

Appendix E – Record of Consultation and Engagement

Summary of Engagement

Section 43(2)(a) of the FTAA requires a substantive application for a listed project to contain the information listed in section 13(4). This includes a summary of consultation with:

1. The relevant local authorities (Tauranga City Council (TCC), Western Bay of Plenty District Council (WBOPDC) and Bay of Plenty Regional Council (BOPRC));
2. The relevant administering agencies (Department of Conservation (DOC) and Heritage NZ);
3. The relevant iwi authorities, hapū and Treaty Settlement entities; and
4. Persons with a registered interest in land that may need to be acquired under the PWA.

Schedule 5, in relation to the RMA approvals sought, clause 6(1) and clause 12(1) also require information about consultation and affected parties, including:

1. Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal. If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision are to be included.
2. A description of any consultation undertaken with parties likely to be affected by the project or work and the designation.

This appendix summarises the consultation and engagement undertaken by the Project team to date. Section 4 of the Substantive Application summarises the key matters raised through that engagement and how they have informed the Project. Consultation and engagement are ongoing and are expected to continue through the fast-track approvals process and, where relevant, into Project implementation.

It is noted that Schedule 5, clause 12(1)(f) also require the Notice of Requirement (NoR) applications to include the full name and address of:

- Each owner of the land to which the NoR relates and of the land adjacent to that land; and
- Each occupier of the land to which the notice of requirement relates and of land adjacent to that land whom the requiring authority is able to identify after reasonable inquiry.

The schedule of owners and occupiers of land within the Proposed Designations and of the land adjacent to it, is provided in **Volume A – Appendix D**.

1. Relevant local authorities

The Project team has undertaken consultation with the relevant local authorities for the purposes of the relevant sections of the FTAA. Meetings commenced in October 2025 and are continuing.

Table 1: Summary of engagement with the relevant local authorities for the Project.		
Authority	Engagement Period	Type of Engagement
Consenting Authorities Forum (CAF) ¹	October 2025 – July 2026	- Monthly Teams meeting with the Project team (established in October 2025) to provide a regular forum to discuss the Project and the Application. - The CAF has also provided a mechanism for identifying matters requiring more detailed technical discussion outside the monthly forum. - Sharing of draft technical reports for feedback.
TCC		- Various meetings and correspondence between TCC and Project team in regard to property access, including the signing of a Licence to Occupy TCC properties for preliminary investigations. - Various meetings and correspondence between TCC and Project team technical specialists to discuss matters including lizard management/lizard release site and stream realignments within the Kōpūrerua Valley. - Representation at the Kōpūrerua and Nanako Stream workshop (March 2026). - Sharing of draft technical reports for feedback.
WBOPDC		- Sharing of draft technical reports for feedback. - Meetings and correspondence with WBOPDC as a directly affected landowner.
BOPRC		- Various meetings and correspondence between BOPRC and Project team technical specialists to discuss matters including flooding, stormwater management and the stream realignments. - Sharing of draft technical reports for feedback.

¹ The Consenting Authorities Forum included representatives from TCC, WBOPDC and BOPRC.

2. Relevant administering agencies

The Project team has undertaken consultation with the relevant administering agencies for the purposes of section 11 of the FTAA and a summary of the consultation is provided below, in accordance with sections 13(4)(k). These included Heritage New Zealand Pouhere Taonga (HNZPT) and Department of Conservation (DOC). Both HNZPT and DOC were invited to be a part of the CAF. DOC attended some CAF meetings, whilst HNZPT's preference was to meet separately, but be provided with a copy of the minutes from CAF meetings.

Table 2: Summary of engagement with the relevant administering agencies for the Project.		
Agency	Engagement Period	Type of Engagement
HNZPT	October 2025 – July 2026	Numerous meetings and correspondence on matters relevant to the Archaeological Authorities sought for the Project, including the archaeological assessment, the number and scope of the authority applications, proposed archaeological management measures, and conditions.
DOC		- Numerous meetings as part of the CAF, and also separate meetings with a focus on Wildlife and Freshwater Fisheries approvals. - Sharing of draft technical reports and conditions for feedback.

