

Record of Consultation

1.0 Overview

The purpose of this document is to provide an overview and record of consultation undertaken with Mana Whenua for the development of the Waitomokia Private Plan Change. The record is not extensive and seeks to provide a high-level overview of the Mana Whenua engagement approach undertaken to date.

The report collates presentation material and meeting notes to demonstrate the iterative approach to developing the plan change provisions, including how specific Māori cultural values have been responded to and provided for.

Figure 1 sets out a summary of key steps of engagement with mana whenua for this Plan Change, while **Table 1** shows at a glance which Mana Whenua group attended the various hui. Sections 3 and 4 collates a record of presentation material and meetings notes. Section 5 provides a summary of recommendations following the final hui with Mana Whenua prior to finalising and lodging the plan change with Auckland Council.

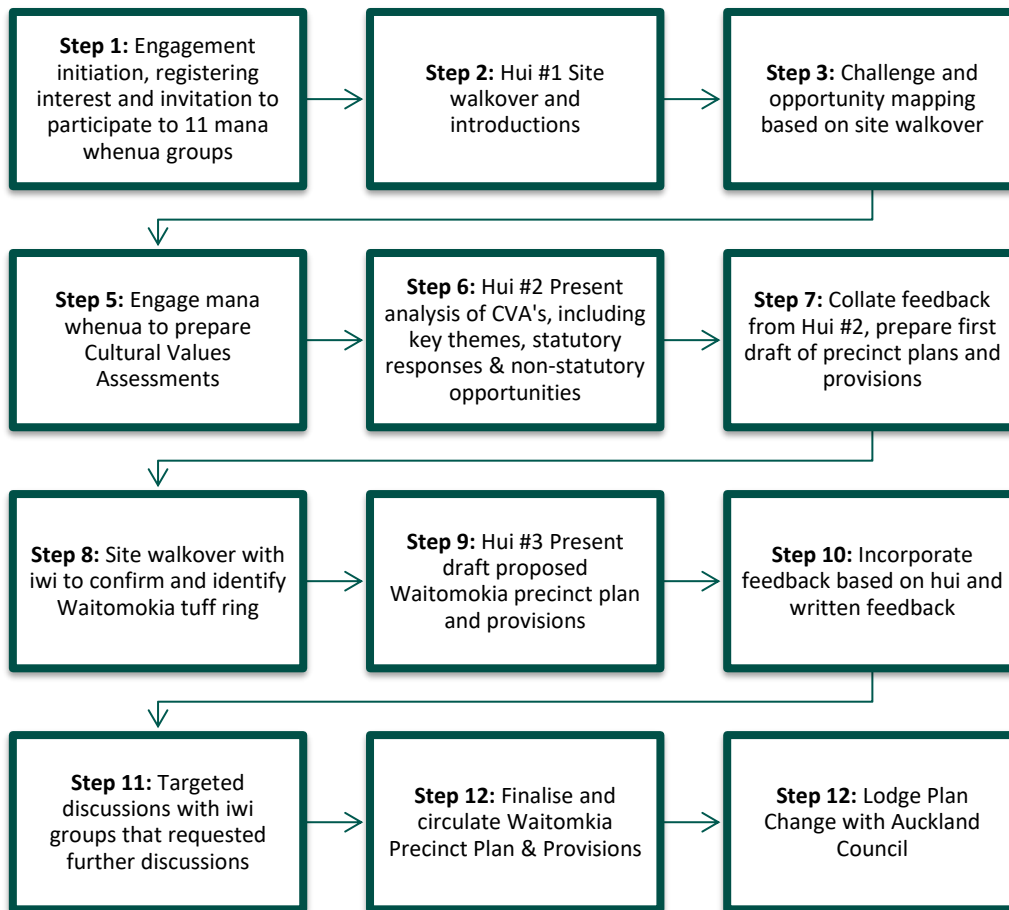


Figure 1: Mana Whenua Engagement - Key Steps

Finally, Section 6 provides a record of pre-lodgement consultation undertaken with Auckland Council.

2.0 Meeting Record – Mana Whenua

Table 1: Summary Table of Meetings Held with Mana Whenua

Hui	Te Ahiwaru – Waiohua	Ngāti Te Ata Waiohua	Te Ākitai Waiohua	Te Kawerau ā Maki	Ngāti Tamaoho	Ngaati Whanaunga	Record(s) of Meeting
Masterplan Hui: 14 July 2022		Y			Y	Y	Y
Site Walkover: 31 August 2022			Y	Y		Y	Y
Hui One: Held over several dates 14, 15 December 2022 & 23 March 2023	Y	Y	Y	Y	Y	Y	Y
Te Ahiwaru – Waiohua: Presentation of CVA at Makaurau Marae 20/02/2023							
Site Walkover: 9 June 2023		Y	Y				N
Hui Two: Targeted hui to discuss draft provisions	22/08/2023	12/09/2023	13/08/2023	6/09/2023	24/08/2023	N/A	Y

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Tauranga | Hamilton | Cambridge | Napier | Wellington | Christchurch | Wānaka | Queenstown

Record of Consultation

3.0 Hui #1 – Presentation and Meeting Notes – Mana Whenua



Hui 1 – Waitomokia Plan Change & Masterplan

Mana Whenua Hui – December 2022

Agenda

- Karakia
- Introduction and Overview
- Our Interpretation of CVA's – Matrix Table
- Proposed Response to Cultural Values and Features
- Updated Masterplan
- WIP Precinct Plans
- Stormwater management overview



Introduction and Purpose

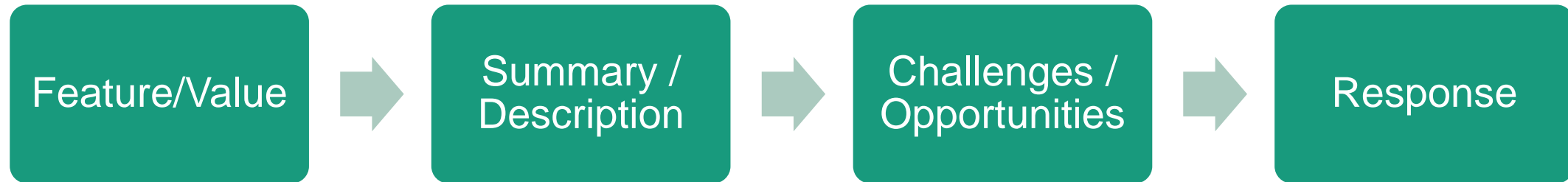
- Goodman have engaged with Ngaati Whanaunga, Te Ākitai Waiohua, Te Kawerau ā Maki, Ngāti Tamaoho and Ngāti Te Ata Waiohua to provide Cultural Values Assessments.
- Completed review of all CVA'S and next steps is to engage with mana whenua on the values and recommendations in the CVA's and how these can be incorporated into the plan change.
- Purpose of this hui is to confirm values and agree on a process to respect and manage identified values – statutory vs. non-statutory processes.
- Planning processes and next steps.

Cultural Values Assessment Summary – Our Interpretation

- We understand that mana whenua's connection and values to the Waitomokia site are based on **whakapapa, historic occupation and cultural narratives/associations** (including waiata, pūrākau and whakataukī).
- There are several features identified as having cultural importance, including **Mōerangi Pā/Maunga, Waitomokia Pā / Tuff Ring, Te Manukanuka o Hoturuo, and Te Wai o Ōruarangi** as well as the **network of waterbodies** (historic and current), current and historic **Papakāinga** (Puketāpapatanga), as well as identified **Pā**.
- We understand that the entire site is a **Wāhi Tapu** because of **historic events, associations and practices that took place**.
- We understand that mana whenua seek **ongoing involvement and input** into the development of the Plan Change.

Cultural Values Review and Matrix

- We have categorised the key values / finding of the CVA's into two categories, 'Features' and 'Values', recognising that they are interconnected.
- Summarised the CVA's into a Matrix table with the following headings



Our Suggested Responses

- **Plan Change** = Statutory RMA response that includes identification on a **precinct plan**, with supporting **objectives, policies and methods** (rules, standards and assessment criteria).
- **MOU** = Opportunity to establish **ongoing relationship between Goodman and Mana Whenua** to respond to challenges and opportunities identified within the CVA's that are **best dealt with outside of a statutory process**. I.e., ongoing engagement through plan change process and through to development, access to the site, storytelling/ cultural narratives and interpretation.

Cultural Values Matrix – Our Interpretation

Feature / Value	Description / Significance	Challenge /Opportunity	Response
Key Natural and Physical Features			
<u>Moerangi Pā</u>	<p><u>Moerangi Pā</u> is associated with the three main puke and is part of the wider landscape. Cultural values are attributed to the following:</p> <ul style="list-style-type: none"> • Was a fortified <u>pā</u> with defensive strength; • Is a <u>wāhi tapu</u> because of historic battles that took place. • While physical surface is destroyed, it still holds metaphysical value as <u>wāhi atua</u> and <u>wāhi tupuna</u>. <p>Current <u>issues</u> as result of historic and existing activities, including:</p>	<p><u>Challenges:</u></p> <ul style="list-style-type: none"> • <u>Moerangi</u> is outside of development site. <p><u>Opportunities:</u></p> <ul style="list-style-type: none"> • Identify as part of wider landscape in Cultural Landscape and incorporate into Precinct Plan. 	Plan Change

Our Suggested Approach to the Plan Change

- **Precinct Plans** – undertake **workshop** to **identify key features** to be identified within the **Precinct Plans**.
- **Provisions** – undertake **workshop** to **develop key objectives, policies and methods**.
- **Finalise** – undertake **final workshop** to review and finalise Plan Change.

Approach to Plan Change

- Development of a new 'Waitomokia Precinct' to insert to the AUP
- Precinct Plans:
 - [Precinct Plan 1](#): Cultural Landscape Values
 - [Precinct Plan 2](#): Natural Features and Sub-precincts
Sub-Precinct A: Harbour View Block; and
Sub-Precinct B: Remainder of Plan Change area.
 - [Precinct Plan 3](#): Hydrology
- Objectives and policies.
- Methods: Rules, standards and assessment criteria.

Updated Masterplan



Boffa Miskell
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

N
Data Source:
Projection:



LEGEND

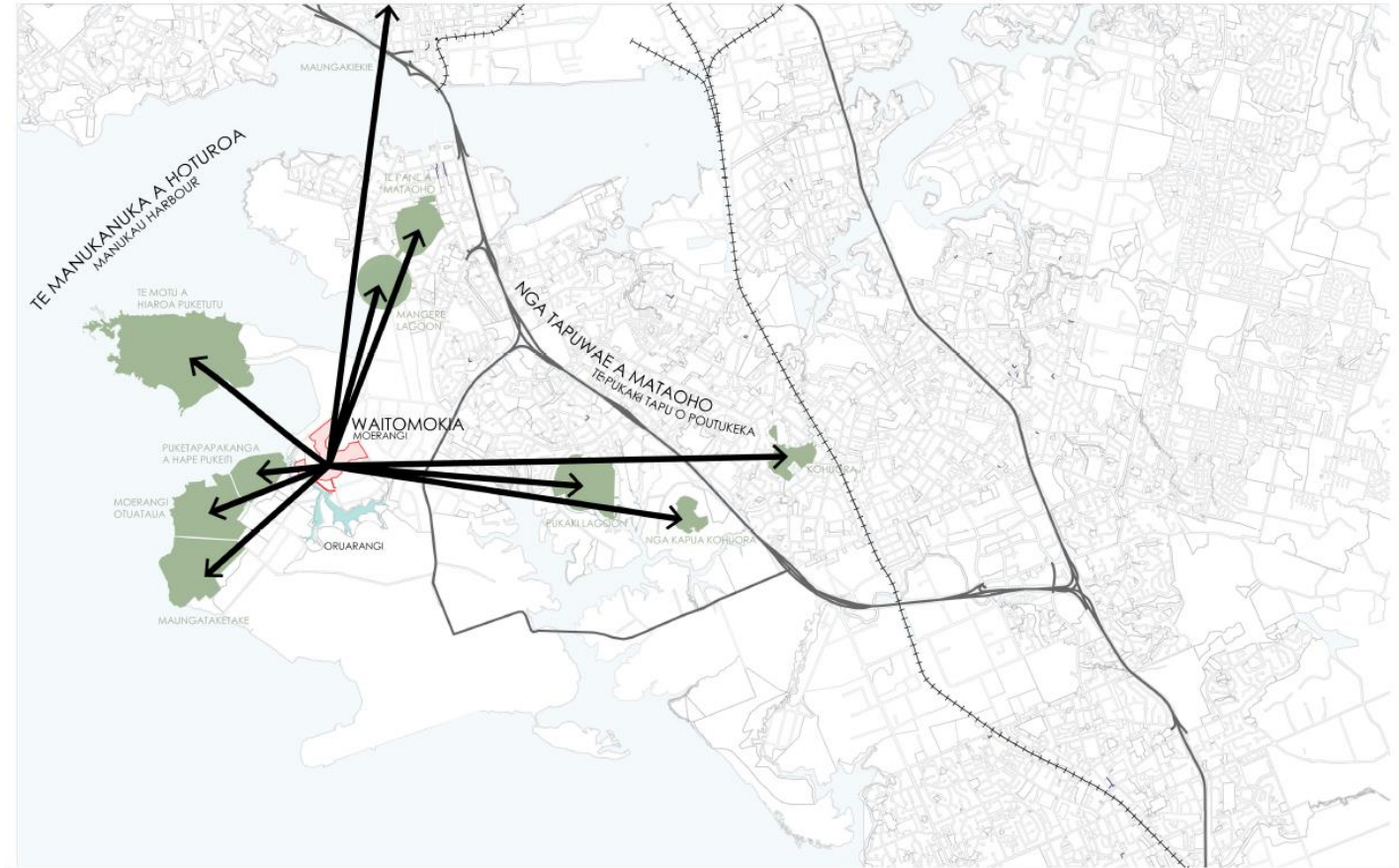
WAITOMOKIA GOODMAN VILLA MARIA SITE
Sketch Masterplan

Date: 13 December 2022 | Revision: 0
Plan prepared by Boffa Miskell Limited
Project Manager: Rachel deLamberger@boffamiskell.co.nz

Plan Change Approach – Precinct Plan 1

Precinct Plan 1: Cultural Landscape Values

- Moerangi Pā and Waitomokia Pā;
- Wāhi Tapu;
- Te Manukanuka o Hoturoa (Manukau Harbour);
- Ōruarangi Awa;
- Ngā Tapuwāe o Mātāoho (Waiohua Volcanic deity);
- Oruru;
- Pā (reserve); and
- Key viewshafts from Waitomokia.



