



# **NGĀTI TE ATA (WAIOHUA) CULTURAL VALUES ASSESSMENT REPORT**



## **PETEREX PROPERTIES LIMITED AND PUKEKOHE LIMITED PROPOSED PRIVATE PLAN CHANGE – 301 AND 303 BUCKLAND ROAD, PUKEKOHE**

**NOVEMBER 2021**

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## 1. Introduction to Ngāti Te Ata

Ngāti Te Ata are a mana whenua iwi of Pukekohe.

We have our own traditions establishing our cultural and spiritual association to Pukekohe indeed the Tamaki isthmus, the spiritual maunga and the surrounding lands and harbours. These accounts are supported by whakapapa, ahi kā roa and iwi /hapū traditions.

Much of today's pressure for regional growth results from a number factors, namely population growth, economic activity and commercial development. A lot of this development is taking place in sensitive ecological areas and along our rivers and coastal zones easily susceptible to adverse impact. Over recent years there has been an increasing awareness by the public of the potential adverse impacts this type of growth has on the natural environment.

In pre-European there was no urban developments on the same population scale as at present. Consequently, ancient Māori were never confronted with the issue of dealing with enormous volumes of stormwater, wastewater or the pollutants that result from the discharges from modern-day large-scale subdivisions and urban developments.

### Whakapapa

Who Are We: Ko Wai Mātou?

*'We are Ngāti Te Ata'.*

Within the wider landscape of Tāmaki Makaurau (Auckland) lay the settlements of the Te Waiohua people (the original inhabitants). Members of the Tainui waka settled around the isthmus and began to intermarry with the ancestors of Te Waiohua. It was this intermarriage and the development of other bonds between the people that settlement established.

Ngāti Te Ata descend from both groups. As the descendants (current generation) we are kaitiaki and we have inherent responsibilities to ensure that we can protect and preserve our taonga for future generations.

### Whakapapa/Genealogy

Te Huakaiwaka = Rauwhakiwhaki

(Origin of Te Waiohua)

|

Huatau

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Te Ata i Rehia = Tapaue

(Origin of Ngāti Te Ata) (Waikato Tainui)



*Our Ancestor Te Ata-i-Rehia*

*'Ka whiti te ra ki tua o rehua ka ara a Kaiwhare i te rua'*

*'As long as the sun shines over the west coast Ngāti te Ata will rise from the depths of the Manukau'*

Ngāti Te Ata are a legitimate authority with the right to govern its affairs, define its preferences and make decisions on matters which affect us as an iwi and our resources. Ngāti Te Ata are willing to enter into relationships with other organisations on the understanding that Ngāti Te Ata rights as a sovereign people are respected.

For Ngāti Te Ata it is vital that three key conditions are provided for regarding engagement with Peterex Properties and Pukekohe Limited:

1. That the **mana** of our people is upheld, acknowledged and respected.

2. That our people have **rangatiratanga** over our ancestral taonga.
3. That as **Kaitiaki** we fulfil our obligation and responsibility to our people (current and future generations) as custodians, protectors and guardians of our cultural interests and taonga.

Kaitaikitanga is an essential part of our tikanga. We are active in the protection and management of our environment and our wāhi tapu.

*"It denotes obligations or responsibilities incumbent on the iwi, its members and appointed kaumātua, kuia or tohunga to carry out particular functions, be custodians, protectors and guardians of iwi interests, its taonga and the various resources that it owns"<sup>1</sup>*

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<sup>1</sup> Awaroa ki Manuka, 1991. Ngā Tikanga o Ngāti Te Ata Tribal Policy Statement. p.10

## 2. Purpose of Report and Brief History

Peterex Properties and Pukekohe Limited are applying to rezone their adjacent properties from Future Urban Zone (FUZ) to General Business Zone (GBZ).

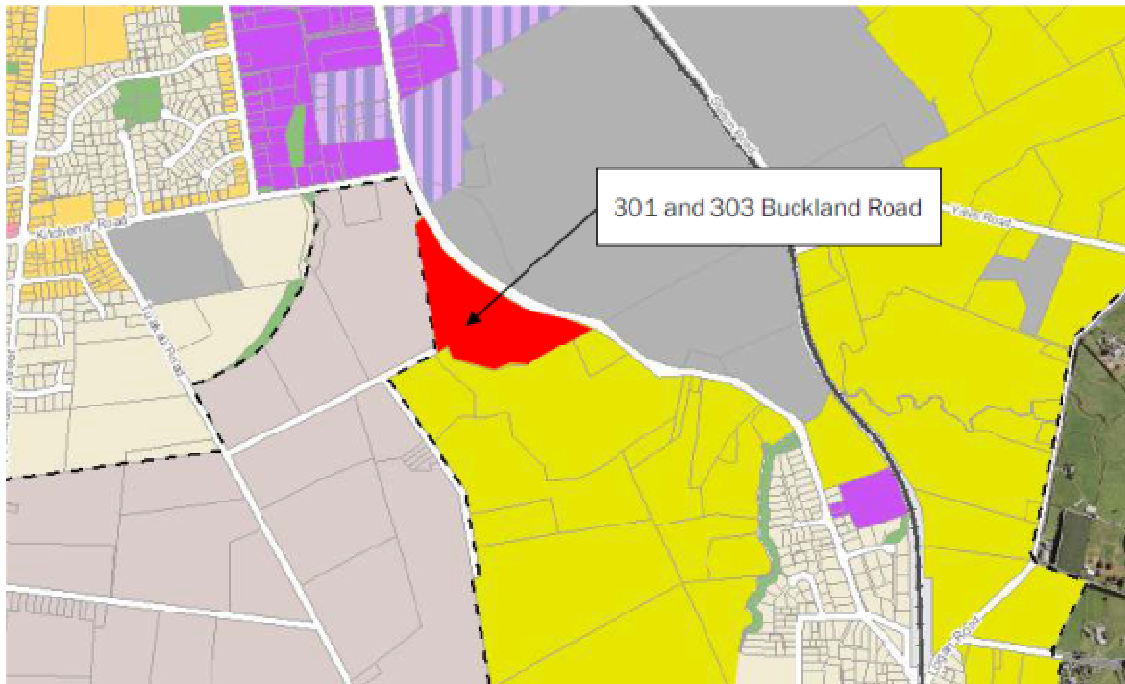


Figure 1: Locality Plan for 301 and 303 Buckland Road

This cultural values assessment is but a starting point for further engagement and dialogue given the scale, scope and future implications of the proposed private plan change. Initial discussions among Ngāti Te Ata have raised the following issues:

Will the proposed plan change?

- conflict with our values and our traditional and spiritual relationship to the Pukekohe footprint, the pā maunga, the Manukau Harbour and its many tributaries, and the receiving catchment?
- degrade or adversely impact upon wāhi taonga and mahinga kai areas?
- visually and physically compromise the integrity of maunga view shafts, landscapes and natural features including landforms, ridgelines, trees, bush, wetlands, waterways, and any other natural outstanding features?
- provide an opportunity for us to reinvest in cultural, environmental, social and economic wellbeing with the intention and commitment to developing and maintaining an interactive and positive, long-term working relationship with Peterex Properties and Pukekohe Limited to establishing a process for working together for the purpose of achieving mutual and respective objectives.

The ultimate goal is the protection, preservation and appropriate management of natural and cultural resources in a manner that recognises and provides for our interests and values, and enables positive environmental, social and economic outcomes.

This cultural values assessment will:

1. Inform Peterex Properties and Pukekohe Limited of Ngāti Te Ata historical heritage and traditional relationship to Pukekohe and wider environs.
2. Identify any issues, concerns or effects of the future development and urbanisation of the project areas on our cultural and natural heritage issues, interests and values.
3. Assist with the identification and formulation of methods to avoid, remedy or mitigate adverse effects on Māori values, or measures to recognise and provide for the relationship of Ngāti Te Ata with our ancestral lands and taonga. This may be through recommendations for the proposed subdivision process moving forward.

This report is the product of a gathering of information by Ngāti Te Ata available at the time of completing this report. It is important to recognise that any methods suggested in this cultural values assessment are supported by Ngāti Te Ata in principle based on the information we currently have. The contents may therefore be subject to any further information that may be supplied throughout the process and preferred methods may change.

This cultural values assessment does not prejudice any outstanding Treaty of Waitangi claims relating to these areas.

Ngāti Te Ata have had a long history in resource management and environmental issues within each of their rohe. Many changes over the years have not always been in our best interests. Such change has often resulted in the continual degradation of many of our natural and physical resources, wāhi tapu sites, and other taonga.

We continue to have a spiritual and emotional relationship to these places. We never forget our connection to these places. They are our inheritance.

**Our key objectives for this process:**

1. Assist with early stakeholder discussions regarding the proposed land change at 301 – 303 Buckland Road, Pukekohe on cultural matters.
2. Acknowledge the relationship Ngāti Te Ata has with the proposed plan change project area. This includes our relationships with our culture and traditions with our ancestral lands, water, sites, wāhi tapu, and other taonga.
3. Provide recommendations that will protect the natural and physical resources of the Pukekohe plan change area and environs and our relationship with these resources.

4. Peterex Properties and Pukekohe Limited to continue to work in conjunction with Ngāti Te Ata to protect and preserve traditional lands, taonga and its associated areas within Pukekohe and the wider environs.

Our focus is on the development and enhancement of the spiritual, cultural, social, and economic welfare of our people. Our intention is to increase our kaitiaki capacity to ensure that the good health and wellbeing of our environment is restored and maintained. Ngāti Te Ata the land and the waters are as one. Our outlook is to the future, as the land recovers and begins to thrive so too will the spiritual, cultural, social and economic welfare of Ngāti Te Ata.

Tōku Mana  
“The right to be ourselves”

That Ngāti Te Ata continue to have decision making input throughout the entirety of the plan change development.

The cultural aspirations of Ngāti Te Ata to follow are consistent with and align to Te Aranga principles mana (authority), whakapapa (naming), taiao (natural environment), mauri tu (environmental), oranga (health), mahi toi (creative expression), tohu (cultural landscape) and Ahi ka (living): Each development related issue has been assessed with these principles and following aspirations of Ngāti Te Ata in mind:

Ngāti Te Aa supports engagement and involvement that respects and provides for our cultural and traditional relationship to these areas, its unique cultural identity, and input into shaping the physical, cultural, social and economic regeneration of Pukekohe.

### **Pukekohe Brief History**

We are fully aware and troubled by how much of our urban growth is occurring in our irreplaceable highly productive land. In Pukekohe we only have limited quantities of high-class soils. We have to ensure we have enough land to build the houses people need, but we must protect our most productive areas too. The government are taking steps to address issues such as the loss of prime-market gardening land around Pukekohe, as Auckland expands, as well as the impact of lifestyle blocks on our most productive land. Also, on a more comprehensive freshwater national policy statement to address concerns about sediment, wetlands and estuaries. Is there a report that shows that these soils on the project site are beyond any productivity potential?

Events of 1840s Not long after the founding of Auckland (1840), small numbers of organised European settlement began in the Franklin area. Although very early relationships with the European settlers were relatively amicable, these were soon stifled by illegal land sales and Crown acquisitions. August 1842 was the first time Māori entered into negotiations with the Crown regarding land in the Franklin area. In the first transaction, the area stretched from the Karaka foreshore on the Manukau Harbour to the Waikato River in the south.

### The Pukekohe Block:

The first purchase of the land known collectively as the 'Pukekohe Block' was made in 1843, with the Deed of Purchase signed on 7 December 1843. The dignitaries from the Māori parties were Katipa and Te Waka Kaihau, chiefs of the Ngāti Te Ata tribe, and seven others. Payments in cash and goods amounting to £320 (£150 of which was cash) were made to the Ngāti Te Ata tribe. The sale comprised the Karaka Parish, present day Pukekohe East and Harrisville, but did not include the areas which today form the Pukekohe central area and Tuakau, which were then Māori Reserves. The Puni Parish and also Patumahoe were also set aside as Māori Reserves.

The reserve, known as 'Te Awanui o Taiehu', contained cultivations and ancestral burial grounds. (This area was retained by the Māori in the second Deed of Purchase too). This purchase of land however was immediately opposed by Mohi Te Ahi a Te Ngu and Ihaka Takaanini of Te Ākitai Waiohū and in this they were supported by many other principal chiefs and tribes including Ngati Tamaoho. It was claimed that although the block could not have been sold without the consent of the Ngati Te Ata, it was Mohi's ancestor, Te Whare Aitu, who had been the more recent owner of the land.

At this time, Ngati Tamaoho were negotiating to sell blocks of land at Rama Rama and Waiau Pa which the Ngāti Te Ata opposed; so it was agreed that each should withdraw its opposition to the other's claim. The agreement was consummated with the payment by Ngāti Te Ata of six casks of tobacco to Mohi and Akitai.<sup>196</sup> Ten years later a further payment was given. By 1845, the Government had on sold much land between the Waiuku-Drury roads and the Karaka foreshore. It would appear that the original owners of the Pukekohe Block never did wish to part with their ancestral land.

There was a recurring pattern, whereby the Crown first purchased Māori ancestral land from the incorrect iwi and then, in accordance with the policy of the day, compensated true owners in some form at a much later date, if at all. Additionally, to bypass lengthy sale and purchase negotiations, and the attendant problems with survey accuracy, the Crown made blanket purchases to the east and west of the Pukekohe Block. These blanket purchases included the whole of the Awhitu Peninsula, down to the Waikato River, and the Ramarama Block, to the east of the Pukekohe Block.

'Pukekohe' in Te Reo (the Māori language) is a contraction of the phrase "puke kohekohe", which translates in English as 'hill of the kohekohe tree'. This is in reference to the extensive New Zealand native mahogany forests that once covered the Pukekohe Hill area (the vicinity of which was to become a Māori Reserve in the 1840s- 1850s). Suggested names behind the naming of the small settlement of 'Puni' are thought to refer to 'an overnight resting place', or 'place of safety on the overnight journey'. For example, 'whare puni', meaning a 'sleeping house'. The name of the settlement of Paerata is a conflation of the Māori words 'pae', meaning a ridge or resting place, and 'rata', named after a large rata tree that grew on the ridge on Burt Road, Paerata.



Today, only small elements of this former landscape physically remain as they were during earlier Māori occupation; however, even where sometimes modified or no longer present, these places can remain important in the consciousness of Māori identity and culture of today's generations. These sites and places help in enabling whakapapa (likened to genealogy) back to tupuna (ancestors) for the tangata (people) of the whenua (land).



The Tahi (Crest)  
of the Paa  
Pukekohe o  
Kohekohe



# Ngati Te Ata Relationship to Pukekohe

**Ka Whiti te Ra ki tua o Rehua ka ara a Kaiwhare i te Rua**  
*As long as the sun shines from the East to West Coast Ngati Te Ata will rise from the depths of the Manukau*

Ngati Te Ata has been in Pukekohe "mai ra ana", since time immemorial. This acknowledges to "The omnipotent One" creating the evolution of time phases from the beginning, Te Whai Ao (The World of Growth) to Te Ao Marama (The World of understanding).

These ties were enshrined by Te Ata I Rehia, the founding ancestor of Ngati Te Ata, to her grandfather Huakaiwaka, the origin of Waiohau, the original inhabitants of the Auckland region, to Ohomaringi, the eponymous ancestor of Nga Oho and the first recognised Iwi to have settled the area. They then extend further back to Toi Te Tuatahi, who established Te Tini o Toi "The Many of Toi", having planted the seed of his many descendants throughout the Auckland region. During this early period, the Waiohau waka, Tuiuarangi which landed at Tamaki; and Moekarakara and Te Waka Tu Whenua which landed at Pakiri, consolidated these early Ngati Te Ata associations to the arrival of the Tamui waka and the earlier arrival of Te Waka a Rangī, which travelled the weina path to Aotearoa. From these ventures, the relationship to Kupe who rediscovered Te Ika a Mauri re-naming it Aotearoa is enshrined in the rocks at the entrance of the Manukau Harbour. "Te Toka Iapa a Kupe" "The Sacred of Rock of Kupe" (also known as the Nine Pin Rocks). Kupe named Te Toka Iapa when he sought its protection from the guardians of the deep whilst crossing the notorious harbour bar.

Ngati Te Ata ties to Pukekohe are also reflected in the supernatural beings, from the Patupaiarehe, whose attributes Te Ata I Rehia possessed, being of fair complexion with red hair to Te Rua o Kaiwhare, the Iwi guardian of surrounding waterways, Kaiwhare, "the tribal tanihua" is also a name to whom Ngati Te Ata were originally known by. As Ben Westhead, Esq. J.P noted:

*Te Ata I Rehia, a daughter of a chief of the Waiohau tribe...took the title of Ngati Te Ata, so named after the chieftainess...They also went by the name of the Te Rua o Kaiwhare tribe, so named after the tribal tanihua, Kaiwhare, who had his home at Awitahi. (Wattie Bay).*

From the spiritual guardians, the links cautiously approach the gods. Ngati Te Ata genealogical ties to Meua to whom the principle of "take whenua kite hou" or "discovery" is attributed, is memorialised in the traditional Ngati Te Ata pepeha or saying: "Hei toi ake tatou no te whenua" "we are the offspring of mother earth".

Ngati Te Ata itself belonged to and sought instruction from Uenuku, its local deity as symbolised in the rainbow, a prominent feature in the area. Combining Uenuku and its Waiohau origins to its Waikato whakapapa, Ngati Te Ata were later referred to as the "Uenuku Division" of Tamui.<sup>1</sup>

## Pukekohe Located within the Traditional Ngati Te Ata rohe

The extent of the Ngati Te Ata rohe that embraces Pukekohe is described by Ahipene Kaihau, "the principal chief of Ngati Te Ata" during the 1860s, in evidence before the neighbouring Tuhimata Block, Compensation Court 17-18th May 1865:

*Our ancestors Ngaiwi o Waiohau owned all the country from Tamaki to Waikato Heads and up to Mahurangi.<sup>2</sup>*

## Maintaining the Kaitiakitanga of Pukekohe

At 1840, when the Treaty of Waitangi was signed, Pukekohe was held under the rangatiratanga of Ngati Te Ata chief Kaihau, following a series of battles in which Ngati Te Ata were victorious.

In 1842, land at Te Karaka was offered for sale by a neighbouring Iwi. Kaihau counter offered as an assertion of Ngati Te Ata interests in the area which included the land from Te Karaka through to Pukekohe. Government Agent, Sub Protector, Forsaith was directed to investigate the issue in August 1843. Forsaith found Kaihau held "good" title to the land noting Kaihau's grandfather Te Awa had consolidated the conquered and conquerors through defeating his wife's people. Forsaith concluded:

*Te Awa a descendant of the conquerors drove the ancestors of his wife into exile, thereby as it appears to me uniting the conflicting claims of the conquered and the conquerors... The issue of this marriage was (Te Rangikongota) Kaihau's father. If this be a correct statement on the line of descent by which Kaihau claims, I certainly think his title good.<sup>3</sup>*

In the lead up to the impending battles, Te Awa's cousin Te Horetia and their uncle Papaka, consulted their kaumatua Te Rangī Kaimata and Te Rangī Hahautu who were resident at Matukuturu (Manukau City) and Maungawhau (Auckland) respectively. Their elder's response was relayed in the following whakatauki "proverb" supporting the plight of Ngati Te Ata and its relationship throughout Tamaki and the Auckland region, including Pukekohe:

*"Ko nga Kahupokere ko nga Kurirangaunu o Tamaki e kore e ngaro i te hinapouti"*

*"Our Chieftainship in Tamaki will never be lost to darkness"*

Forsaith found that the nature of other claimant interests to Pukekohe were primarily through inter-marriage to the "original inhabitants", Ngati Te Ata Waiohau. In regard to fixing the Pukekohe boundaries which other neighbouring Iwi had participated in, Forsaith considered "Chief Katipa" Ngati Te Ata Treaty of Waitangi signatory "presence was necessary".

Based on Forsaith's findings regarding the counter offer by Kaihau to the Karaka offer from a neighbouring Iwi, the block called Pukekohe No 1 was transacted on 7th December 1843 and included all of the Karaka area (See Map Below) Historian Tony Waihi who undertook a detailed history of land alienation in the area considered the Pukekohe transaction "taku whenua" in the nature of a leasehold arrangement as opposed to permanent alienation of the land.

