



CULTURAL IMPACT ASSESSMENT



TAHIMANA LTD. STAGECOACH ROAD DEVELOPMENT

NGĀTI TAMA KI TE WAIPOUNAMU TRUST

MARCH 2024

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Tāhuhu Kōrero | Executive Summary

Tahimana LTD. propose subdividing an approximately 68-hectare property on Stagecoach Road, Tasman into a range of residential and lifestyle allotments.

Along with other Te Taihū iwi, Ngāti Tama ki te Waipounamu (hereinafter referred to as Ngāti Tama) maintain ahi kā roa and exercise kaitiakitanga and rangātiratanga in this area in accordance with tikanga and whakapapa. Tahimana LTD. engaged Ngāti Tama to prepare a Cultural Impact Assessment (CIA) to evaluate the effects of the proposed development on Ngāti Tama values.

Ngāti Tama supports the proposed development based on the following:

- the collaborative approach with early consultation and proactive engagement with iwi.
- a clear consideration of Te Ao Māori throughout the process.
- the design avoids effects on wetlands.
- the site-specific design was reprioritised to focus on wetlands, native planting, and utilisation of the reserve based on early feedback from iwi.
- Stormwater and wastewater will be managed in an environmentally responsible way with water run-off from roofs being diverted to increase water flow to wetlands and wastewater being discharged to land, rather than water.

And with the adherence to the following conditions as offered by Tahimana LTD:

- Regarding wetlands, Tahimana LTD commit to:
 - Installing piles for the boardwalk crossing piles adjacent to the wetlands.
 - A buffer zone around earthworks to ensure no impact on the wetlands or river systems.
 - No draining of wetlands.
 - Existing wetlands will be enhanced with indigenous plantings.
 - A wetland maintenance and monitoring plan will be developed.
 - A mandated Iwi monitor is present for any earthworks within 10 metres of wetland areas.*
- *** NB: An Iwi monitor mandated by Ngāti Tama**

The proposed development is supported on the basis that the following conditions are adopted by Tahimana LTD:

- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. For Ngāti Tama this can be achieved through an interconnected approach whereby; the wetlands associated with the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.

- Tahimana LTD commit to working with Ngāti Tama and Iwi with overlapping interests to develop a Cultural Design Framework. This will contain design guidance to ensure that cultural values and mātauranga Māori are embedded across design decisions.
- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. For Ngāti Tama this can be achieved through an interconnected approach whereby; the wetlands associated with the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.
- Tahimana LTD. continue to consult with iwi through the resource consent application phase, the detailed engineering design phase and construction.
- Tahimana LTD. provide Ngāti Tama with copies of all the resource consent application specialist reports and amendments to these reports as they come to hand (including the concept development design plans detailing proposals for earthworks, roading, stormwater, water, and wastewater).
- Tahimana LTD. provide the final application document to Ngāti Tama when it is ready to lodge with Council.
- Tahimana LTD. provide Ngāti Tama copies of the detailed engineering drawings (with detailed designs for stormwater and wastewater management) following the issuing of resource consent (s).
- An Accidental Discovery Protocol is included as a condition of consent and Tahimana LTD. will work with iwi to word the condition appropriately.
- An appointed iwi monitor will inform contractors about possible archaeological findings before initiating any earthworks.

Ngāti Tama strongly recommends that:

- Tahimana LTD., TDC and Iwi to work collaboratively and strategically through existing frameworks such as the TDC Wetland Catchment Management Programme to develop pathways for kaitiaki monitoring.

Table of contents

1. Kupu Whakataki Introduction.....	3
1.1. Background.....	3
1.2 Overview of proposed development.....	3
1.3 Ngā Whāinga CIA purpose & objectives.....	3
1.4. Confidentiality Clause - intellectual property.....	4
2. Ngāti Tama values and associations	5
2.1. Ngāti Tama values and associations with Te Tauihu.....	5
2.2. Ngāti Tama values and associations with the area	5
2.3 Historical impacts on Ngāti Tama associations with the area	7
2.4 Ngā uara o Ngāti Tama Ngāti Tama statement of values.....	7
2.5 Ngāti Tama values significant to the proposed development.....	8
Ahi kā roa	9
Wairepo	9
Whenua	9
Wai.....	10
Mahinga Kai.....	10
Taonga Species and Taonga Ecosystems.....	11
3. Description of proposed development.....	11
3.1 Location.....	11
3.2 Vision	11
3.3 Housing and lots.....	12
3.4 Three waters	13
3.4.1 Drinking Water	13
3.4.2 Stormwater.....	13
3.4.3 Wastewater	13
4. Legislative Planning Framework.....	15
4.1. Te Tiriti o Waitangi	15
4.2. Ngāti Tama Statutory Acknowledgements.....	15
4.3. Ngāti Tama ki te Waipounamu Environmental Management Plan.....	16

5. Assessment of effects on Ngāti Tama values and associations	18
5.1. Mātauranga, Manaakitanga, Cultural Narratives.....	18
5.1.1. A design informed by cultural values.	18
5.1.2. Sustainability beyond the life cycle of the project.....	19
5.1.3. Summary	20
5.2 Effects on wairepo / wetlands.....	20
5.2.1. Effects to wetlands to be mitigated from the outset.....	22
5.2.2. Ongoing monitoring of existing wetlands.....	23
5.2.3. Enhance and restore existing wetlands.....	24
5.2.4. Summary	24
5.3. Iwi engagement and consultation processes	25
5.3.1 Proactive partnership with iwi	25
5.3.1 Summary	26
5.4. Waters Management.....	27
5.4.1 Stormwater.....	27
5.4.2 Wastewater	27
5.4.3 Summary	28
5.5. Iwi monitoring and land disturbances.....	28
5.5.1 Land disturbance impacting cultural values.....	28
5.5.2 Land disturbance impacting sites of significance	29
5.5.3. Kaitiaki monitoring	30
5.5.4 Summary	31
6. Statement of Position.....	31
7. Conclusion.....	33
APPENDIX A – References.....	34
APPENDIX B – Key statutory requirements.....	35
APPENDIX C – Glossary	38
APPENDIX D Evaluation Analysis and Matrix for Tahimana LTD.....	39

1. Kupu Whakataki | Introduction

1.1. Background

Tahimana LTD. engaged Ngāti Tama ki Te Waipounamu (hereinafter referred to as Ngāti Tama) to prepare a Cultural Impact Assessment (CIA) for their proposed Stagecoach Road property development in Tasman. Tahimana LTD. engaged with Ngāti Tama and Te Taiuhi iwi in late 2022 and this engagement continued across 2023 as plans were being developed for the resource consent. Ngāti Tama has prepared this cultural impact assessment to evaluate the effects of the proposed development on Ngāti Tama values.

1.2 Overview of proposed development

Tahimana LTD. propose subdividing an c. 68 hectare property on Stagecoach Road, Tasman (5km from Māpua and 4km from Tasman, Figure1) into a range of residential and lifestyle allotments. The allotments will be interspersed with a network of green corridors, including an undeveloped local reserve where existing wetlands will be enhanced.



Figure 1. Map showing the Stagecoach Road Site (yellow outline) proposed to be developed by Tahimana LTD. Collett Group (Tahimana LTD) February 2022.

1.3 Ngā Whāinga | CIA purpose & objectives

The primary purpose of this CIA is to document and express the cultural values, interests, and connections of Ngāti Tama with the Māpua, Mamaku Ruby Bay and Tasman area (the affected area) to reflect the impacts of the proposed activity on these cultural values.

This CIA is a tool to ensure that the position of Ngāti Tama is documented through an assessment of cultural and natural resources in the affected area and outlines the impacts of the proposed activity. This CIA should be treated as binding, and the information provided herein treated as technical guidance.

The objectives of this CIA are to:

- outline broadly the cultural values and associations of Ngāti Tama in Te Taihū o Te Waka ā Māui.
- provide a statement of cultural values that are relevant to the affected area of Māpua, Māmakū Ruby Bay and Tasman.
- evaluate the impact of the activities of the Tahimana LTD. development on Ngāti Tama cultural values and associations.

Information provided within this report includes a description of cultural and natural values that are considered significant to both the site and the wider area and an assessment of the proposed activity(ies). All conditions, mitigation measures, reciprocity measures, and recommendations should be interpreted as binding technical guidance to inform the project planning and any decisions relating to the process or outcomes for the activity being consented.