Boffa Miskell
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions in the extent that they arise from inaccurate information provided by the Client or any external sources.

N
Data Sources:
Projection:

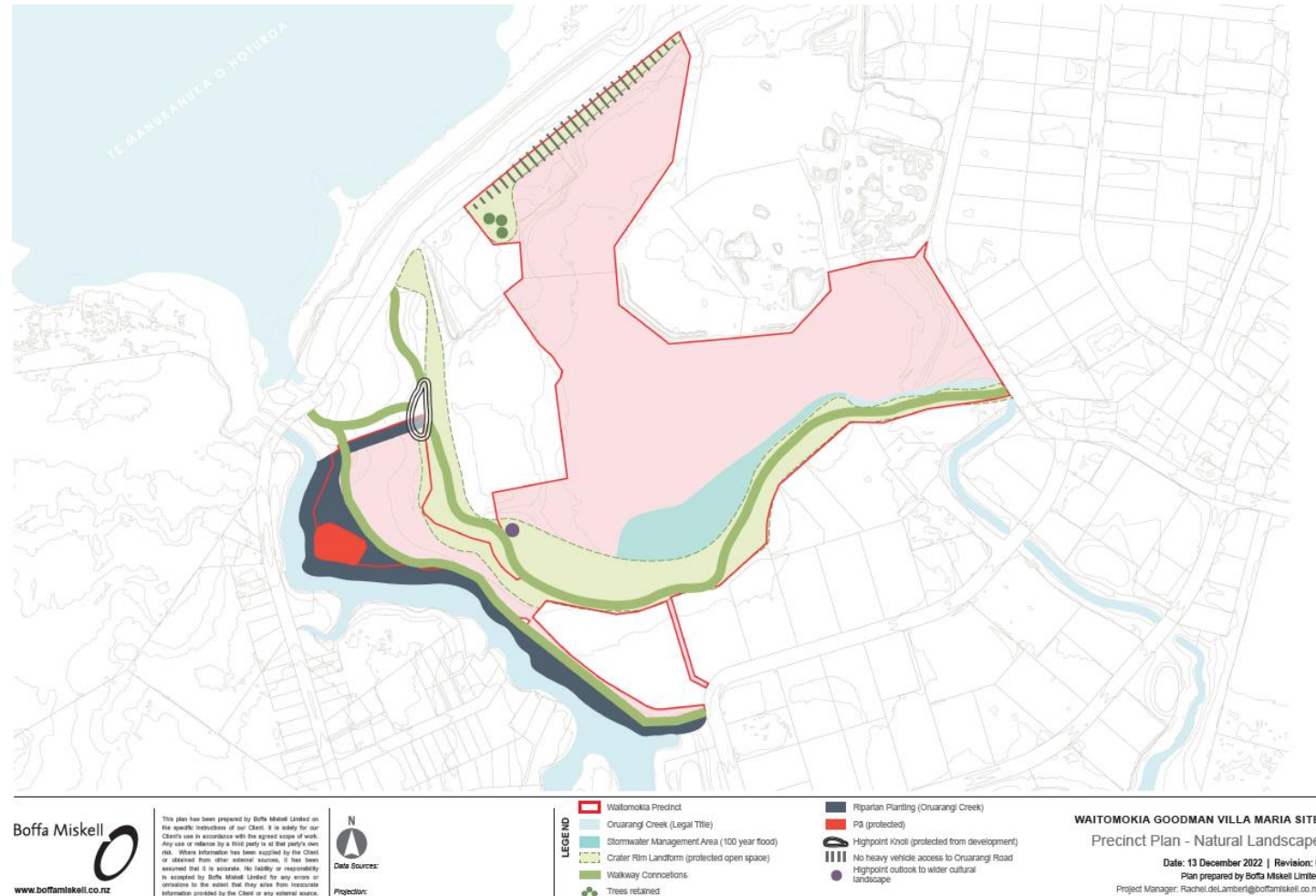
LEGEND

WAITOMOKIA GOODMAN VILLA MARIA SITE
Precinct Plan - Cultural Mapping
Date: 13 December 2022 | Revision: 0
Plan prepared by Boffa Miskell Limited
Project Manager: Rachel.deLambert@boffamiskell.co.nz

Plan Change Approach – Precinct Plan 2

Precinct Plan 2: Natural Landscape & Sub-precincts

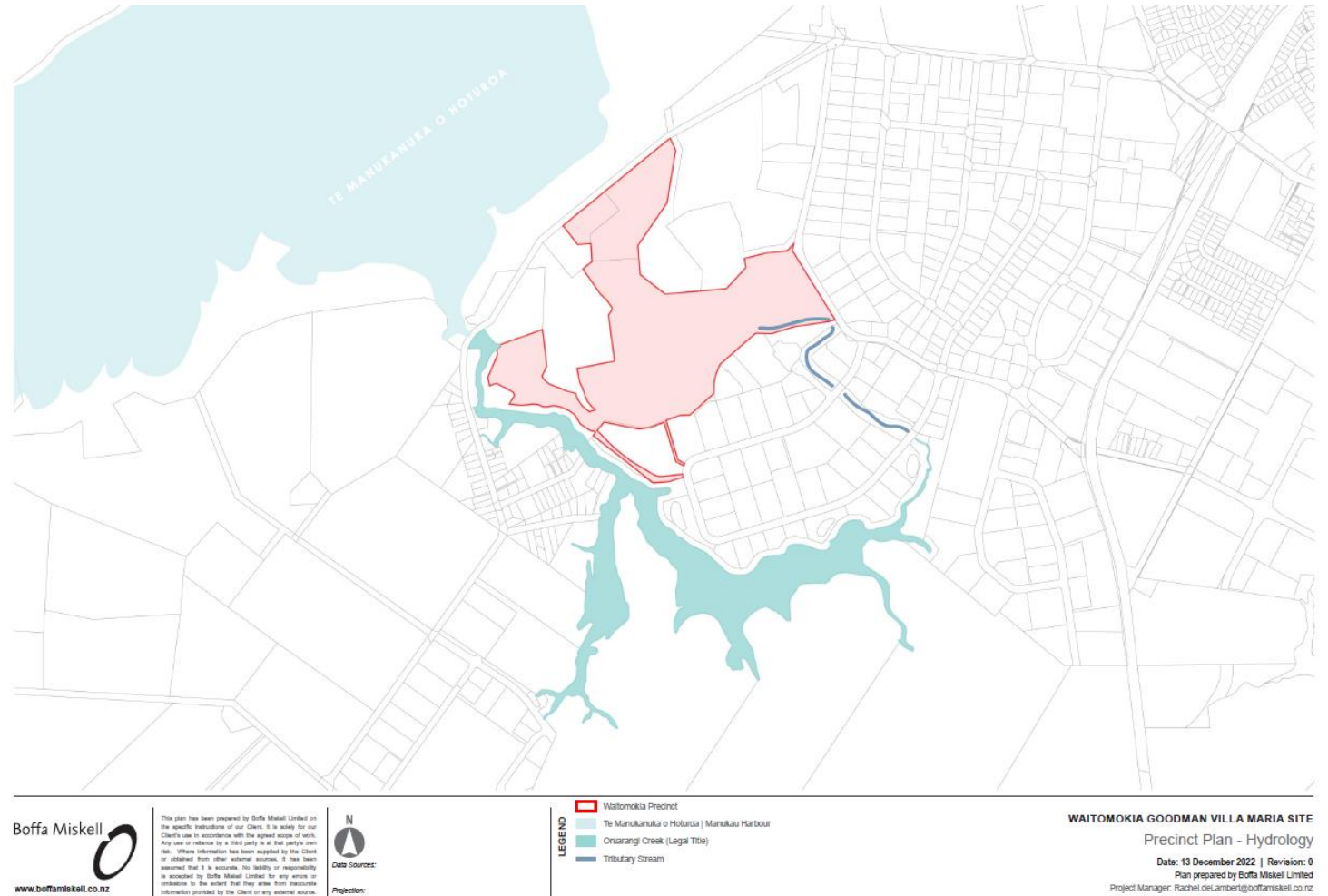
- Crater rim landform
- Pā site.
- Indicative walkway connections
- Highpoint knoll.
- Stormwater management areas
- Ōruarangi Awa



Plan Change Approach – Precinct Plan 3

Precinct Plan 3: Hydrology

- Te Manukanuka a Hoturoa, Coastal statutory acknowledgement area
- Ōruarangi awa
- Tributary stream



Stormwater Management

EXISTING CATCHMENT



WAITOMOKIA

Catchment Delineation

Highly modified extinct volcanic crater

Upper Catchment – Weddings Quarry Site

Lower Catchment – Villa Maria Vineyards

Harbour View Block – outside of crater rim

Catchment Characteristics

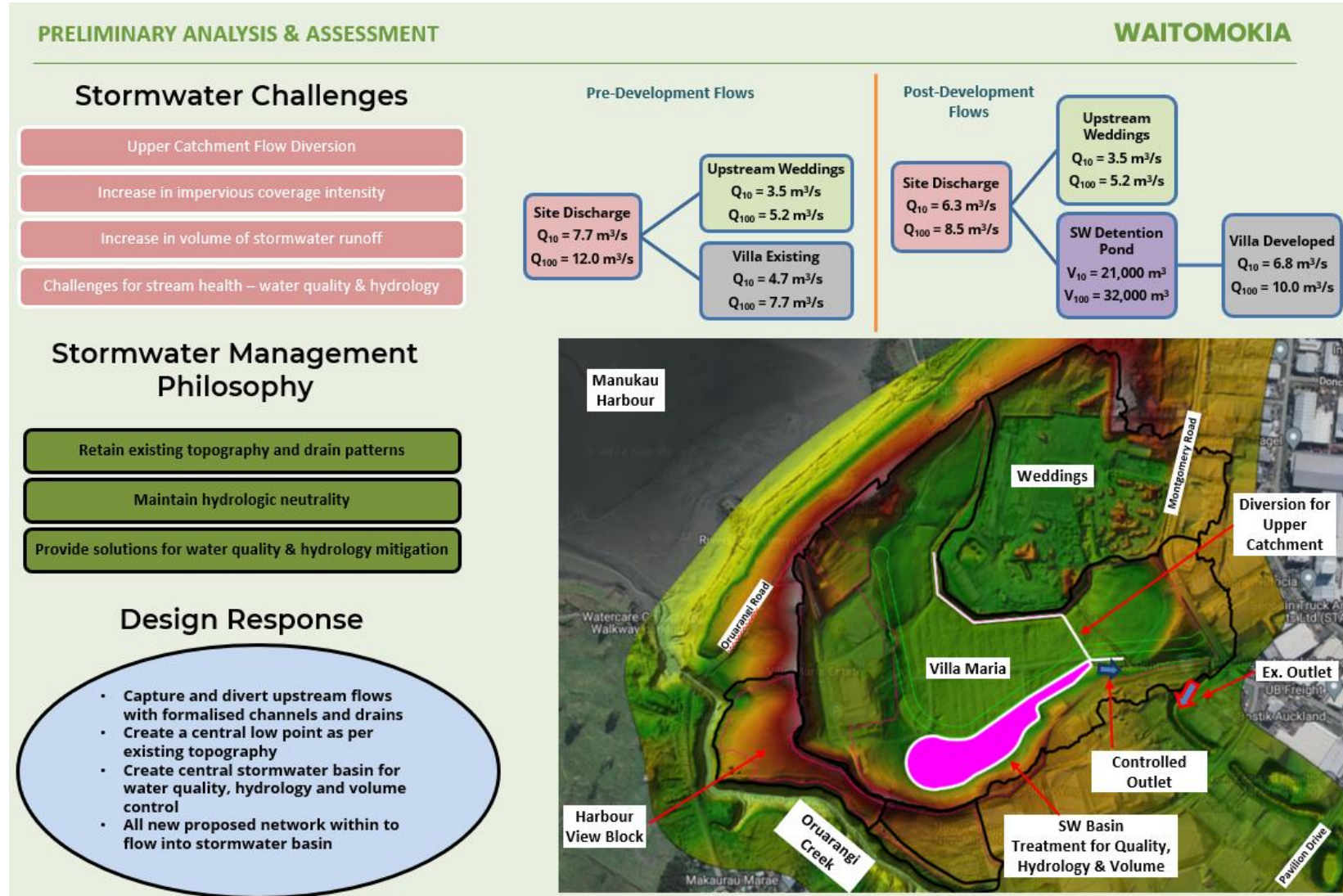
Bowl shaped topography with outlet to Montgomery Road drain