1. The whakapapa from Ohomaringi to Tu Kapeka (covering over 20 generations) ascending through nga ariu, which traces back (shown in bold) to the author in traditional paper form.  
2. See Westhead, Head of the Marau 1840, 1840.  
3. See Teu Mui Tui Board Annual Report, 1995.  
4. Ahipene Kaihau (1865), Tahanea, Compensation Court 17-18th May 1865

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## Gateway

We acknowledge the following:

*“There is demand for BGBZ zoned land in Pukekohe and a general shortage of suitable land with this zoning. The proposed location, in combination with recently rezoned land as part of the Counties Raceway (opposite the sites) to BGBZ will provide an excellent opportunity for bulk retail activity to be established in Pukekohe. It also offers other employment opportunity that is in high demand such as light industry and office activity”.*

The Buckland Road Gateway (proposed plan change) gateway from the South (Tuakau) into Pukekohe is vital to ensure that there is good design involved here. An urban gateway is an entrance, a gathering place which acts as a transition between different spaces as well as a nexus for the people who inhabit and frequent these places.

A good starting point is for the Master Plan to identify the ‘gateway’ concept in the comprehensive plan, and then promote its implementation through the plan change process and reviews of development proposals. The visual impact of a specific gateway site or corridor, whether it be an actual gate, a set of columns, or a tree-lined median, or Māori Pouwhenua (totem) carving can easily be diluted by overly obtrusive business signage and commercial development.

One good definition of “gateway” is: “[A]n entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination. The goal of gateway planning is to arrange this landscape so that it rewards the viewer with a sense of arrival and a positive image of the place.” From Michael Barrette, “Planning Basics for Gateway Design,” Zoning News (December 1994).

### 3. Statutory

#### 3.1. Principles of Te Tiriti or Waitangi (Treaty of Waitangi)

Te Tiriti o Waitangi Article II acknowledges Ngāti Te Ata rangatiratanga and self-determination. Ngāti Te Ata will determine how our resources and taonga are to be managed in accordance with our tikanga.

The 1991 Resource Management Act section 8 states that the principles of the Treaty of Waitangi shall be taken into account. Since the mid-1980s a set of principles have emerged from the findings of the Waitangi Tribunal, legal judgements and Crown reports, decisions and policies. These have emphasised tribal rangatiratanga, the active protection of Māori people in the use of their lands, waters and other taonga, and the duty to consult with Māori. Although there is no common agreement on what the status of the principles should be, there is some agreement on core principles and acknowledgement that principles will later evolve.

If the Peterex Properties and Pukekohe Limited are to engage with the meaning of Te Tiriti o Waitangi in their work, then there must clearly be a need for guidelines. For Ngāti Te Ata those Te Tiriti o Waitangi principles include the following:

1. Rangatiratanga, the duty to recognise Māori rights of independence, autonomy and self-determination – this principle enables the empowerment of Māori to determine and manage matters of significance to them. Rangatiratanga was traditionally the personal authority that rangatira had over the assets of an iwi or tribe; hapū or sub tribe. Rangatiratanga is embodied within the concept of Ngāti Te Ata and defines the ability to exercise and manage the relationship between tangata whenua, their culture, traditions and environment. Rangatiratanga incorporates the right to make, alter and/or enforce decisions pertaining to how the whenua is used and managed in accordance with the tikanga and kawa of the relevant iwi/hapū.
2. Shared decision-making, a balance of the kāwanatanga role in Article 1 and the protection of rangatiratanga in Article 2.
3. Partnership, the duty to interact in good faith and in the nature of a partnership. There is a sense of shared enterprise and mutual benefit where each partner must take account of the needs and interests of the other.
4. Active protection, the duty to proactively protect the rights and interests of Māori, including the need to proactively build the capacity and capability of Māori.
5. Ōritetanga to recognise that benefits should accrue to both Māori and non-Māori, that both would each participate in the prosperity of Aotearoa giving rise to mutual obligation and benefits.
6. The Right of Development, the Treaty right is not confined to customary uses or the state of knowledge as at 1840 but includes an active duty to assist Māori in the development of their properties and taonga.
7. Redress, the obligation to remedy past breaches of the Treaty. Redress is necessary to restore the honour and integrity of the Treaty partner, and the mana and status of Māori, as part of the reconciliation process. The provision of redress must also take account of its practical impact and the need to avoid the creation of fresh injustice. Noted, while the obligation of redress sits with the Crown and Auckland Council

(through Council) which has a role in the implementation of redress at the regional and local level, That Peterex Properties and Pukekohe Limited too have a role in a more collaborative approach with iwi in a mutually beneficial negotiated way.

### 3.2. Resource Management Act 1991

The purpose of the Resource Management Act 1991 (the Act) is to promote the sustainable management of natural and physical resources in New Zealand. Part 2 of the Act states:

- (2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Part 2 of the Act includes 'Matters of national importance' (Section 6) and 'Other matters' (section 7). These sections require that 'In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resource:

- '...shall recognise and provide for...' matters of national significance. These include:
  - (e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga;
  - (f) the protection of historic heritage from inappropriate subdivision, use, and development;
  - (g) the protection of protected customary rights;
- '...shall have particular regard to...' other matters. These include:
  - (a) kaitiakitanga;
  - (f) maintenance and enhancement of the quality of the environment;

Section 8 of the Act also requires that 'In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).'

When taking into account the principles of Te Tiriti o Waitangi, contemporary practical expressions of Rangatiratanga may include active involvement in resource management

decision making, and in giving involvement and invested effect through Iwi Tribal Policy Statements, Cultural Values Assessments and the Auckland Council Operative Plans, moving forward. Various other sections of the Act provide some requirement for authorities, resource consent applicants and decision makers in relation to Māori and Māori values. For example, resource consent applications require an assessment of the effects of the activity on the environment. Notably, the assessment of effects must address amongst other matters:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, **spiritual, or cultural value**, or other special value, for present or future generations:<sup>2</sup> [emphasis added].

From a Ngāti Te Ata perspective an on-going relationship with Auckland Council (formed as a partnership between council and the crown) also upholds the principles of Te Tiriti o Waitangi with regard to the relationship, and in carrying out activities on future development sites. This must also be incumbent on those that eventually develop the proposed subdivision (of the proposed plan change area)

As kaitiaki in this day and age, we should not be boxed in the ‘conversationalist’ corner. We have to work within the New Zealand legal framework. More explicitly, Ngāti Te Ata may not have ‘legal title’ to the proposed subdivision project site and therefore cannot express kaitiakitanga as we have traditionally done. The concept of kaitiakitanga (discussed in greater detail in section 8.1) has somewhat evolved. We now have to express kaitiakitanga in other ways conducive to a modern society.

There are two obvious ways that Ngāti Te Ata can express kaitiakitanga in its modern sense over the proposed subdivision area:

- Form meaningful working and investment relationships with those who have ‘legal title’ to the land and those who lease/licence the land; and for those people to assist us in expressing kaitiakitanga over the land; and
- Ensure that those people involved in the implementation and build of a project (including contractors), while occupying that space, respect our tikanga of which we have kaitiaki obligations to a site.

### **3.3. Auckland Unitary Plan (Operative in part)**

The Auckland Unitary Plan (Operative in part) is the first combined resource management plan for Auckland and replaces the former Regional Policy Statement and 13 district and regional plans, including the Auckland Council District Plan - Operative Franklin Section 2000 and the Auckland Council District Plan - Operative Franklin Section 1999. Chapter A of the unitary plan sets out the plans three key roles as:

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<sup>2</sup> Resource Management Act 1991, Schedule 4(7)(1)(d)

- it describes how the people and communities of the Auckland region will manage Auckland's natural and physical resources while enabling growth and development and protecting the things people and communities' value;
- it provides the regulatory framework to help make Auckland a quality place to live, attractive to people and businesses and a place where environmental standards are respected and upheld; and
- it is a principal statutory planning document for Auckland. Other relevant planning documents include the Auckland Plan, the Auckland Long-Term Plan and the Auckland Regional Land Transport Plan.<sup>3</sup>

The regional policy statement contained within Chapter B of the unitary plan sets out an overview of the resource management issues facing Auckland, and the objectives, policies and methods to achieve integrated management of Auckland's natural and physical resources. The district and regional plan provisions within the unitary plan cascade down from the regional policy statement.

While the regional policy statement must be read as a whole, there are particular key aspects we want to highlight.

Issues of significance to Māori and iwi authorities are recognised and set out in Chapter B6.1 of the regional policy statement. These include:

- (1) recognising the Te Tiriti o Waitangi and enabling the outcomes that Treaty settlement redress is intended to achieve;
- (2) protecting Mana Whenua culture, landscapes and historic heritage;
- (3) enabling Mana Whenua economic, social and cultural development on Māori Land and Treaty Settlement Land;
- (4) recognising the interests, values and customary rights of Mana Whenua in the sustainable management of natural and physical resources, including integration of mātauranga and tikanga in resource management processes;
- (5) increasing opportunities for Mana Whenua to play a role in environmental decision-making, governance and partnerships; and
- (6) enhancing the relationship between Mana Whenua and Auckland's natural environment, including customary uses.

These issues are supported by objectives and policies which are found in the following chapters:

- B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation

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<sup>3</sup> Auckland Unitary Plan (Operative in part), Chapter A1.1 Purposes of the Auckland Unitary Plan. Accessed 10 July 2018.

- B6.3. Recognising Mana Whenua values
- B6.4. Māori economic, social and cultural development
- B6.5. Protection of Mana Whenua cultural heritage

In addition to Chapter B6 of the regional policy statement, other chapters also contain objectives and policies that relate to Mana Whenua. For example, the issues relating to urban growth and form in Chapter B2 states that growth needs to be provided for in a way that, amongst of matters, also ‘...enables Mana Whenua to participate and their culture and values to be recognised and provided for.’<sup>4</sup>

Notably, structure planning is also provided for in Chapter B2, as a method to enable rezoning of future urban zoned land for urbanisation, in accordance with the structure plan guidelines in Appendix 1 of the Auckland Unitary Plan (OP).<sup>5</sup> Appendix 1 states that when structure plans are prepared iwi planning documents and Treaty settlement legislation should be considered. This includes cultural values assessments such as this one.

### **3.4. Auckland Plan 2050**

The Auckland Plan 2050<sup>6</sup> sets Auckland’s long-term strategy; outlining the major challenges facing Auckland and setting the direction for tackling these. It includes the Development Strategy and six outcomes. The six outcomes are:

#### **1. Belonging and participation**

All Aucklanders will be part of and contribute to society, access opportunities, and have the chance to develop to their full potential.

#### **2. Māori identity and wellbeing**

A thriving Māori identity is Auckland's point of difference in the world – it advances prosperity for Māori and benefits all Aucklanders.

#### **3. Homes and places**

Aucklanders live in secure, healthy, and affordable homes, and have access to a range of inclusive public places.

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<sup>4</sup> B2.1 Issues (8). Accessed 20 July 2018

<sup>5</sup> B2.2.2 Policies (3). Accessed 20 July 2018.

<sup>6</sup> The Auckland Plan 2050. <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/Pages/default.aspx> Accessed 30 July 2018.



#### 4. Transport and access

Aucklanders will be able to get where they want to go more easily, safely and sustainably.

#### 5. Environment and cultural heritage

Aucklanders preserve, protect and care for the natural environment as our shared cultural heritage, for its intrinsic value and for the benefit of present and future generations.

#### 6. Opportunity and prosperity

Auckland is prosperous with many opportunities and delivers a better standard of living for everyone.

Under the Māori identity and wellbeing outcome are the following directions and focus areas.

Direction	Focus Area
Direction 1: Advance Māori wellbeing	Focus Area 1: Meet the needs and support the aspirations of tamariki and their whānau
Direction 2: Promote Māori success, innovation and enterprise	Focus Area 2: Invest in marae to be self-sustaining and prosperous
Direction 3: Recognise and provide for te Tiriti o Waitangi outcomes	Focus Area 3: Strengthen rangatahi leadership, education and employment outcomes
Direction 4: Showcase Auckland's Māori identity and vibrant Māori culture	Focus Area 4: Grow Māori inter-generational wealth
	Focus Area 5: Advance mana whenua rangatiratanga in leadership and decision-making and provide for customary rights
	Focus Area 6: Celebrate Māori culture and support te reo Māori to flourish
	Focus Area 7: Reflect mana whenua mātauranga and Māori design principles throughout Auckland

It is our expectation that the proposed subdivision aligns with, is consistent with, and supports the 2020 Franklin Local Board Plan's six aspiration outcomes that guide their work to make Franklin a better community. Notably;

**Outcome 1: Our strengths generate local opportunity and prosperity.**

Our goal is to support our people to create and access new job opportunities, advocate for regional, national and third party investment in infrastructure, and invest in initiatives that develop, leverage from and promote our local strengths as we anticipate changes to our economy, environment and population

**Outcome 2: Improved transport options and fit for purpose roads.**

We will advocate for transport improvements and services that enable our communities to be less car dependent and for design of and investment in the roading network so that it can safely accommodate current and future use.

**Outcome 4: Kaitiakitanga and protection of our environment**

We will work with mana whenua, local communities, and others to lead and inform environmental conservation, restoration, and regeneration projects and to recover and regenerate waste. Mana whenua maintain kaitiakitanga over the land and derive their mana from it. The local board recognises the important spiritual and cultural links and will seek iwi advice and cooperation.

**Outcome 5: Cultural heritage and Māori identity is expressed in our communities**

We will support the capture, recording and promotion of local cultural narratives so that new residents, visitors, and future generations can experience, understand, and enjoy our stories and perspectives.

*“We must support mana whenua and local communities to capture, record and share our local cultural narrative so that new residents, visitors and future generations can experience and enjoy our worldview”*

## **4. Our Cultural Landscape: Traditional relationship, use and occupation and historic heritage values**

### **4.1. Defining cultural landscapes**

The term cultural landscape was initially adopted by the Māori arm of the Ministry for the Environment / Manatū Mō Te Taiao. In this, they were acknowledging that in tikanga o te ao Māori all physical landscapes are inseparable from tūpuna (ancestors), events, occupations and cultural practices. These dimensions remain critical to cultural identity and to the maintenance of a Māori sense of place. A critical point is that the term 'cultural landscapes' was preferred as it does not make a distinction between urban and rural areas, for the role of Iwi extend across urban and rural divides with all areas holding cultural and spiritual significance. (Rau Hoskins, June 2008).

For Ngāti Te Ata, we have a strong taha wairua with the land which provide our people with a sense of meaning, connection and purpose. There is no such thing as an isolated site of importance. All sites are connected under Ranginui and by Papatūānuku. Sites are treasured in their own right but also exist within a tightly connected web of association. Just as no person exists in isolation within their iwi or hapū, no site exists in isolation within our respective rohe.

Tribal landmarks and resources such as maunga and waterways that were present in the time of our ancestor's impact upon our descendants that exist today. If those landmarks and resources are damaged, contaminated or even destroyed the consequences can manifest themselves in the spiritual, physical and mental detachment of the people, leading to cultural disassociation, ill health and even death. These traditional associations are still expressed today in a modern context.

It is often the case that the lack of recorded archaeological sites in an area will lead the developers or planners to the erroneous view that the area has little historical significance or significance to tangata whenua. This is a false assumption.

The heritage and history of the area is a taonga, with the water, coast and landforms being interrelated. The physical and spiritual wellbeing of tangata whenua continues to be linked to their ancestral lands and waterways. There is an enduring physical and spiritual connection with ancestral lands and wāhi tapu and other taonga and those of their tūpuna. We have long valued the rich, fertile soil from the volcanic ash and lava strewn across much of Tāmaki Makaurau, especially the Pukekohe district. This was land in which crops flourished, beside wetlands, waterways and harbours which supported prolific fisheries. The reliance (if not over-reliance) of Pākehā writers on archaeological evidence of the occupation of the area by iwi reflects the enormous and rapid loss of land that occurred after 1840. This removed Ngāti Te Ata iwi from most of their tribal lands, and many of the cultural practices associated with the land were ended.

It was only much later in the colonial period that pollution, drainage, reclamation and overfishing too began to devastate our traditional food sources in Te Mānukanuka o Hoturoa (Manukau Harbour) and its many adjacent waterways.

The Harbour held an abundance of kai ika, kai moana and attracted a number of different bird species to its coastlines. Kai moana such as cockles, sea urchins, koura (rock lobster), mud oysters, and crabs were plentiful. Fish species included snapper, kahawai, parore, tarakihi, Gurnard, kingfish, pilchard, barracouta, flounder, mullet, sharks, skates, trevally and moki. Other fish of some importance include rays, dogfish, eels, sole, piper, leather jacket, smelt, whitebait, sprats, stargazer, and yellow-eyes mullet.

Despite its altered form and diminished mauri, the Harbour remains a tangible, real, and unique entity, which generates in the hearts of Tāngata Whenua deep feelings of aroha (love), a sense of being close to, perhaps one with, nature. The Harbour is a birthplace for the creatures of the waters, and in Māori thought, is also a birthplace of Tāngata Whenua.

The Harbour was and remains Tūrangawaewae for Tāngata Whenua, their place to stand tall and gain strength from past associations made through centuries of tribal contact.

#### **4.2. Objectives relating to our cultural landscapes**

Across Tāmaki Makaurau (Auckland) some cultural sites and landscapes have been successfully preserved in part because they also happen to share environmental, scientific or historic value. However, relying on the shared worth of a site to safeguard its cultural value is no longer sufficient in a growing metropolitan environment like Tāmaki Makaurau. The effects of urban modification or demolition on a site can be irreversible. Thus, the cultural and spiritual aspects of an area need to be given as much weighting and consideration as any other unique feature that deserves protection.

Our cultural landscapes of the Franklin region have been irreversibly damaged by intensive development, inappropriate farming practices, urban pollutants and long-term quarrying. The extent of this damage is such that the best way to acknowledge and recognise our cultural landscapes is through new design possibilities that clearly exemplify our cultural associations.

The issue for us now is how does Ngāti Te Ata and Peterex Properties and Pukekohe Limited make a valued contribution back to the whole area and uplift and enhance its cultural integrity? How do we secure real cultural, environmental and economic gains moving forward?

Within our cultural landscape, the key cultural resources of Pukekohe that we have a traditional and historic relationship to are:

- Tūpuna maunga (Pukekohe maunga, Te Awanui o Taikehu)
- Ngā Taonga i Tuku Iho (the many isolated wāhi tapu and wāhi taonga in the area that collectively exemplifies the networked pā occupation that existed)
- Te Mānukanuka o Hoturoa (Manukau Harbour) and Te Awa o Waikato (Waikato River)
- All the waterways and associated tributaries (Tutaenui, catchment)

- Te Ara hīkoi (traditional walking tracks)
- Te Ara tapu (walking tracks of the spirits: the path that leads to Rerenga Wairua through the West Coast, inland of the Manukau Harbour and the walking tracks that leads to an urupā like from Rukuwai to Maioro)

As well as their volcanic origins, the regional significance of the maunga of Tāmaki Makaurau stems from the cultural history and present-day importance of each site for iwi. With this in mind the challenge is to fully integrate the future planning and development of Pukekohe within the wider cultural landscape. To provide the context of cultural connection one must also have regard to the physical landscape as it was when the occupation took place.

### **4.3. Cultural resources within our cultural landscape**

The Pukekohe district is rich in sites of historic and cultural significance. Located to the south-west of Auckland and Manukau City, Franklin is also increasingly under pressure from population expansion, and undergoing unprecedented growth and development. One of the consequences is that significant archaeological sites and areas of great sensitivity to Ngāti Te Ata are under threat of being damaged and degraded, mainly from earthwork activity. In many cases sites have been totally destroyed and valuable tribal history and archaeological information lost forever.

In general, the whole Pukekohe area within this catchment is of high cultural and traditional importance to iwi. It was a social, economic, trading and political hub of activity for Maori at the time. This is not unusual given the many access points to and from the Manukau Harbour like the Awaroa ki Mānuka portage.

Pukekohe in general has a highly valued cultural, spiritual, historical and environmental relationship to Te iwi o Ngāti Te Ata. Within this region lay the settlements of the Tainui and Wai-o-Hua peoples. Both from which Ngāti Te Ata descend from. Ngāti Te Ata have a long history with and a traditional relationship to Pukekohe.

In pre-European times the landscape would have been more varied with swamps and bush. It was a well-travelled route and considered a 'gateway' into areas of settlement, resource use and occupation. Wāhi nohoanga are still known among iwi today on the many headlands and promontories around Te Mānukanuka o Hoturoa. Numerous creeks originating from deep swamps dissected Manukau making travel difficult and reducing the amount of firm and habitable land. However, the drainage and settlement of these places, the swamps and wetlands has caused immeasurable damage to the mauri (life force) of waterways, and the cultural offence due to practices such as sewage and farm effluent discharge, sediment intrusion from poor farming practices, and industrialised impacts.