1.4. Confidentiality Clause - intellectual property

The contents of this report contain culturally sensitive information and are considered tapu, especially the mātauranga Māori Intellectual property disclosed within it. Specific protocols govern the dissemination and publication of this information. It is shared in utmost good faith, solely for the purpose of this project, and must not be distributed or reproduced for any other person, organisation, or third party unless expressly agreed upon in writing by Ngāti Tama ki te Waipounamu Trust. Any individuals, organisations, or third parties receiving access to this information are bound by the strict confidentiality provisions outlined here, and this obligation must be explicitly communicated to them.

2. Ngāti Tama values and associations

2.1. Ngāti Tama values and associations with Te Taihū

Ngāti Tama trace their roots to the Tokomaru waka from Hawaiki, and take their name from Tamaariki, one of the five co-captains aboard the vessel. Whakapapa of these rangātira and others aboard, the sagas of their journey and eventual establishment in northern Taranaki are preserved in tribal traditions. Intermarriages between the senior lines of Ngāti Tama and other Taranaki and coastal Tainui tribes forged close relations between these groups.

Around 1820 an alliance of Tainui and Taranaki tribes, including some Ngāti Tama under their paramount chief Te Pūoho ki te Rangī, participated in a raid to Te Upoko o Te Ika (southern North Island). By the mid-1820s, these tribes had established themselves at Kāpiti Island and on the mainland east and south of Cook Strait. Relationships based on trade, service provision, and marriage, were established with whalers.

Eventually, the Tainui and Taranaki alliance crossed Cook Strait to Te Taihū o te Waka a Maui. Te Pūoho ki Te Rangī, other Ngāti Tama chiefs, and rangātira from other iwi led the conquest of western Te Taihū. After the conquest, members of the Tainui and Taranaki alliance, including Ngāti Tama, established permanent communities in the northern South Island.



Figure 2. Ngāti Tama Traditional Area of Interest.

2.2. Ngāti Tama values and associations with the area

During the 1820s, a series of hekenga took place as iwi migrated south. By 1840, conquests in Te Taihū, led to a number of pā becoming occupied by Ngāti Tama (and other iwi) along the coastline between Separation Point and Moutere.

The area extending from Moturoa to Kina along the coast is of cultural significance to Ngāti Tama. Kina, Māpua and Moturoa are three significant precincts where cultural materials have been recovered, suggesting a considerable population and occupation over many years.

Adding to the significance of the area are historical accounts from mana whenua iwi of other pā sites in the surrounding area, that do not appear in archaeological records.

Ngāti Tama maintain ahi kā roa in the inland and coastal marine areas include Tasman, Māpua, and Ruby Bay, and exercise kaitiakitanga and rangātiratanga in this area in accordance with tikanga and whakapapa. Ngāti Tama recognise that in many areas, Ngāti Tama customary rights and interests overlap and intersect with those of other iwi. It is recognised and respected by Ngāti Tama that the history of occupation in this area includes the settlement of Kurahaupō iwi before the hekennga.

The area of Māpua and Tasman, and the wider context to the hills and plans that take in the site location, hold significant cultural value for Ngāti Tama. In pre-European times, the area had well established settlements and was a sought-after area due to its proximity to mahinga kai and treasured resources. The name used by Ngāti Tama tūpuna for the area was Kōrepo, referring to the catchment dense with wetland, with holding significant cultural values and associations for Ngāti Tama. Prior to modification, the valleys and catchment areas were heavily forested and consisted of large watercourses that ran through a wetland to meet the sea.

Estuarine areas all along the coastline were important mahinga kai for iwi, with shellfish such as pipi, cockles and tuatua, as well as other invertebrates such as crabs being harvested in accordance with tikanga. These areas not only provided food for sustenance but were also ecosystems for taonga species, and pathways connecting the tides of wai tai (salt water) to the low-lying waters of wai māori (freshwater). Fingers of wetlands and salt marshes acted as natural filters and reached significantly inland across the low-lying coastal areas. These kōrepo were both dense and rich with natural resources, referred to as a 'living supermarket', as well providing buffers between land and sea.

The stretch of coast from Wakapuaka (a significant pā site for Ngāti Tama) was an important place for migration and movement, with iwi travelling by waka along coastal areas to access kai gathering areas, trade resources, and relocate seasonally to ensure seasonal activities could be carried out. As well as being a main hub of settlement, Māpua was a place of harvest, industry, and trade within Te Tai Aorere (Tasman Bay), being accessible from both inland and coastal routes.

The location of Tahimana LTD., whilst inland, was once densely covered with forests and repo that provided natural shelters for pathways of wai that led to the estuarine and coastal areas via watercourses. Whilst the many battles that took place occurred along the coastal areas, these hill areas could have been used strategically as a retreat for woman and children, with the wetland corridors providing safe passage to the upper reaches. From the site the pā site of Mamaku is visible, overlooking the area known today as Ruby Bay.

2.3 Historical impacts on Ngāti Tama associations with the area

The process of European land acquisition in this area had its genesis in 1839 when the New Zealand Company signed deeds with Māori claiming to purchase the entire northern South Island. It's worth noting that no Ngāti Tama ki Te Tau Ihu representatives signed these deeds. In 1842, the New Zealand Company established the Nelson settlement, offering gifts to local Māori, including Ngāti Tama. During these interactions, the Company agent asserted that the lands were acquired through the 1839 deeds, and that the gifts were 'a present upon settling on the land'. Ngāti Tama whānau voiced objections to the land being sold by non-residents.

In the Māpua area, 166 acres of land was purchased by Captain James S. Cross purchased in 1854 for 60 pounds. In 1912, a survey plan was released for the area, initially named Seaton Estate. In 1914, a surveyor obtained a section of the estate, subdividing it into residential sections and giving rise to the name Seaton Township. The port area, formerly referred to as the Western Entrance, underwent a transformation in 1910 when Mr. F.I. Ledger, owner of the flat area surrounding the port, laid out the township and named it "Māpua." In English, Māpua translates to "abundance" or "prolific," although it's not the name Tangata Whenua gave to this area in Te Reo Māori. The site falls within an area known by mana whenua iwi as Kōrepo, broadly interpreted as 'Shallow swamp. This name is significant to understanding the natural and cultural layers of the area, and the wider context of the landscape within which this site is located.

2.4 Ngā uara o Ngāti Tama | Ngāti Tama statement of values

The Māori worldview, Te Ao Māori, is centered on whakapapa. Whakapapa connects people with places, recognising and upholding the relationship between tūpuna and the environment. For Ngāti Tama the connection with the natural world is enduring and defines the identity of Tangata Whenua. In Te Ao Māori, ngā atua kaitiaki, such as Tangaroa and Tāne Mahuta, ensure the well-being of all natural elements. Every living entity has mauri and wairua, binding body and spirit.

Ngāti Tama exercise kaitiakitanga of Te Ao Tūroa, the natural world, ensuring that mauri and wairua of natural elements is sustained. This duty extends to consideration and evaluation of, cultural, economic, social, and physical aspects.

For Ngāti Tama, the following cultural values are of paramountcy:

- Kaitiakitanga
The obligation and responsibility passed down from tūpuna to current generations to wisely use and manage natural resources and wāhi taonga.

- **Whanaungatanga**
Relationships between whānau, the relationships between tangata whenua and the physical world, and the relationships between tangata whenua and the spiritual world.
- **Whakapapa**
Genealogy and the relationships between the natural world and tangata whenua. A holistic approach that strengthens the physical and spiritual connection between people and natural resources. The health and wellbeing of the environment is linked to the health and wellbeing of tangata whenua.
- **Mana**
In general terms, mana refers to the authority and integrity bestowed.
- **Mātauranga Māori**
Māori knowledge. Mātauranga covers all areas of social, cultural, economic, and environmental areas and was passed down the generations through oral traditions and naming of people and places, natural resources, and wāhi taonga.
- **Tikanga and kawa**
These are important cultural customs for Ngāti Tama. Tikanga refers to customary practices. Kawa refers to rules to govern human behaviour. Ngāti Tama tikanga and kawa guide the use and management of natural resources and the interrelationships with other whānau, hapū, iwi and wider stakeholders and communities.
- **Manaakitanga**
Manaakitanga refers to looking after manuhiri to ensure their safety and provide sustenance, both physical (local kai from the environment) and spiritual (cultural rituals). It is important for Ngāti Tama to sustainably manage and use natural resources and wāhi taonga.
- **Mauri**
The continued health and wellbeing of the mauri (life force) of natural resources over time. This approach refers to resource use and ensuring the mauri is protected and enhanced. Mauri is synonymous with sustainable management.