Existing low impervious surface coverage

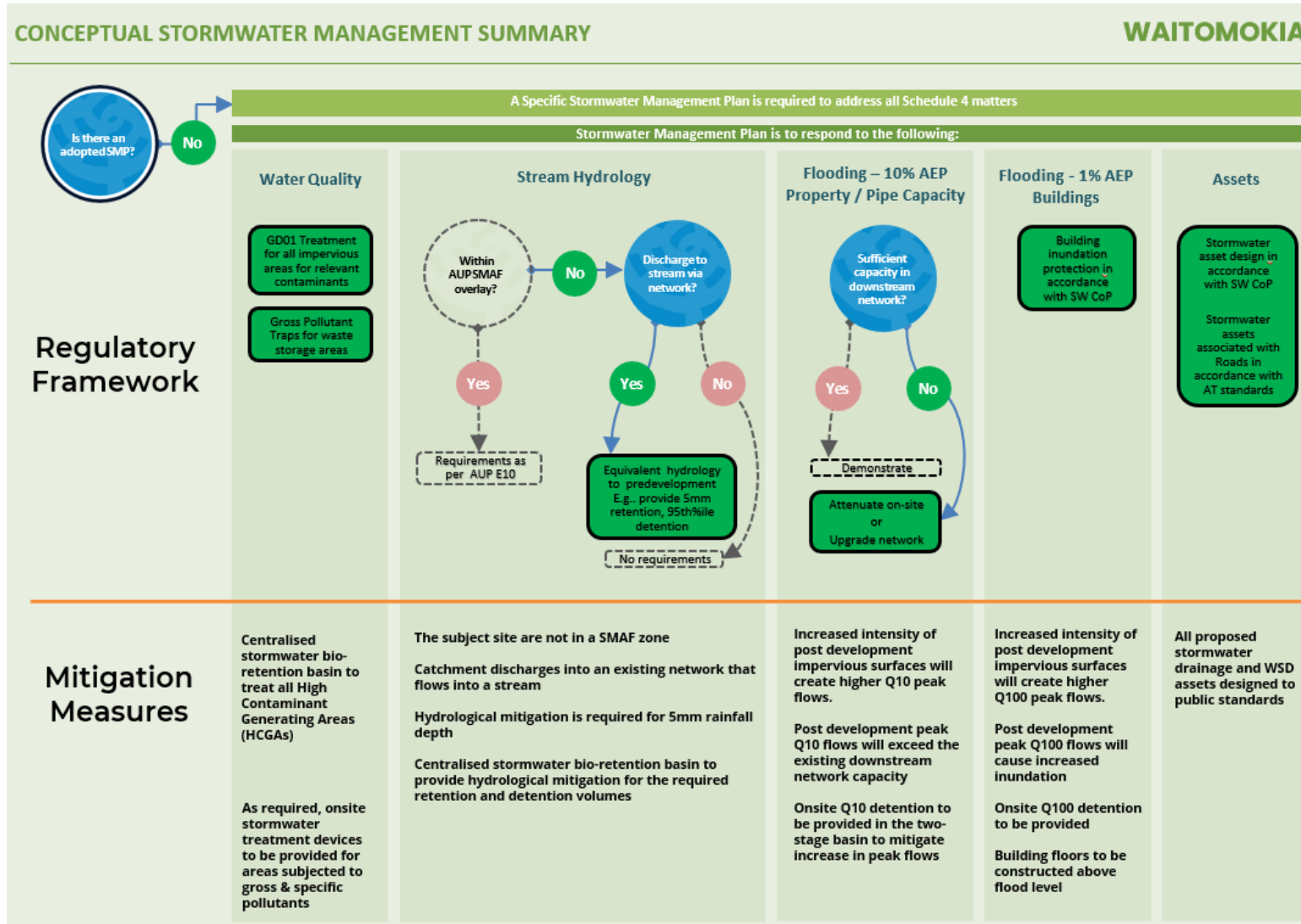
Highly modified artificial streams within the site

Receiving environment – Manukau Harbour

Stormwater Management



Stormwater Management



Next Steps – Where to from here?

Next Workshop – early February 2023

Plan Change Programme

- Draft plan change and MOU: Mid February 2023
- Hui: Late February
- Council discussion: February -March 2023

Plan Change Lodgement: April-May 2023



Questions – He pātai

Hui 1 – Waitomokia Plan Change & Masterplan
Mana Whenua Hui – December 2022

Hui 1 Notes

Project: Waitomokia Plan Change

Date: 14 December 2022

Time: 12pm – 1pm

Location: Online

Attendees: Karl Flavell (KF), Sarah Haydock (SH), Mike Gimblett (MG), Rachel de Lambert (RdL), William Hatton (WH), Nick Roberts (NR), Mary Wong (MW), Makarena Dalton (MD), Dan Reddy (DR).

Item	Detail	Action
1	<p>Additional Opportunity:</p> <ul style="list-style-type: none"> For mana whenua to have physical presence, ‘Whare Manaaki’. Working through an example with Fletchers. This allows mana whenua/ iwi to have place. 	<ul style="list-style-type: none"> Karl to provide more detail of how this might work.
2	<p>Stormwater:</p> <ul style="list-style-type: none"> Is this a SW pond or wetland? <ul style="list-style-type: none"> DR: The SW device (basin) is a ‘dry wetland’ that will be vegetated. DR: This will be primarily wet. The attenuation period is approx. 24 hours. The first stage is slightly wetter and will be a planted swale. Who will own the SW device? As Healthy Waters is not preferred for mana whenua. <ul style="list-style-type: none"> Unsure at this stage. Still working this through. An operations and maintenance plan will be prepared and details of this can be considered further. The four bay approaches described in the presentation is not considered to be SW Treatment Train Approach. The approach needs to incorporate rain gardens / vegetated swales for treatment prior to discharge into SW basin device, as well as incorporating final. Roof water collection: <ul style="list-style-type: none"> BS: Yes, roof water collection will be included. Need to work through level of reuse based on future use. But this is common practice is prior development examples i.e., use for building wash, irrigation and grey water where possible. Aquifer / Recharge: The proposal does increase impervious surfaces and this needs to be commented on with respect to groundwater recharge. 	<ul style="list-style-type: none"> BS to share ENGEO findings when available. Investigate more opportunities to incorporate treatment options as discussed to achieve the treatment train approach.

	<ul style="list-style-type: none"> ○ BS: ENGEO have undertaken preliminary investigations. Details to be shared. ● Have there been any conversations with Healthy Waters regarding SW approach and wetland at Montgomery Road? ○ NR: We're not familiar with this particular example, however, this would be an opportunity to collaborate. 	
3	<p>Non-statutory agreements:</p> <ul style="list-style-type: none"> ● Not supportive of MOU however considers other relationship agreements to be useful. Support this approach generally. ● Agree that focus should be on plan change first, with relationship agreement to be discussed further. ● Good example with Drury South. 	
4	<p>Plan Change / Features / Values:</p> <ul style="list-style-type: none"> ● Heartland Site: <ul style="list-style-type: none"> ○ Potential location for Whare Manaaki. ● Harbour View Site (Lot 2): <ul style="list-style-type: none"> ○ Mana whenua seek no development on this area. ● Access: <ul style="list-style-type: none"> ○ No real issues with public access. ● Precinct Plans: <ul style="list-style-type: none"> ○ Need to incorporate Aquifer layer in Precinct Plan 3 	<ul style="list-style-type: none"> ● Access to be discussed further to ensure sensitive values / wāhi tapu are respected.
6	<p>Next steps:</p> <ul style="list-style-type: none"> ● All confirmed the next steps are 'ok' with timeline for further engagement in Mid/Late Feb 'ok'. ● Overall, approach is on the right path, but the course can always change. 	<ul style="list-style-type: none"> ● B&A to prepare notes and circulate pre-station material and matrix table.

Hui 1 Notes

Project: Waitomokia Plan Change

Date: 14 December 2022

Time: 9am – 10.30

Location: Highbrook and online

Attendees: **In person:** Edith Tuhimata (ET), Stuart Renata (SR), Phil Crampsie (PC), Ben Shaw (BS), Sarah Haydock (SH), Rachel de Lambert (RdL), William Hatton (WH), Nick Roberts (NR), Mary Wong (MW), and Makarena Dalton (MD)

Virtual: Lucie Rutherford (LR), Ben Lenard (BL), Mickael Baker (MB), Kowhai Olsen (KO), Mike Gimblett (MG), and Dan Reddy (DR).

Item	Detail	Action
1	Karakia: William Hatton Intro and overview: Nick R Introductions (all)	N/A
2	<p>Stormwater: DR presented stormwater design and approach. Key issues/questions raised:</p> <ul style="list-style-type: none"> • Is this a SW pond or wetland? <ul style="list-style-type: none"> ○ DR: The SW device (basin) is a ‘dry wetland’ that will be vegetated. ○ DR: This will be primarily dry. The attenuation period is approx. 24 hours. • The four bay approaches described in the presentation are not considered to be SW Treatment Train Approach. The approach needs to incorporate rain gardens / vegetated swales for treatment prior to discharge into SW basin device, as well as incorporating final. • Roof water collection: <ul style="list-style-type: none"> ○ BS: Yes, roof water collection will be included. Need to work through level of reuse based on future use. But this is common practice in prior development examples i.e., use for building wash, irrigation and grey water where possible. • SW approach needs to incorporate treatment for runoff from road surfaces. This needs to occur prior to discharge to SW basin device. SW Outfall needs to be upgraded to ‘green outlet’ with polishing method with green rip rap mesh and planting. This will be 3 points of treatment and achieve the treatment train approach. 	<ul style="list-style-type: none"> • BS to share ENGEO findings when available. • Investigate more opportunities to incorporate treatment options as discussed to achieve the treatment train approach.

	<ul style="list-style-type: none"> • Aquifer / Recharge: The proposal does increase impervious surfaces and this needs to be commented on with respect to groundwater recharge. <ul style="list-style-type: none"> ○ BS: ENGEO have undertaken preliminary investigations. Details to be shared. • Have there been any conversations with Healthy Waters regarding SW approach and wetland at Montgomery Road? <ul style="list-style-type: none"> ○ NR: We're not familiar with this particular example, however, this would be an opportunity to collaborate. 	
3	<p>Non-statutory agreements:</p> <ul style="list-style-type: none"> • Can consider augier conditions to be incorporated into resource consent conditions. • Mixed response from ER and KO regarding relationship agreement. Mana whenua need to discuss this separately from Goodman and consultants and how something like this may work. • This needs to be done in accordance with tikanga Māori, in particular 'Hohou (houhou) te rongō'. Raised by KO and ER. 	
4	<p>Plan Change / Features / Values:</p> <ul style="list-style-type: none"> • Harbour View: <ul style="list-style-type: none"> ○ Reiterate that Mana whenua seek no development on this area. ○ Reaffirm: no development of Tuff Ring. • Values: <ul style="list-style-type: none"> ○ Additional values 'Tikanga Māori'. • Access: <ul style="list-style-type: none"> ○ This needs to be discussed further. May not want public access. • Support retention of kohatu 'volcanic rocks' on site. • Support height controls. • Puhinui Precinct Plan in AUP not considered an exemplar. Needs further refinement and opportunity for mana whenua to contribute to development of plan change. 	<ul style="list-style-type: none"> • Access to be discussed further to ensure sensitive values / wāhi tapu are respected.
6	<p>Additional opportunities:</p> <ul style="list-style-type: none"> • Education opportunities for tamariki / kids i.e., laboratory. • Moana (ocean) needs to have the clear integrated management with freshwater. 	
6	<p>Next steps:</p> <p>All confirmed the next steps are 'ok' with timeline for further engagement in Mid/Late Feb 'ok'.</p>	<ul style="list-style-type: none"> • B&A to prepare notes and circulate prestation material and matrix table.

Hui 1 Notes

Project: Waitomokia Plan Change

Date: 23 March 2023

Time: 12pm – 1.30pm

Location: Goodman Head Office and Online

Attendees: Jeff Lee (JL), Ed Ashby (EA), Sarah Haydock (SH), Mike Gimblett (MG), Ben Shaw (BS), Rachel de Lambert (RdeL), Neville Smyth (NS), Dan Reddy (DR), Nick Roberts (NR), and Makarena Dalton (MD).

