lot, quite common for papakainga (to avoid fragmentation and possible alienation). Access to the settlement shall be via sealed legal public roads currently maintained by Council. State Highway 2 currently provides this. The minimum lot sizes are 350sqm (sewered) and 800sqm (unsewered). As there is no reticulation in the area wastewater will be required to be disposed of within the property boundaries and in such a way that they can be connected to a Council system at a later date.

3.12.5 Development Staging

It is anticipated that a comprehensive development proposal would be required for the papakainga at Waitangi. This should consider the potential for staging as a way of matching roll out of development with pick up.

3.12.6 Flood Hazard Policy Rating (if applicable)

The eastern edge of the papakainga zone is affected by a flood hazard zone. This should be confirmed on the ground by an engineer.

3.12.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area. As mentioned above wastewater will need to be treated and discharge within property boundaries.

3.12.8 Water

The area is currently serviced by reticulated water supply.

3.12.9 Stormwater

No stormwater infrastructure is available at the present time. This will need to be developed as part of the papakainga proposal. There appears to be sufficient land available in the southern portion of the assessment area which is currently in scrub.

3.12.10 Rooding

Access to the site is via State Highway 2, a sealed two lane carriageway. The rooding requirements may vary as they are currently based on number of lots rather than number of dwellings. A conservative estimate is for a private way, unsealed without kerb and channel, 6.0 metre road reserve with a width of 3.0 metres. Future papakainga will need to consider impact on State Highway 2 including any safety issues .

3.12.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Waitangi. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.12.12 Heritage

There are two identified heritage items in the district plan. The assessment area is the location of historic settlement, occupation and use. Whilst much of this area has been subject to modification through intensive horticulture and previous agriculture, there is a likelihood of subsurface features being uncovered during earthworks such as shell midden, garden soils, pits and artefacts. A suitably qualified archaeologist should be engaged during earthworks to monitor possible removal of top soil.

3.12.13 Natural Resources

There is no significant ecological site identified on the properties. A large area of the southern portion of the assessment area is covered in scrub. There may be native flora and fauna of some significance. But this needs to be verified on the ground by a suitably qualified ecologist.

3.12.14 Financial Contributions

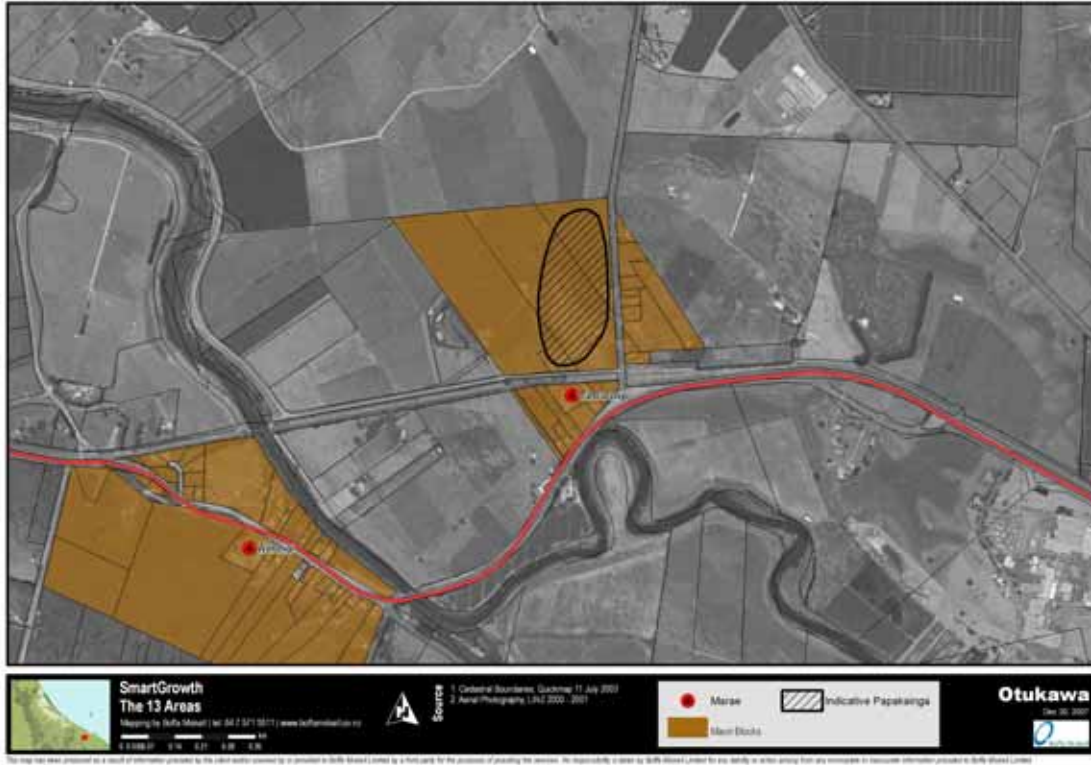
Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.12.15 Conclusion