2.5 Ngāti Tama values significant to the proposed development

In addition to the values stated above, the following natural and cultural values have been identified as significant in assessing the proposal for the Tahimana LTD. development.

Ahi kā roa

Ngāti Tama maintain ahi kā roa in the Moutere and Māpua area, and exercise kaitiakitanga and rangātiratanga in this area in accordance with tikanga and whakapapa.

The exercise of rangātiratanga and kaitiakitanga is a customary right; maintained since before 1840 and confirmed through Te Tiriti o Waitangi. The responsibilities of rangātiratanga and kaitiakitanga endure through whakapapa; passed down from tūpuna. The exercise of rangātiratanga is achieved through effective consultation and partnership that gives mana to whakapapa and therefore enables the exercise of kaitiakitanga. This ensures that ngā taonga kātoa o te taiao (all treasured things in the natural world), are protected and enhanced, sustaining mauri through the application of cultural values in decision making processes.

Kaitiakitanga extends beyond safeguarding the life-sustaining capacity of resources, encompassing both spiritual and ancestral obligations to the environment and sustainable utilisation of natural resources. Kaitiakitanga is the responsibility to uphold and protect the mana and mauri of natural resources, and as such, the well-being of communities. Sustainability of the natural world and sustenance of natural resources is achieved through the practice of active participation in the sustainable management of natural resources within Te Taiuhu.

Wairepo

Wetlands, also known as repo and wairepo, carry immense cultural significance as biodiverse ecosystems that were once abundant sources of sustenance for tūpuna. In addition to being places of mahinga kai, providing resources for food, harakeke for weaving, and rongoā, repo are culturally significant as traditional places of gathering during seasonal harvests, where knowledge was shared, and practices were enacted through tikanga. However, the continuous drainage and alteration of wetlands have had detrimental consequences, erasing their vital function of purifying water and soils by filtering out contaminants (Ngāti Tama 2018). This has significantly affected the health of water bodies and their associated ecosystems, leading to the degradation of wetlands and the erosion of both cultural and natural values.

The preservation and safeguarding of wetland areas, particularly those rich in indigenous flora and habitats for native fauna, play a crucial role in supporting the well-being and survival of native species. Prior to modification, the low-land areas, hill plains, and upper catchment areas such as Tahimana LTD. were heavily forested and consisted of tributaries that could be referred to as fingers of wetlands. These culminated into large watercourses that ran through lower, swampy wairepo and salt marshes, before filtering into the estuarine areas.

Whenua

Whenua is life itself; represented as Papatūānuku and central to Tangata Whenua as the basis of identity, sustainability, mana, and wellbeing. Through whakapapa, whenua connects the past, present and future, from which Tangata Whenua are inseparable. Everything in Te Ao Tūroa has wairua and mauri, and all are interconnected with one another. The sustainable

management - and care of - the whenua is central to the kaitiaki responsibilities of Ngāti Tama to ensure the mauri of the whenua is sustained for generations to come.

Whenua is central to Māori society and provides a link to the past, present and future - it unites whānau, hapū and iwi. Horoirangi, Maungatapu, Wharepapa, Pukeone and Parapara Peak are maunga whenua of significance to Ngāti Tama. Customary rights of whenua and the use and occupation must continue to be upheld for future generations. For Ngāti Tama, maunga whenua are important reservoirs for wai, which provide an essential link between resources - ki uta ki tai. Maunga whenua provide important ngāhere habitats for a range of rongoā, manu, ngā rara and other taonga species, such as Powelliphanta snails. Healing stones, serpentine, copper, pounamu and pakohe were also collected from these environments. Wāhi taonga, such as flora and fauna, are collected from the diverse, interconnected habitats in maunga whenua areas.

Wai

The significance of wai cannot be overstated. For Ngāti Tama, wai is an essential element of all life forms, symbolising the enduring connection between past and present. Wai represents the lifeblood of Papatūānuku and connects all life within a catchment area, from mountains to the sea, as expressed through the whakataukī 'Ki uta, ki tai.' For Tangata Whenua, Tangaroa is the atua kaitiaki of wai, and Tāne Mahuta atua kaitiaki of the forests, trees, and manu that inhabit the areas alongside the awa channels. Wai running through these catchments is regarded as tapu (Ngāti Tama 2018).

Wai ora is an indicator of environmental health. The well-being and the sustenance of the wairua and mauri of wai is maintained through the exercise of kaitiakitanga and ensures the physical and spiritual well-being of all living things. The enhancement and protection of the mauri and wairua of freshwater resources is fundamental to ensuring the survival and vitality of Te Ao Tūroa. For Ngāti Tama, wai is a living taonga, protected under Article II of Te Tiriti o Waitangi. Wai must be given prominence through Te Mana o Te Wai, ensuring that the mauri and hauora of water bodies can be restored to pristine status.

Mahinga Kai

Traditional mahinga kai sites hold profound cultural and practical importance for Ngāti Tama and continue to be protected by Ngāti Tama whānau, who maintain ahi kā roa to the present day (Ngāti Tama ki te Tau Ihu Deed of Settlement¹).

Mātauranga associated with resource collection from mahinga kai was central to tūpuna. The sharing of mātauranga and transmission of knowledge through whanaungatanga sustained cultural identity within whānau. Guided by tikanga and kawa, these customary practices ensure the sustainable gathering and utilisation of natural resources.

¹ Page 31

In pre-European times, this area was a sought-after area due to its proximity to mahinga kai and treasured resources. Coastal areas were utilised for harvesting kaimoana (e.g. shellfish and fish), with estuarine areas being significant food harvesting areas for shellfish such as cockles, pipi and tuatua as well as other invertebrates including crabs. The rebo wetlands were dense with nutrient rich foods found across all four seasons, and the forested areas were habitats of manu species such as kererū, kākāpō, kiwi, and tūi. Seasonal harvest was carried out in accordance with tikanga, to ensure sustainable use of resources for both sustenance and trade.

Taonga Species and Taonga Ecosystems

The preservation of taonga species within natural habitats and ecosystems is of paramount importance to Ngāti Tama as kaitiaki.

In pre-European times, the estuaries, wetlands, rivers, and forests were ecosystems and migratory pathways for taonga species. Watercourses were naturally forested and provided bird corridors from the mountains to the sea, as well as being vital for the sustenance of taonga species like tuna, which have been central to the lives of Ngāti Tama for generations (Te Taihū Statutory Acknowledgements 2014). Customary management practices followed the lifecycle of the tuna, and harvesting was regulated according to the seasons (Te Taihū Statutory Acknowledgements 2014).

3. Description of proposed development

Tahimana LTD. propose subdividing an approximately 68-hectare property on Stagecoach Road, Tasman (hereinafter referred to as 'the site') into 41 larger lifestyle lots and 101 smaller residential lots. One lot is to be used for a communal wastewater treatment system for the residential lots. The remaining land is to be retained as private open space and supports the site's network of streams and wetlands.

3.1 Location

- The site is 5km from Māpua and 4km from Tasman.
- The western perimeter of the site abuts State Highway 60, set back and elevated above the highway level.
- Access to the site is established from the southern direction via Old Stagecoach Road, a gravel road that extends towards Tasman.

3.2 Vision

The Tahimana LTD. vision for the development is "a blend of affordable housing and quality lifestyle experiences, framed by a robust green infrastructure that facilitates accessibility to

diverse resident groups such as first-time home buyers, families, and extended families". The overarching objectives are:

- Establishing a network of green corridors and spaces that intricately link the neighbourhood through ecological and pedestrian pathways within the development. These walkways would not only benefit the residents but also be open for use by the broader community as public pathways.
- Introducing a diverse range of lot sizes to foster affordability and attract a wide spectrum of residents, whilst providing spaces that encourage community gatherings and recreation with amenity areas for the residents.
- Keeping earthworks and land alterations to a minimum, respecting the existing land contours, and preserving and enhancing the existing waterways, gullies, and vegetation.
- Creating distinctive landmarks and focal points that enhance the character of the area, serving as identity markers and opportunities to share the local history.
- Establishing strong transport connections to and from the site, prioritising walkways and cycleways that facilitate access to services and schools.