Item	Detail	Action
1	<ul style="list-style-type: none"> Slide 3 – NR notes that Te Ahiwaru is also being engaged to prepare a CVA and advised we attended Makaurau Marae on 22/03. Slide 4 – JL identified spelling error of ‘Hoturoa’ in the presentation. 	<ul style="list-style-type: none"> MD to correct Slide prior to circulation.
2	<p>Harbour View Site:</p> <ul style="list-style-type: none"> EA it is important to retain the character and openness on the Harbour View Site. 	Noted
3	<p>Ōruarangi and waterbodies:</p> <ul style="list-style-type: none"> JL requested Te Akitai Waiohua statutory acknowledgements to be referred to in CVA matrix. Important to acknowledge the work Te Akitai Waiohua has put in to get this. Circulate ENGEO Hydrology report 	<ul style="list-style-type: none"> MD to update CVA Matrix MD to circulate Hydrology report
4	<p>Interpretation and Cultural Narratives</p> <ul style="list-style-type: none"> EA suggested a transparent sign etched with what the scoria cones of Waitomokia looked like historically be installed that can be viewed along the public walkway. Could be located on the tuft ring high point. RdeL supported EA, acknowledging that this has been mentioned previously. 	<ul style="list-style-type: none"> Noted. To be considered in MOU.
5	<p>Wāhi Tapu, Wāhi Taonga and Wāhi Tupuna</p> <ul style="list-style-type: none"> JL requested internment protocols for managing any unearthed archaeological artifacts. JL queried how the earthworks were to be managed to avoid destruction of artifacts. Need certainty over how this is done EA reiterated putting aside space to inter. EA noted the main thing was that iwi were leading this and not Heritage NZ. Cultural monitoring to take place while earthworks in progress. 	<ul style="list-style-type: none"> To be considered in PC provisions (rules and assessment criteria) and MOU

	<ul style="list-style-type: none"> EA suggested that buildings were built in a style that reflected what was sitting underneath them. JL/EA importance of retaining kohatu on site. 	
6	<p>Place names:</p> <ul style="list-style-type: none"> JL confirmed support of naming the precinct Waitomokia and noted that different iwi have different priorities and to ensure we manage that carefully. 	Noted
7	<p>Next steps:</p> <ul style="list-style-type: none"> All confirmed the next steps are 'ok' with timeline for further engagement in April 'ok'. EA noted he would be happy to join Goodman and meet with Council to support the plan change and JL agreed. EA overall supportive of approach. 	<ul style="list-style-type: none"> B&A to prepare notes and circulate presentation material, matrix table and Hydrology Report.

Record of Consultation

4.0 Hui #2 – Presentation and Meeting Notes – Mana Whenua



Waitomokia Plan Change

August 2023

B&A
Urban & Environmental



- Goodman Property Trust is NZ's largest real estate entity
- Specialist global industry property group
- Owns, develops and manages high quality urban warehouse and logistic spaces
- Logistic estates across the region – Albany, Highbrook, Mt Roskill, Manukau and Mt Wellington



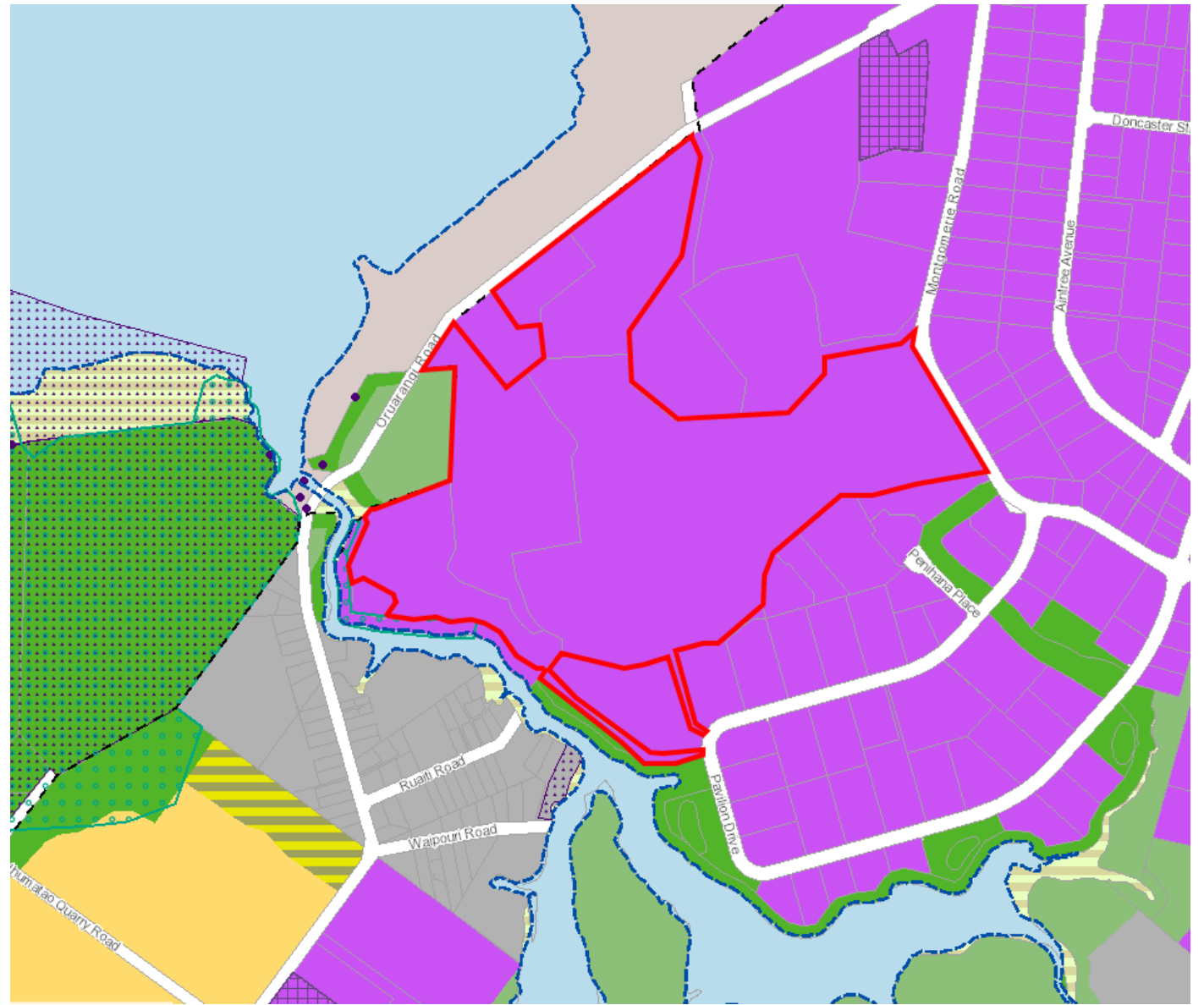
- 1 118 Montgomerie Road *Vineyard Block*
- 2 350 Oruarangi Road *Northern Block*
- 3 400 Oruarangi Road *House Block*
- 4 470 Oruarangi Road *Harbour View Block*

Total: 31.0258 ha



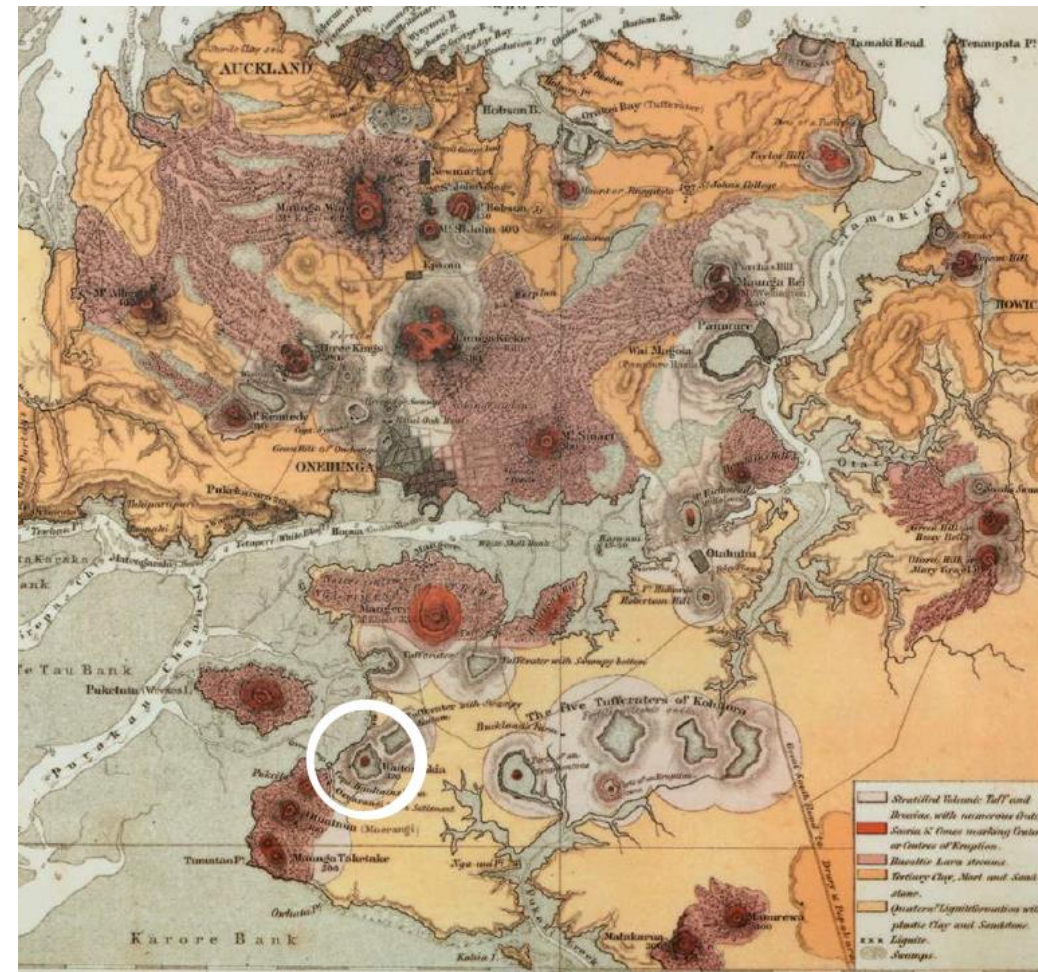
Site Context

- Business – Light Industry zone
- No historic heritage, mana whenua or ONF overlays
- Light Industry zone controls:
 - 20m height limit
 - Unlimited building coverage
 - Yard standards to residential, open space and special purpose zones only
 - New buildings and adds/alts to existing buildings is a permitted activity





Wider cultural landscape

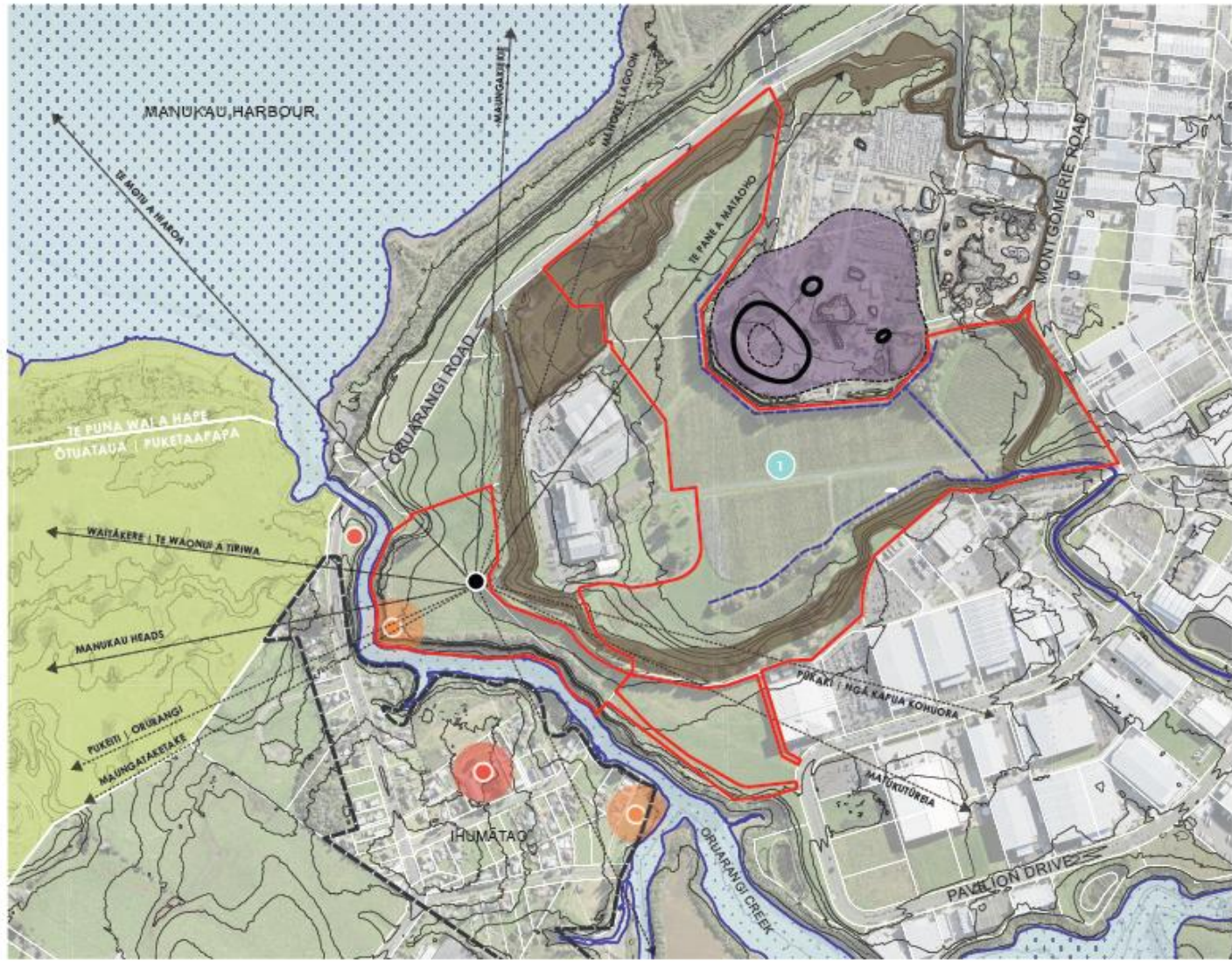


Historic volcanic landscape

Historic Cultural Landscape

CONSTRAINTS	OPPORTUNITIES
Waitomokia: Volcanic explosion crater	Crater rim landform: Key to cultural integrity and Site identity
Moerangi: Main volcanic cone located in separate landholding with physical presence of historical landscape desecrated	Naming of development site acknowledging Mana Whenua identity
Natural aquifer / Pura that feeds into the wider Ihumāto landscape	Enhancement of water quality for Oruarangi Stream and Manukau Harbour
Once a wetland of importance	
Waitomokia is considered wahi tapu by mana whenua (in the sense that it is associated with tupuna atua)	Connect Mana Whenua (Makaurau Marae) to the Site
Part of Te hiriri o maaaho' cultural landscape narrative	