3. Relevant iwi authorities, hapū and Treaty Settlement entities

Through the process described in section 4.4 of the Substantive Application, NZTA identified the following as being the relevant iwi authorities, hapū and Treaty Settlement entities.

Table 3: Summary of consultation with Relevant iwi authorities and hapū		
Party	Engagement Period	Type of Engagement
Relevant iwi authorities: Ngāti Hinerangi, Ngāti Pūkenga, Ngāi Te Rangi and Ngāti Ranginui	Dec 2025 – July 2026	Letters were sent to these parties on 17 December 2025, asking whether they, as iwi authorities, or any of their associated hapū, have an interest in the Project. Follow-up correspondence was subsequently sent, including through the section 29(1)(aa) notification process. No response has been received to the original correspondence, the follow-up correspondence, or the section 29(1)(aa) letters.
Hapū collective known as Tupenga: Ngāi Tamarāwaho, Ngāti Kahu and Ngāti Hangarau	Oct 2025 – July 2026 ²	- Monthly hui to discuss the Project and ensure mātauranga Māori and hapū values inform the Project design, and address a wider range of cultural outcomes and potential commitments, including stormwater treatment and water-quality protection, fish passage, cultural and environmental monitoring, archaeological investigations and accidental discoveries, the management of soil and imported material, cultural inductions and tikanga, cultural expression and interpretation, hapū participation in management planning, and opportunities for Māori businesses and workforce development. - Sharing of draft technical reports for feedback.

² The engagement period only relates to the preparation of the Substantive Application. Relevant hapū have been engaged with as part of the Tauriko West strategic planning and plan change processes since 2017.

Table 3: Summary of consultation with Relevant iwi authorities and hapū

Party	Engagement Period	Type of Engagement
		- Attendance at various technical workshops to participate in discussions around stormwater management and ecological restoration. - Facilitating cultural inductions for Project staff and contractors.