3.3 Housing and lots

The site is zoned as Rural 3 and is proposed to be divided into the following allotments:

- 38 standard Rural 3 type allotments ('lifestyle' lots generally ranging in size from 5000m² to 2.1 ha) on the eastern slopes located above the primary wetland adjoining the site (owned by a neighbouring party). In addition, two rural conservation allotments are proposed, one on the eastern slope and one within the western basin, these allotments contain most of the wetlands.
- 101 standard sized residential sections are planned for the land situated beyond the ridge, within what is effectively a basin area, organised into clusters that adhere to the Rural 3 regulations. These clusters would be supported by a communal wastewater system, fostering a development layout where standard residential-sized sections are interspersed around areas designated for conservation, wetlands, and waterways.

The design guide for the lifestyle lots aims to preserve the site's rural character to the greatest extent possible, which entails a focus on maintaining extensive unbuilt open spaces and adopting a clustered approach to residential development. There is a clear prioritisation of safeguarding and enhancing freshwater resources instead of making significant alterations. Efforts are made to minimise substantial earthworks, with stormwater runoff managed through natural site drainage features wherever feasible. This approach includes the implementation of management techniques that mimic natural water elements like streams, wetlands, and ponds.

3.4 Three waters

The drinking water source for the development as well as proposed stormwater and wastewater management is described in detail in the Stormwater and Wastewater Servicing Assessment (EnviroLink 2023) and summarised below.

3.4.1 Drinking Water

A confirmed drinking water allocation for residential lots has been secured with the TDC from the public water supply, which will be sourced via the Pomona Road reservoir. The development will have a restricted water supply of 1m³ per day per connection for 98 residential connections, plus an additional water connection for the wastewater plant. For the remaining lifestyle allotments, the water supply will be via on site rainwater storage.

3.4.2 Stormwater

The development area consists of two stormwater catchments, with the larger west catchment draining to the north into an unnamed tributary, and the east catchment draining eastward, eventually joining the west catchment tributary approximately 2 km north of the site. The stream from this junction then flows into the Moutere Inlet about 3.6 km north of the site.

To mitigate the entry of excess sediment into streams and wetlands and reduce flow rates and erosion during storm events, the plan includes the construction of several stormwater detention basins throughout the site which will be planted with indigenous wetland species. These basins are designed to detain stormwater for a few hours, gradually releasing the majority downstream through a pipe culvert. The proposed design avoids earthworks occurring wetland areas for stormwater structures. Additional considerations encompass avoiding erosion, downstream flooding, contamination, slope instability risk, and habitat damage. The standards of the Nelson Tasman Land Development Manual (NTLDM) have been met.

3.4.3 Wastewater

Individual wastewater management is proposed for lifestyle lots. Wastewater will undergo treatment and on-site land application, with disposal fields situated at least 20 m away from streams and wetlands, or 10 m from 'normally dry' gullies. The process involves both primary and secondary treatment before releasing the treated water to groundwater, conforming to water quality standards, waterway setbacks, and provision for reserve fields. Each on-site system necessitates its individual Discharge Consent, outlining minimum design parameters, required monitoring, and maintenance. Detailed design in accordance with AS/NZS 1547:2012 must precede Building Consent application for each wastewater treatment and disposal system.

Wastewater for residential lots will be handled through a communal wastewater treatment and disposal system. Wastewater will be conveyed to a centralised treatment and disposal system on reserve land on site. Once installed and commissioned, the system will be managed by the proposed residents association who will hold the discharge consent with specified design parameters, monitoring, and maintenance prerequisites. It will also be designed to meet relevant NTLDM standards, such as pipe installation, minimum cover, and emergency storage.

All properties will require "standard" water-saving appliances compliant with AS/NZS 1547:2012, including dual flush toilets, shower flow restrictors, and a water-conserving washing machine.

To ensure even effluent distribution at the recommended low rates for this site, pressure compensating dripline systems will be employed in the land application areas in accordance with weather and climate conditions.

4. Legislative Planning Framework

4.1. Te Tiriti o Waitangi

Te Tiriti o Waitangi was signed by tūpuna in Te Taihū after 1840. The Māori text of Te Tiriti had a different emphasis and understanding to the English version and sought to secure tino rangātiratanga and all taonga.

Te Tiriti o Waitangi and the importance of the Treaty partnership and relationship is pivotal to Iwi worldview. The future offers opportunities for both Treaty partners to work together for outcomes that will benefit mana whenua and the wider community.

Principles of the Treaty of Waitangi include, by are not limited to:

- Partnership
- Reciprocity
- Active protection
- Good faith
- Reasonableness
- Informed decision making
- Mutual benefit
- Equity
- Options

Engagement is a key means to achieve informed decision making, and one of the key means to achieve active protection.

4.2. Ngāti Tama Statutory Acknowledgements

The Ngāti Tama Settlement Act includes resource management instruments; Statements of Association, Statutory Acknowledgements, Deeds of Recognition, Coastal Statutory Acknowledgement, and, for particular areas, Te Korowai Mana (Overlay Classification). Statutory Acknowledgements and the Ngāti Tama Iwi Environmental Management Plan are both instruments that inform Councils, Crown agents and resource users. These planning instruments ensure that matters of importance to Ngāti Tama ki Te Waipounamu, including the relationship of Ngāti Tama cultural traditions with ancestral lands, water, sites, wāhi tapu, and other taonga, are recognised and provided for.

Refer to Appendix B for general information on Statutory Acknowledgements.

4.3. Ngāti Tama ki te Waipounamu Environmental Management Plan

The Ngāti Tama Iwi Environmental Management Plan (Ngāti Tama 2018) ensures Ngāti Tama the exercise of kaitiakitangi to uphold customary rights, obligations, and responsibilities. This planning instrument outlines the values, interests, and priorities of Ngāti Tama concerning the management of natural resources. The primary objectives are to safeguard, preserve, and enhance the mauri and wairua of these resources, while nurturing the enduring connection between Ngāti Tama and the natural environment. This document ensures that the management of natural resources yields significant cultural and environmental outcomes, resulting in positive long-term benefits for the environment.

The following objectives and policies from *Ngāti Tama ki te Waipounamu Environmental Management Plan* are particularly relevant to this CIA. See Appendix D for the Ngāti Tama IEMP Evaluation Analysis and Review for the Tahimana LTD. proposal.

Section B: Engaging with Ngāti Tama

Part 6.0 Engagement and Consultation process

6.1 Developing a positive working relationship

Part 9.0 Engagement and consultation process - flowchart

Section C: Natural Resource Management

The Plan reflects Ngāti Tama worldview of the interrelated nature of all living things, embodied in the concept ki uta ki tai - the flow of water from source to sea. In order to safeguard the lifesupporting capacity of natural resources and the environment, it is of the utmost importance to Ngāti Tama that all activities within catchments are managed in an integrated way.

Part 10.0 Cultural Heritage

10.2 Ngāti Tama cultural heritage is valued, protected, and enhanced for future generations.

Part 11.0 Whenua (Maunga and Hill Country)

11.2.1 Ngāti Tama cultural values associated with maunga landscapes and hill country are protected.

Part 12.0. Whenua (Valleys and Plains)

12.4 Wastewater Management

12.4.1 Ngāti Tama sit at the decision-making table to ensure cultural values are protected in the management of wastewater across the rohe.

12.7 Subdivision and Development

12.7.1 Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.

12.8 Earthworks

12.8.1 Ngāti Tama cultural heritage (mahinga kai, wāhi tapu and wāhi taonga) are protected from the effects of earthworks.

Part 13.0 Wai Ora

13.2 Water Quality

13.2.1 The mauri and wairua of freshwater resources in the rohe is enhanced and protected.

13.4 Repo (Wetlands)

13.4.1 Wetlands are recognised and protected for their cultural significance and biodiversity values.

13.5 Freshwater Fisheries

13.5.2 Ngāti Tama whānau maintain their traditional associations with taonga species associated with freshwater.

Part 14.0 Hau Ora

14.1.2 The mauri of hau is maintained to a level which safeguards the:

- spiritual nature of hau;
- health of wāhi taonga;
- health of ngā tangata;
- ability of Ngāti Tama to maintain their customary practices; and
- Ngāti Tama cultural heritage is protected from the adverse effects of air pollution and noise contamination.