- KEY**
-  SITE BOUNDARY
 -  COASTAL STATUTORY ACKNOWLEDGEMENT (MANUKAU HARBOUR, ORUARANGI CREEK)
 -  CRATER SLOPES
 -  MANA WHENUA SITES OF SIGNIFICANCE
 -  IHUMĀTAO VILLAGE
 -  MAKAUARAU MARAE | POU (HAPE)
 -  WĀHI TAONGA
 -  MOERANGI DESECRATED VOLCANIC CONES
 -  HISTORIC BASE OF VOLCANIC CONES INTERFACE
 -  SITE IS AN AQUIFER / PURA



- Cultural Value Assessments
 - Te Ahiwaru – Waiohua
 - Ngāti Te Ata Waiohua
 - Te Ākitai Waiohua
 - Ngāti Tamaoho
 - Te Kawerau ā Maki
 - Ngaati Whanaunga

NGATI TE ATA



**Ngāti Tamaoho
Cultural Values Assessment**

Villa Maria Masterplan, Waitomokia



Map of some of the sites of cultural importance in the Māngere area. "Puketutu pa on Weekes' Island, Manukau Harbour", by F. G. Fairfield. *Journal of Polynesian Society*, Vol 47, No. 187, 1938.

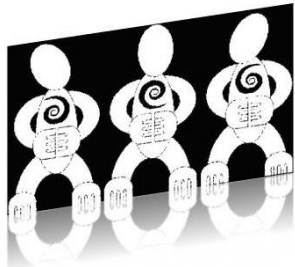
Noema 2022



TE KAWERAU A MAKI



"Kawerau Iwi, Kawerau Mana, Kawerau Tangata"



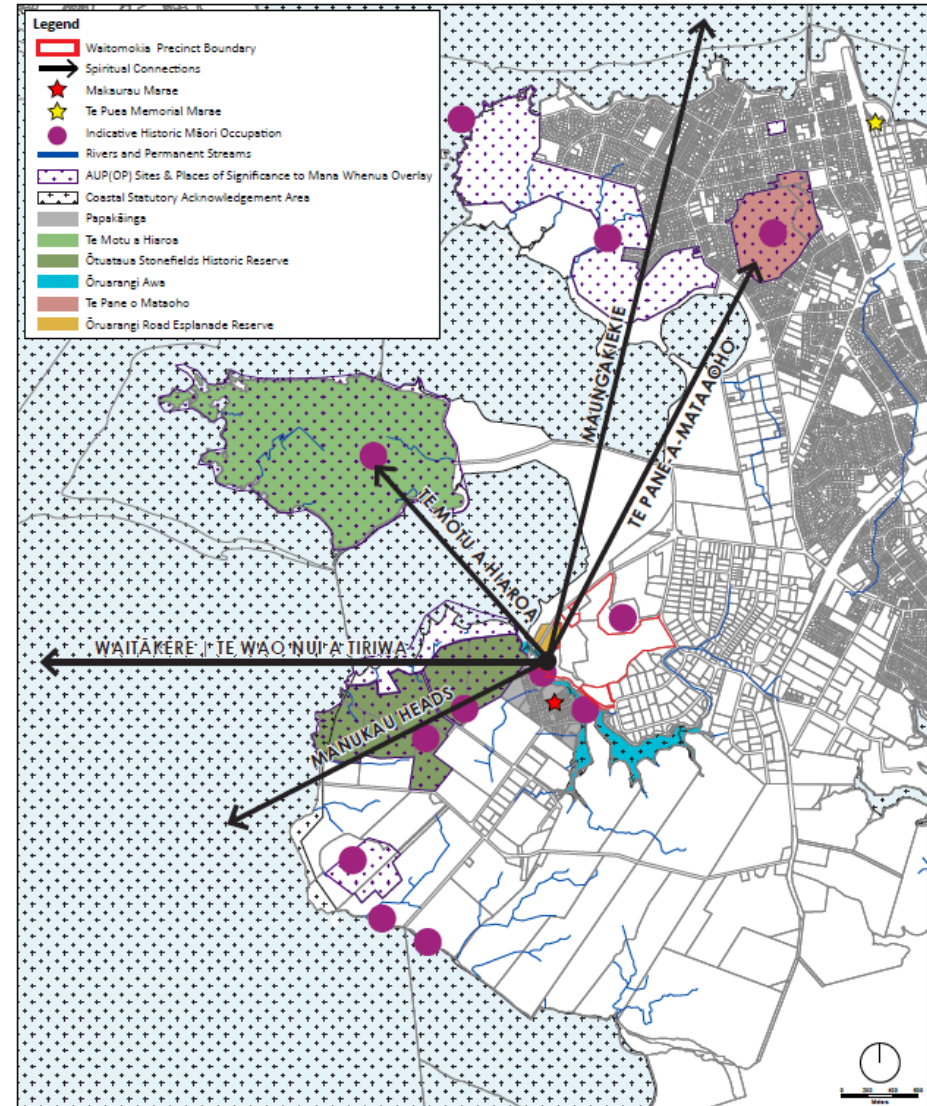
**Te Ākitai Waiohua
Waka Taua
Incorporated**



- The plan change purpose is to achieve a balance between continuing to enable development of the site for industrial purposes while respecting and enhancing, where possible, the key components of the cultural landscape.
- Goodman also intends to establish a long term relationship with iwi through the development and management of the site.



- New 'Waitomokia Precinct'
 - Applies cultural landscape overlay to manage future development
 - Consistent with AUP approach and other existing precincts for managing cultural values
- Objectives, policies, activity table, standards and assessment criteria
- Precinct Plans
 - 1- Cultural landscape values
 - 2 - Waitomokia Cultural Landscape
 - 3 - Structuring Elements, Sub-precincts and Building Height
 - 4 - Crater Rim Protection Area



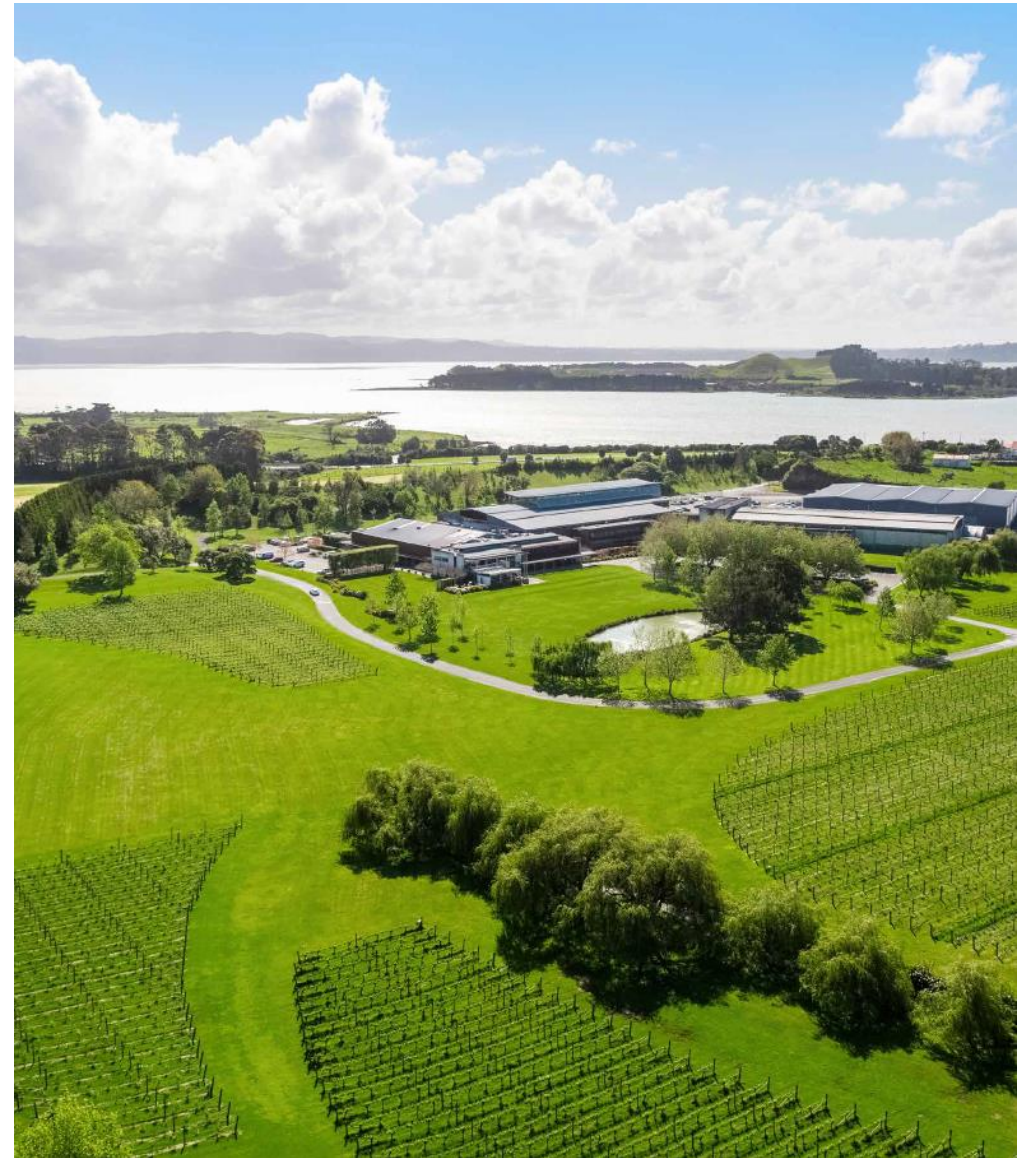
- Methods
 - Standards for sub-precincts
 - Building height controls in sensitive areas
 - No build area
 - Crater rim protection
 - Yard and landscaping standards
 - Stormwater management requirements (through a wetland system)
 - Building Design assessment
 - Access to Pā
 - Special information requirements



- Ongoing engagement between Goodman and iwi on future resource consent applications
- Toi Māori / interpretation boards to recognise Mana Whenua narrative
- Agreements for sourcing nursery stock and landscape contracting services
- Establish accidental discovery protocol
- Commitment to retain large rocks / kōhatu on site
- Building design guidelines – to inform resource consent stages
- Partnership opportunities



- Further hui and engagement with iwi
- Finalise technical reporting – 8 Sept 2023
 - Archaeology – CFG Heritage
 - Landscape and Visual – Boffa Miskell
 - Ecology – Viridis
 - Traffic – Flow
 - Hydrology – Engeo
 - Geoheritage – Bruce Hayward
 - Civil/Stormwater Management - HG
- Finalise precinct provisions and s32 analysis – 22 Sept 2023
- Hui with Council Officers – end Sept 2023
- Finalise and lodge plan change – October 2023





Questions?