Numerous iwi and hapū were mobile throughout the area, whether visiting, passing through or conquering. As a result, a number of complex inter-tribal relationships developed around the harbour shoreline. Although large parts of the Tamaki Isthmus were cleared of bush, significant areas remained within our respective Ngāti Te Ata rohe around Te Mānukanuka o

Hoturoa and its lush wetlands. From vantage points, it was possible to observe waka movements and receive early warning of the approach of friend or foe. Signals could be sent between pā to warn of approaching hostilities.



*The tauihu [prow carving] of Te Toki a Tapiri, acquired by Kaihau and Te Katipa of Ngati Te Ata in c.1863. Sir George Grey Special Collections, Auckland Libraries, 121-A10815.*

In the past our key economic drivers were the trade of kai like root crops; supplemented by seafood, fish and birds; and land and other resources. The main modes of transport for trade were waka and by foot. The economic objectives in those days are the same objectives sought today albeit in a slightly different context - to provide for the movement of people, goods and services, the connectivity between iwi whanaunga, and to promote and engage in sustainable economic trade for the social wellbeing of the people. This is no different today in a modern context. The strategic goals of the proposed subdivision should be to support and create employment for residents, strengthen the local economy and unlock its potential, creating safe and connected neighbourhoods, and optimising the use of land and existing housing stock.

Historically however, such intensive projects alienated us from our traditional lands in Pukekohe, divorced from the heart of our cultural nexus. In the twentieth century, a large influx of Māori moved to urban Auckland, including many of our people. Compelled by central and local government policies and financial inducements, our people moved from their wā kāinga and fragmented uneconomic agricultural holdings into industrialised urban centres. This was the experience for many of our people who moved into urban Auckland. Generations of our people continue to reside in and contribute to the development and profile of Auckland city.

As the Māori urban migration accelerated, there was a struggle to adapt to the urban environment, and it was soon apparent that urban areas had failed to keep pace with the growing population of Tāmaki Makaurau and our cultural needs. Our communities developed

a number of initiatives to overcome the experience of social, economic, spiritual and political deprivation. We strived to preserve and transpose the values of our traditional culture, to city life.

That is why it is imperative for us that we have an active and invested role in planning for this proposed private plan change. In the past our traditional relationship to our wāhi taonga has suffered as a result of major development, infrastructure and intensive settlement. We have been systematically deprived of the economic gains that have come for so many others but not iwi, the people of the land. That is why it is so critical that the 'four well beings' - cultural, environmental, social and economic well-being, are provided for our people.

## 5. Te Kaitiakitanga o Te Taiao

### 5.1. Principles and kaitiaki approach

***One must understand what is of cultural and environmental significance to our people, our underlying beliefs, values and principles, and therefore what motivates our decisions and responses – our worldview.***

In tikanga o te ao Māori (Māori customs and lore), Māori share a strong belief in Ranginui and Papatūānuku. Resources belong to Papatūānuku who is the nurturer, the giver of life. Therefore, everything born of the mother is alive and has its own life force. All elements of the natural environment possess mauri and all life is related. Humankind, just like birds, fish and other beings, has only user rights with respect to these resources, not ownership.

The relationship between Ngāti Te Ata and the environment is a symbiotic one of equality and mutual benefit. We are all inter-connected, and therefore have a duty to protect and enhance our natural surroundings, not only for ourselves, but our future generations. Our environment must be looked after so that it sustains our communities.

This knowledge of the workings of the environment and the perceptions of humanity as part of the natural and spiritual world is expressed in the concepts of mauri and kaitiaki. Mauri is a critical aspect of the spiritual relationship of Māori with their environment and specific features (such as maunga and waterways) within it. The condition of these reflects our ability as kaitiaki and predicts our own wellbeing.

As Kaitiaki it is our responsibility to speak for and protect those who cannot speak for themselves the earth, the trees, water, fish, birds, the crabs, every single element on this earth which man has not created, is alive. Every element has wairua and mauri.

Mauri can be described as the life force that is present in all things. Mauri generates, regenerates and upholds creation, binding physical and spiritual elements of all things together. Without mauri things cannot survive. Practices have been developed over many centuries to maintain the mauri of all parts of the world. Observing these practices involves the ethic and exercise of kaitiakitanga.

Kaitiakitanga underpins everything we as iwi do in 'our' world. Kaitiakitanga or guardianship is inextricably linked to tino rangatiratanga and is a diverse set of tikanga or practices which result in sustainable management of a resource. Kaitiakitanga involves a broad set of practices based on a world and environmental view and is about healing and restoring the land and water. The root word is tiaki, to guard or protect, which includes a holistic environmental management approach which provides for the following:

- restore mana of the Iwi (e.g. Protect sensitive cultural and natural features of the environment)
- restoration of damaged ecological systems
- restoration of ecological harmony
- ensuring that resources and their usefulness increases i.e., plan for the provision for and the restoration of traditional resource areas for future generations (e.g. kaimoana, fish, tuna)



- reducing risk to present and future generations (i.e. plan long term management and use of taonga)
- providing for the needs of present and future generations.

The kaitiaki principle also emanates from the kaupapa. It denotes obligations or responsibilities incumbent on the Iwi, its members and appointed kaumātua and/or kuia or tohunga to carry out functions, be custodians, protectors, and guardians of iwi interests, its taonga and the various resources it owns. Kaitiaki have prescribed methods for carrying out their functions and attempting to meet their stated objectives. Kaitiaki are directly accountable to their iwi, and (in this case) only Ngāti Te Ata can be kaitiaki.

The mana of our respective iwi is represented in our manākitanga and kaitiakitanga over the environment. Each whānau or hapū are kaitiaki for the area over which they hold mana whenua, that is, their ancestral lands and seas. Thus, a whānau or a hapū who still hold mana in a particular area take their kaitiaki responsibilities very seriously. The penalties for not doing so can be particularly harsh. Apart from depriving the whānau or hapū of the life sustaining capacities of the land and sea, failure to carry out kaitiakitanga roles adequately may result in the premature death of members of that whānau or hapū. Kaitiaki is a right, but it is also a responsibility for tangata whenua.

Kaitiakitanga is about managing resources in a sustainable way to provide for future generations and, protecting and enhancing the few remaining remnants of what used to be. Natural resources of land and water are not seen as a commercial resource but a treasured taonga.

The goal is to ensure that the needs of present and future generations are provided for in a manner that goes beyond sustainability towards an approach that enhances the environment. For some iwi, the aspirational desire is to provide a pathway that will return the rōhe to the modern-day equivalent of the environmental state that it was in when Pākehā arrived.

An 'enhancement' approach requires the consideration of, not only individual resource use, activities, buildings, or elements, but also a holistic approach to the whole environment. It aims for positive ecological and social outcomes where the resource use and activities effecting the environment becomes a conduit for producing resources and energy, improving physical and psychological health, remedying past pollution, and transforming and filtering waste into new resources.

Sustainability requires the resource to be maintained at a specified level so that future generations can enjoy the same quality use of the land, air, and water resources that we do currently. The 'enhancement' approach aims not to maintain but, through our actions, to improve the quality of the environment for future generations.

This approach recognises that those that utilise an environmental resource for some type of benefit (whether economic, social, cultural, spiritual and/or environmental) have a responsibility to show a reciprocal benefit back to the environment. This reciprocal approach is not intended to undermine the benefit from using environmental resources but rather to ensure that the use or depletion of environmental resources does not create a burden for future generations. This may include measures such as having a strategic approach to land development and ensuring there is efficient urban development form.

Māori have been and continue to be part of the development of our towns and cities. Developments of the landscape are a part of Māori history now also; roading, grazing, reserves, buildings, reservoirs, construction, quarrying, wastewater/stormwater disposal. However, some developments have not always been supported by Ngāti Te Ata. In many cases these developments have damaged or destroyed significant sites and failed to recognise the values held by their kaitiaki. Despite this Ngāti Te Ata have never ceased visiting these places or appreciating their cultural significance and we still share an interest in the on-going sustainable management of them.

The capacity to exercise kaitiakitanga is dependent upon prudent sustainable management and the protection of natural resources which requires the careful monitoring and safeguarding of the environment. Ngāti Te Ata welcome any opportunity to fulfil its role as kaitiaki in a relationship that also provides for future progression and development.

### 5.1.1. Managing effects

In managing the effects of a resource use or activity, regardless of the magnitude, frequency, or duration of the effect, Ngāti Te Ata considers that it is necessary to provide a net benefit when considering social, economic, environmental, spiritual and cultural impacts – to strive for environmental enhancement. Therefore, it is necessary to suitably manage any effects so that effects are avoided, remedied, minimised, mitigated, or balanced. Only Ngāti Te Ata can determine the effects and the degree of those effects on themselves and their values.

This is essentially a hierarchy where the first way to manage an effect is to avoid the effect, the second way is to remedy the effect, and so on through to suitably balancing the effect, what some may call offset mitigation. In managing effects consideration needs to be given to:

- **Avoid:** is there any way to manage the effects to a point where they can be avoided (i.e., no effect occurs)?
- **Remedy:** can the effect be managed to the point that it is eliminated (e.g. cleaning discharges to water so that the water discharge is of a suitable quality)?
- **Minimise:** is there a way to minimise the effect so that the effect is no longer of sufficient frequency or magnitude to cause any concern?
- **Mitigate:** if the effects cannot be adequately avoided, remedied, or minimised, is there something that can be done to mitigate or offset the effect to create a benefit not directly linked to the proposed resource use or activity. (e.g., an effect of discharge to water being offset by additional riparian planting or wetland restoration).
- **Balance:** when taking all the effects into consideration, and considering the relative weight of the effects, do the positive effects adequately balance out the negative effects, and provide environmental enhancement?

### 5.1.2. The highest target or measure in planning rules and regulations

Specific targets and measures will generally be contained in the methods and rules of any amendments to the Auckland Unitary Plan (Operative in Part), once adopted.

The 'highest target or measure' could be a target or measure applied by Iwi, a community, a local authority, the resource user or activity owner, or central government. Regardless, Iwi are generally supportive of the highest target or measure being applied to best achieve the objectives outlined in **Sections 6, 7, and 8** of the Resource Management Act. Iwi encourage the ongoing use of the best practicable option being applied when considering targets or measures.

All Districts/Regions within Aotearoa must have a 'Plan'. Within these plans are the visions, objectives, policies and rules for each Region/District. In the case of Auckland, this is the Auckland Unitary Plan.

Rules in a plan are a method for achieving the 'desired' outcome of the plan i.e., the objectives and policies. All rules within these plans are a 'minimum requirement'. Unfortunately, the bare minimum does not give an adequate outcome for the environment.

Ngāti Te Ata believe that the minimum requirement is a **starting point**, not an **aspiration** and promotes that more than the minimum be applied to development and outcomes. The 'minimum requirement' is just that, a very bottom line, and in order to enhance and maintain our current base line of slowly declining air, land and water quality, more than the minimum needs to be provided for.

We believe that current rules in the Auckland Unitary Plan allow for some adverse environmental impact to land and waterways, but the cumulative effects of this over many different projects in the same area results in pollution that is not sustainable in a city with an ever-increasing population. We strongly recommend that any project minimises all adverse environmental effects to land or waterways now and in the future through prudent project design. Where possible, the environment must be rehabilitated to negate the impact of historical damage or any effects the project may have had or yet have on the area.

## 5.2. Elements of the environment

All things in the Māori world can be traced and explained through whakapapa. The whakapapa of the natural world – animals, plants, mountains, rivers, lakes, air, and coasts - is linked to that of Māori. Ngāti Te Ata have an obligation to ensure that these taonga are protected and managed when passed on to the next generation.

Māori are natural scientists who use environmental indicators as guides to the waiora of an eco-system. In doing so, they complement but do not replace the work of technical scientists. The reverse is also true.

A major natural indicator for Māori includes the life sustaining properties of an eco-system. Does a forest or bush area produce food and shelter that sustains bird and animal life? Does a waterway have sufficient bio-diversity and health that it can provide sustainable harvests of kaimoana of a standard fit for human consumption? Shellfish, berries, fish, medicinal herbs, flax and birdlife are all important indicators for Māori that reveal the strength and health of an eco-system.

As with certain other cultures, Māori holistically view human beings as an integral part of the eco-system and not as a separate entity. All living things share a natural balance, an 'interconnectedness and oneness' akin to a web of which humanity is only a part of. An imbalance in this complex network has a flow on effect that impacts the entire eco-system and ultimately humanity.

These values, passed from generation to generation, are a significant part of the intangible heritage of Māori and overall culture of Aotearoa. Like the haka, these values help to make the country a place that is unique internationally.

Ngāti Te Ata adheres to these core principles in relation to the environment and apply the philosophies contained within when examining any issues that involve natural resources and eco-systems. We believe it is essential that spiritual and cultural concepts are recognised as key factors in the management of the environment with programmes that actively enhance and facilitate these concepts.

The following sections outline our key issues and concerns for the various elements of our environment. Our recommendations for the future development of Pukekohe are based on our knowledge and tikanga of these areas.

### **5.2.1. Heritage protection and recognition**

#### **5.2.1.1. Physical landscapes**

Physical landscapes are of particular value to Ngāti Te Ata. They form part of our cultural landscape and are part of who we are and define our history. It is imperative that our landscapes are identified and preserved. This includes but is not limited to view shafts, hilltops, tuff rings, ridgelines, streams, floodplains, estuaries and coastlines.

Future urban development of Pukekohe will potentially significantly change the physical landscape. For us, protection of the physical landscape will be essential otherwise our cultural landscape will be adversely affected.

Flood plains and reclaimed swamps are also an integral part of our landscape. They all at one time were wetlands/swamps that not only performed great ecological benefit but were also a valuable source of food. As development 'progresses' these areas are drained, built up and modified. These areas should be retained and returned to their natural state. This not only benefits the environment by creating habitat for our declining native species, but also adds huge well-being benefits to the people living around the area. Visual amenity has been

recognised as being necessary for the physical, emotional and spiritual well-being of humans.

Streams, tributaries, estuaries, coastlines and fresh water springs also form part of our cultural landscape and their preservation, protection and enhancement is paramount. A 20-metre setback is promoted for all stream, estuarine and coastal edges. As these areas usually provide for pedestrian/cycle paths a 20-metre riparian setback is necessary to provide for proper riparian enhancement. Cultural heritage is also less likely to be impacted on if there is a 20-metre riparian margin.

Another way to protect streams and coastal/estuarine environments is the use of ‘park edge roads’. This leaves the amenity visually available to the public and increases safety and surveillance. This discourages the dumping of rubbish and garden refuse over back fences.

**Table 1.** – Issues, concerns and opportunities for Ngāti Te Ata (referred to in the tables as Ngāti Te Ata) to be addressed, and possible mechanisms to do so in relation to physical landscapes.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Physical landscapes are an integral part of our cultural landscape and urban development may have a significant adverse effect on these physical landscapes.</li> <li>• Identification and preservation of landscapes is required.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Identify and protect physical landscapes including but not limited to view shafts, hilltops, tuff rings, ridgelines, streams, floodplains, estuaries and coastlines.</li> <li>• Protection methods supported include:             <ul style="list-style-type: none"> <li>- Building setbacks and height restrictions to achieve protection of sightlines to ridgelines and hilltops.</li> <li>- 20m setback for all stream, estuarine and coastal edges to provide for pedestrian/ cycle paths.</li> <li>- ‘Park edge roads’ should be used for residential and commercial areas that back on to streams and coastal/estuarine edges.</li> </ul> </li> <li>• Wetlands/swamps should be retained and returned to their natural state.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p>

<p>Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p>B2.1. Issues  B2.2. Urban growth and form  B2.3. A quality-built environment  B2.4. Residential growth  B2.5. Commercial and industrial growth  B2.7. Open space and recreation facilities  B2.9. Explanation and principal reasons for adoption</p> <p><b>B4. Te tiaki taonga tuku iho - Natural heritage</b>  B4.1 Issues  B4.2. Outstanding natural features and landscapes  B4.3. Viewshafts  B4.5. Notable trees  B4.6. Explanation and principal reasons for adoption</p> <p><b>B5. Ngā rawa hanganga tuku iho me te āhua - Built heritage and character</b>  B5.1. Issues  B5.2. Historic heritage  B5.4. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b>  B6.1 Issues  B6.2 Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation  B6.3 Recognising Mana Whenua values  B6.4. Māori economic, social and cultural development  B6.5. Protection of Mana Whenua cultural heritage  B6.6. Explanation and principal reasons for adoption</p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b>  B7.1. Issues  B7.2. Indigenous biodiversity  B7.3. Freshwater systems  B7.4. Coastal water, freshwater and geothermal water  B7.7. Explanation and principal reasons for adoption</p> <p><b>B8. Toitū te taiwhenua - Coastal environment</b>  B8.1. Issues  B8.2. Natural character  B8.3. Subdivision, use and development  B8.4. Public access and open space  B8.6. Explanation and principal reasons for adoption</p>
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### 5.2.1.2. Cultural heritage

Our cultural heritage includes archaeological sites, wāhi tapu and other sites of significance to Ngāti Te Ata. These sites may have tangible and intangible values, and no one can identify sites of significance but us. The Sites of Significance to Mana Whenua Overlay in the Auckland Unitary Plan is only one method to identify and protect our cultural heritage. There are currently no sites of significance within the proposed subdivision project site that are formally recognised and protected through planning provisions, but this does not mean that they do not exist.

The management of our cultural heritage should be consistent with our respective tikanga and kawa. Development can have an adverse effect on our cultural heritage. This could be inappropriate activities being undertaken and/or inappropriate physical developments such as buildings/structures. The use of buffers around our cultural heritage sites is one method that can be used to protect our cultural heritage.

**Table 2.** – Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to cultural heritage.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• A need to protect and preserve our remaining cultural heritage from intensification of development within the Southern area.</li> <li>• Reliance on scheduled items (e.g. NZAA/CHI places)</li> <li>• Incomplete cultural heritage surveys.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Wāhi tapu and other sites of significance are identified and protected.</li> <li>• Protection and management of wāhi tapu and other sites of significance (including lands that are no longer in Māori hands) should be in a manner that is consistent with the tikanga and kawa of the appropriate iwi.</li> <li>• Wāhi tapu and other sites of significance should be restored in partnership, where required or desired, with the community, industry, local and central government.</li> <li>• Only iwi should have the right to modify wāhi tapu.</li> <li>• Complete cultural heritage surveys as a priority, including the Franklin district including Pukekohe.</li> <li>• Reinstate traditional Māori place names to recognise our cultural heritage.</li> <li>• Iwi should have the first right to name any new roads and</li> </ul>

	<p>access ways to ensure the old names are retained and that the history is relevant to the proposed subdivision.</p> <ul style="list-style-type: none"> <li>• Risk assessment and protection mechanisms (accidental discovery protocols).</li> <li>• Buffers should be used around our cultural heritage sites to protect them from inappropriate development.</li> <li>• A 20-metre riparian margin should be used to reduce adverse effects on our cultural heritage.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B3. Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy</b></p> <p><b>B3.2 Infrastructure</b></p> <p><b>B5. Ngā rawa hanganga tuku iho me te āhua - Built heritage and character</b></p> <p>B5.1. Issues</p> <p>B5.2. Historic heritage</p> <p>B5.4. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1 Issues</p> <p>B6.2 Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3 Recognising Mana Whenua values</p> <p>B6.4. Māori economic, social and cultural development</p> <p>B6.5. Protection of Mana Whenua cultural heritage</p> <p>B6.6. Explanation and principal reasons for adoption</p> <p><b><u>Road naming policies</u></b></p> <p>Auckland Council has road naming guidelines that set out the requirements and criteria of the council for proposed road names.</p> <p>The Auckland Council Road Naming Guidelines allow that where a new road needs to be named as a result of a subdivision or development, the sub divider/developer shall be given the opportunity of suggesting their preferred new road name/s for the local board's approval.</p>



Mana Whenua are consulted and given first preference regarding proposed names for the plan change area in Pukekohe.

Auckland Council's Road naming criteria typically require that road names reflect:

- A historical or ancestral linkage to an area;
- A particular landscape, environment or biodiversity theme or feature; or
- An existing (or introduced) thematic identity in the area.

**Auckland Design Manual**

**Te Aranga Principles**

[http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te\\_aranga\\_principles](http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te_aranga_principles)

### 5.2.2. Whenua

Ngāti Te Ata descend from the land. The word whenua also refers to the placenta. At birth, this is traditionally buried in the land of the hapū, strengthening relationships with the land and with whānau. Land, water, air, flora and fauna are nga taonga i tuku iho, treasures handed down to our descendants.