Part 15.0 Coastal Marine Environment

15.3 Coastal Water Quality

15.3.1 The interconnected nature of water environments is recognised in the management of catchments.

15.4 Coastal Environment (Land Use and Development)

15.4.1 The coastal marine environment is managed in an integrated way, recognising the interconnected nature of inland areas with the coastal environments.

Part 16.0 Biodiversity and Biosecurity Management

16.2 Species Recovery

16.2.1 Ngāti Tama cultural and spiritual associations with indigenous species and their natural habitats are protected and enhanced for present and future generations.

5. Assessment of effects on Ngāti Tama values and associations

The following section provides an evaluation of the impact of the proposed activity(ies) on identified cultural values and associations significant to the area and the activities proposed. It is important to note that whilst values have been identified as being relevant to the proposal and area of Māpua, Mamaku Ruby Bay and Tasman; these are not an exclusive list and are interconnected within the natural and cultural context.

Where an activity is assessed as having a potential or actual adverse effect on values and associations that can be mitigated, mitigation measures are stated as conditions. Where an activity has a minor effect or a positive effect, mitigation measures may be stated as conditions or recommendations to lessen the effect or, if positive, to enhance the effect.

5.1. Mātauranga, Manaakitanga, Cultural Narratives

5.1.1. *A design informed by cultural values.*

Mātauranga Māori is passed down generations through oral traditions and naming of people and places, natural resources, and wāhi. For Ngāti Tama, telling the story of the rohe of and whenua upon which the proposed Tahimana LTD. development will occur is important to continue the transfer of knowledge and ensure stories continue to be told. Histories could be reflected and represented throughout the project with shared Iwi values forming the basis of a cultural framework to ensure coherent, culturally located design decision-making.

Tahimana LTD. have previously volunteered conditions that commit to working with Iwi to enable the sharing of appropriate mātauranga visually within the development for cultural education, including possibilities such as signage, story boards in appropriate locations, viewing platforms, and prominence to look out areas and through species planted, noting the cultural significance of plantings.

Tahimana LTD. have further committed to seeking Iwi input into the planting plans for the enhancement project proposed for wetlands, waterways, and stormwater detention basins (see Section 5.2.3 below). This provides another opportunity for Ngāti Tama cultural values to be reflected in the development design.

On this basis the activity upholds the following objectives:

10.0 Ngāti Tama cultural heritage is valued, protected, and enhanced for future generations which includes:

Assessment

For Ngāti Tama, the opportunity to share the story of the whenua upon which the development will occur (the site) has a positive future effect on the values of mātauranga Māori. Providing mātauranga Māori guidance for plantings across the development, inclusive of sharing information on indigenous plantings has a potential future effect that extends to natural values of wairepo and whenua. Based on this assessment, the activity is supported on the condition that:

- Tahimana LTD. commit to working with Ngāti Tama and Iwi with overlapping interests to develop a Cultural Design Framework. This will contain design guidance to ensure that cultural values and mātauranga Māori are embedded across design decisions.

5.1.2. Sustainability beyond the life cycle of the project

Tahimana LTD. acknowledge that the natural and cultural values on site must be managed and sustained beyond project completion. Once the project is complete Tahimana LTD. will no longer have ownership of any land or infrastructure, however as part of the application proposals, Tahimana LTD. is putting forward requirements for ongoing monitoring and management of the planted wetland areas and stormwater detention basin areas. This is proposed through management plans being required to be prepared with each stage of development and, either via Consent notices or covenants, registering on the resulting titles the ongoing obligations for maintaining the wetland areas and plantings and maintaining and monitoring the performance of the stormwater basins.

In addition, in relation to wastewater, both the communal system and the onsite wastewater systems for the lifestyle allotments, will be subject to Discharge Consents which will contain requirements for regular specified intervals for maintenance of systems and monitoring of systems so that there is ongoing compliance with discharge standards. In this way, notwithstanding that Tahimana LTD. will have no ongoing role beyond the completion of the development, there will be mechanisms in place which sustain the commitment to meeting appropriate environmental standards acknowledging the cultural and environmental values that need to be protected.

Tahimana LTD. propose developing a “Local Purpose Reserve” as a part of the development. Ngāti Tama note that the reserve is an area that maybe an appropriate location to visually share appropriate mātauranga. Tahimana LTD. have committed to sharing information and ideas on the development planning and design of this reserve though may not have control over the final design as this will be up to Council. Nevertheless, it is the developer’s intention to put forward with the application the concept designs for the Reserve (see Landscape Plans, Rough Milne Mitchell 2023) and the preference is for Tahimana LTD. to develop the Local Purpose Reserve.

On this basis the activity upholds the following objectives:

- 10.0 *Ngāti Tama cultural heritage is valued, protected, and enhanced for future generations which includes:*
- 16.2.1 *Ngāti Tama cultural and spiritual associations with indigenous species and their natural habitats are protected and enhanced for present and future generations.*

Assessment

For Ngāti Tama, the opportunity to be involved in the design of the local purpose reserve would have a positive effect on the values of mātauranga Māori, kaitiakitanga and rangatiratanga. Restoring wetland areas will also have a positive effect on wairepo, whenua and wai. Monitoring and management of these areas beyond project completion is important to ensure these areas are protected and enhanced for present and future generations and would have a positive effect on the values of kaitiakitanga and rangatiratanga.

5.1.3. Summary

Support on the basis of:

- There are opportunities for applying mātauranga Māori to all aspects of the development.
- There is a clear desire and indications of the development delivering for species recovery and positive net benefit biodiversity management.

5.2 Effects on wairepo / wetlands

Prior to modification, the low-lying coastal areas were dense wairepo (wetlands), with heavily forested catchments and significantly large watercourses that ran through wetlands and out to estuarine areas. One such watercourse is known as Kōrepo and covered a large area in what became known as Māpua (see Figure 3 for a visual depiction of the approximate extent of the original wetland watercourse).



Figure 3. Visual depiction of original wetland watercourse at Kōrepo, Māpua.

Due to modification of land for pastures and forestry use, the site today has fragmented patches of very degraded wetland occurring within the area proposed for development (collectively covering approximately 1.25 hectares). However historically this site would have been densely forested with wetlands connecting to large watercourses, like Kōrepo (as shown in Figure 3). The extent of the remaining fingers of wetlands are shown in in Figure 4.



Figure 4. Extent of remaining fingers of wetlands in the wider context of what was once heavily forested wetland areas. The star indicates the site location.

Bordering the development site are larger areas of significant wetlands (Figure 5). Despite the compromised ecological quality of the wetlands within the development area, these still play a crucial role in a broader network of aquatic habitats, contributing to foraging and potentially nesting sites for native bird species like pūkeko and paradise shelduck (RMA Ecology Ltd. 2023). Additionally, these wetlands contribute to essential ecosystem services, such as stormwater attenuation and sediment filtering.

As Kaitiaki of the area, the preservation and safeguarding of these existing areas of wetland area is of utmost importance for Ngāti Tama.

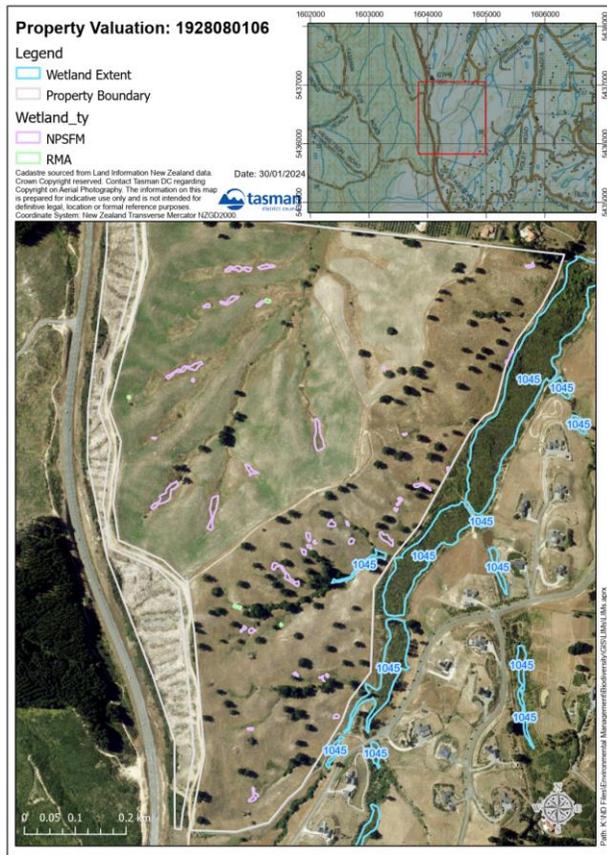


Figure 5. Extent of wetlands on and adjoining the Stagecoach Road site proposed for development by Taimana. Source: Tasman District Council 2023.