The potential development of papakainga at Waitangi has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. However the Council's attitude to development has been positive from all discussions with staff. The major risks to development include:

- The regional and district planning documents anticipate papakainga development at Waitangi. The scale of the development is not certain.
- The community has access to a high level of capacity and capability at Tapuika Iwi Authority. There is currently no concept plan or articulated vision for the properties. Community responses to a papakainga of 20 or more dwellings has been low and a less intensive development appears to be supported
- Whilst there is a limited wastewater reticulation and stormwater treatment available, these could be addressed through structure planning and any potential interface with future urban development to the east
- Traffic issues may be a significant constraint depending on the future status of SH2 and the size and scale of development at Waitangi.
- This assessment concludes that Waitangi has been identified for papakainga development in regional and district planning documents. The size and scale of development is yet to be determined. It is recommended that further discussions with the community including Tapuika Iwi Authority take place to investigate the need for initiating a community visioning process to articulate the size and scale of development in the area. This could be conducted in conjunction with Otukawa and other communities in the area.

3.13 Otukawa



#Maraesite5 122

View of Tuhourangi Marae



#Maraesite5 120

View of limited housing adjacent to marae.

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This assessment area is located at Otukawa near Te Puke. This area is also referred to as Pukaingataru. The iwi of this area is Tapuika.

- i. There are a total of 23 individual blocks in the assessment area
 - One (1) property is identified as Maori Reservation (Marae)
 - Five of the properties are larger than 1 ha. These are located north of SH2 and west of Pah Road
- ii. Some of the properties are administered by a land trust.

3.13.1 Community Capacity

There are currently a small number of administration, management and governance bodies at Otukawa. These include the Marae committee and a number of small informal committees and groups. Tapuika Iwi Authority has a high level of capacity which can assist Otukawa.

3.13.2 Relationships and participation with territorial authorities

The Maori community in this area does not track record of working relationships with Western Bay of Plenty District Council, however the community has provided a strong submission to the review of the SmartGrowth Strategy including a presentation.

Initial comments from Council indicate neither support nor opposition for development in this area. Some areas of concern or challenge identified are:

- Building a relationship and better understanding the aspirations of the community
- Development of a community plan
- Identifying housing need which can be reflected in structure planning

3.13.3 Community comments on development need

The community representatives spoken to during this assessment state that they want to develop papakainga but there is not clear consensus on the scale of development. The community has previously indicated a wish to develop lands in a submission to SmartGrowth review; however these have not been supported by any concept or develop plans.

There is an existing pocket of development adjacent to Pah Road, however, it appears to have been some time since these houses were built.

Regional Context

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The Waitangi assessment area is located outside the urban limits the Regional Policy Statement (RPS) Plan Change No2 Growth Management dated 7 November 2006, however, there is a papakainga identified at Otukawa. This means that the Regional Policy Statement does anticipate papakainga development at Otukawa 2006-2021.



Section “17A.3.3 The Development of Multiple-owned Maori Land” in the RPS encourages territorial authorities to support Maori determination of their environmental aspirations as well as the social, cultural and economic well beings of the community.

17A.3.3 (a) Objective

Multiple-owned Maori land is developed and used in a manner that enables Maori to provide for their social, economic and cultural well-being and their health and safety, while maintaining and enhancing the quality of the environment and safeguarding its mauri.

17A.3.3 (b) Policies:

- 17A.3.3 (b) (i) Local authorities shall recognise and provide for the sustainable developments of Maori land.
- 17A.3.3 (b) (ii) Local authorities shall enable Maori to develop Marae and associated communities or housing and, where necessary, shall actively protect these and associated customary activities from the adverse effects of subdivision, use and development, in the vicinity of a Marae.
- 17A.3.3 (b) (iii) Local authorities should, where practicable, protect views from:
 - (a) Marae to landscape features of significance to the hapu and iwi associated with that marae.
 - (b) Culturally significant features where part of the significance is the view.

3.13.4 District Plan Assessment

The land is zoned Tuhourangi Marae Papakainga Zone under the operative Western Bay of Plenty District Plan.