Without a relationship with the land, Ngāti Te Ata are dispossessed and have no place to stand. The land gives identity and also tūrangawaewae, a place to stand. Ngāti Te Ata have strong spiritual bonds to the land. Papatūānuku our Earth Mother provides unity and identity to the people and sustains us. Papatūānuku is seen as a living organism, sustained by species that facilitate the processes of ingestion, digestion and excretion. Pou whenua, the prestige of the land, relies on marae and human activity for its visible expression and the environment also provides sustenance. In return, mankind as the consciousness of Papatūānuku has a duty to sustain and enhance her life support systems.

Reduction in native ecosystems and changing land use has consequently affected the natural ecosystem balance. This is particularly the case where current land use is not ideal for the area, such as farming on marginal, hilly lands. Attempts to control natural processes have further impacted on the natural ecosystem balance. For example, attempts to control flooding, which occurs naturally and contributes to ecosystem balance, has exacerbated habitat decline, particularly when waters are further contaminated from other land use activities or have a higher than natural sediment loading. Habitats for indigenous flora and fauna are in decline or have been destroyed.

The ability to access and effectively utilise land is intrinsically linked to the ability of iwi to provide for their environmental, social, spiritual, cultural, and economic health and wellbeing.

The mauri of much of the land within our respective rohe has been adversely affected by its historical and current use. Ngāti Te Ata seek to restore the mauri of the land in balance with achieving our environmental, social, cultural, spiritual, and economic aspirations. We recognise that restoring the mauri of land needs to occur in partnership with the wider community, local authorities, government, and commercial and industrial users.

Any future development within Pukekohe should demonstrate how it has considered and applied development principles that enhance the environment. Some of these principles are set out below. These principles include, but are not limited to:

- Development should restore the capacity of ecosystems and create or maintain ecosystems that function without human intervention.
- The natural hydrologic functions of a site should be preserved and preferably enhanced. In particular sensitive areas that affect the hydrology should be identified and preserved. This includes streams and their buffers, aquifers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation.
- Development should ensure clean groundwater recharge. The existing topography of the area should be maintained, and natural hazards should be effectively managed.
- The impacts of stormwater should be minimised to the greatest extent practicable by reducing imperviousness, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimising clearing and

grading. Impervious areas can be minimised by reducing the total area of paved surfaces. Where impervious areas are unavoidable, attempts should be made to break these up by installing infiltration devices, drainage swales, and providing retention areas.

- Mechanisms such as rainwater harvesting, rain gardens, roof gardens, and onsite storage and retention should be encouraged. Runoff storage measures should be dispersed through a site's landscape with a variety of detention, retention, and runoff practices.
- The use of stormwater treatment devices should be encouraged including on-site treatment systems, allowing for emergency storage and retention structures.
- Development should minimise pollution and waste and promote efficient and effective energy conservation and use. Water conservation should also be considered, including beneficial re-use on-site of stormwater and wastewater.
- Development should avoid the risk of cumulative adverse effects across the whole area.
- The diversity and uniqueness of a place should be fully understood and acknowledged (socially, culturally, spiritually, economically, and environmentally). The design of any development should incorporate this diversity and uniqueness, such as culturally appropriate design, interpretive panels, and commemorative pouwhenua.
- The visual amenity of a development should be consistent with the surrounding environment.

### 5.2.2.1. Urban development

The future development and urbanisation of Pukekohe should not be at the expense of our natural and cultural environment and any new land use and development, should have positive environmental and cultural effects.

The Resource Management Act requires councils to monitor resource consents and compliance. However, our past experiences have been that this is not always carried out or that Ngāti Te Ata are not kept informed. For us it is critical that future development of Pukekohe is monitored and that appropriate resource consent conditions are applied and carried out. Resource consent conditions should ensure that adverse effects on Ngāti Te Ata cultural values are avoided, remedied, or at the least mitigated. It is also essential that future development is compliant with the Building Act 2004.

Ngāti Te Ata are also concerned that the future development and urbanisation of these areas could have an adverse effect on food production, especially for future generations. The southern areas have long been important horticultural areas due to the quality of the soil. There is a risk that future development and urbanisation will increase the pressure for yet more rural land to become urbanised, especially land just outside the rural urban boundary. This could result in the expansion of the rural urban boundary or removal of it altogether.

There is also a risk that reserve sensitivity concerns from new urban activities could make it more difficult for rural activities to be carried out. Future urban development needs to ensure it does not affect the viability of rural activities.

**Table 3.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to urban development.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Inappropriate form, location and scale of urban development.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> <li>• Repeated strategies of planning have been implemented in this area over the last 20 years. Concerns on the stability of the current rural urban boundary and on-going pressures to expand it or remove it all together.</li> <li>• Loss of important horticultural land affecting future food production.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Future planning and development of the areas should have a clear vision that recognises the diversity and uniqueness of the areas. This includes the role the areas have played as the ‘food</li> </ul>

bowl of the south’.

- The southern areas continue to play a vital role in food production for future generations. Future urban development needs to recognise that rural activities such as horticulture will continue throughout the wider area.
- Existing and future residents of Pukekohe and subsequent beneficiaries of the development of these areas gain a greater understanding of our history, connection to these places and our values.
- Gateways to new town centres should appropriately reflect the character of the areas.
- New development should use land efficiently, especially since urban expansion has reduced the extent of rural production land.
- Ngāti Te Ata have already contributed to previous planning documents and outcomes for the wider southern area. This work should be drawn upon.
- Future planning and development should be cohesive and integrated with existing urban areas.
- New development should have positive environmental and cultural effects. Future planning should determine where and what are ‘no-go areas’; then within those areas determine areas worthy of protection and saving and the corresponding management approach.
- When making decisions on future development projects, cumulative effects must be considered.
- Require resource consent conditions to be imposed that allow Iwi access to culturally and/or spiritually significant sites and sites of customary activities through the imposition of caveats on titles or providing for the registration of right-of-way servitudes.
- Ensure in all development proposals that access is retained and improved to water bodies and cultural and/ or spiritual sites.
- Management plans will be required as conditions of resource consent to ensure that critical environmental and cultural considerations are taken into account and that on-going

	monitoring and review occurs.
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p> <p>B2.1. Issues</p> <p>B2.2. Urban growth and form</p> <p>B2.3. A quality-built environment</p> <p>B2.4. Residential growth</p> <p>B2.5. Commercial and industrial growth</p> <p>B2.7 Open space and recreation facilities</p> <p>B2.9 Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.4. Māori economic, social and cultural development</p> <p>B6.5. Protection of Mana Whenua cultural heritage</p> <p>B6.6. Explanation and principal reasons for adoption</p>

### 5.2.2.2. Soil and earthworks

Soil is an important cultural resource and was used for various activities, such as plant cultivation and dye for garments. In the past iwi modified large areas of land for food production, such as kumara gardens. Kumara were an important source of food and our tūpuna would add stone chippings and sand to the soil used for growing kumara. Many of these borrow/excavation pits are still visible today.

Taonga such as carvings and whāriki were stored in peat soils in wetlands to both hide and preserve them during times of trouble. Soil also has an important cleansing role. Only by-passing treated waste through Papatūānuku can the mauri of water be restored.

Earthworks/land modification can significantly affect our cultural heritage, especially wāhi tapu or sites of significance. Earthworks can also affect land stability and water sources and result in the release of sediment. Ngāti Te Ata have concerns with the large-scale number of earthworks expected as Pukekohe keeps being developed, and the implications that this may have. It is therefore imperative that cultural monitoring is undertaken by our kaitiaki (alongside the project archaeologist) and monitoring agreements with Ngāti Te Ata are in place as cultural remnants and taonga will undoubtedly be exposed during future development.

We are also concerned about the source of the large amounts of fill that will be needed for future development. Will it be locally sourced or brought in from outside the areas? If outside the areas, where from and will it be assessed for contaminants? Contaminants, while they can become inert over time, are activated when disturbed. It is our assumption that most of the fill will be overburden from other development and infrastructure projects in Tāmaki Makaurau currently underway.

**Table 4.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to soil and earthworks.

<b>Issues</b>	<ul style="list-style-type: none"><li>• Future development of these areas is expected to result in a significant number of large-scale earthworks. This includes 'cut and fill' used to create roads and various subdivisions to accommodate building platforms. The thresholds for earthworks are problematic i.e., too high.</li><li>• Earthworks may have an adverse effect on cultural heritage, land stability, and the mauri of water.</li><li>• Sediment may be released into the environment, including that from contaminated soils. Potentially contaminated soil may be used as fill.</li><li>• Loss of productive capacity/value of land in the south.</li></ul>
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	<ul style="list-style-type: none"> <li>• Degradation of soil from intensification of agricultural practices.</li> <li>• Removal of indigenous vegetation can cause erosion.</li> <li>• Soil erosion can cause sedimentation.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Cultural monitoring agreements should be established, and must be undertaken by iwi kaitiaki (alongside the project archaeologist) during any development</li> <li>• Review the Auckland Unitary Plan for provisions on volume of earthworks triggers for Ngāti Te Ata oversight.</li> <li>• Minimise earthworks and make maximum use of natural ground levels.</li> <li>• Ensure sufficient erosion and sediment control measures are in place for earthworks. Earthworks that have the potential to impact on waterways must have sufficient measures in place to ensure that adverse effects on water bodies are managed.</li> <li>• Riparian planting of appropriate, preferably indigenous, species must be promoted and increased to stabilise riverbanks and reduce erosion in the region. Plants should be ‘eco-sourced / whakapapa plants’ and consistent with local biodiversity.</li> <li>• Riparian vegetation must only be removed from river, lake and coastal/estuarine margins using methods that do not result in increased soil erosion in the long term. Any short-term effects must be managed to minimise any adverse effects.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B6. Mana Whenua</b></p> <p>B6.1 Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3 Recognising Mana Whenua values</p> <p>B6.6 Explanation and principal reasons for adoption</p>



**B7. Toitū te whenua, toitū te taiao – Natural resources**

B7.3. Freshwater systems

B7.4. Coastal water, freshwater and geothermal water

B7.7 Explanation and principal reasons for adoption

**B9. Toitū te tuawhenua - Rural environment**

B9.1. Issues

B9.2. Rural activities

B9.3. Land with high productive potential

B9.4. Rural subdivision

B9.5. Explanation and principal reasons for adoption

**B10. Ngā tūpono ki te taiao - Environmental risk**

B10.1. Issues

B10.4. Land – contaminated

B10.6. Explanation and principal reasons for adoption

**National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

This has established soil contaminant standards that protect human health for a range of land uses. It aims to identify and assess land affected by contaminants in soil when the land use changes, or the land is being subdivided, and, if necessary, require the remediation of the site or the containment of the contaminants to make the land safe for human use.

### 5.2.2.3. Erosion and sediment control

Soil erosion and inappropriate or a lack of sediment control can compromise the mauri of the land, rivers, lakes, and marine environments. It can be caused by activities such as intensive farming and forestry, vegetation clearance, and the development of urban areas (e.g., earthworks). It can also result in the contamination of land and waterways and the loss of important soil nutrients. Activities that accelerate soil erosion must be managed effectively.

It is vital that the significant urban development expected in Pukekohe follows best practice erosion and sediment controls. Current best practise is set out in Auckland Council's Earthworks Erosion and Sediment Control guidance (GD05). This will replace the legacy technical publication TP90.

While the effects of contaminants are most noticeable on water bodies, the sources and causes lie on the land and with how the land is managed. For example, the intensification of agricultural practices throughout our respective rohe increases the nitrogen and phosphorus loads and levels of faecal pathogens entering rivers, lakes, wetlands and estuaries. It also increases the risk of soil degradation, soil compaction, surface water runoff, and sediment loss from hill and flat land areas. The use of flocculants as part of sediment control can also be a contaminant. Flocculants are used when it rains and are generally a chemical poly aluminium chloride (PAC). They can have a devastating effect on the receiving environment if accidental over-dosing occurs.

The removal of indigenous vegetation in favour of pastoral farming, production forestry and roading has caused, and continues to cause, accelerated soil erosion, particularly on hill country. This is delivering inflated loads of sediment to rivers, lakes, estuaries and coastal marine areas and causing significant negative impact on water quality and aquatic biodiversity. The removal of vegetation for urban development, such as roads, subdivision and building platforms, will also have a similar effect.

Clear-felling harvesting practices create the potential for soil erosion which causes sedimentation of receiving waterways and the coastal environment and smothers in-stream habitat and ecological values. This applies both within the context of forestry but can also apply to riparian management particularly invasive/pest plant removal along waterbodies.

Fluctuations in water levels (volume/quantity), accretion (gradual build-up of sediment or other natural material), wave action and water flow can all influence erosion potential, particularly along river and lake banks, around river islands and along the coast.

Iwi kaitiaki must be involved in the monitoring of sediment and silt control management, fencing and mitigation plans during any future development.

**Table 5.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to erosion and sediment control.

<b>Issues</b>	<ul style="list-style-type: none"><li>• Amount of sediment being released into the receiving</li></ul>
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	<p>environment.</p> <ul style="list-style-type: none"> <li>• Use of flocculants and potential for accidental overdosing.</li> <li>• Intensification of agricultural practices and levels of contaminants entering waterways or put onto/into land.</li> <li>• Activities that accelerate erosion (e.g. clearance of indigenous vegetation).</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Effectively manage activities that accelerate soil erosion e.g. vegetation removal and intensive agricultural practises.</li> <li>• Effectively manage the impact of contaminated land on the surrounding environment. Ensure contaminated land is not used as fill.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> <li>• Restore and protect highly erodible lands e.g. retire highly erodible land from farming, prohibit the clearance of indigenous vegetation and soil disturbance on highly erodible land that could cause further erosion and use locally sourced indigenous vegetation during restoration.</li> <li>• Promote the direction of funds to support local reforestation initiatives on marginal lands.</li> <li>• Promote the adoption of best practice land and soil management that minimises soil erosion, nutrient leaching, and sediment and nutrient runoff.</li> <li>• Encourage research directed at developing technology and management practices that will minimise nutrient leaching and runoff.</li> <li>• When undertaking earthworks ‘applicants’ must strive to achieve a much higher percentage of sediment retention onsite i.e. strive to meet best practice such as GD05, rather than just meeting ‘bottom line’ minimum requirements such as TP90. There are proven ways to reduce the amount of sediment entering the ecosystem and those which are supported are: <ul style="list-style-type: none"> <li>- create a series of sediment pools instead of just one fore bay silt pond</li> <li>- use of filter/compost socks around cesspits and drains</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- use of an organic flocculent rather than chemical, when a flocculent is necessary. There are a variety of organic flocculent available currently on the market e.g. HaloKlear.</li> <li>- use of super silt fences in conjunction with silt ponds as a 'treatment train approach'</li> <li>- in the absence of silt fences use silt ponds, hay bales</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional policy statement</b></p> <p><b>B6. Mana Whenua</b></p> <p>B6.1 Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3 Recognising Mana Whenua values</p> <p>B6.6 Explanation and principal reasons for adoption</p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.3. Freshwater systems</p> <p>B7.4. Coastal water, freshwater and geothermal water</p> <p>B7.7 Explanation and principal reasons for adoption</p> <p><b><u>Erosion and Sediment Control guidelines (GD05)</u></b></p> <p>Auckland Council has worked with industry experts and Mana Whenua to produce the <b>GD05 document</b>, which provides guidance for regulators and developers to safely and effectively incorporate sediment control practices into all scales of land development.</p> <p><b>A2.0 Fundamental principles of erosion and sediment control</b></p> <p>The following ten fundamental principles of erosion and sediment control provide best practice guidance for minimising the adverse effects of erosion and sedimentation through the planning, construction and maintenance phases of a project. These should be followed when preparing and implementing an erosion and sediment control plan:</p> <ol style="list-style-type: none"> <li>1. Minimise disturbance</li> <li>2. Stage construction</li> <li>3. Protect slopes</li> <li>4. Protect watercourses</li> <li>5. Rapidly stabilise exposed areas</li> <li>6. Install perimeter controls and diversions</li> <li>7. Employ sediment retention devices</li> <li>8. Get trained and develop experience</li> <li>9. Adjust the ESC Plan as needed</li> <li>10. Assess and adjust your ESC measures</li> </ol>

*Note: GD05 will replace TP90 – Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region (1999, and 2007 update), and supersedes that guideline.*

<http://content.aucklanddesignmanual.co.nz/project-type/infrastructure/technical-guidance/Documents/GD05%20Erosion%20and%20Sediment%20Control.pdf>

**NZ Transport Agency’s ‘Erosion and sediment control standard for State highway infrastructure’.**

The guidelines have been developed to assist roading practitioners with the selection and design of erosion and sediment control practices. The guidelines demonstrate our commitment to lowering environmental impacts, social and environmental responsibility, and improving the contributions of state highways to the wellbeing of Aotearoa. The inspection forms are designed to provide guidance on how to implement erosion and sediment control practices on the ground.

<https://www.nzta.govt.nz/assets/resources/erosion-sediment-control/docs/erosion-and-sediment-control-guidelines.pdf>

### 5.2.3. Wai (Water)

*Ko te wai te ora o nga mea katoa  
Water is the life giver of all things*

Ngāti Te Ata have strong cultural, traditional and historic links with wai. Water is the life giver; it represents the blood of Papatūānuku, the Earth Mother, and the tears of Ranginui, the Sky Father. Streams, rivers, lakes, puna, wetlands and coastal waters are our taonga. These taonga are spiritually significant and closely linked to our identity, and it is the responsibility of our kaitiaki that they protect and manage these taonga for present and future generations. We continue to advocate the importance of healthy uncontaminated water throughout Tāmaki Makaurau.

Waterways are home to our many taniwha that look after our people and ensure their physical and spiritual protection. Pukekohe have many significant waterways such as the Whangapouri, Whangamaire and Mauku among others.

These continue to be under threat and our traditional activities, fisheries and access to them are compromised. They are not managed in accordance with our tikanga preferences.

Natural waterways should not be altered (e.g., moved or piped). Nor should a degraded state of a waterway become the 'baseline' when considering future development.

Ngāti Te Ata aspire to have waters that are drinkable, swimmable, and fishable. However, this is limited by a number of factors such as the concentrations of E. coli, eutrophication, suspended sediments, arsenic and mercury and stormwater runoff contaminants. Iwi have the right to drink clean water at any of our marae throughout Tāmaki Makaurau. It is also our right to eat the kai from our land and waterways without fear of being poisoned or suffering some other aspect of ill health.

Water is highly valued for its spiritual qualities as well as for drinking, transport, irrigation and as a source of kai. Bodies of water that our iwi include in our different whakapapa have mana as ancestors, the Waikato River as an example. Their physical and spiritual qualities are key elements in the mana and identity of iwi, hapū and whānau.

Water is defined in terms of its spiritual or physical state as shown in the table below.

Table 1: Categories of Water

Waiora	Purest form of water, with potential to give and sustain life and to counteract evil.
Waimāori	Water that has come into unprotected contact with humans, and so is ordinary and no longer sacred. Has mauri.

Waikino	Water that has been debased or corrupted. Its mauri has been altered so that the supernatural forces are non-selective and can cause harm.
Waipiro	Slow moving, typical of swamps, providing a range of resources such as rongoa for medicinal purposes, dyes for weaving, eels and birds.
Waimate	Water which has lost its mauri. It is dead, damaged or polluted, with no regenerative power. It can cause ill-fortune and can contaminate the mauri of other living or spiritual things.
Waitai	The sea, surf or tide. Also used to distinguish seawater from fresh water.
Waitapu	When an incident has occurred in association with water, for example a drowning, an area of that waterway is deemed tapu and no resources can be gathered or activities take place there until the tapu is lifted.

Source: E M K Douglas, 1984<sup>7</sup>

Mauri is the binding force between spiritual and physical; when mauri is extinguished, death results. Mauri is the life force, passed down in the genealogy through the atua to provide life. It is also strongly present in water; the mauri of a water body or other ecosystem is a measure of its life-giving ability (or its spiritual and physical health). Where mauri is strong, flora and fauna will flourish. Where it is weak, there will be sickness and decay.

It is therefore imperative that nothing adversely impacts upon its integrity. Such an action detrimentally affects the mauri of the resource and consequently the mana, wellbeing and health of the people. The key here is the importance of not altering the mauri to the extent that it is no longer recognisable as a healthy component, waiora.

Mixing water of different types is a serious concern because the mauri of a water body can be destroyed by an inappropriate discharge, with serious consequences for the ecosystem concerned. For example, the discharge of wastewater or stormwater into natural water (fresh or salt water). Our reliance on the spiritual and physical well-being of the water body will also be affected. The diversion or combining of waters from different sources or catchments is considered inappropriate.