5.2.1. Effects to wetlands to be mitigated from the outset.

The proposed layout is designed to avoid construction and services within or adjacent to wetlands, except for a boardwalk crossing. Rather than having piles in the wetland, the design shows that these will be adjacent. Similarly, earthworks will have buffers that ensure no impact on the wetlands or river systems. There will be no draining of wetlands, instead the proposal is to maintain and enhance these with indigenous planting.

On this basis the activity upholds the following objectives:

- 12.7.1 Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.
- 12.8.1 Ngāti Tama cultural heritage (mahinga kai, wāhi tapu and wāhi taonga) are protected from the effects of earthworks.
- 13.4.1 Wetlands are recognised and protected for their cultural significance and biodiversity values.
- 15.4.1 The coastal marine environment is managed in an integrated way, recognising the interconnected nature of inland areas with the coastal environments.

Assessment

For Ngāti Tama, it is important that the development avoids adverse effects to wetlands. The activity is assessed as having a minor effect on wetlands, provided the following conditions are met:

- The boardwalk crossing piles are installed adjacent to the wetlands.
- Earthworks have a buffer zone that ensures no impact on the wetlands or river systems.
- No draining of wetlands.
- A mandated lwi monitor is present for any earthworks within 10 metres of wetland areas.

5.2.2. Ongoing monitoring of existing wetlands

Tahimana LTD. have engaged with the owner of the adjoining property to the east to ensure a site-specific and interconnected approach to restoration of the wetlands. The developers have demonstrated a commitment to managing the effects of earthworks and stormwater to ensure there are no adverse effects of the development on this significant wetland. These activities include the installation of monitoring bores for monitoring throughout the development phases. Tahimana LTD. are committed to collecting the monitoring data and working collaboratively to ensure the management and maintenance of infrastructure and wetland plantings.

On this basis the activity upholds the following objectives:

- *13.4.1 Wetlands are recognised and protected for their cultural significance and biodiversity values.*
- *14.0 The mauri of hau is maintained.*

Assessment

For Ngāti Tama the development must avoid adverse effects to wetlands. Ngāti Tama consider that the proposed monitoring plan for the existing wetlands is appropriate for ensuring adverse effects do not occur, on the basis that the following condition is also met:

- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. This could be achieved through an interconnected approach whereby wetlands associated with the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.

5.2.3. Enhance and restore existing wetlands

Tahimana LTD. have committed to a wetland enhancement project as a part of the proposed development. Existing wetlands will be enhanced with indigenous planting, and Tahimana LTD. have committed to providing draft planting plans to Ngāti Tama to seek cultural and mātauranga guidance for wetlands, water passage, and stormwater detention basins. These areas will be planted in indigenous species with the intention that as far as practical these will be sourced locally.

On this basis the activity upholds the following objectives:

- *13.2.1 The mauri and wairua of freshwater resources in the rohe is enhanced and protected.*
- *13.4.1 Wetlands are recognised and protected for their cultural significance and biodiversity values.*
- *13.5.2 Ngāti Tama whānau maintain their traditional associations with taonga species associated with freshwater.*
- *14.0 The mauri of hau is maintained.*
- *15.4 The coastal marine environment is managed in an integrated way, recognising the interconnected nature of inland areas with the coastal environments.*
- *16.2.1 Ngāti Tama cultural and spiritual associations with indigenous species and their natural habitats are protected and enhanced for present and future generations.*

Assessment

For Ngāti Tama, intended restoration of the wetlands has a potential significant and positive effect on the natural values of wairepo, whenua and wai.

5.2.4. Summary

Support on the basis of avoiding adverse effects to wetlands from the outset and provided the following conditions are met:

- No wetlands will be drained.
- The development will avoid construction and services within or adjacent to wetlands except for a boardwalk crossing.
- Piles for the boardwalk crossing will be installed adjacent to the wetland.
- A wetland maintenance and monitoring plan will be developed.
- Existing wetlands will be enhanced with indigenous plantings.
- A Ngāti Tama mandated lwi monitor is present for any earthworks within 10 metres of wetland areas.
- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. One way this could be achieved is through an interconnected approach whereby wetlands associated with

the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.

5.3. Iwi engagement and consultation processes

5.3.1 Proactive partnership with iwi

Tahimana LTD. has engaged with Ngāti Tama and Te Tau Ihu Iwi with statutory interests from 2022, sharing the early stages of planning for the proposed development to understand the degree and possible effects of the proposed activity on Ngāti Tama values and interests, and providing for ongoing feedback and discussions throughout the process to date. Tahimana LTD. has - at the request of Iwi - engaged and resourced a CIA facilitator to support communication and coordination of reporting and have ensured that all files and information are available in good time. Tahimana LTD. have further resourced Iwi as per Iwi cost-recovery policies and provided regular and timely communication on the progress of the development throughout the process. Ngāti Tama have been invited and involved in regular hui, with open and ongoing opportunities for information sharing and site visits. Information has been provided from Tahimana LTD. promptly and efficiently as required.

On this basis, the activity upholds IEMP objective 6.1: *Developing a positive working relationship.*

Based on early feedback, the site-specific design of the development has been iterated and re-prioritised to focus on wetlands, native planting, and utilisation of the reserve. This example of proactive engagement highlights the developer's commitment to upholding and enhancing Ngāti Tama values in the development.

On this basis the activity upholds the following objectives:

- 6.1 *Developing a positive working relationship*
- 10.2 *Ngāti Tama cultural heritage is valued, protected, and enhanced for future generations which includes:*
- 11.2.1 *Ngāti Tama cultural values associated with maunga landscapes and hill country are protected.*
- 12.4.1 *Ngāti Tama sit at the decision-making table to ensure cultural values are protected in the management of wastewater across the rohe.*
- 12.7.1 *Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.*
- 12.8.1 *Ngāti Tama cultural heritage (mahinga kai, wāhi tapu and wāhi taonga) are protected from the effects of earthworks.*

Assessment

Ngāti Tama has found that ongoing and proactive engagement with Iwi has a positive effect

on the values of mātauranga and rangatiratanga as well as a positive future effect on the natural values of wairepo, whenua and wai, and will continue to do so on the basis that the following conditions are met:

- Tahimana LTD. continue to consult with iwi through the resource consent application phase, the detailed engineering design phase and construction.
- Tahimana LTD. provide Ngāti Tama with copies of all the resource consent application specialist reports and amendments to these reports as they come to hand (including the concept development design plans detailing proposals for earthworks, roading, stormwater, water, and wastewater).
- Tahimana LTD. provide the final application document to Ngāti Tama when it is ready to lodge with Council.
- Tahimana LTD. provide Ngāti Tama copies of the detailed engineering drawings (with detailed designs for stormwater and wastewater management) following the issuing of resource consent (s).

5.3.1 Summary

Support on the basis of continuous and proactive engagement with Iwi, provided the conditions specified above are met.

5.4. Waters Management

5.4.1 Stormwater

The management of stormwater is of concern to Ngāti Tama, with historical mismanagement, outdated infrastructure, insufficient regulations regarding contaminants, and inadequate planning for flood events and increased development as major contributors to adverse effects on wai, wairepo, whenua, taonga species, and ecosystems. For the Tahimana LTD. development, stormwater management will be undertaken through a series of stormwater basins that will not adversely affect the functioning of wetlands (EnviroLink 2023, RMA Ecology Ltd. 2023) as follows:

- runoff of impervious surfaces including roading and accesses /driveways will go to stormwater detention basins, and
- runoff from roofs of dwellings will be directed to heads of gullies going to wetlands ensuring an increase of total water throughflow which will benefit the wetlands.