4. Consultation with Affected Landowners

The following table is a summary of the engagement activity undertaken with directly affected landowners during preparation of the Substantive Application. Earlier engagement that pre-dates preparation of the Application is not comprehensively recorded in this table. Feedback from landowners has varied and included matters relating to acquisition timing, fair treatment, access and potential environmental and amenity effects. The principal matters raised and NZTA's response are summarised in section 4 of the Substantive Application. Engagement with directly affected landowners is ongoing.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
s9(2)(a)	5 Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 26 Feb.
s9(2)(a)	593 Cambridge Road, Tauriko, Tauranga	Nov 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 24 Nov and 25 Feb.
s9(2)(a)	40 Elderton Avenue, Pyes Pa, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 26 Feb.
s9(2)(a)	3 Nature Place, Greerton, Tauranga	Nov 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 14 Nov, 8 Dec and 25 Feb.
s9(2)(a)	587 Cambridge Road, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
s9(2)(a)	4 Redwood Lane, Tauriko, Tauranga	Jan-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 17 Mar.
s9(2)(a)	140 Marshall Avenue, Greerton, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
s9(2)(a)	2 Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
s9(2)(a)	856 State Highway 29, Tauriko, Tauranga	Nov 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 14 Nov and 25 Feb.
s9(2)(a)	7 Rosewood Lane, Tauriko, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb and 25 Mar.
Frances Holdings Limited	9 Nature Place, Greerton, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met via Teams on 10 Nov, 11 Mar and 25 May.
s9(2)(a)	8 Oakridge Place, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 3 Mar.
s9(2)(a)	75 Ōmanawa Road, Ōmanawa	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 4 Jun.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
s9(2)(a)	3/579 Cambridge Road, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
s9(2)(a)	43 Galloway Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (post and email) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 14 May.
s9(2)(a)	44 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous correspondence (email and phone) with landowner to invite them to meet in person, request access to property for preliminary investigations and advise of imminent lodgement of the Substantive Application.
Trinity Lands Limited	888 State Highway 29, Tauriko, Tauranga	Nov 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes and advise of imminent lodgement of the Substantive Application. Met via Teams on 11 Nov and in person on 2 Mar.
s9(2)(a)	4B, 4C and 4D Belk Road, Omanawa	Feb-Jul 2026 Numerous correspondence (post and email) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 5 Feb.
s9(2)(a)	47 Silkwood Way, Tauriko, Tauranga	Nov 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 2 Nov and 3 Mar.
s9(2)(a)	928 State Highway 29, Tauriko, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 29 Oct and 26 Feb.
Total Property Services 2005 Limited	6A Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb and 25 Jun.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
s9(2)(a)	42 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 28 Feb.
s9(2)(a)	999 State Highway 29, Tauriko, Tauranga	All engagement relating to this property was via Element IMF.
s9(2)(a)	28 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 11 Mar.
s9(2)(a)	15C Redwood Lane, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 18 Jun.
s9(2)(a)	7 Pyes Pa Road, Pyes Pa, Tauranga	Dec 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 2 Dec and 28 Feb.
s9(2)(a)	48 Silkwood Way, Tauriko, Tauranga	Dec 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 2 Mar.
s9(2)(a)	2/579 Cambridge Road, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 23 Apr.
Raleighwood Ltd	507 State Highway 29A, Greerton, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 26 Feb.
s9(2)(a)	491 Cambridge Road, Tauriko, Tauranga	Oct 2025-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 26 Feb.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
s9(2)(a) [REDACTED]	53 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 7 Mar.
s9(2)(a) [REDACTED]	54 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
s9(2)(a) [REDACTED]	511 State Highway 29A, Greerton, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 26 Feb.
s9(2)(a) [REDACTED]	999 State Highway 29 ³	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, address various landowner queries, request access to property for preliminary investigations and advise of imminent lodgement of the Substantive Application.
s9(2)(a) [REDACTED]	37 Galloway Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 28 Feb.
s9(2)(a) [REDACTED]	80 Fairfax Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 14 May.
s9(2)(a) [REDACTED]	3B Marshall Avenue, Greerton, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 28 Feb.
s9(2)(a) [REDACTED]	8 Dumfries Place, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met via Teams 17 Apr.

³ Shares postal address with neighbour. Affected property is: Lot 2 DPS40591, Title: SA40A/597

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Owner	Affected Property	Engagement Activity
APASA Holdings Limited	4 Dumfries Place, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met via Teams 22 Apr.
s9(2)(a)	563 Cambridge Road, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
s9(2)(a)	9 Rosewood Lane, Tauriko, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 2 Mar.
s9(2)(a)	35 Galloway Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 18 Jun.
s9(2)(a)	6 Dumfries Place, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met via Teams on 14 Apr.
s9(2)(a)	84 Fairfax Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 23 Apr.
s9(2)(a)	78 Fairfax Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 25 Jun.
s9(2)(a)	41 Galloway Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 4 Jun.
s9(2)(a)	878D State Highway 29, Tauriko, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access

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Owner	Affected Property	Engagement Activity
		to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 19 Mar.
s9(2)(a)	5 Rosewood Lane, Tauriko, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, address landowner queries, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 3 Mar.
s9(2)(a)	39 Galloway Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person briefly on 9 Apr and 28 May.
s9(2)(a)	505 State Highway 29A, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 4 Jun.
s9(2)(a)	82 Fairfax Crescent, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 16 Apr.
s9(2)(a)	6B Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 23 Apr.
s9(2)(a)	8 Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, address landowner queries, review meeting notes and advise of imminent lodgement of the Substantive Application. Met via Teams on 22 Apr.
s9(2)(a)	12 Pyes Pa Road, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous correspondence (email and post) with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 12 Mar.
Kāinga Ora	2 Dumfries Place, Pyes Pa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 2 Mar.