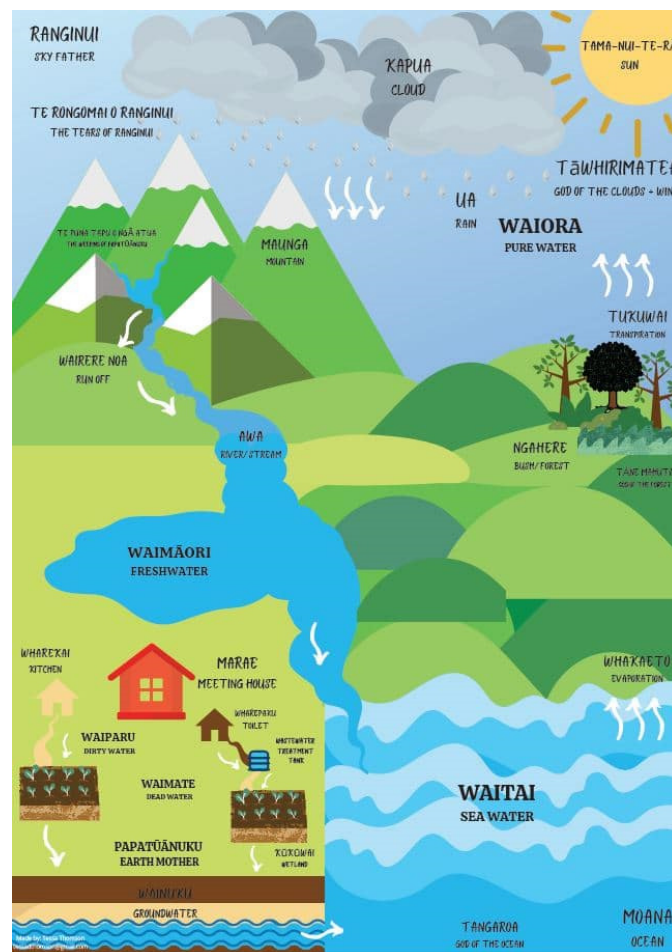
The quality of water determines the relationship that the tribe has with its waters. Environmental degradation, at a national level, has occurred at a large cost and the physical, chemical, and biological quality of water has deteriorated because of both point source pollution (discharges into a body of water at a single location), and non- point source pollution (contamination from diffuse sources).

<sup>7</sup> E M K Douglas; New Zealand. Commission for the Environment.; University of Waikato. Centre for Māori Studies and Research. 'Waiora, waiM, waikino, waimate, waitai: Māori perceptions of water and the environment: proceedings of a seminar; Hamilton, NZ: The Centre, 1984

Ngāti Te Ata hold on to the belief that water is pure when it leaves the heavens, and with today's technology and in the ever-increasing pollution created by man that there should be a natural treatment train approach to retain the cleanliness of the water from the skies to the sea.

The waters of the Auckland region have been modified to support economic gains, and the impacts of previous poor management practices are increasingly being seen. As a result, human impacts from such uses as farming/agriculture, wastewater discharges, damming, horticulture, urban development, alterations to the natural hydrology (straightening/piping) of rivers and streams, and forestry conversions have modified natural water flows and increased the degree of contaminants that a water body receives resulting in a decrease in water quality of rivers and streams.

Water is a fundamental component for all dimensions of life. Water not only sustains life, but also serves an economic, social, cultural, spiritual, and political purpose. Regardless of the significance of water, the increase in water contamination by cities, industries, and agriculture/horticulture has led to the deterioration of the mauri of water.





### 5.2.3.1. Waterways

In the past waterways provided travel, trade and communication for the tribes, as well as a resource for food. The waterways were the life blood connecting tissue between kāinga, pā, cultivations and traditional collecting resource areas. As such they are a significant part of our cultural landscape.

It is crucial that future urban development of Pukekohe recognises and respects the importance of our coastal and inland waterways; in particular Te Mānukanuka o Hoturoa and the waterways that flow into it.

Ngāti Te Ata does not accept the altering of a natural waterway; this alters its natural state. Nor do we accept that because a natural waterway has been previously 'straightened' by previous landowners, that it becomes a 'drain', it still has water flowing within it, water that still has mauri.

Also, we do not accept that because an area of swamp, wetland or stream has become degraded through past land use (e.g., dairy farming, horticulture etc.) that it becomes the 'base line' if the intent is to redevelop it. It is always possible to restore and enhance any degraded waterway through the development process. It is usually only a matter of willingness from Peterex Properties and Pukekohe Limited, Franklin Local Board and Auckland Council to achieve this.

The wider Pukekohe Stream Catchment has come under increasing pressures from intensifying land-use (particularly agricultural) and residential development. For instance, continuous forest cover now only occurs in the upper headwaters of the catchment, with the extent of forest vegetation cover reducing through the course of the catchment. This is evidenced by the diminishment of the stream corridor and natural habitat within the residential and industrial urban environments of Pukekohe.

**Table 6.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to waterways.

<b>Issues</b>	<ul style="list-style-type: none"><li>• Past land uses and practices have altered and degraded waterways.</li><li>• Future urban development could adversely affect waterways e.g., loss of streams, wetlands or floodplains; reduced water quality etc.</li><li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li></ul>
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**Ngāti Te Ata  
recommendations  
and aspirations**

- Future urban development should protect, rehabilitate and enhance waterways, especially where previous land use has degraded it.
- Preserve the physical integrity of receiving streams.
- Streams are well integrated with town centres with use of stream management plans and special policy requirements (green space, infrastructure, wider riparian margins).
- Development around streams/awa is limited to maintain access, preserve amenity, retain views and protect water quality e.g., use of 20m setbacks, use of park edge roads, lower density housing.
- Address existing use rights e.g., Industrial land discharges.
- Transport network planning across the wider southern area must consider stormwater treatment infrastructure.
- Involvement in stormwater management planning and kept informed of the processing of the network discharge consent for the area.
- Council to provide watercourse assessment reports which provide baseline information on the existing condition of waterways.
- Decisions on use of reserves or similar provision in subdivision applications shall give priority to protecting the water body health regardless of the water body or subdivision size.
- When making decisions on future development projects, cumulative effects must be considered.

Proposed developments shall demonstrate how they have considered and applied development principles that enhance the environment including, but not limited to how the development:

- Preserves and preferably enhances the natural hydrologic functions of the site
- Identifies and preserves sensitive areas that affect the hydrology, including streams and their buffers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation
- Maintains recharge of aquifers with clean uncontaminated water

	<ul style="list-style-type: none"> <li>• Effectively manages natural hazards</li> <li>• Considers beneficial re-use on-site of stormwater and wastewater</li> <li>• Considers water conservation</li> <li>• Provides for visual amenity consistent with the surrounding environment</li> <li>• Minimising stormwater impacts to the greatest extent practicable by reducing imperviousness, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimising clearing and grading</li> <li>• Providing runoff storage measures dispersed through the site's landscape with a variety of detention, retention, and runoff practices</li> <li>• Where they will be of benefit, encouraging the use of mechanisms such as rainwater harvesting, rain gardens, roof gardens, and onsite storage and retention</li> <li>• Where they will be of benefit, encouraging the use of stormwater treatment devices including on-site treatment systems, allowing for emergency storage and retention structures</li> <li>• Such areas that have unavoidable impervious areas, attempt to break up these impervious areas by installing infiltration devices, drainage swales, and providing retention areas</li> <li>• Minimise imperviousness by reducing the total area of paved surfaces</li> <li>• Maintain existing topography and pre-development hydrological processes.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b>  <b>Chapter B Regional policy statement</b></p> <p><b>B6. Mana Whenua</b>  B6.1 Issues  B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation  B6.3 Recognising Mana Whenua values  B6.4. Protection of Mana Whenua cultural heritage  B6.6 Explanation and principal reasons for adoption</p>

**B7. Toitū te whenua, toitū te taiao – Natural resources**

B7.3. Freshwater systems

B7.4. Coastal water, freshwater and geothermal water

B7.7. Explanation and principal reasons for adoption

**B8. Toitū te taiwhenua - Coastal environment**

B8.1. Issues

B8.2. Natural character

B8.3. Subdivision, use and development

B8.4. Public access and open space

B8.6 Explanation and principal reasons for adoption

**The New Zealand Coastal Policy Statement**

**National Policy Statement for Freshwater Management 2014  
(amended 2017)**

### 5.2.3.2. Water Quality

Ngāti Te Ata aspire to have waters that are drinkable, swimmable, and fishable with the water quality at least at the level it was before the impact of European settlement.

For Ngāti Te Ata the quality of water determines our relationship we have with it. The waters of the region have been modified for economic gains, and the effects of poor management practices relating to activities such as farming, horticulture, forestry, damming, wastewater, and urban development are increasingly being seen. These practices have altered the natural hydrology of rivers and streams (e.g., straightening, decreased water flow) and increased pollution. Point source and non-point source pollution has resulted in significant environment degradation, effecting the physical, chemical, and biological quality of water.

Water quality is often poor in areas where high levels of agricultural activity leach pollutants into groundwater. The nature of non-point source pollution, non-compliant discharges of urban run-off, and sewage effluent make it difficult to manage water quality, resulting in the accumulation of contaminants in sensitive environments. Point source discharges, such as those from wastewater treatment plants, can be highly organic and cause a reduction in water oxygen levels. This can stress fish life.

By-products of the previously mentioned activities contribute to the increase in nutrient levels and accumulation of key contaminants in water. Presence of metals such as iron, manganese, boron, mercury, and arsenic can have harmful effects on human health. Likewise, the use of herbicides, pesticides, insecticides, and fungicides are also recognised as potential contaminants of water. Water clarity can be altered by activities such as sand dredging/mining and soil erosion that increases the risk of sedimentation. Increased suspended sediment in waterways can have an adverse effect on ecosystems such as through smothering aquatic life in estuaries.

Contributing contaminants in water degradation are the levels of nitrogen and phosphorous. Nitrogen is found in groundwater (in the form of nitrate) and is monitored for health and environmental reasons. Elevated levels of nitrogen indicate the presence of other pollutants in freshwater and can pollute surface water. A key issue is that, with increasing nitrogen and phosphorous levels, the risk of harmful algal blooms also increases threats to human and animal health. Increasing nutrients also increases nuisance aquatic weed growth and, with increasing algae, reduces water clarity. Elevated pathogen (bacteria, such as E. coli, and viruses) levels in water are a risk to human and animal health.

Another major contributor to the quality of water is the introduction and poor management of pest species. The quality of water and its role in the natural biodiversity of waterways has been greatly altered because of transporting and holding pest fish and plant species. Pest fish (e.g., koi carp, catfish, perch, and tench) have stripped water channels of vegetation as well as excluded or out-competed native fish species. Similarly, pest plants (e.g., hornwort, yellow flag, and alligator weed) are also being transported by water and deposited on lands, where they have dominated and crowded out native flora.

**Table 5.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to water quality.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Degradation of water quality has happened at a national and local level. Adverse effects are becoming more evident.</li> <li>• Adverse effects caused by past land uses and practices such as farming, horticulture, urban development, point and non-point source discharges, modified waterways and decreased water flow, pest species, erosion and sedimentation, increased nutrient levels</li> <li>• Increased nutrient levels and contaminants in waters are a risk to human and animal health</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Ngāti Te Ata aspire to have waters that are drinkable, swimmable, and fishable with the water quality at least at the level it was before European arrival.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B6. Mana Whenua</b></p> <p>B6.1 Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3 Recognising Mana Whenua values</p> <p>B6.6 Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.3. Freshwater systems</p> <p>B7.4. Coastal water, freshwater and geothermal water</p> <p>B7.7. Explanation and principal reasons for adoption</p> <p><b><u>National Policy Statement for Freshwater Management 2014 (amended 2017)</u></b></p> <p><b><u>The New Zealand Coastal Policy Statement 2010</u></b></p>

### 5.2.3.3. Groundwater, recharge and water allocation

Ngāti Te Ata anticipate the future urban development of Pukekohe will have a significant adverse effect on groundwater in the long-term, especially if the lowering of groundwater levels is permanent. The key issue is to ensure the aquifers do not get contaminated. That's why it is vital to identify puna and the potential impact on these resources.

Groundwater recharge is vital to retain base flows within streams, and to keep aquifers recharged. In some areas (depending on soil type) rainwater can take between 1-100 years to seep down into aquifer. Stream base recharge does not take so long. Piping of any water flow lowers the base flow of a stream and causes higher peak flows. Impervious cover also has a devastating effect on stream base flow health. Up to 10 percent impervious cover of any site reduces base flow by 50 percent. Up to 50 percent and over of impervious cover of an area totally negates the ability for stream base flow recharge (Dr Tom Schueller).<sup>8</sup>

Our maunga and tuff rings are a direct avenue for groundwater recharge because of their porous nature and it is therefore imperative that they are not built upon or modified so they can continue to function as they are intended. Our aquifers are being constantly relied upon as a source of water supply. Aquifer water can take between two and 100 years to regenerate depending on soil type. Some of our aquifer in the Auckland Region are already fully allocated. Others are over allocated and already have saline intrusion. This is not sustainable, and ground water recharge must be applied in all instances. Water allocation must be consistent with restoring and protecting the health and well-being of water bodies within our rohe, including aquifers.

Our aquifer and groundwater resources are slowly depleting and becoming polluted at a fastening rate as our population continues to grow. While not necessarily 'taking groundwater' new houses continuing to be built are taking away the earth's natural way of recharge by way of impervious surfaces. Each new dwelling, road, cycle/pedestrian way prevents rainwater from naturally permeating through the ground

The practice of using soak pits for contaminated road runoff with no prior treatment also adds to the pollution of groundwater. Ngāti Te Ata are concerned that contaminant levels measured in groundwater will exceed the permitted activity criteria and will not be consistent with water quality in the receiving environment. On-going discharge of low levels of contaminants into the groundwater, will generate levels of risk to the environment and human health.

Before any future development of Pukekohe is carried out, further information is required to better understand the current state of groundwater and the effects future development may have. For example, what effects will the lowering of groundwater have on aquifers with possible long-term saline intrusion? What are the effects on ground settlement? Our past experiences with large scale housing and industrial subdivisions is that they can cause ground settlement, which is a major concern to us.

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<sup>8</sup> Dr. Tom Schueller is a leading expert in groundwater recharge, and his evidence was taken into account at an Environment Court hearing regarding the Long Bay marine reserve area during a proposed development.

**Table 6.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to groundwater, recharge and water allocation.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Disruption to natural recharge of groundwater and stream base flow due to increased urban development.</li> <li>• Adverse effects of lowering groundwater e.g. ground settlement, saline intrusion.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> <li>• Ongoing discharge of low levels of contaminants into groundwater which will adversely affect the environment and human health.</li> <li>• Protection of maunga and tuff rings as an avenue for direct groundwater recharge.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Ensure groundwater recharge to retain base flows within streams, and to keep aquifers recharged.</li> <li>• Commissioned reports are undertaken to carry out an initial groundwater study based on information and results from previous studies. Ngāti Te Ata request to be updated and informed, as these reports become available.</li> <li>• Support the promotion of innovative green business initiatives and practices. For example, the use of low-impact building materials, packed gravel or permeable concrete instead of conventional concrete or asphalt, to enhance replenishment of ground water.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> <li>• The water allocation framework must be underpinned by the following principles:             <ul style="list-style-type: none"> <li>- Recognition that Ngāti Te Ata iwi have rights and interests in water.</li> <li>- Unauthorised water takes are subject to immediate enforcement action to ensure a level playing field for all water users.</li> <li>- All water takes (excluding those required for civil or general emergency) should be accounted for within the allowable</li> </ul> </li> </ul>



	<p>limit.</p> <ul style="list-style-type: none"> <li>- The framework for allocating water to users should focus primarily on ensuring the health and well-being of waterways and secondly on contributing to the long-term economic, cultural, spiritual, environmental, and social well-being.</li> <li>• The water allocation framework must cater for all catchments and particularly consider catchments: <ul style="list-style-type: none"> <li>- that have no significant current or foreseeable demand pressure</li> <li>- that continue to have water available for use and a trend of increasing demand towards full allocation</li> <li>- that are fully allocated</li> <li>- Where water is over allocated and all or any of that over allocation needs to be phased out</li> </ul> </li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B6. N Mana Whenua</b></p> <p>B6.1 Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3 Recognising Mana Whenua values</p> <p>B6.6 Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.4. Coastal water, freshwater and geothermal water</p> <p>B7.7. Explanation and principal reasons for adoption</p> <p><b>B10. Ngā tūpono ki te taiao - Environmental risk</b></p> <p>B10.1. Issues</p> <p>B10.4. Land - contaminated</p> <p><b><u>National Policy Statement for Freshwater Management 2014 (amended 2017)</u></b></p> <p><b><u>The Resource Management (National Environmental Standard for Sources of Human Drinking Water) Regulation 2007</u></b></p>

**Auckland Code of Practice for Land Development and Subdivision<sup>9</sup>**

**Chapter 4. Guidance for Stormwater Code of Practice (2015)**

In particular section 3.20 Groundwater Recharge Pits in Recharge Areas

Groundwater recharge is necessary in areas with peat soils to maintain underlying aquifer water levels and geotechnical stability. Dewatered peat soils are subject to shrinking and ground surface settlement.

The requirement for groundwater recharge is to be considered and specific design and council approval is required for any development in an area where peat soils can be anticipated. In particular, there is a significant area of peat and soils with high organic content in the Pukekohe area. Refer to Auckland Council technical report TR2013/040 (Stormwater Disposal via Soakage in the Auckland Region) for design guidance for all soakage systems. TR2013/040 also defines the likely extent of peat soils within the legacy Franklin District. However, the presence or absence of peat shall be confirmed by geotechnical investigation. Refer to the Proposed Auckland Unitary Plan (PAUP) and operative district plans for other requirements regarding groundwater recharge in peat areas. (<http://www.aucklanddesignmanual.co.nz/project-type/infrastructure/codes-of-practice/stormwatercodeofpractice/guidance/design/GroundwaterRechargePitsinRechargeAreas>)

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<sup>9</sup> This relates to assets that will be transferred to Auckland Council.

#### 5.2.3.4. Stormwater

Stormwater is a term commonly used in today's climate as referring to all water run-off, both clean (i.e. from roof tops) and contaminated (from roads, access ways, silt etc.). Past stormwater practice has been to get it all into a pipe and out of the way as fast as possible, usually draining into curb and channel, a cesspit then piped into the nearest waterway. This practice results in mixing stormwater with freshwater. This not only wastes water but also degrades the mauri of the water and is a culturally provocative act in the same vein as discharging treated effluent or waste directly into water.

There has always been a strong argument within Aotearoa society regarding economic gain versus environmental and cultural gain. Because money talks, the gains more often than not are weighted on behalf of the economic argument. However, Ngāti Te Ata will always advocate the highest level of treatment of stormwater before it is discharged into our waterways, and that the protection of the mauri of all-natural waterways and the food producing capacity of natural waterways is protected and enhanced, as is their life supporting capacity. Our cultural position is that we advocate water conservation and efficient use of water, oppose the direct disposal of any waste into waterways and require that waste pass through the soils, or through other innovative means, before discharge. Iwi living both on the Waitemata and Manukau despair at the despoiling of our harbours, long treasured for their fisheries.

Ngāti Te Ata also promote the regeneration of any wetland (even if degraded) as wetlands featured prominently in the past as nature's natural filters. Natural wetlands should not be used as a stormwater filter device, or they will become a source of pollution. Natural wetlands should only be used to filter stormwater once it has passed through at least two forms of treatment.

The mixing of clean roof water runoff and contaminated road water is now considered a wasted resource, and often the cause of stormwater devices becoming 'inundated' during heavy rainfall, leading to further pollution and erosion of natural waterways. Often in the common 'stormwater pond' the sediments that have 'dropped out' during the 'settlement' phase within the ponds are 're-suspended' during heavy rain fall and inundation, and so all those contaminants become 'mobile' again and are flushed out of the pond and into the water ways, making the pond in-effective, and a source of contaminants.

New approaches to treating contaminated road runoff and stormwater in general are constantly being investigated and methods are becoming more 'natural'. Ngāti Te Ata support the 'treatment train' approach as current best practice. This promotes at source retention, provides quality contaminant removal, less inundation at the final stage, ensures the cost is more evenly spread, and is easier to maintain.

The treatment train approach includes methods such as roof water detention on site via rain tanks and or soakage pits, where clean rainwater can be reused or used to recharge the underground water systems as first treatment; then road water to vegetated swale and/or rain-garden; and then to a wetland for a final 'polish'. Natural stream greenways are being designed into natural waterways instead of piping to produce a more natural look, and

further treatment. This is particularly important when creating a 'coastal or stream outfall', natural vegetated, semi rocked outfall/flow structures also add additional treatment and are more natural.