On this basis the activity upholds the following objectives:

12.7.1 Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.

13.2.1 The mauri and wairua of freshwater resources in the rohe is enhanced and protected.

13.4.1 Wetlands are recognised and protected for their cultural significance and biodiversity values.

Assessment

The proposed stormwater management system for the Tahimana LTD. development is expected to have a minor to positive effect on Ngāti Tama cultural values as follows:

- the initial proposal for stormwater management was revised to mitigate the entry of excess sediment into streams and wetlands. As a result of this proactive approach to stormwater management the effects of stormwater runoff from the proposed development to natural values of wairepo and wai is expected to be minor.
- The diversion of runoff to heads of gullies and therefore downstream wetlands is assessed as having a positive effect on wairepo.

5.4.2 Wastewater

As for stormwater, appropriate management of wastewater is important to Ngāti Tama due to the potential adverse effects associated with discharging wastewater to waterways and land including negative impacts on wai, wairepo, whenua, taonga species, and ecosystems. Assuming all wastewater management systems are properly maintained, the environmental

impact of the proposed discharges is considered minor (Envirolink 2023). For Ngāti Tama, the proposed wastewater treatment system is also favorable for the following reasons:

- the footprint of these systems expected to be lower than traditional discharge systems.
- The treatment of wastewater will occur away from water environments with disposal being made to land.
- new technologies are being used to treat waste (other than water); and
- wastewater is being treated to a very high level (the nutrient application rate in wastewater is lower than typical fertilizer application and below the uptake rate of the planned rye/fescue grasses.).
- For lifestyle lots, the responsibility of maintaining the primary treatment pumps will fall to each homeowner. This in turn gives incentive for homeowners to look after their systems (e.g. by not flushing wipes). However, it is important that inspections and maintenance are undertaken regularly to ensure these are operating efficiently.

On this basis the activity upholds the following objectives:

- 13.2.1 *The mauri and wairua of freshwater resources in the rohe is enhanced and protected.*
- 15.3.1 *The interconnected nature of water environments is recognised in the management of catchments.*

Assessment

For Ngāti Tama, due to the robust treatment system design, the potential effects of wastewater from the proposed development on cultural and natural values is minor.

5.4.3 Summary

The stormwater and wastewater management design is supported by Ngāti Tama.

5.5. Iwi monitoring and land disturbances

5.5.1 Land disturbance impacting cultural values

The Stagecoach Road site to be developed is zoned as Rural 3 and is therefore not contained within an urban zone. On this basis the activity frustrates part of objective 12.7.1 *Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.* This objective seeks to protect productive rural areas from the increasing demands placed upon land from urban development.

However, the development is proposed to be carried out in ways which maintain and enhance the natural environment by focusing the design of the development on wetlands,

native planting, and utilisation of the reserve with considerable effort being made to make the design more environmentally sustainable. The wetland restoration and enhancement proposed could be considered as a positive net benefit to the environment.

On this basis the activity upholds the following objective:

12.7.1 Ngāti Tama cultural values are protected from adverse effects associated with subdivision residential development.

Assessment

For Ngati Tama, the proposed design has a minor to positive effect on Ngāti Tama’s cultural values. Ideally developments such as subdivisions would be contained within urban zones, protecting productive rural areas from the increasing demands upon land from urban development. However, the development is designed as such that the assessment finds it will ultimately have a net positive effect on Ngāti Tama cultural values, on the basis that the conditions specified in this report are met. Specifically, the opportunity to reflect values in the design of the development (e.g. through storyboards as well as plantings and enhancing wairepo) will have a positive effect on Ngāti Tama’s exercise of rangatiratanga and kaitiakitanga as well as on mātauranga Māori, provided the conditions outlined in Section 5 of this report are met.

5.5.2 Land disturbance impacting sites of significance

While the Archeological report states that iwi do not have statutory acknowledgements in the area and that this site might have little to do with sites and areas of significance to iwi (Young 2023), the site is close to known Pā sites. There will be earthworks where it could impact on the unknown sites and areas of wāhi tapu and wāhi taonga. Tahimana LTD. has already volunteered as a Condition of Consent an Accidental Discovery Protocol (ADP) and an assurance to work with iwi to determine the appropriate wording of the ADP. Tahimana LTD. has further volunteered a condition to invite an appointed iwi monitor to brief contractors on site prior to the commencement of Earthworks so that there is an opportunity for the iwi monitor to draw attention to the provisions of the ADP, provide an outline of possible archaeological evidence that may be uncovered, including what should be looked for.

Ngāti Tama note however that while an ADP is important, there may be sites that only iwi know about (e.g. that are not listed in the Tasman Environment Plan). Ngāti Tama would welcome the opportunity to participate with the archaeologist and design team to identify any sites or areas that would fit under < the Part 10.0 category >, particularly mahinga kai areas. It may be that there are opportunities for Ngāti Tama to protect these areas or name them and identify what the wayfinding and signage would be.

For Ngāti Tama the effects of this activity can be effectively mitigated on the basis that:

- An Accidental Discovery Protocol is included as a condition of consent and Tahimana LTD. will work with iwi to word the condition appropriately.
- The Iwi monitor is mandated by Ngāti Tama
- An appointed iwi monitor is to brief Contractors on site prior to the commencement of earthworks.

5.5.3. Kaitiaki monitoring

As kaitiaki of the rohe, Ngāti Tama have a responsibility to protect and enhance the area. The following iwi monitoring has been proposed during the development process so far:

- Protocols will be established for iwi monitoring involving any earthworks within 10m of any waterway or wetland including for the construction of boardwalks over wetlands and waterways.
- An iwi monitor will be appointed to brief contractors prior to any earthworks regarding potential archaeological discoveries.

On this basis the activity upholds the following objectives:

- 15.3.1 *The interconnected nature of water environments is recognised in the management of catchments.*
- 15.4.1 *The coastal marine environment is managed in an integrated way, recognising the interconnected nature of inland areas with the coastal environments.*

Assessment

For Ngāti Tama, active engagement in the proposed restoration and education activities has a potential positive effect on the values of Rangatiratanga and Kaitiakitanga. However, Ngāti Tama recognise that kaitiakitanga obligations may be met through further discussion with developers to identify opportunities to pursue active kaitiaki monitoring and engagement in the following areas:

- Cultural health monitoring, including the development or implementation of cultural health indicators for the catchment.
 - *How might Ngāti Tama work with the developers to identify cultural health indicators for the catchment waters in this development project?*
 - *Is there any surveys to monitoring species come back or health? How would that be done in partnership with Ngāti Tama?*
- Wetlands management, including the development of the wetland including future use resources from catchment.

- *How can Ngāti Tama work with developers and TDC within existing shared frameworks eg, Wetland Catchment Management?*

5.5.4 Summary

Ngāti Tama recommends that:

- Tahimana LTD., TDC and Iwi work collaboratively and strategically through existing frameworks such as the TDC Wetland Catchment Management Programme to develop pathways for kaitiaki monitoring.

6. Statement of Position

Ngāti Tama supports the proposed development based on the following:

- the collaborative approach with early consultation and proactive engagement with iwi
- a clear consideration of Te Ao Maori throughout the process
- the design avoids effects on wetlands
- the site-specific design was reprioritised to focus on wetlands, native planting, and utilisation of the reserve based on early feedback from iwi
- Stormwater and wastewater will be managed in an environmentally responsible way with water run-off from roofs being diverted to increase water flow to wetlands and wastewater being discharged to land, rather than water.

