



NGĀTI RANGIWEWEHI RESPONSE TO THE FAST-TRACK PROPOSAL

Project: Rural Residential Development – 66 & 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana

Applicant: Caland Holdings Ltd

Legislation: Fast-track Approvals Act 2024

Date: 15 April 2026

INTRODUCTION

Te Maru o Ngāti Rangiwewehi Iwi Authority provides this response to the draft Fast-track referral application prepared for Caland Holdings Ltd in respect of the proposed approximately 92-lot rural residential subdivision at 66 and 70 McFetridge Drive and 89 Tauranga Direct Road, Hamurana.

Ngāti Rangiwewehi hold mana whenua over this area and exercise ongoing responsibilities of kaitiakitanga within the Mangorewa–Kaharoa–Awahou catchments. Of particular importance are Pekehāua Puna (Taniwha Springs), the Awahou Awa, associated groundwater systems, wetlands, and downstream effects on Lake Rotorua, all of which are culturally, spiritually, and ancestrally significant taonga to Ngāti Rangiwewehi.

This response builds on the Cultural Impact Assessment (CIA) prepared for the applicant (2025) and Ngāti Rangiwewehi's Position Statement dated 4 February 2026.

OVERALL POSITION

Ngāti Rangiwewehi cannot support the application as currently presented

This position remains explicitly contingent on the adequacy, verification, and enforceability of information and conditions addressing the cultural concerns raised in the CIA and subsequent iwi correspondence.

ALIGNMENT WITH THE CULTURAL IMPACT ASSESSMENT

The referral application appropriately identifies that a CIA has been completed and acknowledges Ngāti Rangiwewehi as mana whenua.

Key cultural values reflected include recognition of Pekehāua Puna and the Awahou Awa, Ngāti Rangiwewehi kaitiakitanga responsibilities, and potential cultural benefits from retiring pastoral land and reducing nutrient inputs to Lake Rotorua.

KEY MATTERS OF ONGOING CONCERNS

Notwithstanding the above, several matters raised in the CIA remain insufficiently resolved at the referral stage:

a. Groundwater:

Ngāti Rangiwewehi remain concerned about groundwater abstraction, cumulative effects, and long-term aquifer behaviour.

Outcome sought: a robust hydrological framework secured by consent conditions, including conservative limits, monitoring, and adaptive management.

b. Stormwater, earthworks and sediment control:

Stormwater and sediment discharge remain key risks, particularly during construction.

Outcome sought: binding conditions requiring iwi engagement on stormwater design, erosion and sediment control, and downstream performance standards.

c. Water Supply:

Reliance on groundwater and permitted takes remains unresolved.

Outcome sought: mandatory rainwater harvesting, on-site storage, and prohibition of incremental bores without iwi involvement.

d. Cultural Monitoring and Discovery Protocols:

Formal recognition of cultural monitoring and accidental discovery protocols is required.

Outcome sought: consent conditions providing for monitoring, tikanga-based protocols, and resourcing of iwi involvement.

e. Fast Track processes:

Expedited processes must not compromise meaningful engagement with mana whenua or scrutiny of effects on taonga. Ngāti Rangiwewehi's mana whenua status and Treaty settlement context must be explicitly upheld.

Conclusion:

Ngāti Rangiwewehi can not support the current application; pending stronger assurances and enforceable outcomes we can then review this position. A reduction in amount of lots/ the scale of the project would also be considered.



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Ngāti Rangiwewehi Te Tari Taiao Unit