Rain gardens/swales for contaminated road water retention/detention, underground Stormwater 360 or Hynds Up-Flo devices can be used where a site is already developed if space is available and then a wetland or attenuation device (large vegetated dry swale system) for a final 'polish'. This system is currently best international practice; it serves to reduce initial runoff by infiltrating the first 10mm back into source, while containing contaminants, and adding to the recharge of the ground water. This also lessens volumes to device, which improves the function of the treatment device.

It is important to note that as time goes by technologies change and monitoring has time to gather data and gain understandings of how stormwater is best treated. At the very least we expect all cesspits to be fitted with a 'stormwater 360 litter trap' or 'enviro-pod'. These devices fit easily into a cesspit and have been designed to fit under the grate for easy convenient installation and cleaning. The reference to and addition of the GD01 stormwater guidelines is promoted.<sup>10</sup> Ngāti Te Ata have had input into these designs and if used in a treatment train approach they an effective guideline to encouraging better stormwater quality outcomes.

Green roofs are also becoming popular mainly in overseas countries, and where pollution is a problem. The green roof concept not only adds to more oxygen being produced but to the health and well-being of people who can grow their own vegetables, fruit trees etc.

The separation of clean roof water from contaminated road runoff must become a priority for all new development, both 'brown fields' and 'greenfield' development e.g. development of Pukekohe. This is easy enough to do. The provision of roof tanks to capture clean water, which is then reused for outdoor, and some indoor use is important, if we (citizens and residents) are to retain enough available water for future generations. Excess water can then be directed to groundwater recharge via soakage pits, and any additional can then be slowly released into the rest of the infrastructure.

**Table 7.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to stormwater.

<b>Issues</b>	<ul style="list-style-type: none"> <li>• Mixing of waters, especially clean roof water with contaminated run off.</li> <li>• Treatment of contaminated stormwater – follow best practice.</li> <li>• Efficient use of water.</li> </ul>
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<sup>10</sup> This document was produced by Auckland Council to provide guidance on stormwater management devices. Cunningham, A., Colibaba, A., Hellberg, B., Silyn Roberts, G., Symcock, R., Vigar, N and Woortman, W (2017) *Stormwater management devices in the Auckland region*. Auckland Council guideline document, GD2017/001.

	<ul style="list-style-type: none"> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> <li>• ‘Clean’ and ‘contaminated’ waters are not mixed i.e. no direct disposal of any waste into waterways, including wetlands.</li> <li>• Highest level of stormwater treatment should be used before it is discharged into waterways. This includes, but is not limited to: <ul style="list-style-type: none"> <li>- use of ‘treatment train’ approach</li> <li>- use of raingardens/swales and green roofs</li> <li>- all cesspits to be fitted with a ‘stormwater 360 litter trap’ or ‘enviro-pod’</li> <li>- use of the new GD01 stormwater management devices guideline as an appropriate means to support the mitigation of stormwater issues.</li> </ul> </li> </ul> <p><u>Stormwater relating to wetlands</u></p> <ul style="list-style-type: none"> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> <li>• Water levels of all significant wetlands shall be maintained and stabilised to prevent</li> <li>• further deterioration in wetland ecological condition and, where possible, wetland water levels shall be restored to enhance habitat and expand wetland area. Where necessary, this shall be achieved by placing restrictions on the amount of surface and subsurface drainage installed adjacent to wetlands.</li> <li>• Ensure that all land use practices that have the potential to impact on wetlands have efficient sediment, drainage, discharge, fertiliser application, and riparian buffer control practices in place to ensure that adverse impacts on wetlands are prevented.</li> <li>• No discharges of point or non-point source wastewater to ecologically or culturally significant wetlands. All stormwater discharged to ecologically or culturally significant wetlands shall be treated in such a way that ensures the ecological condition and cultural use of the wetland is not compromised. Stormwater should be discharged to a forebay (preferably two)</li> </ul>

	<p>prior to entering a wetland.</p> <ul style="list-style-type: none"> <li>• Establish or maintain 'buffer zones' of appropriate indigenous plant species around all significant wetlands to protect them from the effects of land use and to help reduce fluctuations in wetland water levels.</li> <li>• Where appropriate land is available, and it is feasible, flood plains shall be restored to function as natural overflow areas along rivers and streams and to link more naturally with adjacent wetlands.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B3. Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy</b></p> <p>B3.1. Issues</p> <p>B3.2. Infrastructure</p> <p>B3.5. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.6. Explanation and principal reasons for adoption</p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.3. Freshwater systems</p> <p>B7.4. Coastal water, freshwater and geothermal water</p> <p>B7.7. Explanation and principal reasons for adoption</p>

**The New Zealand Coastal Policy Statement 2010**

**Auckland Code of Practice for Land Development and Subdivision**

**Chapter 4. Guidance for Stormwater Code of Practice (2015)**

The purpose of this is provide minimum standards for the design and construction of new public stormwater assets and of new assets which are to be vested in council ownership. This is to be used in conjunction with GD01 and GD04.

**Stormwater Management Devices in the Auckland Region (GD01)**

This guideline document ‘...provides detailed design considerations aligned with the Auckland Council philosophy of stormwater management – where cultural values, social needs and natural features are considered as part of the functional design of the stormwater network – to achieve a resilient and sustainable outcome under the principles of water sensitive design.’<sup>11</sup> This will replace TP10.

**Water Sensitive Design for Stormwater in the Auckland Region (GD04)**

This guideline document provides overall guidance on the principles and process of water sensitive design.

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<sup>11</sup> Cunningham, A., Colibaba, A., Hellberg, B., Silyn Roberts, G., Symcock, R., Vigar, N and Woortman, W (2017) Stormwater management devices in the Auckland region. Auckland Council guideline document, GD2017/001. Page iii

### 5.2.3.5. Wastewater

The discharge of human effluent into natural water bodies is culturally offensive and unacceptable. Only land-based treatment through Papatūānuku can cleanse this type of waste. Our preference is for land-based disposal or at least a significant percentage of it.

New ideas and innovative technologies need to be explored for the treatment of wastewater. For example, using power free natural aerating processes, instead of mechanical pumps etc. to treat wastewater to advanced secondary levels. Nature is one huge recycling mechanism. It harnesses these forces that have been quietly working together for thousands of years to break down and decompose waste all around us. It then positions them in an enclosed ecosystem that simulates the forest floor, to treat and break down your wastewater until it is perfectly safe to be re-introduced into the environment, via the soil.

Moving up the chain of life-forms capable of digesting solid matter from human and food wastes, early conclusions form the opinion that early vermiculture and biological processes offered by far the best means of treatment for solid waste, without using mechanical or electronic means. It has been shown, through extensive trialling worldwide, these vermiculture processes which reduce the solids by up to 95 percent, are unmatched by any other process. There are no mechanically moving parts in these processes and nature's power is free.

Ngāti Te Ata assume all future urban development in Pukekohe will be reticulated i.e. no on-site waste disposal. We are concerned what the effects of both residential and industrial trade wastes will be on existing infrastructure. We do recognise that the South West Wastewater upgrade project will be a big improvement on the current situation from my understanding and has capacity for the plan change area.

**Table 8.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to wastewater.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Discharge of effluent into natural water bodies is culturally offensive, land-based treatment is required instead.</li> <li>• Effects of new urban development on existing wastewater infrastructure including increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Land-based treatment of effluent is preferred.</li> <li>• Exploration of natural processes rather than mechanical to treat wastewater, including vermiculture.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> </ul>



<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B3. Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy</b></p> <p>B3.1. Issues B3.2. Infrastructure B3.5. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation B6.3. Recognising Mana Whenua values B6.6. Explanation and principal reasons for adoption</p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.3. Freshwater systems B7.4. Coastal water, freshwater and geothermal water B7.7. Explanation and principal reasons for adoption</p> <p><b><u>On-site Wastewater Management in the Auckland Region (GD06)</u></b></p> <p>This is currently a draft document but aims to provide 'technical guidance for the design, installation, and management of on-site wastewater systems, in accordance with site and soil conditions encountered in Auckland.'<sup>12</sup> It will eventually replace TP58.</p>
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<sup>12</sup> Z, Chen and G Silyn Roberts. (2018) On-site Wastewater Management in the Auckland Region. Auckland Council guideline document, GD2018/006. Draft for consultation. Page i.

#### 5.2.4. Biodiversity

Biodiversity is integral to Ngāti Te Ata. We are not separated from it; rather it is part of us and our conception of health and wellbeing. Biodiversity continues to be under threat despite successive plans to turn the tide. Its value cannot be over-estimated, and it is interwoven with many of our traditional values and practices. As kaitiaki Ngāti Te Ata take an ecosystem view and we have a responsibility to manage and protect healthy ecosystems and the biodiversity that they support.

Increasing biodiversity can positively affect three realms:

- **Ecosystem:** Diverse ecosystems are better able to maintain high levels of productivity during periods of environmental variation than those with fewer species.
- **Economic:** Stabilised ecosystems ensure the delivery of ecological goods (e.g. food, construction materials, and medicinal plants) and services (e.g. maintain hydrological cycles, cleanse water and air, and store and cycle nutrients).
- **Social:** Visual and environmental diversity can have positive impacts on community and psychological well-being.

Indigenous vegetation is a significant element of biodiversity. Post-1840, much of the indigenous vegetation in Tāmaki Makaurau has been removed, and most indigenous flora and fauna are threatened by a lack of adequate legal protection, incompatible adjacent land uses and human-related impacts within their catchments.

The loss of habitat and introduced pests have been a major reason for the decline and extinction of many indigenous plant and animal species. Losing an indigenous species impacts on the whakapapa of the landscape and threatens the viability of Māori culture and traditional activities. Extinction or decline of a species or habitat has an impact on mātauranga about the ecosystem and environment and the information that can usefully be passed on to future generations. To promote the return of native birds and insects back into the surrounding environment, waterways a need to be cleared of all rubbish and planted out with indigenous vegetation.

The introduction of foreign species into Aotearoa ecosystems has also had devastating effects on indigenous species and their habitats. Many of these introduced species are invasive pests (plants, animals, and micro-organisms) that have caused harm to the environment, economy, and/or human health. Weed species such as wattle, privet, woolly night shade, agapanthus and others should be removed, and other exotic species should be replaced with indigenous species that are 'eco-sourced / whakapapa plants'.

The loss of indigenous trees and plants from the productive and human-occupied landscape continues to compromise the health of the natural environment by lessening the area of suitable habitat for taonga species, severing the vegetation corridors that are essential for the dispersal of indigenous species, and reducing the contaminant buffering and cleansing function that indigenous vegetation can perform. Ngāti Te Ata are concerned that inefficient resource development, use, associated activities and infrastructure risks are compromising

and depleting the remnants of natural vegetation that remain in the region and serve as a reminder of the original natural character of the landscape.

Existing pockets of native planting must be protected, enhanced and actively managed. Ecological corridors can provide important links between larger areas of high value indigenous habitats. These corridors should include, but are not limited to appropriate riparian margins, gully systems, esplanade reserves, and vegetation planted alongside road corridors.

Any loss of native vegetation must be offset by the planting of other native varieties, replacing 'like for like' wherever possible. However, the indiscriminate use of indigenous plant material not sourced from local plant material (i.e., not 'eco-sourced / whakapapa plants') for restoration and development rehabilitation projects continues to alter the natural character of the region and the genetic composition of the remaining natural plant and animal populations. Such use needs to give consideration to strengthening the genetic pool of indigenous species.

An example of area specific provisions in the Auckland Unitary Plan that seek to enhance the ecology of the area can be found in precinct provisions require riparian margins to be planted either side to a minimum width of 10m measured from bank of the stream. Planting is also required to be native vegetation that are 'eco-sourced / whakapapa plants' and consistent with local biodiversity.

Ngāti Te Ata support the use of these area specific provisions, such as these in precinct to achieve improved ecological and biodiversity outcomes.

**Table 9.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to biodiversity.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Biodiversity is integral to Ngāti Te Ata .</li> <li>• Biodiversity is under continued threat, through a lack of inadequate legal protection, incompatible adjacent land uses and human-related impacts within their catchments.</li> <li>• Significant loss of indigenous flora and fauna is a primary risk to biodiversity.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations sought</b></p>	<ul style="list-style-type: none"> <li>• Embrace and empower kaitiakitanga and rehabilitate and heal the natural systems that support us all.</li> <li>• Restore iwi capacity to manage our natural and physical resources according to our own preferences.</li> <li>• Support iwi monitoring of the effectiveness of environmental regulation in the protection of our cultural resources, biodiversity, wāhi tapu and other taonga within our respective</li> </ul>

	<p>rohe.</p> <ul style="list-style-type: none"> <li>• Policies, planning, and best practice must ensure no further net losses of valuable ecosystems, and a measurable expansion of areas of regionally and culturally significant vegetation.</li> <li>• Support area specific planning provisions such as riparian planting requirements.</li> <li>• Promote the use of 'eco-sourced / whakapapa plants' that are indigenous plants and trees from within the Pukekohe areas.</li> <li>• Establish new and enhance existing ecological corridors as a high priority.</li> <li>• Implement programmes such as riparian planting and protect sensitive receiving environments and protect and enhance water quality e.g., all permanent waterways to be fenced from livestock and planted, where appropriate, with indigenous vegetation to minimise the effects of land use practices and enhance biodiversity.</li> <li>• Remove or reduce pest species (plant and animal) from existing locations and prevent establishment in new locations.</li> <li>• Proposed developments must demonstrate how they have considered and applied development principles that enhance the environment including, but not limited to how the development: <ul style="list-style-type: none"> <li>- restores the capacity of ecosystems</li> <li>- creates or maintains ecosystems that function without human intervention.</li> </ul> </li> <li>• Encourage landowners to take out protective covenants to protect remnant stands of indigenous vegetation.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.6. Explanation and principal reasons for adoption</p>

## B7 Toitū te whenua, toitū te taiao – Natural resources

B7.1 Issues

B7.2. Indigenous biodiversity

B7.7. Explanation and principal reasons for adoption

### Looking after our indigenous biodiversity together

*This visual shows how the proposed National Policy Statement will protect, maintain and restore our indigenous biodiversity*



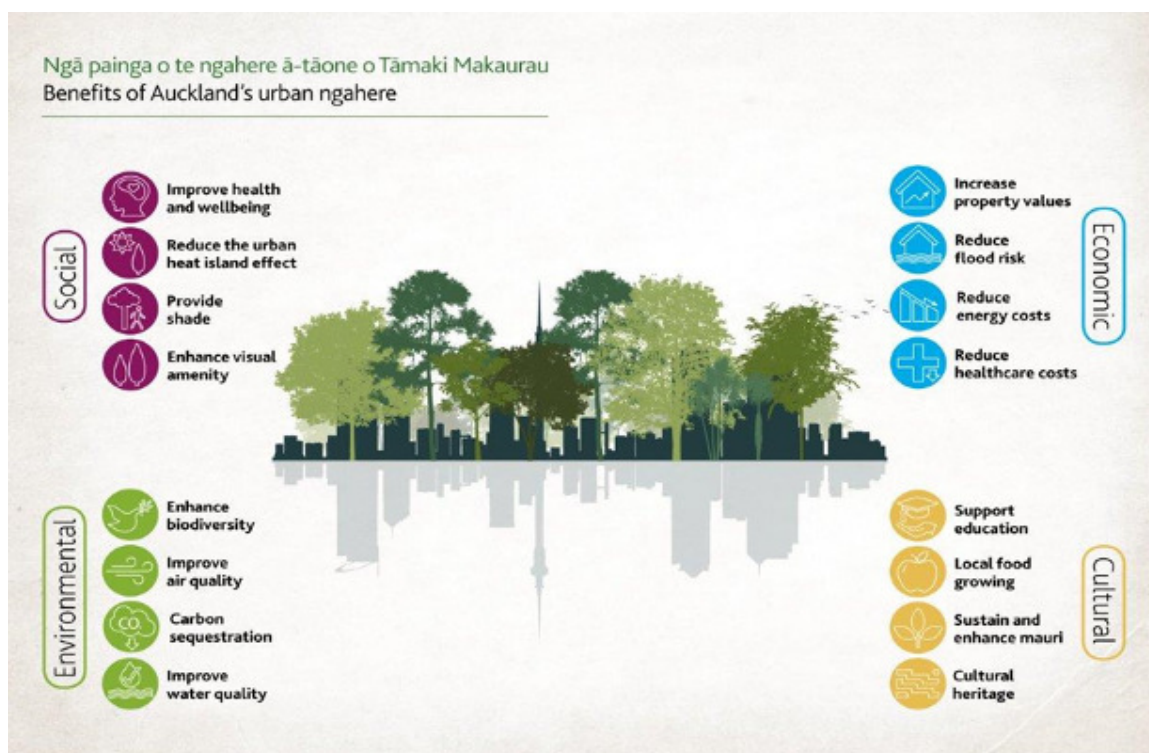
#### 5.2.4.1. Indigenous vegetation

Native trees and biodiversity are what make Aotearoa unique. Prior to the arrival of Europeans, native trees were abundant, and used only following karakia and for specific purposes. To Ngāti Te Ata these old trees were tūpuna taonga, living entities that commanded respect. Following the arrival of Europeans, entire regions were 'clear-felled' then burnt, before being turned into farmland. Profit was made from the trees, either used for building houses within the country, or exported by the ship full. Imagine the greed of being able to destroy thousands of hectares of forest, hundreds and thousands of years old, there for 'the taking'. Unfortunately, our current Auckland Council Unitary plan does not offer blanket protection to these remaining old trees. Each tree has to be individually protected if not within a covenant. Ngāti Te Ata believe that all trees over 200 years old should be automatically protected.

There are so many exotic plants and trees within our society today, and not all of them are welcome. Some have proven to be pests, while others drop their leaves in the autumn and block stormwater infrastructure, while adding to the nitrate content within the waterways. There are also a lot of 'hybrid' trees and plants around, as people meddle with nature to achieve 'better looking' or 'better producing' trees/plants. It is distressing to see areas denuded of original flora. Some areas were specifically named because of a particular tree species that thrived there, only today to find not even one still flourishing.

Ngāti Te Ata would like to collaborate with Peterex Properties and Pukekohe Limited , Auckland Council and other stakeholders to initiate a 15-year planting programme for the Pukekohe area. We also support and promote the use of eco-sourced / whakapapa plants and trees and would like input into the selection of plant species planted. This will enable original species to be returned to the areas from locally sourced seed. This in turn promotes the return of the native bird and insect species back into the immediate and surrounding environment. Using native species in key locations that express seasonal change and variety is also encouraged. This will reinforce associations with the wider and former landscape of the areas, as well as respect the importance of these seasonal changes in life. Many native species demonstrate clear seasonal variations through their flowers, seeds and foliage.

An example of provision for the use of eco-sourced / whakapapa plants is in precinct provisions which require riparian planting to be eco-sourced / whakapapa native vegetation and consistent with local biodiversity.



*The nine principles of Auckland's Urban Ngahere (Forest) Strategy - Right tree in the right place, Preference for native species, Ensure urban forest diversity, Protect mature, healthy trees, Create ecological corridors and connections, Access for all residents, Manage urban forest on public and private land, Deploy regulatory and non-regulatory tools, Manage the whole lifecycle of urban trees.*

**Table 10.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to indigenous vegetation.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Lack of blanket tree protection to old trees.</li> <li>• Use of inappropriate trees/plants, especially exotics.</li> <li>• Loss of traditional trees/plants has affected our cultural landscape.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations sought</b></p>	<ul style="list-style-type: none"> <li>• Tree surveys should be undertaken to identify all native trees.</li> <li>• All trees over 200 years should be protected (without the need to individually identify them).</li> </ul>

	<ul style="list-style-type: none"> <li>• Collaboration between Ngāti Te Ata and Peterex Properties and Pukekohe Limited , Auckland Council and other stakeholders to undertake a 15-year planting programme.</li> <li>• Ngāti Te Ata to have input in the selection of appropriate indigenous trees and plants, and involvement in the design of wetland planting.</li> <li>• Promote the use of eco-sourced / whakapapa plants and trees from within the Pukekohe area. Eco-sourced / whakapapa plants must be used where adjacent to areas of high ecological and conservation value and should be encouraged for all landscape plantings elsewhere.</li> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B4. Te tiaki taonga tuku iho - Natural heritage</b>  B4.1. Issues  B4.5. Notable trees  B4.6. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b>  B6.1. Issues  B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation  B6.3. Recognising Mana Whenua values  B6.6. Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao - Natural resources</b>  B7.1 Issues  B7.2. Indigenous biodiversity  B7.7 Explanation and principal reasons for adoption</p>



### 5.2.4.2. Wetlands (Repo)

Wetlands are an integral component within the whakapapa of rivers and lakes and they provide an important habitat for fish and other taonga species. They also provide important ecosystem services such as reducing peak flood flows, increasing low flows, and trapping and removing sediments and nutrients.