Table 4: Summary of engagement activity with affected landowners for the Project

Owner	Affected Property	Engagement Activity
Classic Group	1 Pyes Pa Road, Pyes Pa, Tauranga 800 & 820 SH29, Tauriko, Tauranga	Oct 2025-Jul 2026 Numerous meetings (in person and by Teams) and email correspondence with Classic Group discussing the project impact on their landholdings, seeking LTOs for preliminary investigations, reviewing meeting notes, address landowner queries and advising them of the imminent lodgement of the Substantive Application.
Tauranga City Council	Various properties (approx. 19) with some already subject to acquisition process	Oct 2025-Jul 2026 Numerous meetings (in person and by Teams) and email correspondence with TCC discussing project impact on their landholdings, seeking LTOs for preliminary investigations, address landowner queries, reviewing meeting notes and advising them of the imminent lodgement of the Substantive Application.
Ministry of Education	768 State Highway 29, Tauriko, Tauranga (Tauriko School)	Oct 2025-Jul 2026 Numerous meetings (in person and by Teams) have occurred with the Ministry of Education and Tauriko School discussing the project impact on the school, seeking access for preliminary investigations, and discussing an alternative location for the school.
Western Bay of Plenty District Council	1484 Cameron Road, Greerton Tauranga (Council offices)	Feb-Jul 2026 Numerous email correspondence with WBoPDC as an affected landowner, inviting them to meet in person, requesting access to their property for preliminary investigations, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 8 May.
s9(2)(a)	3A Marshall Avenue, Greerton, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 17 Mar.
s9(2)(a)	30 Silkwood Way, Tauriko, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for topographical survey, review meeting notes and advise of imminent lodgement of the Substantive Application. Met in person on 12 Mar.
s9(2)(a)	1152 State Highway 29, Ōmanawa, Tauranga	Feb-Jul 2026 Numerous email correspondence with landowner to invite them to meet in person, request access to property for preliminary investigations (LTO), review meeting notes, address landowner queries and advise of imminent lodgement of the Substantive Application. Met in person on 25 Feb.
TBE 3 Ltd, Tauriko Holdings Ltd, Tauriko Property Group LP, Tauriko West Ltd, EI Properties Limited, Element IMF, Belk 500 Ltd	11 Belk Road, 4A Belk Road, 4C Belk Road, 11 Redwood Lane, 28 Redwood Lane, 878 SH29, 878A SH29, 878B SH29, 878C SH29, 880 SH29,	Oct 2025-Jul 2026 Numerous meetings (in person and by Teams) and email correspondence with landowner discussing project impact on various landholdings, seeking LTOs for preliminary investigations, reviewing meeting notes and advising of the imminent lodgement of the Substantive Application.

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Owner	Affected Property	Engagement Activity
	954 SH29, 956 SH29, 22 Wintrebre Lane	
Crown Land administered by Tauranga City Council	1381 Cameron Road, Greerton, Tauranga	Mar-Jul 2026 Numerous email correspondence with Tauranga Golf Club and TCC discussing project impact on the golf course, requesting access to property for topographical survey, reviewing meeting notes and advising of imminent lodgement of the Substantive Application. Met in person on 9 Apr.

Section 29 (1)(aa) Responses



s9(2)(a)

Regional Manager System Design, Waikato Bay of Plenty
New Zealand Transport Agency Waka Kotahi

Attention: s9(2)(a), Principal Planner

s9(2)(a)

Re: State Highway 29 Tauriko Network Connections Project – Response to Notification under Section 29(1)(aa) of the Fast-track Approvals Act 2024

Thank you for your letter dated 1 July 2026 notifying Tauranga City Council (TCC) of the intention to lodge a substantive application for the State Highway 29 Tauriko Network Connections Project under section 29(1)(aa) of the Fast-track Approvals Act 2024.