The Marae Papakainga Zone permits one dwelling per lot and one minor additional dwelling. This may prove problematic if the Otukawa community wishes to construct more than one dwelling on the lot, quite common for papakainga (to avoid fragmentation and possible alienation). The minimum lot sizes are 350sqm (sewered) and 800sqm (unsewered). As there is no reticulation in the area wastewater will be required to be disposed of within the property boundaries and in such a way that they can be connected to a Council system at a later date.

3.13.5 Development Staging

It is anticipated that a comprehensive development proposal would be required for the papakainga at Otukawa. This should consider the potential for staging as a way of matching roll out of development with pick up.

3.13.6 Flood Hazard Policy Rating (if applicable)

There is a flood hazard identified in the district plan. This relates to all lands west of Pah Road and north of State Highway 2. This will need to be confirmed on the ground by a suitably qualified engineer.

3.13.7 Sanitary Sewer

The land is not currently serviced by a reticulated sewage system. There is currently no structure plan for this area. Wastewater will need to be treated onsite or as part of a community based system.

3.13.8 Water

The area is (not) currently serviced by reticulated water supply.

3.13.9 Stormwater

No stormwater infrastructure is available at the present time. This will need to be developed as part of the papakainga proposal.

3.13.10 Rooding

Access to the site is via State Highway 2 and Pah Road, a sealed two lane carriageway. The rooding requirements may vary as they are currently based on number of lots rather than number of dwellings. A conservative estimate is for a private way, unsealed without kerb and channel, 6.0 metre road reserve with a width of 3.0 metres.

3.13.11 Electricity

The electricity line provider is PowerCo. PowerCo were contacted with regard to any requirements for further improvements to the supply as a result of some 20 or more homes being built at Otukawa. They have indicated that a subdivision plan or layout plan will be required at the time of consent. Depending on the size and scale of the development they can provide a quote for electricity lines and any subsidy. Subsidies are a rebate on a large number of consumers, the cost of which is recovered from power suppliers.

3.13.12 Heritage

There is one identified heritage items in the district plan. The assessment area is the location of historic settlement, occupation and use. Whilst much of this area has been subject to modification through intensive horticulture and previous agriculture, there is a likelihood of subsurface features being uncovered during earthworks such as shell midden, garden soils, pits and artefacts. A suitably qualified archaeologist should be engaged during earthworks to monitor possible removal of top soil.

3.13.13 Natural Resources

There is no significant ecological site identified on the properties.

3.13.14 Financial Contributions

Financial contributions are identified in Western Bay of Plenty District Council's District Plan (section 16). These contributions are for wastewater, stormwater, water supply, roading, recreation and ecological protection.

3.13.15 Conclusion

The development of a papakainga at Otukawa has several aspects that make it more difficult to develop than a proposal with existing access to infrastructure. The major risks to development include:

- The regional and district planning documents support and anticipate papakainga development at Otukawa. The size and scale of the development needs to be clarified.
- The community has access to a high level of capacity and capability within Tapuika Iwi Authority. There is no concept plan or articulated vision for the properties.
- A large proportion of the area has a flood hazard area identified in the district plan. This will need to be investigated as well as a response to wastewater and stormwater treatment.
- There are some large properties on the northern side of SH2 and west of Pah Road which may be suitable for papakainga. This needs to be verified with landowners.
- There may be potential issues of access from State Highway 2 depending on the size and scale of development and the corresponding traffic generation.
- This assessment identifies Otukawa as a viable area to investigate the development of papakainga. The regional and district planning frameworks support a papakainga however the size and scale needs to be articulated by the community. There are also some investigations needed with regard to infrastructure, impacts on SH2 and potential flooding. It is recommended that resources be provided to facilitate the development of a concept plan that articulate the communities vision for the properties

4.0 RECOMMENDATIONS

1. It is recommended that this report be considered by SmartGrowth Combined Tangata Whenua Forum, Implementation Group and Implementation Committee and appropriate action be taken to progress papakainga development.
2. That consideration be given to the recommendations for each assessment area
3. That special consideration be given to the following areas as potential candidates of comprehensive development plans and infrastructure planning:
 - a. Tamapahore 2008-2010
 - b. Otawhiwhi 2008-2010
 - c. Tutereinga 2008-2010
4. The following areas are identified as priorities for developing a vision or community planning documents:
 - a. Otukawa 2008-2010
 - b. Waimapu 2008-2010
 - c. Rereatukahia 2008-2010
 - d. Manoeka 2010-2012
 - e. Waitangi 2010-2012
 - f. Bethlehem 2010-2012
5. The following assessment areas were not identified as likely to progress papakainga of 20 or more dwellings:
 - a. Kutaroa
 - b. Opureora
 - c. Oikimoke

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