Barker & Associates

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka

Project: Waitomokia Plan Change – Te Ahiwaru Hui
 Date: 22 August 2023
 Time: 2-4pm
 Location: Te Ahiwaru Tari, Main Room, 24 Ruaiti Road

Attendees:

Name	Role/Organisation
Nick Roberts	B&A
Mary Wong	B&A
Kowhai Olsen	Te Ahiwaru
Sophia Olo-Whaanga	Te Ahiwaru
Pania Newton	Te Ahiwaru
Ben Shaw	Goodman

Item	Detail	Action
1	<p>NR discussed the project background and recap of the work completed to date and previous hui. This was followed by a summary of the Plan Change and key features/points of discussion:</p> <ul style="list-style-type: none"> - Outline of the precinct plans i.e. showing the precinct boundary including Indevin site. - The no-build zones including the notion of building a shelter or some other structure to form a place of reflection for Whanau at the high point in sub-precinct A. - The proposed building height restrictions for the different sub-precincts. - The crater rim no-build zone - The 10m landscape buffer and setback in sub-precinct A to provide a buffer to the Pā and screening to the Papakāinga opposite the Oruarangi Awa. - Stormwater management including: <ul style="list-style-type: none"> o Potential for a secondary SW outlet beneath the crater rim to avoid excessive fill heights. o The SW design involves the full treatment train: <ul style="list-style-type: none"> ▪ Inert roofing ▪ Enviropods ▪ SW360 Sand filters 	

	<ul style="list-style-type: none"> ▪ Swale/raingardens for carparks and road side (where practical) ▪ Final polishing via the SW wetland/pond 	
2	<p>Te Ahirwaru feedback/comments on Plan Change:</p> <ul style="list-style-type: none"> - Pleased to see the proposed lowering of building height in sub-precinct A. However, the 14m building height proposed is potentially still too high and could be imposing on the Papakāinga. - Queried if a building setback is proposed along the narrow section of sub-precinct A and why the 10m landscape buffer did not extend for the full length along this boundary. This area is directly opposite the Papakāinga so is requested to be screened and setback from buildings too. - BS clarified this area is the narrowest part and the only route in to this part of the site so is likely to be accessway / start of the yard, rather than buildings. However, the bulk and location is still to be finalised. - If the option for the SW outlet beneath the crater rim proceeds, Te Ahiwaru seek input and influence over the design of the outlet and the stormwater solution. - The indicative walkway on Precinct Plan for access to the Pā is not considered to be essential because public access to the Pā site is discouraged and removal of this is supported. However, Te Ahiwaru access to the Pā remains important and should be provided for. - Copies of technical reports informing the plan change are requested for review. - There is a puna in the Waitomokia cultural landscape that is currently not reflected on Precinct Plan 2 and this is suggested to be shown on the precinct plan too. 	B&A and Goodman to investigate solutions
3	<p>Te Ahiwaru other comments:</p> <ul style="list-style-type: none"> - Is there any opportunity for Goodman to assist/support/lobby for Te Ahiwaru’s development plans with council – particularly for SW/WW which is currently under capacity. <ul style="list-style-type: none"> o NR advised this is something that could be explored in the MOU. 	Goodman

	<ul style="list-style-type: none"> - How does Goodman intend “to honour Te Tiriti” (o Waitangi)? Suggestion of return of land to Te Ahiwaru. - Query raised as to whether are any ONF overlays proposed over Waitomokia and if Council intended to do this. <ul style="list-style-type: none"> o NR/MW advised that this matter was discussed recently with Council and the advice was there was no intention to do so. 	Goodman
4	Reminder and discussion of the proposed MOU as a tool to be used to adopt Māori architectural concepts but also could be used to flesh out other detailed design features such as the SW outlet. The MOU would enforce the design guidelines being developed for buildings in the precinct.	Goodman
5	<p>Next steps following hui today:</p> <ul style="list-style-type: none"> - Te Ahiwaru to review plan change in more detail and provide B&A/Goodman with their feedback any proposed changes. - Goodman will continue with advancing plan change and targeting lodgement in the next 4-6 weeks. - Intention is for Goodman to arrange another pre-lodgement meeting with Council and would welcome Te Ahiwaru to attend this meeting expressing support for the plan change. 	B&A/Goodman
6	<p>SO shared an overview of Te Ahiwaru’s Ahi Kaa Framework Plan which consolidates the values and aspirations of various strategic documents by Te Ahiwaru. This Framework Plan identifies priorities for Te Ahiwaru and outlines potential options for implementation.</p> <p>Recommended that Goodman considers this Framework Plan and could be a useful document for Goodman to refer to in development of the design guidelines.</p> <ul style="list-style-type: none"> - Framework Plan is 90% completed and a copy can be shared with Goodman once finalised. 	Te Ahiwaru

Project: Waitomokia Plan Change – Ngati Tamaoho

Date: 25 August 2023

Time: 2-3:30pm

Location: Ngati Tamaoho Office, 128 Hingaia Road

Attendees:

Name	Role/Organisation
Nick Roberts	B&A
Mary Wong	B&A
Makarena Dalton	B&A
Lucie Rutherford	Ngati Tamaoho
Edith Tuhimata	Ngati Tamaoho
Phil Crampsie	Goodman

Item	Detail	Action
1	<p>NR discussed the project background and recap of the work completed to date and previous hui. This was followed by a summary of the Plan Change and key features/points of discussion:</p> <ul style="list-style-type: none">- Outline of the precinct plans i.e. showing the precinct boundary including Indevin site- The no-build zones including the notion of building a shelter or some other structure to form a place of reflection for Whanau at the high point in sub-precinct A- The proposed building height restrictions for the different sub-precincts.- The crater rim no-build zone- The 10m landscape buffer and setback in sub-precinct A to provide a buffer to the Pā and screening to the Papakāinga opposite the Oruarangi Awa.- Stormwater management including:<ul style="list-style-type: none">- Potential for a secondary SW outlet beneath the crater rim to avoid excessive fill heights.- The SW design involves the full treatment train:<ul style="list-style-type: none">▪ Inert roofing,▪ Enviropods,	

	<ul style="list-style-type: none"> ▪ SW360 Sand filters, ▪ Swale/raingardens for carparks and road side (where practical) <p>- Final polishing via the SW wetland/pond</p>	
2	<p>Ngati Tamaoho feedback/comments on Plan Change:</p> <ul style="list-style-type: none"> - Existing provisions in the AUP do not properly acknowledge mana whenua values and particularly in Light Industry zones but that does mean they do not exist. - In reference to the no build zone in sub-precinct A, it is not just the high points identified that should be protected but there are outer slopes that should be protected too. - Due to the cultural significance and undeveloped nature of the land, the likelihood of uncovering unrecorded sites during future development is likely to be high. Ngati Tamaoho advised they will not support or agree to authorities to modify or destroy archaeological sites. - Recommended the development of a Cultural Management Plan (CMP). The CMP will be separate from the Plan Change and will sit within the MOU. The CMP will include a list of key items to address, such as: <ul style="list-style-type: none"> o Cultural opportunities mapping; o Artwork; o Expression of interest; o Archaeology management (noting that this is not approval for Authority process; and o Rehabilitation of the esplanade reserve. - Advised that Te Ahiwaru is the Ahi Kaa for this cultural landscape and the CMP should appropriately be prepared by Te Ahiwaru. <ul style="list-style-type: none"> o Edith will provide example of a CMP template to Kowhai for completion. - Queried why the 10m landscape buffer did not extend for the full length along this boundary. This area is directly opposite the Papakāinga so be screened and setback from buildings too. - The indicative walkway on Precinct Plan for access to the Pā is not considered to be essential because public access 	<p>B&A - special information requirement to be updated to require Archaeological Management Plan at the time of RC.</p> <p>Edith to discuss with Kowhai</p> <p>B&A/Goodman</p> <p>B&A</p>

	<p>to the Pā site is discouraged and removal of this is supported. However, access to the Pā remains important and should be provided for. Policy 6 should be removed and Precinct Plan 3 should be updated to extend the indicative walkway around the crater rim as opposed to terminating at the Pā site.</p> <ul style="list-style-type: none"> o The MOU must continue to provide Te Ahiwaru with access to the Pā site. <p>- Advised that any discharge to the Oruarangi Awa will need a green outfall design solution.</p>	Goodman
3	<p>Next steps following hui today:</p> <ul style="list-style-type: none"> - Ngati Tamaoho to review plan change in more detail and provide B&A/Goodman with their feedback any proposed changes. - B&A to provide updated version of precinct provisions based on discussions and circulate to Ngati Tamaoho for review. - Goodman will continue with advancing plan change and targeting lodgement in the next 4-6 weeks. - Intention is for Goodman to arrange another pre-lodgement meeting with Council and would welcome Ngati Tamaoho to attend this meeting expressing support for the plan change. 	B&A/Goodman
4	<p>Next hui to be reconvened in 3 weeks (week of 11th Sept) to review updated provisions and list of items for CMP.</p>	B&A to arrange

Project: Waitomokia Plan Change Hui – Te Akitai Waiohua

Date: 31 August 2023

Time: 12-1pm

Location: B&A Offices, Shortland Street

Attendees:

Name	Role/Organisation
Nick Roberts	B&A
Mary Wong	B&A
Jeff Lee	Te Akitai Waiohua
Ben Shaw	Goodman

Item	Detail	Action
1	<p>NR discussed the project background and recap of the work completed to date and previous hui. This was followed by a summary of the Plan Change and key features/points of discussion:</p> <ul style="list-style-type: none">- Outline of the precinct plans i.e. showing the precinct boundary including Indevin site.- The no-build zones including the notion of building a shelter or some other structure to form a place of reflection for Whanau at the high point in sub-precinct A.- The proposed building height restrictions for the different sub-precincts.- The crater rim no-build zone- The 10m landscape buffer and setback in sub-precinct A to provide a buffer to the Pā and screening to the Papakāinga opposite the Oruarangi Awa.- Stormwater management including:<ul style="list-style-type: none">o Potential for a secondary SW outlet beneath the crater rim to avoid excessive fill heights.o The SW design involves the full treatment train approach:<ul style="list-style-type: none">▪ Inert roofing,▪ Enviropods,▪ SW360 Sand filters,▪ Swale/raingardens for carparks and road side (where practical)	

	<ul style="list-style-type: none"> ▪ Final polishing via the SW wetland/pond 	
2	<p>Te Akitai Waiohua feedback/comments on the Plan Change:</p> <ul style="list-style-type: none"> - Requested doing visual simulations of how development in the plan change area with proposed controls will be viewed from the Papakāinga, such as: <ul style="list-style-type: none"> o Lower building height o Landscape buffer o No build area - Requested clarification on access to Pā site and if public access will be removed altogether if the standard in the precinct provisions is removed: <ul style="list-style-type: none"> o NR clarified public access will not be removed but will not be facilitated or encouraged by the plan change. o The MOU will specify and ensure access to the Pā site by iwi. - MOU should specify meaningful engagement with iwi and commitment that development of buildings in precinct will be by Goodman, as opposed to other occupants/customers, to provide continuity of engagement with iwi. - Requested copies of technical reports once finalised to review in conjunction with precinct provisions. - Likely to recommend that Chloe Trenouth is engaged by Te Akitai to undertake a peer review of the draft provisions given her background involvement and assistance with the Puhunui Precinct. - Signalled that there may be suggestions to change the language in the precinct description that better acknowledges Te Akitai's values. Provisions will be provided to Te Akitai management for review and to provide feedback. - Queried the relevance and reasoning for including Te Motu a Hiaroa Charitable Trust in the precinct description and likely to suggest this passage/reference is deleted. - Requested copy of the precinct provisions with amendments agreed with other iwi to date. 	<p>BM/Goodman</p> <p>B&A</p> <p>Te Akitai</p> <p>B&A</p>

3	<p>Next steps following hui today:</p> <ul style="list-style-type: none"> - Te Akitai Waiohua to review plan change in more detail and provide B&A/Goodman with their feedback any proposed changes. - Goodman will continue with advancing plan change and targeting lodgement in the next 4-6 weeks. - Intention is for Goodman to arrange another pre-lodgement meeting with Council and would welcome Te Akitai Waiohua to attend this meeting expressing support for the plan change. 	B&A/Goodman
4	<p>Post-meeting notes:</p> <ul style="list-style-type: none"> - JL advised the following: <ul style="list-style-type: none"> o Te Akitai Waiohua has a coastal statutory acknowledgement area along with the iwi listed. It may not be included because it hasn't passed into legislation, however it is in the signed Deed of Settlement. o Te Akitai Waiohua also have a statutory acknowledgement over Otutataua Stonefields Reserve area (although that is not directly relevant). 	