The continued decline in healthy wetland state and function has resulted in losses of important hauanga kai and habitat for natural materials used for cultural purposes and practices (flora and fauna). In turn, this has diminished the ability of our iwi to maintain conservation practices of whakatupua and rāhui.

Many of the region's wetlands and floodplains are no longer in a suitable state to perform their functions, in particular as a spawning ground for indigenous fish. This is coupled by a reduction in the connectivity between freshwater systems and habitat due to infrastructure such as culverts, weirs and/or dams. In planning for the future urban development in Pukekohe we expect both Peterex Properties and Pukekohe Limited and Auckland Council to encourage improvements to local hydrology (where possible) to support healthy wetland function, and the restoration of locally appropriate wetland biodiversity.

Water takes from wetlands are to be restricted to promote healthy wetland function. Planning rules and policies must prevent any further reduction in wetland area or wetland condition.

**Table 11.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to Wetlands.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• The health, function and extent of wetlands continues to decline.</li> <li>• The health, function and extent of wetlands should be restored and enhanced.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Support the establishment of programmes to restore and expand wetland habitat. These programmes should be developed and implemented to achieve a measurable increase in the quality of wetlands, and should ideally include, but not be limited to:             <ul style="list-style-type: none"> <li>- restoring existing wetlands</li> <li>- removing and/or controlling plant and animal pests</li> <li>- using technology such as constructed wetlands where this</li> </ul> </li> </ul>

	<p>is feasible</p> <ul style="list-style-type: none"><li>- expanding the size of those wetlands where this is feasible</li><li>- re-establishing wetlands adjacent to lakes and rivers where land is available, and conditions remain suitable for wetlands</li><li>- identifying and setting aside government and local authority owned land for the creation and enhancement of wetlands.</li></ul> <ul style="list-style-type: none"><li>• When making decisions on future development projects, cumulative effects must be considered.</li><li>• Water levels of all significant wetlands shall be maintained and stabilised to prevent further deterioration in wetland ecological condition and, where possible, wetland water levels shall be restored to enhance habitat and expand wetland area. Where necessary, this shall be achieved by placing restrictions on the amount of surface and subsurface drainage installed adjacent to wetlands.</li><li>• Ensure that all land use practices that have the potential to impact on wetlands have efficient sediment, drainage, discharge, fertiliser application, and riparian buffer control practices in place to ensure that adverse impacts on wetlands are prevented.</li><li>• No discharges of point or non-point source wastewater to ecologically or culturally significant wetlands.</li><li>• All stormwater discharged to ecologically or culturally significant wetlands shall be treated in such a way that ensures the ecological condition and cultural use of the wetland is not compromised.</li><li>• Establish or maintain 'buffer zones' of appropriate indigenous plant species around all significant wetlands to protect them from the effects of land use and to help reduce fluctuations in wetland water levels.</li><li>• Where appropriate land is available, and it is feasible, flood plains shall be restored to function as natural overflow areas along rivers and streams and to link more naturally with adjacent wetlands.</li></ul>
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<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.6. Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao - Natural resources</b></p> <p>B7.1 Issues</p> <p>B7.3. Freshwater systems</p> <p>B7.7 Explanation and principal reasons for adoption</p> <p><b>B8. Toitū te taiwhenua - Coastal environment</b></p> <p>B8.1. Issues</p> <p>B8.2. Natural character</p> <p>B8.3. Subdivision, use and development</p> <p>B8.6 Explanation and principal reasons for adoption</p>
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### 5.2.5. Open Space and greenways plans

Ngāti Te Ata advocates that more open space is needed in urban environments. It is our expectation that a fundamental aim of both Peterex Properties and Pukekohe Limited and Auckland Council would be to maintain and encourage kaitiaki responsibility of Ngāti Te Ata by implementing a partnership approach to the sustainable management of physical resources, including parks and open spaces in Pukekohe. We acknowledge that there will be issues for Ngāti Te Ata, relating to wāhi tapu, protection and restoration of the mauri of natural eco-systems of land, water and air, the harvesting of kai and cultural materials, as well as the future management of significant open spaces.

We support the development of internal neighbourhood parks and open space buffer zones. Internal neighbourhood parks are for passive and active recreation and open space buffer zones help to 'soften the edge' of new urban development. Where possible the natural and cultural landscape should be preserved in the design and long-term maintenance of open space.

Ngāti Te Ata also support the use of 'park edge roads' along open space zones and esplanade or recreation reserves, rather than private property backing onto these spaces. This encourages a sense of public responsibility for these spaces and can help to reduce instances of illegal dumping.

Ngāti Te Ata support the use of greenways plans. Greenways plans should provide cycling and walking connections that are safe and enjoyable, while also improving local ecology and access to recreational opportunities. We support walkways that connect people to place and in particular access to the coastal margin (for example a walkway from Pukekohe township to the West Coast that includes/connects the networked pathways within the Te Pahi development). The objective being the long-term improvement of walking, cycling and ecological connections across the Franklin district. The primary reasons we support this are that the network typically follows natural landforms such as streams and coastlines, crosses existing parkland as well as man-made features such as streets and motorways. If people have access to the coastal margin and the lowland streams catchment then attention will start to focus on the restoration and healthy upkeep of these waterways and Te Mānukanuka o Hoturoa. We need to find innovative connectivity solutions to connect Pukekohe residents and users within the wider Franklin communities.

Ngāti Te Ata want the waterways in the Pukekohe to be waterways to be proud of. They will hopefully be clean and have local walking and cycling paths connecting our neighbourhoods from one side of the Pukekohe catchment to the other and re-establish a new portage from one harbour to the other. This is why it is so crucial to re-establish these connections through landscape, cultural, heritage, geological, environmental and water linkages.

**Table 12.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to open space.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Urban development in Pukekohe should provide open spaces that protect and enhance our cultural and natural landscapes.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Peterex Properties and Pukekohe Limited and Auckland Council should implement a partnership approach to the sustainable management of Pukekohe’s natural and physical resources, including parks and open spaces.</li> <li>• Cultural values and Ngāti Te Ata associations should be known and understood before the type and location of open spaces are decided.</li> <li>• Tikanga Māori and customary activities should influence how parks and open spaces are planned, developed and managed.</li> <li>• The focus should be on visually and physically connecting Pukekohe’s network of parks, open spaces and streets to create opportunities for residents to move around their neighbourhoods and to enhance native biodiversity.</li> <li>• Ngāti Te Ata should have First Rights of Naming reserves and open spaces.</li> <li>• Require subdivision and new development to provide open space/reserves next to oceans, lakes and rivers. This will protect the water body, allow access, increase biodiversity, and enhance ecosystems.</li> <li>• Open space buffer zones and internal neighbourhood parks should be encouraged.</li> <li>• Encourage the use of ‘park edge roads’ along open space zones and esplanade or recreation reserves.</li> <li>• Develop greenways plans that provide cycling and walking connections that are safe and enjoyable, while also improving local ecology and access to recreational opportunities.</li> <li>• Ngāti Te Ata wish to continue to be involved in the development of a Blue-Green network for the Pukekohe area.</li> </ul>

<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p> <p>B2.1 Issues</p> <p>B2.2. Urban growth and form</p> <p>B2.7. Open space and recreation facilities</p> <p>B2.9. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.6. Explanation and principal reasons for adoption</p> <p><b>B8. Coastal environment</b></p> <p>B8.4. Public access and open space</p> <p>B8.6. Explanation and principal reasons for adoption</p> <p><b><u>Auckland Design Manual</u></b></p> <p><b>Te Aranga Principles</b></p> <p><a href="http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te_aranga_principles">http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te_aranga_principles</a></p>
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### 5.2.6. Sustainability

Sustainable development for Ngāti Te Ata means all new development should mostly, if not totally, be self-reliant and self-sustainable. Sustainable development is the organising principle for meeting human development goals while at the same time sustaining the ability of natural systems to provide the natural resources and ecosystem services upon which the economy and society depend. The desired result is a state of society where living conditions and resource use continue to meet human needs without undermining the integrity and stability of the natural system. This means that sustainable development can meet the needs of the present without compromising the ability of future generations.

There are many options for sustainability, with solar panels and green roofs to roof water capture for re-use and groundwater recharge being among a few. Each new development should be considering *'Where is my generated power coming from?'* and *'How can we not waste any of the good clean water that falls from the sky?'*. Sustainability also includes the retention of landscapes, cultural, visual and archaeological features, and enhancement of streams, bush areas, flora and fauna. Sustainable development also needs to consider the potential or actual effects of climate change and the risks associated with natural hazards. Natural hazards can pose a risk to human health, property and the environment, and development that ignores these risks is not sustainable in the long term.



### 5.2.6.1. Sustainable Development

All Ngāti Te Ata of Tāmaki Makaurau are having to ‘culturally accommodate’ another million people in our respective rohe by 2040. Our challenge is to reduce and manage our ecological footprint. Ngāti Te Ata support proposals for energy efficiency and transition away from fossil fuels. We support zero waste minimisation initiatives and proposals to reduce, reuse and recycle.

Ngāti Te Ata promotes sustainable development and believe that all new development should in some form, if not in most ways, be self-reliant and sustainable. There are many options for sustainability to be built into the build design, e.g. solar panels, green roofs, and water recycling. Ideally all houses should achieve at least a 6-star level from New Zealand Green Building Council ‘Homestar’ or an equivalent standard. Achieving this would ensure new houses are typically better quality than a house built to just the building code i.e. warmer, drier, healthier and cost less to run.<sup>13</sup>

Solar power is a renewable energy source, and unlike many other energy sources it does not disrupt the local environment or annoy people. Solar panels are inexpensive to maintain (after initial costs of installation) and can be an efficient energy source for households and street lighting.

Green roofs can provide insulation, noise attenuation and reduce energy use. They can also sustain a variety of plants and invertebrates and provide a habitat for various bird species. By acting as a stepping stone habitat for migrating species they can link species together that would otherwise be fragmented.

Current stormwater and wastewater management practices often contravene our principles. Water recycling is a major opportunity that should be pursued, and primary stormwater retention and treatment methods should be universally applied. Rainwater can also be collected and used by households.

Developments are not sustainable if their waste products and wastewater cannot be managed consistently with our cultural values. Discharging hazardous, toxic, wastewater into our waterways and water bodies remains a cultural and spiritual offence. It is one of the greatest contributors to Māori ill health. Others may not understand that but our wairua does. The use of potentially contaminated fill during development is also an unsustainable practice that should be avoid. Any contaminated land should be remediated.

Consistent use of sustainable practices can, over time, have cumulative positive effects and help to enhance the state of the environment.

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<sup>13</sup> <https://www.nzgbc.org.nz/homestar> accessed 9 October 2018.



**Table 13.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to sustainable development.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Significant growth in Tāmaki Makaurau (including the Pukekohe area) requires Ngāti Te Ata to ‘culturally accommodate’ a significant amount of people.</li> <li>• Ecological footprint needs to be reduced and managed. This includes reducing greenhouse gas emissions, restricting urban sprawl, and using more sensitive urban design.</li> <li>• Unsustainable development is inconsistent with our cultural values, especially when does not manage wastewater and waste products appropriately.</li> <li>• New development should be sustainable and self-reliant.</li> <li>• Operational costs can be a barrier to trying new methods to achieve better environmental outcomes e.g., stormwater infrastructure.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Support energy efficiency, transition away from fossil fuels and zero waste minimisation initiatives.</li> <li>• New development should incorporate sustainable options and housing should achieve at least a 6-star level from New Zealand Green Building Council ‘Homestar’ (or equivalent). This includes but is not limited to green roofs, solar panels and recycling of water and other resources.</li> <li>• New development should have positive impacts on the environment e.g. enhance water quality, increase biodiversity connections, and remediate contaminated land.</li> <li>• Significantly improve stormwater and wastewater management and treatment to acknowledge our cultural values.</li> <li>• Support the use of LID (Low impact design) principles in all new subdivisions and developments.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p> <p>B2.1 Issues</p> <p>B2.3. A quality-built environment</p> <p>B2.4. Residential growth</p>

Statement provisions.	<p><b>B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy</b></p> <p>B3.1. Issues  B3.2. Infrastructure  B3.4. Energy  B3.5. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues  B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation  B6.3. Recognising Mana Whenua values  B6.6. Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao - Natural resources</b></p> <p>B7.1. Issues  B7.2. Indigenous biodiversity  B7.3. Freshwater systems  B7.4. Coastal water, freshwater and geothermal water  B7.7. Explanation and principal reasons for adoption</p>
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### 5.2.6.2. Natural hazards

Natural hazards are environmental events that are not caused by human interference with the environment but occur because of nature's activities. However, the magnitude or the consequences of these events can be exacerbated by human activity, such as increased frequency and severity of landslips through poor land management practices. Natural hazards are a concern, as they have the potential to affect human health, property, and the environment, yet they cannot necessarily be managed in the same manner as natural resources.

Global warming and climate change are likely to result in a rise in sea levels; more extreme weather events; changes to rainfall patterns; increased erosion; changes in the population density and distribution of fish and wildlife; and changes in the viability of cultural and/or spiritual resources and activities. They could also increase droughts, which in turn effects water bodies. For example, a reduction of 'summer low flows' could create greater stress for aquatic life. Increases in storm flows can increase the potential to scour life and habitats out of water ways (particularly smaller more open streams).

The region is prone to flooding particularly as it is susceptible to tropical storms. There are steep river catchments that receive intense and localised rainfall, there are low lying areas of flood plain that are intensively farmed, and some land management practices allow or have allowed extensive land clearance resulting in increased runoff and erosion. Flooding in coastal areas may arise from tsunamis, or from high tides coupled with storm events.

Natural hazard risk management is very important to ensuring the safety of people, communities, marae, and areas of cultural and spiritual significance. Activities and resource use practices should occur in a way that does not increase the risk of a natural disaster occurring or increase the magnitude of the effects from a natural event should it.

Inappropriate subdivision, land use, or development can increase the risk of some natural hazards occurring and the magnitude of any effects when hazardous events do occur. For example, building houses in an area prone to flood or tsunami creates a risk that residents or buildings are endangered if a flood or tsunami was to occur. There are parts of Pukekohe that are subject to flooding, especially the local stream catchment. Consideration should be given to turning low-lying flood prone areas back into wetlands rather than using for urban development such as housing.

Coastal erosion and land instability cause environmental as well as cultural and/or spiritual impacts particularly on wāhi tapu and sites of significance (e.g., human remains being exposed through coastal erosion and land use creating landslips).

Property owners may have an expectation that properties already developed in hazard zones should be permitted to erect protection structures. The erection of these structures may enable the well-being of an individual or particular group, but may have an adverse effect on landscape, indigenous fauna and flora, and culturally and/or spiritually sensitive sites. Balance is required between utilising hazard management protection mechanisms, such as groynes, walls, and stop banks to protect property, and protecting areas of significance to Māori and avoiding adverse effects on the environment.

**Table 14.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to natural hazards.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Natural hazards, climate change and global warming can have a negative effect on human health, property, natural environment, and areas of cultural and spiritual significance e.g. sea level rise and increase in coastal inundation and flooding, increase in erosion and droughts, reduced viability of cultural and/or spiritual resources and activities.</li> <li>• Natural hazards cannot necessarily be managed in the same manner as natural resources. Appropriate natural hazard risk management is required.</li> <li>• The effects of natural hazards can be exacerbated by inappropriate subdivision, land use or development e.g. increased frequency or severity of landslips caused by poor land management practices.</li> <li>• Increased risk of cumulative adverse effects as land uses change and development intensifies.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• New land use and structures shall avoid creating actual or potential adverse effects, including an increase to the risk or magnitude of a natural hazard event.</li> <li>• Preference is given to any new or changing land use, subdivision or development avoiding, rather than mitigating, any natural hazard.</li> <li>• Existing land use, activities, and structures in areas where natural hazards occur are encouraged to change land use or activities and shift, abandon or suitably modify structures to withstand the potential effect of a natural hazard event.</li> <li>• Encourage low-lying areas prone to flooding to be turned back into wetlands rather than using for urban development such as housing.</li> <li>• Risk of adverse effects on human, cultural, spiritual, or environmental well-being shall be prioritised over risks to individual properties when assessing natural hazard risks and/or the need for hazard protection structures.</li> <li>• Where it is practical, and environmentally, culturally, and/or spiritually preferable, a ‘soft’ engineering solution should be utilised over a ‘hard’ solution (e.g. the use of swales rather than</li> </ul>

	<p>concrete channels).</p> <ul style="list-style-type: none"> <li>• If an existing or proposed natural hazard protection structure adversely affects human, cultural, spiritual, or environmental well-being then alternative solutions are encouraged and expected.</li> <li>• Hazard management structures, activities, and schemes and their ongoing function should strive to maintain and restore ecosystem function and habitat, and cultural and/or spiritual well-being.</li> <li>• Where there is existing development and the effects on cultural and/or spiritual values and the environment are adverse, the concept of ‘managed retreat’ should be applied. This means existing structures are not replaced or maintained, and no new structures are allowed to be erected.</li> <li>• Where culturally and/or spiritually sensitive sites or sites of significance are subject to natural hazards, in which human intervention has played no role, then we should be advised to enable our correct protocols and procedures to be adopted to address the situation.</li> <li>• The cumulative adverse effect of land use and structures on natural hazards shall be avoided or managed consistent with the above recommendations, such that there is no increased risk to human life, structures, cultural, spiritual or environmental well-being.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p> <p>B2.4. Residential growth</p> <p><b>B10. Ngā tūpono ki te taiao - Environmental risk</b></p> <p>B10.1. Issues</p> <p>B10.2. Natural hazards and climate change</p>

### 5.2.7. Infrastructure

Planning for the future urban development of Pukekohe needs to ensure new and/or upgraded infrastructure will be provided to meet the demands of growth. Currently inadequate and outmoded infrastructure is not keeping up with the rate of growth and is contributing to environmental degradation. For example, we are concerned with leaking and deteriorating stormwater and wastewater pipes and wastewater overflows. Non-compliant and unconsented Wastewater Treatment Plants do not meet acceptable environmental standards and many need to be upgraded. There are better alternatives out there in treating wastewater.

Transport is a vital part of creating healthy and connected communities. This is as true today as it was in our past - our old transport routes are an important part of our cultural landscape. Transport options will need to be improved within Pukekohe with a focus on creating environments for people not cars and de-emphasising road building. Pedestrian and cycling options are an important part of this. More roads just equal more vehicles. Accessible and affordable public transport is also essential. For example, our kaumātua need to be able to conduct tribal duties, often at night, throughout their rohe. Broadband supports our intent to live locally but be global players. Fast broadband is required for rural and urban areas. This will support our people and help us deliver services to them more efficiently and effectively.

Like other development within Pukekohe, it is important that future and existing infrastructure also uses a water sensitive design approach.

**Table 15.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to infrastructure.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Provision of infrastructure is not matching the pace of urban growth.</li> <li>• Inadequate and deteriorating infrastructure such as wastewater and stormwater pipes are causing adverse environmental effects.</li> <li>• Wastewater Treatment Plants are problematic and better options exist.</li> <li>• Transport options need improving to create healthy and connected communities.</li> <li>• Fast broadband is needed.</li> <li>• Provision of infrastructure should use a water sensitive design approach.</li> </ul>
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<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Actively explore alternative wastewater treatment and disposal options including removal of trade wastes, recycling of grey water, disposal to land (or other innovative methods) and not using water as a waste transport system.</li> <li>• De-emphasise road building and car parking and create people-friendly environments, including pedestrian and cycling networks.</li> <li>• Reduce current transport congestion levels.</li> <li>• Support fast broadband rollout including to rural areas.</li> <li>• Support and encourage the use of water sensitive design in the provision of infrastructure.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b>  B2.1 Issues  B2.2 Urban growth and form  B2.3. A quality-built environment  B2.9. Explanation and principal reasons for adoption</p> <p><b>B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy</b>  B3.1. Issues  B3.2. Infrastructure  B3.3. Transport  B3.5. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b>  B6.1. Issues  B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation  B6.3. Recognising Mana Whenua values  B6.6. Explanation and principal reasons for adoption</p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b>  B7.1. Issues  B7.3. Freshwater systems  B7.4. Coastal water, freshwater and geothermal water</p> <p><b><u>Draft Auckland Regional Land Transport Plan 2018-2028</u></b>  Māori Outcomes – five strategic pou for Māori aspirations include: cultural identity, economic well-being, leadership and influence,</p>

	<p>infrastructure and property, and natural environment.<sup>14</sup></p> <p><b><u>National Code of Practice for Utility Operators' Access to Transport Corridors</u></b></p> <p><b><u>National Environmental Standards for Electricity Transmission Activities 'NESETA'</u></b></p> <p><b><u>National Environmental Standards for Telecommunication Facilities 'NESTF'</u></b></p> <p><b><u>Compliance with NZECP 34:2001 under Electricity Act 1992</u></b></p>
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<sup>14</sup> Draft Auckland Regional Land Transport Plan 2018-2028, Auckland Transport, pages 10-11. Accessed 27 July 2018.