TCC acknowledges receipt of the notification and appreciates the ongoing engagement undertaken by New Zealand Transport Agency Waka Kotahi (NZTA) during project development. TCC recognises the strategic importance of the western transport corridor and the role of the Project in supporting the Tauriko West urban development area, economic growth, freight efficiency, network resilience, and wider transport and economic outcomes within the western Bay of Plenty.

The following comments are provided for NZTA's consideration in preparing its substantive application, and should be read as complimentary to the ongoing engagement between TCC and the applicant and any feedback that has been provided as part of that process. These comments are intended to identify matters that Council considers relevant to the assessment of the project and should not be interpreted as representing a final position on the merits of the proposal or any approvals sought.

In a broad sense, TCC recommends that the substantive application clearly demonstrate alignment between the Project and the planned growth framework for Tauriko West and the Western Corridor, integration with current and anticipated land use patterns (including open space), and the relationship between the Project and Council's transport, infrastructure and growth management planning. In relation to specific topics that have been discussed at preapplication stage:

- TCC acknowledges the ongoing engagement with Spaces and Places in regard to archaeological and cultural sites, lizard management, and the use of and impacts on

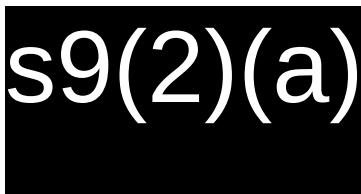
reserves during construction. TCC encourages the applicant to continue working Spaces and Places on these issues and additionally requests that the applicant addresses any concessions or easements that may be required under the Reserves Act.

- In regard to noise, the construction methodology, plant, programme, and proximity to receivers are all presently unknown. Therefore, the potential noise and vibration levels, timing, duration, frequency, and effects on the receivers are also unknown. The applicant has proposed an alternative approach where the effects would be determined and assessed through a management plan system. TCC requests that sufficient information to inform an assessment against Schedule 5 Clause 7 of the FTAA be provided, which may then also inform as to whether a management plan is effective and appropriate for managing noise.

TCC appreciates the opportunity to provide comments in response to this notification and looks forward to continuing engagement with NZTA throughout the Fast-track Approvals process. TCC understands that the applicants intend to lodge the substantive application shortly and looks forward to providing more detailed comments at this point. TCC reserves the right to provide further comments on matters arising from the substantive application and associated technical assessments.

Should you wish to discuss any of the matters raised above, please do not hesitate to contact us.

Yours sincerely

A black rectangular box containing the white text 's9(2)(a)', indicating a redacted signature.

Acting Head of Environmental Planning
Tauranga City Council

s9(2)(a)

From: Fast Track <fasttrack@heritage.org.nz>
Sent: Tuesday, 28 July 2026 8:38 am
To: s9(2)(a)
Cc: s9(2)(a)
Subject: RE: Tauriko West - Tupenga - Notification in accordance with Section 29(1)(aa) of Fast Track Approvals Act 2024
Attachments: Draft conditions.docx

Some people who received this message don't often get email from fasttrack@heritage.org.nz. [Learn why this is important](#)

Kia ora s9(2)(a),

Thank you for your email notifying Heritage New Zealand Pouhere Taonga (HNZPT) of your intention to lodge a substantive application for the State Highway 29 Tauriko Network Connections project (the project).

HNZPT has consulted with the applicant about the project, during which we provided feedback about the archaeological assessment that was provided to HNZPT.

The project will require an archaeological authority for recorded and unrecorded archaeological sites. However, there is currently not enough information for HNZPT to make a full assessment of the proposal. HNZPT does not consider that the archaeological assessment that has been provided to date is sufficient for a substantial application, should your project be referred.