Project: Waitomokia Plan Change Hui – Ngati Te Ata

Date: 12 September 2023

Time: 11:30am

Location: MS Teams

Attendees:

Name	Role/Organisation
Nick Roberts	B&A
Mary Wong	B&A
Karl Flavell	Ngati Te Ata
Ben Shaw	Goodman

Item	Detail	Action
1	<p>NR discussed the project background and recap of the work completed to date and previous hui. This was followed by a summary of the Plan Change and key features/points of discussion:</p> <ul style="list-style-type: none">- Outline of the precinct plans i.e. showing the precinct boundary including Indevin site.- The no-build zones including the notion of building a shelter or some other structure to form a place of reflection for Whanau at the high point in sub-precinct A.- The proposed building height restrictions for the different sub-precincts.- The crater rim no-build zone- The 10m landscape buffer and setback in sub-precinct A to provide a buffer to the Pā and screening to the Papakāinga opposite the Oruarangi Awa.- Stormwater management including:<ul style="list-style-type: none">o Potential for a secondary SW outlet beneath the crater rim to avoid excessive fill heights.o The SW design involves the full treatment train approach:<ul style="list-style-type: none">▪ Inert roofing,▪ Enviropods,▪ SW360 Sand filters,▪ Swale/raingardens for carparks and road side (where practical)	

	<ul style="list-style-type: none"> ▪ Final polishing via the SW wetland/pond 	
2	<p>Ngati Te Ata feedback/comments on the Plan Change:</p> <ul style="list-style-type: none"> - Queried if Council had any intention to apply any ONF overlay over the plan change area: <ul style="list-style-type: none"> o NR advised that we have spoken and checked with council about this and the advice received was council had no knowledge or plan to do this. - Queried if property ownership changed in the future how can iwi be assured that these provisions and framework will be maintained. <ul style="list-style-type: none"> o NR advised that because this is a plan change – the provisions will be maintained in the AUP and will remain in effect irrespective of any changes to property ownership in the future. - Agreed that public access to the Pa site was not required or supported. However, iwi access to the Pa site is required to be maintained. - KF does not support development on the high point areas in sub-precinct A to not obstruct the key views, shown on Precinct Plan 1. Sought assurance that development in these areas will not occur. - Requested clarification of views from development in sub-precinct A and what views would be maintained, particularly given the proposed landscape buffer around the Pa site. - Queried if the ‘no build areas’ will definitely not be developed on in the future. <ul style="list-style-type: none"> o NR clarified that the provisions do not permit development but will enable the development of public amenities (i.e. seating, shelter building etc) for iwi. o On-going management of this area will be via the MOU with Goodman. o Access to the ‘no build area’ can be achieved via the public esplanade reserve accessed from Oruarangi Road. - Queried the potential extent of modifications to the crater rim <ul style="list-style-type: none"> o NR and BS clarified that the provisions do not permit development or earthworks on the crater rim. However, the provisions do enable minor modifications for landscaping and maintenance of walking tracks to avoid future consents for these minor maintenance works. 	

	<ul style="list-style-type: none"> - 10m building setback to the Pa site is not considered to be sufficient and a greater setback is considered to be required. <ul style="list-style-type: none"> o KF suggested a 10m setback from the 10m landscape buffer as an alternative. - Stormwater management <ul style="list-style-type: none"> o BS advised rainwater harvesting now forms part of Goodman’s greenstar initiatives. o BS advised the roof area provides potential for solar panels too and forms part of greenstar initiatives. KF supports this initiative and including as part of MOU. - Assessment criteria applying to the development of new buildings is supported. <ul style="list-style-type: none"> o BS clarified that the development of buildings in the precinct would be by Goodman and not by the individual customers in the future. This provides iwi with continuity of point of contact with Goodman. - Special information requirement: suggested adding in a Cultural Management Plan as a subset of the Archaeological Management Plan to provide for cultural monitoring. - Requested copies of the technical reports 	
3	<p>Next steps following hui today:</p> <ul style="list-style-type: none"> - Goodman to finalise technical reports and precinct provisions for lodgement of plan change. - Ngati Te Ata to review plan change in more detail and provide B&A/Goodman with their feedback any proposed changes. - Goodman will continue with advancing plan change and targeting lodgement in the next 4-6 weeks. - Intention is for Goodman to arrange another pre-lodgement meeting with Council and would welcome Ngati Te Ata to attend this meeting expressing support for the plan change. - KF advised he would be amenable to attending the council meeting with other iwi in attendance too but would attend in a neutral position. 	B&A/Goodman

5.0 Summary of Mana Whenua Recommendations – Precinct Provision Review

Table 2 Summary of Mana Whenua Recommendations - Final Hui Pre-Lodgement

Item	Feedback - Detail	Outcome
Te Ahiwaru - Waiohua		
1.	The 14m maximum height proposed in sub-precinct A is potentially still too high and could be imposing on the Papakāinga. Consider reducing maximum height further in this area.	<p>Boffa Miskell are engaged to prepare visual simulations. Engagement with iwi is intended to continue and be ongoing (on planning and non-statutory matters); including on concept and layout design. Once more detail is determined (i.e., building envelopes) visual simulations can be provided to demonstrate built form.</p> <p>Maximum buildings heights of 14m versus 20m is substantially lower than the maximum height currently permitted in the light industrial zone. The maximum heights in combination with the proposed yard and landscaping standards are considered appropriate.</p>
2.	Extending the 10m landscape buffer for that full extent of sub-precinct A and applying a building setback standard too because area is directly opposite the Papakāinga.	Options for extending buffer along western extent of sub-precinct A have been considered. Precinct Plan 3 has been updated with a new 5m landscape buffer along the south western boundary of sub-precinct A. Standard I1.6.3 Yards and I1.6.4 Landscaping have also been updated to require suitable setbacks for buildings and planting to be implemented at the time of development.
3.	Seek input and influence over the design of the SW outlet beneath the crater rim / stormwater solution if this option proceeds.	Standard I1.6.6 Stormwater Management has been developed with input of mana whenua and implements best practice engineering principles. This provision is supported by mana whenua. As noted above, ongoing engagement with iwi will continue, including on the stormwater management approach for the site.

Item	Feedback - Detail	Outcome
		Other non-statutory agreements will be developed with Te Ahiwaru Waiohua, and include detail for ongoing engagement on any stormwater outlet design (i.e., MOU or Cultural Management Framework).
4.	Indicative walkway and public access to the Pā site is discouraged and removal is supported. However, Te Ahiwaru access to the Pā remains important and should be provided for	Include detail in other non-statutory agreements (i.e., MOU or Cultural Management Framework) to establish access to the Pā. Including legal mechanisms.
5.	Update Precinct Plan to show a puna in the cultural landscape that is not currently shown.	Precinct Plan 2: Cultural Landscape has been updated to show Puna identified by Te Ahiwaru Waiohua. Refer to blue/purple dot adjacent to Ōruarangi Awa.
6.	Te Ahiwaru’s Ahi Kaa Framework Plan consolidates the values and aspirations of various strategic documents by Te Ahiwaru. Goodman to consider this Framework Plan and reference document in development of the design guidelines	Include detail in other non-statutory agreements (i.e., MOU or Cultural Management Framework) to develop a Cultural Framework that incorporates guiding protocols during to inform and be implemented at the time of development.
7.	Provide copies of technical reports for review	Due to time constraints, circulation of all technical reports has not been possible. These will be circulated following lodgement of the plan change with Council. As noted, and discussed throughout the engagement process, the preparation of the plan change is only the first phase, and Goodman are committed to ongoing and enduring relationships with each iwi.
8.	Written feedback to include the following text in overview: <i>“Mana whenua Te Ahiwaru, Te Aakitai and Te Kawerau a Maki and some Waikato tribal descendants continue to hold residence (ahi kaa) at the Puketaapapa Papakainga along the Ōruarangi Awa.”</i>	It is acknowledged that Te Ahiwaru Waiohua has a particular relationship to Puketaapapa Papakāinga, Makaura Marae and Waitomokia. However, it is not considered necessary in this instance, to differentiate and evaluate the strengths of different mana whenua relationships to Waitomokia as part of this plan change. A collective approach for developing this Plan Change has been undertaken, which is reflected in the engagement approach. This has included collective hui, to ensure insofar as practicable, that a joined up and

Item	Feedback - Detail	Outcome
		consistent view can be taken with a focus on identifying and protecting the key features/values of importance.
9.	<p>Clarification of cultural framework (13/11/2023):</p> <p><i>“The cultural framework demonstrates cultural levels of significance for Iwi, Hapuu and Whānau and offers an informed decision-making pathway for others including development partners. Using the framework, each can consider cultural processes, practices, protocols, values and traditions in order to guide their relationships for authentic Tiriti partnership delivery.</i></p> <p><i>Examples of what a cultural framework may include are:</i></p> <ul style="list-style-type: none"> • <i>Business and Cultural Iwi ethos exchange</i> • <i>Pro-active iwi participation in Kaitiakitanga</i> <ul style="list-style-type: none"> ○ <i>Ceremonial blessings – Purposed, Planned, programmed and Implemented</i> ○ <i>Procurement of iwi services – Iwi owned businesses contracted as suppliers/contractors</i> • <i>Culturally sensitive subject matter management</i> • <i>Iwi outcomes framework interwoven</i> • <i>Needs and Aspirations Actions and Outcomes Assessment”</i> 	Including a Cultural Management Framework as a special information requirement was considered up until finalising the proposed precinct provisions. However, it was considered that too much uncertainty remained as to what this framework was or would include. As such, it is intended to continue engaging with Te Ahiwaru Waiohua (and others), allowing more time to develop a Cultural Framework that incorporates guiding protocols, to inform and be implemented at the time of development.
Ngāti Tamaoho		
10.	<p>Recommended the development of a Cultural Management Plan (CMP). The CMP will be separate from the Plan Change and will sit within the MOU. The CMP will include a list of key items to address, such as:</p> <ol style="list-style-type: none"> a. Cultural opportunities mapping; b. Artwork; 	It is intended to continue engaging with Ngāti Tamaoho (and others), allowing more time to develop a Cultural Framework that incorporates guiding protocols, to inform and be implemented at the time of development.

Item	Feedback - Detail	Outcome
	<ul style="list-style-type: none"> c. Expression of interest; d. Archaeology management (noting that this is not approval for Authority process; and e. Rehabilitation of the esplanade reserve. <p>Te Ahiwaru is the Ahi Kaa for this cultural landscape and the CMP should appropriately be prepared by Te Ahiwaru.</p> <ul style="list-style-type: none"> • Edith will provide example of a CMP template to Kowhai for completion. 	
11.	<p>Extending the 10m landscape buffer for that full extent of sub-precinct A and applying a building setback too because area is directly opposite the Papakāinga.</p>	<p>Options for extending buffer along western extent of sub-precinct A have been considered. Precinct Plan 3 has been updated with a new 5m landscape buffer along the south western boundary of sub-precinct A. Standard I1.6.3 Yards and I1.6.4 Landscaping have also been updated to require suitable setbacks for buildings and planting to be implemented at the time of development.</p>
12.	<p>Indicative walkway and public access to the Pā site is discouraged and removal is supported. However, access to the Pā by iwi remains important and should be provided for.</p>	<p>Earlier iterations of the precinct provisions and maps included requirements to provide public access to the Pā at the time of development. However, based on the advice of iwi these provisions were removed.</p> <p>Access for iwi is still intended and will be incorporated into non-statutory agreements that are still to be developed.</p>
13.	<p>Policy 6 should be removed and Precinct Plan 3 should be updated to extend the indicative walkway around the crater rim as opposed to terminating at the Pā site.</p>	<p>Deleted policy that relates to access to Pā. Removed indicative walkway, as this already exists. Commitment to provide walkway / access through Waitomokia Plan Change area at the time of development. To be included in the other non-statutory agreements.</p>

Item	Feedback - Detail	Outcome
14.	Any discharge to the Ōruarangi Awa will need a green outfall design solution.	Standard I1.6.6 Stormwater Management has been developed with input of mana whenua and implements best practice engineering principles. This provision is supported by mana whenua. As noted above, ongoing engagement with iwi will continue, including on the stormwater management approach for the site. Other non-statutory agreements will be developed with Ngāti Tamaoho, and include detail for ongoing engagement on any stormwater outlet design (i.e., MOU or Cultural Management Framework).
15.	Written feedback included minor amendments to the following: <ul style="list-style-type: none"> • Description of sub-precinct B; • Objective’s 2, 4; • Policy 1: insert clause (f)The mauri of the taiao; • Policy 3: insert Te Mānukanuka o Hoturoa; • Include reference to GDO4 in I1.6.6. 	All amendments have been accepted.
Te Kawerau ā Maki		
16.	Engagement with Ngāti Whanaunga is considered to be unnecessary because Treaty Settlement identities their rohe boundaries/areas of interest and Waitomokia is not within these identified boundaries. Ngāti Whanaunga should not be named within the plan change.	Noted. While Te Kawerau ā Maki’s view is acknowledged. Ngāti Whanaunga have provided a CVA that establishes their relationship to Waitomokia.
17.	Supportive of Te Ahiwaru’s bottom lines and will support their position with respect to public access.	Noted.
18.	Requests a ‘written notice’ Standard be included in the provisions to ensure all landowners (current or future) inform relevant mana whenua groups of earthworks / development occurring on the site, including permitted	Accepted. Refer to I1.6.0 Informing Iwi standard.