### 5.2.8. Urban Design

When it comes to urban design, Ngāti Te Ata are often frustrated that our culture is rarely reflected in the urban built environment, particularly across Auckland, which Ngāti Te Ata identify as a unique cultural landscape featuring significant historical pā on volcanic cones. Indigenous, local character is a vital ingredient in good urban design, in contrast to the increasingly homogenised urban environments that arise out of globalisation. Urban design that responds to cultural-specific values and features will foster healthy expressions of different cultural identities and realities within our urban environments.

Te Aranga Māori Design Principles are a set of outcome-based principles founded on intrinsic Māori cultural values and designed to provide practical guidance for enhancing outcomes for the design environment. These principals have been adopted by Auckland Council and are being applied to all projects with iwi involvement within the Auckland region. Ngāti Te Ata have been involved since the inception of these principles and believe that planning for the future development of Pukekohe provides an opportunity to incorporate and activate Te Aranga design principles.

Ngāti Te Ata believe that incorporating our history of early Māori occupation into the design enhances an appreciation for sites of significance and assists the wider community in understanding the uniqueness of its environment and the people who lived in it. Our cultural design narrative can be expressed through artworks, storyboards and pou whenua, and the use of colours, building materials and Māori symbols where appropriate.

During future consultation on this plan change, we expect these principles to be fundamental and to be applied wherever possible to underpin our relationship to these significant areas.

The principals are summarised below. You will also see the essence of these principles reflected throughout this cultural values assessment.

- **Mana:** Treaty based relationships. We require a high-level Treaty based relationships with all key stakeholders which recognise our status as Ngāti Te Ata in Tāmaki Makaurau so that we can better fulfil our roles as kaitiaki in an engaging way. Such relationships can then inform our participation in collaborative design and the development processes. Such relationships are a precursor to actualising the other six principles.
- **Whakapapa:** Names/Naming. Ancestral or historical events. Names provide entry points for exploring historical narratives, tūpuna and critical events relating to development sites.
- **Tohu:** The wider cultural landscape acknowledges wider significant iwi land marks and the ability to inform the design of projects. Such tohu can include wāhi tapu, maunga, awa, puna and ancestral kāinga.
- **Taiao:** Natural environments, exploring opportunities to bring natural landscape elements back into urban modified areas – trees, water, insects, birds, aquatic life, mahinga kai allow for active kaitiakitanga.
- **Mauri Tu:** Environmental health, ensuring emphasis on maintaining or enhancing environmental health and life essence of the wider site – in particular focussing on the quality of wai, puna (fresh water springs), whenua and soil and air.

- **Mahi Toi:** Creative endeavour drawing on names, local tohu and appropriate plant species to develop strategies to creatively re-inscribe iwi narratives into architecture, interior design, landscape, urban design and public art. Iwi designers and artists are readily available to assist in such collaborative projects.
- **Ahi Ka:** Visibility and living presence, we need to explore opportunities to facilitate living presences for iwi and hapū to resume ahi-ka and kaitiaki roles.

In addition to Te Aranga Principles, Ngāti Te Ata expect the development of Pukekohe should also reflect other important urban design values. For example, quality urban places should invoke emotion, feelings and experience when entering and leaving an area, it should feel like you are arriving at a destination. A place should be welcoming, non-threatening, whānau ora; a place of spiritual well-being. People should have a strong sense of place, and strong cultural values should be evident. This includes linkages between ranginui, whenua and moana, and recognition of the life-giving element of wai.

Places should reflect diversity and be a place of gathering (people from the four winds of all cultures). Public spaces should not be corporate spaces (i.e., no advertising) and they should be simplistic in design, not over whelmed with art and sculpture. A mix of appropriate lighting should be used dependant on the situation e.g., ambient, bright, strong. Public spaces should be designed to encourage a sense of ownership by everyone.

Urban places should be designed to be self-contained using sustainable resources. Strong geological and conservational values should be evident and views to other significant places should be utilised.

**Table 16.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to urban design.

<b>Issue</b>	<ul style="list-style-type: none"> <li>• Māori culture is rarely reflected in the urban built environment of Tāmaki Makaurau (Auckland).</li> </ul>
<b>Ngāti Te Ata recommendations and aspirations</b>	<ul style="list-style-type: none"> <li>• Te Aranga Principles should be incorporated and activated into the proposed subdivision development and design process.</li> <li>• Future development should show how Te Aranga Principles have been considered and applied. This includes but is not limited to how the development understands, acknowledges and incorporates the diversity and uniqueness of the development location (socially, culturally, spiritually, economically, and environmentally), and whether it provides for visual amenity consistent with the surrounding environment.</li> <li>• Other urban design values should also be incorporated. For example, we support the use of ‘park edge development/park edge roads’ as a design feature. These can help foster a sense of ownership, increase safety and surveillance (e.g. deterrent to</li> </ul>

	<p>illegal dumping), increase visual and landscape amenity, and a higher likelihood or better opportunity to protect our cultural values.</p>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B2. Tāhuhu whakaruruhau ā-taone - Urban growth and form</b></p> <p>B2.1 Issues</p> <p>B2.3. A quality-built environment</p> <p>B2.5. Commercial and industrial growth</p> <p>B2.7. Open space and recreation facilities</p> <p><b>B4. Te tiaki taonga tuku iho - Natural heritage</b></p> <p>B4.1 Issues</p> <p>B4.2. Outstanding natural features and landscapes</p> <p>B4.3. Viewshafts</p> <p>B4.6. Explanation and principal reasons for adoption</p> <p><b>B6. Mana Whenua</b></p> <p>B6.1. Issues</p> <p>B6.2. Recognition of the Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.3. Recognising Mana Whenua values</p> <p>B6.5. Protection of Mana Whenua cultural heritage</p> <p>B6.6. Explanation and principal reasons for adoption</p> <p><b>B7 Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.1. Issues</p> <p>B7.2. Indigenous biodiversity</p> <p>B7.3. Freshwater systems</p> <p>B7.4. Coastal water, freshwater and geothermal water</p> <p>B7.5. Air</p> <p>B7.7. Explanation and principal reasons</p> <p><b><u>Auckland Design Manual</u></b></p> <p><b>Te Aranga Principles</b></p> <p><a href="http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te_aranga_principles">http://www.aucklanddesignmanual.co.nz/design-thinking/M-design/te_aranga_principles</a></p>

When it comes to urban design, Ngāti Te Ata (Ngāti Te Ata in general) are often frustrated that our culture is rarely reflected in the urban built environment, particularly across Auckland, which Ngāti Te Ata identify as a unique cultural landscape featuring significant historical pa on volcanic cones. Indigenous, local character is a vital ingredient in good urban design, in contrast to the increasingly homogenised urban environments that arise out of globalisation. Urban design that responds to cultural-specific values and features will foster healthy expressions of different cultural identities and realities within our urban environments.

Ngāti Te Ata believe that incorporating our history of early Māori occupation into the design enhances an appreciation for sites of significance and assists the wider community in understanding the uniqueness of its environment and the people who lived in it. Our cultural design narrative can be expressed through artworks, storyboards and pou whenua, and the use of colours, building materials and Māori symbols where appropriate.

During ongoing consultation on the proposed residential development, we expect these principles to be fundamental and to be applied wherever possible to underpin our relationship to these significant areas.

### **Build Design Principles**

He wāhi hirahira, he hangānga, me nga rakau o te ngahere kei tenei rohe. He nui te mana o nga taonga nei; ahakoa he mana tikanga, mana wairua, mana korero tuturu, mana mahi huakanga ranei.

Whakanuia, tiakina hoki te whanuitanga me te mana motuhake o nga taonga tuku iho, hei painga mo nga tamariki, mokopuna, o nga ra kei te haere mai.

There are special sites, places, structures and trees which are treasured by us as a heritage passed into our care. Let us be good caretakers of our diverse and unique heritage that we in turn may pass it on to the care of future generations.

### **WHAKAARO HOAHOA / Cultural Design Ideas**

#### **MANA:** Rangatiratanga/Authority

- This principle revolves around ensuring appropriate engagement and relationships with Ngāti Te Ata and that this is a key part of the development, from the beginning through to completion.
- In the case of all developments, Ngāti Te Ata will be engaged in the process in a number of ways, including:
  - Formal agreements
  - Creation and operation of the Ngāti Te Ata Taiao Taiao team; and the
  - Cultural Landscape Assessment process

- The key point is that this engagement must continue throughout the design and development phase, and beyond, if the integration of Ngāti Te Ata values is to be integrated into both the Design Guide and future developments within their mana rohe.
  - It is an ongoing commitment and partnership between Ngāti Te Ata and Peterex Properties and Pukekohe Limited.

#### **WHAKAPAPA:** Names and Naming

- The use traditional names for the geographic area as well as for key sites, spaces, features and/or buildings is critical to consider and incorporate.
- It is also recommended that the developer work in-conjunction with Ngāti Te Ata to come up with appropriate naming (and branding) for the development, and/or specific spaces, buildings, features and areas.
- This could take the form of a naming strategy that takes into account the following:
  - Geographical Area: Referencing, traditional sites, ancestors
  - The Development Brand: Potential of a new name that provides reference to traditional names or values, such as something associated with shelter / rest / protection
  - The internal street: Acknowledging the former reference
  - Buildings and public spaces: Mahinga kai sites,
- The wider use of Te Reo Māori and pūrākau (traditions/history) within all the design documentation, as well as through all signage/interpretation/wayfinding is also important.
- This could be achieved through including this in the naming strategy and developing terms, designs, stories, images and historical text for any signage required in the area, eg. Tari/Office,

#### **TOHU:** Wider Cultural Landscape

- There are numerous landscape features to acknowledge within the vicinity of Ngāti Te Ata mana rohe
- All of these are associated with key cultural values including:
  - settlement/occupation (kāinga);
  - battle
  - waterways

- wāhi tāonga
- volcanic features of Mataoho
- flora and fauna
- In particular, the value of shelter/protection and being a place to rest/gather food are key themes associated with the traditional use of the area, as well as contemporary and potential future values.
- Ensuring view shafts to key maunga, awa as well as access ways and wayfinding devices that point to and provide a tangible link to both the coast/ocean, as well as inland trails, is important to consider. This could:
  - Develop a link/pathway to other sites, reserves and public parks/open space).
  - A tūranga or landing place allowing access down to the water, potentially as a place for waka or other small craft to tie up.
  - Planting and/or other design elements acknowledging the former / original natives
- Ensuring stormwater treatment, potentially via appropriately vegetated and constructed raingardens, swales and wetlands and/or other forms of treatment is a key way to acknowledge Ngāti Te Ata cultural values associated with Whakaraupō.
- The extensive use of local native vegetation in streets, in public open space, swales, raingardens and even retrofitting/replacing existing vegetation (even over time as these get old) is also important. Species can be chosen to have a particular focus on mahinga kai as well as their potential to improve indigenous biodiversity.
  - Species specifically noted in addition to those included in the draft Design Guide moving forward

**TAIAO:** Natural Environment & Mauri Tū: Environmental Health

- Ngāti Te Ata value mahinga kai within the catchment first and foremost, and therefore ensuring a sustainable/best practice approach to stormwater, building design, infrastructure, as well as the inclusion of native vegetation restoration are critical.
  - Implementing certain standards, such as greenstar ratings for buildings, and/or specific water use, stormwater treatment and native biodiversity goals is recommended.

## **MAHI TOI:** Creative Expression

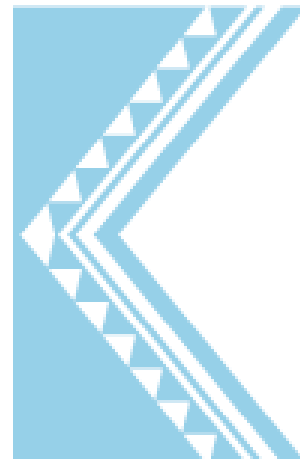
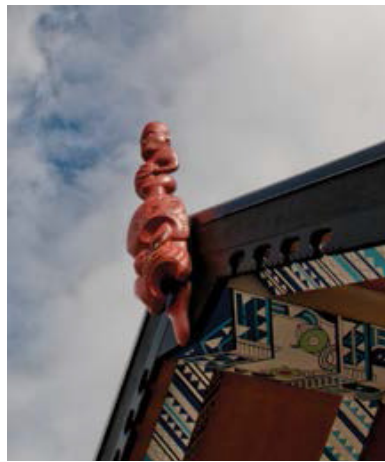
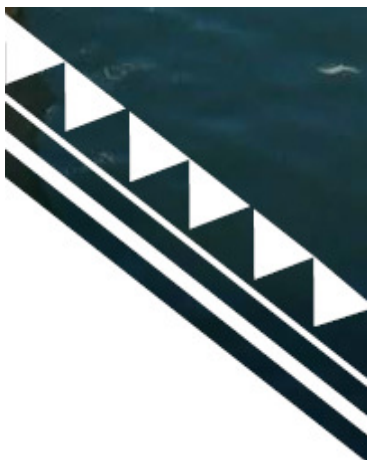
- Including design inspirations related to key cultural values and particularly drawing inspiration from well-known Ngāti Te Ata objects, art forms and tāonga, as well as pūrakau/narratives, is critical.
  - This must involve further discussion with Ngāti Te Ata and potentially the involvement of appropriate Ngāti Te Ata endorsed artists – most likely in further design stages.
- Key objects / art forms / taonga / pūrakau could include:
  - Pūrakau – ancient legends, stories
  - Waka – various forms: waka taua, waka unua (sailing canoes), waka ama, and associated objects: hoe (paddles), and tatā (bailers).
  - Whakairo – carving forms, pou, patterns, kaitiaki/tūpuna representations
  - Kōwhaiwhai – traditional patterns and motifs, often providing connection to the natural world, particularly fisheries, tuna associated with the Waikato Rver catchment.
  - Whata – food storage rack common in Ngāti Te Ata kāinga (villages).
  - Wharerau – temporary ‘round’ house associated with nohoanga mahinga kai.
  - Tukutuku/raranga – traditional panels and patterns depicting images/stories/objects
  - Korowai/kakahu – various forms of weaved cloaks and clothing.
  - Tāonga kararehe – white heron, flounder, tohoroa
- Base designs around celebrating the white heron of Whakaraupō, including through:
  - sculpture / whakairo including those that make sounds/utilise colour etc;
  - shapes – to symbolise the manu / flight patterns etc, including in paving etc; and/or
  - symbols / designs / shapes that promote the idea of shelter/protection – wharerau / kakahu etc.
- Building form is another key element, particularly utilising waka forms eg. upturned waka/hulls used for shelter / as a roof form

## **AHI KĀ:** Living Presence

- This principle includes bringing life and vibrancy into an area that particularly appeals to Ngāti Te Ata.

- Enhancing the connection to the natural environment and its use for living, recreation, walking and fishing/mahinga kai is a major way to do this – which neatly connects to commercial space/shopping and making people feel like it right to transition between the awa and local centre/shops for example could be important.
- Ngāti Te Ata have raised the idea of a whare waka / cafe, as well as the idea of direct investment in future development. This should be explored further.

Images showing examples of key values and design ideas are shown below and on the following pages.



**Kōwhaiwhai:** Examples of potential kōwhaiwhai patterns, Rāpaki (centre) that could be used in future design elements, including wayfinding.









**Waka:** Examples of different waka forms to inform future design.



*Pou along the Stonefields Heritage Trail, Mount Wellington, Auckland.*

**Pou / Whakairo:** Examples of different pou and carving forms and patterns for future design ideas. Pou at Ōhinehou/Suttons Reserve; Waharoa whakairo / Carved gateway at Albion Square (by Caine Tauwhare); Waka gateway and Roof Detailing (Rau Hoskins); and Kūwaha / Gateway, Auckland, Uenuku (Te Waka Kotahi), Te Pou o Waiohua (Maungarei Walkway).



**Ika / Kaimoana:** Examples of patterns and taonga utilising fish and fishing implements. L to R: Pioke/Shark kōwhaiwhai at Hauā Marae; Hei Matau/Fish Hooks (Te Papa); Pātiki paving (Auckland Viaduct).



Te Mānukatanga o Hoturoa



Te Moananui o Rehua and Āwhituwhitu

**Tūtohu Whenua:** Connection to wider cultural landscape.

### 5.2.8.1. Air

Discharges to air from development and land-use activities can cause poor air quality. This may impact adversely on the health and well-being of our people, as well as on the environment, hauanga kai, and our cultural values and/or activities. Impacts on human health can be specific to an individual and linked to their overall holistic health profile

Discharges include but are not limited to industrial discharge, domestic discharge (e.g. home fires), the spraying of farm effluent, dust and noise, coal dust emitted during transport (this applies to other material that can emit particles or dust during transport), fertiliser application (top dressing), vehicle emissions, and volatile organic compounds that can present through vehicle emissions in urban areas.

Fine particles from industrial processes, smoke from fires and vehicle emissions are the most significant activities impacting on air quality in the region and are particularly a problem in winter. Poor air quality that can affect human health can occur inside homes due to inadequate heating and/or ventilation, and the use of some heating appliances. Human and animal health can be affected by poor air quality from individual and cumulative discharges. Increased population and urban development contribute to increased emissions.

Air pollution can cause a reduction in visibility and impede views of maunga, landmarks, the sea, the awa, etc. Noise pollution from traffic, trains, planes and industry disrupt proceedings on marae and cultural and/or spiritual practices. Light pollution from developments impact on celestial darkness and the ability to learn and give effect to mātauranga Māori around cosmology and astronomy.

Controls must ensure that any discharge to air does not compromise the life supporting capacity and quality of air within our rohe so that our health, amenity values, or property are not adversely affected.

**Table 18.** Issues, concerns and opportunities for Ngāti Te Ata to be addressed, and possible mechanisms to do so in relation to air.

<p><b>Issues</b></p>	<ul style="list-style-type: none"> <li>• Discharges to air can reduce air quality and cause noise pollution and light pollution.</li> <li>• Discharges to air can have a significant adverse effect on human health, the environment and cultural values and practises. Effects can be cumulative.</li> </ul>
<p><b>Ngāti Te Ata recommendations and aspirations</b></p>	<ul style="list-style-type: none"> <li>• Encourage industry to implement industry best practice or best practicable option for improving air quality.</li> <li>• Promote public transport to reduce vehicle emissions.</li> <li>• Manage the effects on amenity values of an area due to</li> </ul>

	<p>contaminants, dust, odour, light, or noise.</p> <ul style="list-style-type: none"> <li>• When making decisions on future development projects, cumulative effects must be considered.</li> </ul>
<p><b>Relevant planning policy</b></p> <p>Note: For the Auckland Unitary Plan this section only identifies the key Regional Policy Statement provisions.</p>	<p><b><u>Auckland Unitary Plan (Operative in part)</u></b></p> <p><b>Chapter B Regional Policy Statement</b></p> <p><b>B7. Toitū te whenua, toitū te taiao – Natural resources</b></p> <p>B7.1. Issues</p> <p>B7.5. Air</p> <p>B7.7. Explanation and principal reasons for adoption</p>

## 6. Conclusions

The ultimate goal for Ngāti Te Ata is the protection, preservation and appropriate management of our natural and cultural resources in a manner that recognises and provides for our interests and values, and enables positive environmental, social and economic outcomes. We support engagement and involvement that respects and provides for our cultural and traditional relationships to Pukekohe, its unique cultural identity, and input into shaping the physical, cultural, social and economic regeneration of these areas.

Further discussion will be needed around the implications of the future development of this proposed plan change area to identify information gaps in our thinking, raise issues or opportunities we had not foreseen, and clarify and reach agreement of those issues as identified in this assessment. It is intended that this assessment will assist with ongoing decision making from all relevant parties involved and ensure that Ngāti Te Ata issues, concerns, interests and values are provided for, including resource consent requirements.

Based on our understanding of cultural matters and our experience, we do not expect any significant cultural constraints to the rezoning of this site.

**In principle we are supportive (at this stage) providing that further discussion takes place as more technical detail becomes known and the recommendations as outlined in Section 5: *Te Kaitiakitanga o te Taiao* are provided for in design, best practice and decision making moving forward.**

However, this cultural values assessment represents only a starting point for initial engagement and will require further consultation and dialogue between Ngāti Te Ata and Peterex Properties and Pukekohe Limited and Auckland Council. An Addendum to this cva report may also be required as the plan change progresses.