Prior to submitting your application, the archaeological assessment needs to be updated as follows:

- A greater degree of regional context is needed.
- It appears that many properties have not been surveyed, which is standard practice in the production of archaeological assessments. Properties containing recorded archaeological sites must be surveyed.
- More information about U14/2670, U14/3198 and U14/3199 is needed, as there is conflicting information in the assessment about these sites.
- The assessment needs to clearly state what recorded archaeological sites will be affected by the proposal, and contain a full assessment of the archaeological values of these sites.
- More information about the effects on Puketoromiro Pā (U14/326) is required, as HNZPT has concerns about raising the road beside it. There is no information about the extent of the pā on the west side of the road, and a lack of consideration of other options that may be available for extending the lanes in this area.

We will be able to provide more detailed comment once the archaeological assessment has been completed. We strongly recommend that a draft management plan and draft research strategy is included in any substantive application, so HNZPT can provide feedback on or approve through this process and condition accordingly.

At the time of application, please provide a description of the consultation carried out with tangata whenua, including the dates on which engagement occurred and the views expressed. You may reference supporting material such as email correspondence, Cultural Values Assessments, or minutes from meetings or site visits.

If granted, an authority will be subject to conditions. Attached is a set of common conditions that we adapt to each project. Note, not all draft conditions will apply to your project, but this will give you an idea of what we will be thinking about when preparing conditions appropriate to your project once we have received the archaeological assessment.

If you have any questions or wish to discuss, please respond to this email. The contact point for all engagement with HNZPT on Fast-track matters is fasttrack@heritage.org.nz.

Ngā mihi,

From: s9(2)(a)
Sent: Wednesday, July 1, 2026 4:42:06 pm
To: s9(2)(a)
Cc: s9(2)(a)
Subject: Tauriko West - Tupenga - Notification in accordance with Section 29(1)(aa) of Fast Track Approvals Act 2024

Kia ora s9(2)(a),

I hope you are having a lovely week.

As you are aware, NZTA has been consulting with the relevant administering agencies and local authorities throughout the development of the Tauriko West Roads of National Significance Project, and prior to lodgement of the substantive application under the Fast-track Approvals Act 2024 (the Act). As outlined in the consenting authority updates and through direct correspondence with Heritage New Zealand Pouhere Taonga (HNZPT), the Project team intends to lodge an application under the Act on 31 July 2026 (at the earliest).

The attached letter is provided to formally notify HNZPT, as a section 11(1)(b) party, in accordance with section 29(1)(aa) of the Act. Given the ongoing engagement that has already occurred, the purpose of this letter is primarily to satisfy the statutory notification requirements of the Act and should not be regarded as the commencement of consultation on the proposal. We appreciate the constructive input provided to date and look forward to continuing our engagement with HNZPT as the application progresses.

Please let us know if you have any queries regarding the attached letter. As provided for under the Act, HNZPT is invited to provide any written response within 20 working days of the date of the letter.

Kind regards,

s9(2)(a)

Senior Planner, Poutiaki Taiao (Environmental Planning)

System Design | Transport Services

Email: s9(2)(a)

Phone: s9(2)(a)

Waka Kotahi NZ Transport Agency

s9(2)(a)



This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

ARCHAEOLOGICAL AUTHORITY

AUTHORITY DETAILS

Authority Number:

Determination Date: **Expiry Date:**

Authority Holder:

Postal Address:

Archaeological Sites: List recorded sites and potential subsurface archaeological sites

Location: Legal Description of all parcels

Section 45 Approved Person:

Landowner Consent: To be provided/ Landowner consent has been provided to Heritage New Zealand Pouhere Taonga to satisfy clause 6(1) of Schedule 8 Fast-track Approvals Act 2024.