Item	Feedback - Detail	Outcome
	activities. This will ensure a 'no surprises' policy and ensure future landowners will continue with the same approach as Goodman.	
19.	Amend precinct description: <i>“Waitomokia is the name of the volcanic basin and crater between Ōruarangi Awa, Ascot Road and Montgomerie Road, and which included a volcanic plug or hill near the centre named Moerangi. It is a feature of great cultural significance to the mana whenua of Te Mānukanuka o Hoturoa and is closely associated with the Mataaoho creation story, an important puna source, and millennia of occupation. The precinct includes the southern portion of Waitomokia and excludes Moerangi.”</i>	Accepted.
20.	Amend Policy (1) to include <i>“the mauri of the hydrology of Waitomokia’.</i>	Accepted. Refer to I1.3(1)(b).
Te Ākitai Waiohua		
21.	Requested visual simulations of how development in the plan change area with the proposed controls will be viewed from the Papakāinga, such as: (a) Lower building height (b) Landscape buffer (c) No build area	Boffa Miskell are engaged to prepare visual simulations. Engagement with iwi is intended to continue and be ongoing (on planning and non-statutory matters); including on concept and layout design. Once more detail is determined (i.e., building envelopes) visual simulations can be provided to demonstrate built form. Retain height limits and 'no build areas'.
22.	Access to the Pā by iwi remains important and should be provided for.	Include detail in other non-statutory agreements (i.e., MOU or Cultural Management Framework) to establish access to the Pā. Including legal mechanisms.
23.	Requested copies of technical reports once finalised to review in conjunction with precinct provisions.	Due to time constraints, circulation of all technical reports has not been possible. These will be circulated following lodgement of the plan change with Council. As noted, and discussed throughout the engagement process,

Item	Feedback - Detail	Outcome
		the preparation of the plan change is only the first phase, and Goodman are committed to ongoing and enduring relationships with each iwi.
24.	Queried the relevance and reasoning for including Te Motu a Hiaroa Charitable Trust in the precinct description and likely to suggest this passage/reference is deleted.	Noted
25.	Chloe Trenouth to be engaged by Te Ākitai to undertake a peer review of the draft provisions given her background involvement and assistance with the Puhinui Precinct.	Engagement completed and feedback received.
26.	Requested copy of the precinct provisions with amendments agreed with other iwi to date for review.	To be circulated following lodgement.
27.	<p>Amendments to overview ‘Mana Whenua Cultural Landscape’:</p> <p><i>“Māngere Heritage Gateway is notable for its continued occupation of Te Ākitai Waiohū since pre-European times due to its proximity and access to the coast. Māngere is inextricably linked to the history, stories, whakapapa and mythology of Te Ākitai Waiohū. Te Ākitai Waiohū have a strong spiritual (taha wairua) association with Māngere/Ihumātao which gives its people a sense of meaning and purpose.</i></p> <p><i>Te Ākitai Waiohū and the Crown formally signed a Deed of Settlement for historical claims on 12 November 2021 and settlement legislation is imminent. Cultural redress includes changing the official name of Mount Gabriel to Waitomokia Crater and the coastal statutory acknowledgement area (OMCR-131-0378) which applies to the Te Manukanuka o Hoturoa.”</i></p>	<p>The changes sought from Te Ākitai Waiohū are acknowledged. However, it is not considered appropriate in this instance, to differentiate and evaluate the strengths of different mana whenua relationships to Waitomokia as part of this plan change. A collective and consolatory approach for developing this Plan Change has been undertaken, which is reflected in the engagement approach. This has included collective hui, to ensure insofar as practicable, that a joined up and consistent view can be taken.</p> <p>Further, all other iwi groups who actively participated in this plan change have provided evidence of their relationship to Waitomokia as the basis of the plan change.</p>
28.	Written feedback: various amendments to recognise Te Ākitai Waiohū as the primary mana whenua within the precinct.	

Item	Feedback - Detail	Outcome
29.	Amend Policy (1) to recognise Puketaapapatanga papakāinga as a standalone policy.	Accepted: Refer to Refer to I1.3(4)
30.	Amend Policy (2)(d) to require native landscape planting as standalone policy.	Accepted: Refer to Refer to I1.3(5)
31.	Support rule (A9) of Table I0.4.1 Activity table to require restricted discretionary activity resource consent for all new buildings.	Noted
32.	Support standard I1.6.1. Building Height which maintains visual connection with cultural landscape.	Noted
33.	Support standard I1.6.2. No Build Area which maintains visual connection with cultural landscape.	Noted
34.	Various amendments to I1.8.1. Matters of discretion	Accepted amendments sought.
Ngaati Te Ata Waiohua		
35.	<p>Ngaati Te Ata Waiohua’s position has not changed from that expressed in the Cultural Values Assessment (CVA). The key recommendations of the CVA are that:</p> <p><i>Key areas to protect, enhance and kept free of development</i></p> <ul style="list-style-type: none"> a. Waterways (awa/waiora) b. Soils (whenua) c. Wetlands (repo) d. Remaining geological features (Mataoho/Rūaumoko) e. Viewshafts/Sightlines f. Lot 2 (Pā footprint) - free of being developed 	Discussions with Ngaati Te Ata Waiohua are ongoing and will need to continue both as part of this plan change and at the time of undertaking development at the site. An important item discussed with Ngaati Te Ata Waiohua is the potential for a ‘whare manaaki’ to be provided for. The precinct provisions provide for this in the activity table (A3) ‘Community Facilities’, which includes whare manaaki in the AUP definition.

Item	Feedback - Detail	Outcome
36.	Public access to the Pa site is not required or supported. However, iwi access to the Pa site is required to be maintained.	Earlier iterations of the precinct provisions and maps included requirements to provide public access to the Pā at the time of development. However, based on the advice of iwi these provisions were removed. Access for iwi is still intended and will be incorporated into non-statutory agreements that are still to be developed.
37.	A 10m building setback to the Pa site is not considered to be sufficient and a greater setback is considered to be required. <ul style="list-style-type: none"> • Suggested a 10m building setback from the 10m landscape buffer has an alternative. 	Standard I1.6.3 Yards was been amended to require a minimum of 5m setback from the 10m landscape buffer required by I1.6.4 Landscaping.
38.	Requested clarification of views from development in sub-precinct A and what views would be maintained, particularly given the proposed landscape buffer around the Pa site.	Boffa Miskell are engaged to prepare visual simulations. Engagement with iwi is intended to continue and be ongoing (on planning and non-statutory matters); including on concept and layout design. Once more detail is determined (i.e., building envelopes) visual simulations can be provided to demonstrate built form.
39.	Special information requirement: suggested adding in a Cultural Management Plan as a subset of the Archaeological Management Plan to provide for cultural monitoring.	This was considered extensively, however, for the purposes of preparing the proposed precinct provisions there remained too much uncertainty over what would be required / included in Cultural Management Plan. To allow enough time to develop this plan, this will be addressed in a non-statutory agreement. The intention is to develop a Cultural Values Framework that incorporates guiding protocols during to inform and be implemented at the time of development.
40.	Requested copies of the technical reports	Due to time constraints, circulation of all technical reports has not been possible. These will be circulated following lodgement of the plan change with Council. As noted, and discussed throughout the engagement process,

Item	Feedback - Detail	Outcome
		<p>the preparation of the plan change is only the first phase, and Goodman are committed to ongoing and enduring relationships with each iwi.</p> <p>Provided at the time of plan change circulation.</p>
41.	<p>Amend I1.8.2. Assessment criteria to include: <i>“include new assessment criteria to be added to the Precinct provisions, relating to the extent to which impacts of development on Māori cultural values are avoided, remedied or mitigated; and the extent to which adverse effects on archaeological features identified within the Precinct are avoided or mitigated.”</i></p>	<p>Partially accepted, refer to I1.8.2.(1)(b). New buildings / additions that require resource consent will need to consider: <i>The extent to which the development avoids or mitigates adverse effects on, or in close proximity to archaeological features identified within the precinct.</i></p>
42.	<p>Understand that further detailed design of stormwater outlet is required and further engagement required at the time.</p>	<p>Standard I1.6.6 Stormwater Management has been developed with input of mana whenua and implements best practice engineering principles. This provision is supported by mana whenua. As noted above, ongoing engagement with iwi will continue, including on the stormwater management approach for the site.</p> <p>Other non-statutory agreements will be developed with Ngāti Tamaoho, and include detail for ongoing engagement on any stormwater outlet design (i.e., MOU or Cultural Management Framework).</p>
43.	<p>Consider providing for ‘whare manaaki’ within the site.</p>	<p>As noted above in item 35, whare manaaki activities are a subset of ‘community facilities’ as defined under the AUP and is provided for in rule (A3) in Table IO.4.1 Activity table.</p> <p>This has been discussed in detail with Ngaati Te Ata Waiohua. As such (A3) allows for a single storey community building to be constructed within the ‘no build area’ of sub-precinct C.</p>

Item	Feedback - Detail	Outcome
44.	Engagement with Ngāti Whanaunga is considered to be unnecessary because Treaty Settlement identifies their rohe boundaries/areas of interest and Waitomokia is not within these identified boundaries. Ngāti Whanaunga should not be named within the plan change.	While Ngaati Te Ata Waiohua’s view is acknowledged. Ngāti Whanaunga have provided a CVA that establishes their relationship to Waitomokia. Additionally, Ngāti Whanaunga area identified on Auckland Council’s database as have registered interest in this location.

Record of Consultation

6.0 Meeting Notes – Auckland Council

Minutes

Project: Waitomokia Plan Change

Date: 7 July 2023

Time: 10:30-11:30am

Location: MS Teas

Attendees:

Name	Role/Organisation
Celia Davison	Auckland Council
Marc Dendale	Auckland Council
Nicholas Lau	Auckland Council
Nick Roberts / Mary Wong	B&A
Mike Gimblett / Phil Crampsie / Ben Shaw	Goodman

Item	Detail	Action
1	<p>Nicholas Lau feedback</p> <p>Mangere-Otahuhu area plan is publicly available</p> <p>Cultural landscape principles have been developed as part this area plan and would be complementary to Waitomokia PC</p> <p>Maori heritage team likely to be involved with PC</p> <p>Soft lodgement opportunity for council officers to provide feedback before formal lodgement? Clarity on timeframes is requested to manage workloads.</p> <p>Commended effort of Goodman to work with iwi and to recognise/respect cultural values. PC and approach to managing cultural values of the land is supported.</p>	
2	<p>Marc Dendale</p> <p>Discussions with surrounding landowners have extended to Indevin but not the Wedding family.</p> <p>Marc will be main point of contact for Goodman</p>	
3	<p>Local Board engagement</p> <p>Ideally to be undertaken in conjunction with council and with iwi groups.</p> <p>Nicholas Lau noted that the local board would likely be supportive of this approach to managing mana whenua values</p>	
4	<p>Sites of significance –</p>	

<p>Oruarangi Awa – Te Ahiwaru has requested for this to be recognised as a site and place of significance to iwi.</p> <p>Nicholas to check and confirm with Maori heritage team for the site and any other nominations from iwi</p>	
---	--

Project: Waitomokia - Meeting 2
 Date: **30 November 2023** 3pm – 4pm
 Time: MS Teams
 Location:

Name	Role/Organisation
Sheri-Ann Atuahiva	Auckland Council – Team Leader Maori Heritage
Alex Jorgensen	Auckland Council – Maori Heritage Team
Nicholas Lau	Auckland Council – Plans and Places Team
Karl Flavell / Paora Puru	Ngati Te Ata Waiohua
Ed Ashby	Te Kawerau a Maki
Mike Gimblett, Ben Shaw, Phil Crampsie and Sarah Haydock	Goodman

Item	Detail	Action
1	Goodman is industrial developer and investor with long term ownership and management of assets.	
2	NR provided overview of PC and took attendees through a presentation.	
3	Karl Flavell feedback <ul style="list-style-type: none"> - Recommended there should a kaitiaki space in the precinct to have a presence within the precinct. There needs to be korero with iwi about what this space and presence looks like. - Reiterated that there should be no development in the Harbourview Block - Execution, implementation and upholding of the mana will be key to the success of the PC. 	
4	Ed Ashby feedback <ul style="list-style-type: none"> - Waitomokia is a site of significance and noted that ideally there would be no development in the Harbourview Block. - Acknowledged that Goodman have taken the right approach to engage with hui from the beginning of the process and to apply constraints on the land for future development given there are none under the AUP. - Protecting integrity of the crater rim and this significant geological feature 	

	<ul style="list-style-type: none"> - Protection of the mauri of the Awa – supports the flood storage wetland proposed in the precinct. - Design controls for new buildings in the precinct - Acknowledges the statutory process and framework is imperfect but considers the more nuanced approach of the Waitomokia Precinct to be appropriate. 	
5	<p>Auckland Council Sheri-Ann feedback</p> <ul style="list-style-type: none"> - Commends the work done to date for the project and to protect/acknowledge mana whenua values over the land. - Suggests that Sheri-Ann/Alex formulates email to iwi regarding nominations. There have been four nominations from iwi to schedule Waitomokia – iwi to confirm scheduling vs. precinct approach in the PC. Council will be guided by what iwi advise them on their preference for scheduling or not. - Ed previously nominated the site in 2014 but acknowledges some time has pass. Considers that a PC to protect the land is appropriate and should be progressed as the opportunity arises given that there no protection over the land currently. 	
6	<p>Paora Puru feedback</p> <ul style="list-style-type: none"> - Waitomokia is considered to be wahi tapu to iwi of the Manukau Harbour because of the unbroken connection. - Iwi need to maintain cultural and customary connection to the land and a kaitiaki space in the precinct will provide this presence on site. - Lacking in consideration of cultural values and impact of development on those values. 	
7	<p>Auckland Council Nic Lau feedback</p> <ul style="list-style-type: none"> - Commends the work done to date by Goodman and mana whenua - Kaupapa area plans – sufficient time needs to be provided to iwi to provide feedback. 	
8	<p>Lodgement –</p> <ul style="list-style-type: none"> - Issues of agreement and issues where there is no consensus - Record of engagement with iwi and hui. 	