And with the adherence to the following conditions as offered by Tahimana LTD:

- Regarding wetlands, Tahimana LTD commit to:
 - Installing piles for the boardwalk crossing piles adjacent to the wetlands
 - A buffer zone around earthworks to ensure no impact on the wetlands or river systems
 - No draining of wetlands.
 - Existing wetlands will be enhanced with indigenous plantings.
 - A wetland maintenance and monitoring plan will be developed.
 - A mandated Iwi monitor is present for any earthworks within 10 metres of wetland areas.*

****The Iwi monitor is mandated by Ngāti Tama***

- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. For Ngāti Tama this can be achieved through an interconnected approach whereby; the wetlands associated with the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.
- Tahimana LTD commit to working with Ngāti Tama and Iwi with overlapping interests to develop a Cultural Design Framework. This will contain design guidance to ensure that cultural values and mātauranga Māori are embedded across design decisions.
- Ngāti Tama have an open and ongoing opportunity to be involved with the development and ongoing management of the wetlands. For Ngāti Tama this can be achieved through an interconnected approach whereby; the wetlands associated with the development are attached to the TDC Wetlands Management Project, and Ngāti Tama are involved in the management of this project.
- Tahimana LTD. continue to consult with iwi through the resource consent application phase, the detailed engineering design phase and construction.
- Tahimana LTD. provide Ngāti Tama with copies of all the resource consent application specialist reports and amendments to these reports as they come to hand (including the concept development design plans detailing proposals for earthworks, roading, stormwater, water, and wastewater).
- Tahimana LTD. provide the final application document to Ngāti Tama when it is ready to lodge with Council.
- Tahimana LTD. provide Ngāti Tama copies of the detailed engineering drawings (with detailed designs for stormwater and wastewater management) following the issuing of resource consent (s).
- An Accidental Discovery Protocol is included as a condition of consent and Tahimana LTD. will work with iwi to word the condition appropriately.
- An appointed iwi monitor will inform contractors about possible archaeological findings before initiating any earthworks.

Ngāti Tama strongly recommends that:

- Tahimana LTD., TDC and Iwi to work collaboratively and strategically through existing frameworks such as the TDC Wetland Catchment Management Programme to develop pathways for kaitiaki monitoring.

7. Conclusion

Contingent upon meeting the conditions specified in Section 5, Ngāti Tama supports the proposed development on the basis of proactive collaboration with Iwi, a commitment to preventing adverse impacts on wetlands from the outset, the integration of mātauranga Māori throughout the development, and a clear intention that the project will contribute to species recovery and positive biodiversity management. Ngāti Tama looks forward to continued discussion and collaboration with Tahimana LTD.

APPENDIX A – References

- Envirolink 2023. Stormwater and Wastewater Servicing Assessment Tāhimana Limited.
Envirolink Report J000087-RPT-001-C prepared for Tahimana LTD. Limited November
2023. 37 pages plus appendices.
- Ngāti Tama 2018. Ngāti Tama ki te Tau Ihu, Environmental Management Plan.
- Ngāti Tama ki te Tau Ihu Deed of Settlement: Documents Schedule, Statement of
Associations.
- RMA Ecology Ltd 2023. Tahimana LTD., Stagecoach Road, Tasman: Ecological Effects
Assessment. Report prepared for Tahimana LTD. Limited November 2023. 76 pages
plus appendices.
- Rough Milne Mitchell 2023. Tahimana Village Green Concept. Rough Milne Mitchell
Landscape Architects report prepared for Tahimana Ltd.
- Te Taihū Statutory Acknowledgements 2014. Te Tau Ihu Statutory Acknowledgements of
the Resource Management Plans of Marlborough District Council, Nelson City Council
and Tasman District Council. 163 pages.
- Young A 2023. Archaeological Assessment: Tahimana Ltd Rural 3 Development, Stagecoach
Road. Report prepared to Tahimana Ltd. 12 pages plus appendices.

APPENDIX B – Key statutory requirements

i **Resource Management Act 1991**

Part 2 of the RMA contains the purpose and principles of the Act. Section 6 requires all persons exercising functions and powers under the Act to recognise and provide for the matters of national importance set out in section 6 and have particular regard to the 'other matters' set out in section 7. Provisions of particular relevance to Māori include:

6(e) *the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

6(f) *the protection of historic heritage from inappropriate subdivision, use and development.*

6(g) *the protection of customary rights*

7(a) *kaitiakitanga*

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

ii **Statutory acknowledgements**

A statutory acknowledgement is a recognition by the Crown of the mana of a tangata whenua group, and their cultural, spiritual, historical, and traditional associations with specified areas. Statutory acknowledgements can only be made over Crown land (including river and seabeds).

Statutory acknowledgements are recognised in the Resource Management Act 1991 and Heritage New Zealand Pouhere Taonga Act 2014. Ngāti Tama and Te Ātiawa statutory acknowledgements are detailed in the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014.

Some of the practical outcomes of statutory acknowledgements are:

1. Councils must have regard to them when determining affected parties as part of their decision whether or not to publicly notify resource consents.
2. Heritage New Zealand Pouhere Taonga must have regard to them when processing an application for an authority to undertake an activity that will or may modify or destroy an archaeological site.
3. They may be cited as by an iwi as evidence of its association with an area in submissions to councils, the Environment Court, and Heritage New Zealand Pouhere Taonga.

iii Iwi management plans

An iwi management is a term commonly applied to a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū. They are generally prepared as an expression of rangātiratanga, to help iwi and hapū exercise their kaitiaki roles and responsibilities. The iwi management plans for Ngāti Tama and Te Ātiawa contain a written statement identifying the important issues regarding the use of natural and physical resources in their area.

A number of provisions with the Resource Management Act 1991 provide for Māori interests in resource management plans. Iwi management plans can assist in implementation of this Act by:

- Guiding councils in giving effect to Part 2, particularly sections 6(e), 6(f), 6(g), 7(a) and 8,
- Informing the preparation or change of regional policy statements and regional and district plans, and
- Informing the preparation and assessment of applications for resource consent.

ii New Zealand Coastal Policy Statement 2010 (NZCPS)

National policy statements state objectives and policies for matters of national significance that are relevant to achieving sustainable management. Regional policy statements and regional and district plans must give effect to national policy statements. The NZCPS guides local authorities in their day to day management of the coastal environment. Objective 3 of the NZCPS requires those administering the NZCPS to:

Take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- *Recognising the ongoing and enduring relationship of tangata wehnuā over their lands, rohe and resources; ...*
- *Incorporating mātauranga Māori into sustainable management practices; and*
- *Recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua*

Policy 3 details matters that must be provided for in taking account the principles of the Treaty of Waitangi and kaitiakitanga in relation to the coastal environment. It includes, inter alia:

- *recognition that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment;*

- *incorporation of mātauranga Māori in the consideration of applications for resource consent;*
- *and providing opportunities for tangata whenua to exercise kaitiakitanga through measures such as cultural management, protection & monitoring measures.*

iv Heritage New Zealand Pouhere Taonga Act 2014

Heritage New Zealand Pouhere Taonga (HNZPT) administers this Act, and their functions include identifying, protecting, and advocating for the conservation of historic places, historic areas, wāhi tapu and wāhi tapu areas.

The HNZPT makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of HNZPT. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the relevant district or regional plan, or a resource or building consent has been granted.

An archaeological site is defined as any place in New Zealand (including buildings, structures, or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

APPENDIX C – Glossary

te reo Māori	English
Ahi kā roa	Continuous occupation
Awa	River
Ara	Pathways
Harakeke	Flax
Hauora	Health
Hekenga	Migration
Kaitiaki	Guardians
Kaitiakitanga	Guardianship
Kākahu	Cloaks
Kawa	Protocols
Kete	Baskets
Kōtuku	White heron
Kumara	Sweet potato
Maara kai	Gardens
Mahinga kai	Cultivation and food gathering place
Mahinga mataitai	Customary fishing grounds
Mamaku	Pā Site - Ruby Bay
Manaakitanga	Care and hospitality
Manu	Bird
Mātauranga	Cultural knowledge
Mauri	Lifeforce
Maunga	Mountain
Moana	Ocean and coastal areas
Ngahere	Forest resources e.g. timber
Ngā rara	Reptiles
Papakāinga	Settlements
Papatūānuku	Earth
Paraki	Smelt
Pātiki	Flounder
Piharau	Lamprey
Pounamu	Greenstone
Rangātiratanga	Authority
Repo / wairepo	Wetlands
Rohe	Area
Rongoā	Traditional medicine / medicinal plants
Tapu	Sacred
Tāne Mahuta	Guardian of the forests

Tangaroa	Guardian of the rivers
Tauranga	Landing site
Te taiao	The natural environment
Tikanga	Customs
Tuna	Eel
Tūpuna	Ancestors
Wāhi tapu	Sacred places
Wai	Water
Wai ora	Healthy water
Wairua	Spirit spiritual dimension
Whanaungatanga	Connections
Whenua	Land

APPENDIX D

Evaluation Analysis and Matrix for Tahimana LTD

PDF submitted alongside CIA