DETERMINATION

The FTAA Expert Consenting Panel grants/declines an archaeological authority pursuant to section 81 of the Fast Track Approvals Act 2024 and section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the areas specified in the location above, to [authority holder] for [description of proposal/works] (archaeological works), subject to the following conditions:

CONDITIONS OF AUTHORITY

No.	Condition
Before Works	
1	Start Work Notification The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and [tangata whenua] of the date when archaeological works will begin at least two working days before archaeological works start.
2	Archaeological Management Plan The authority must be exercised in accordance with the Archaeological Management Plan (AMP). The purpose of the AMP is to outline procedures for day-to-day activities that may affect archaeological sites, including provisions for:

- a) Methods to protect **sites** from damage;
- b) procedures for any archaeological investigation or recording of archaeological information;
- c) the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan;
- d) timeframes for archaeological work;
- e) protocols for the unexpected discovery of archaeological material;
- f) on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The management plan must state who will be carrying out the briefings;
- g) the responsibilities of contractors with regard to notification of archaeological sites;
- h) requirements for stand down periods to enable archaeological work;
- i) mechanisms for dispute resolution;
- j) emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Iwi.

The AMP must be submitted to HNZPT for approval prior to the commencement of any earthworks. No earthworks shall commence until HNZPT has given its written approval of the AMP.

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

OR if AMP is approved prior to grant

All works must be undertaken in accordance with the Archaeological Management Plan prepared by [name] titled "**Title**" dated [date prepared] (AMP).

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

Archaeological Research and Mitigation Strategy

The Authority Holder shall prepare an Archaeological Research and Mitigation Strategy (Strategy).

The Strategy shall include:

- (i) the research objectives that archaeological investigations should address and the methodologies to be followed to achieve those objectives. The research objectives shall be informed by regional and national research themes.
- (ii) Provision for review and feedback by [tangata whenua] prior to submission to HNZPT, including for any potential amendments after approval

At least 20 Working Days before starting Project Works, the Strategy shall be submitted to HNZPT for written approval.

	The approved Strategy shall be implemented and complied with for the duration of the Authority. The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for written approval. OR if Strategy is approved prior to grant All works must be undertaken in accordance with the Archaeological Research and Mitigation Strategy prepared by [name] titled "Title" dated [date prepared] (Strategy). The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for its written approval.
4	Landowner Consent The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.
5	Site Briefing The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to discovering archaeological evidence.
During Works	
6	Tikanga Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and [tangata whenua]
7	Kōiwi Discovery If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and [tangata whenua] must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.
8	Monitoring Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice, the AMP, and the Strategy.

9	Investigation Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice. An archaeological investigation must be carried out in accordance with the Strategy prior to earthworks commencing. The aims of the investigation shall be to investigate, research and analyse archaeological evidence in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. Prior to any earthworks, an archaeological investigation must be undertaken, in accordance with section 52(2) of the Act, based on the Strategy. The aims of the investigation shall be to investigate, research and analyse archaeological stratigraphy, features and remains in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. The building must be investigated, recorded and analysed prior to demolition to document and recover information about construction, alteration and use through time. This is to be undertaken to a minimum standard of Level I/II/III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (AGS1 2018).
10	Protection of Sites The authority holder shall take the following measures to ensure that sites are protected: a) Sites shall be clearly marked by the s45 approved person who may appoint a person to carry out this activity on their behalf prior to works commencing; b) No vehicles or machinery shall traverse or be parked on sites. c) Sites shall be covered with clean fill to a minimum depth of X and not disturbed during works; d) No excavations shall take place within Y meters of [specify sites /areas].
11	Annual Reporting – if authority duration is longer than 5 years Annually from the date of issue of this authority, the Authority Holder must submit to Heritage New Zealand Pouhere Taonga a written report containing a summary of the progress of the activity and any archaeological findings.
After Works	
12	Work Completion Notification The Authority Holder shall advise HNZPT and [tangata whenua] of the completion of archaeological works within five working days of completion.
13	Site Record Update

	Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that site records are updated or submitted to the NZAA Site Recording Scheme.
14	Interim Report Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that an interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library.
15	Archaeological Records Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to [tangata whenua]. A copy must also be provided to the NZAA Central Filekeeper.

9 July 2026

s9(2)(a)

Principal Planner
NZ Transport Agency Waka Kotahi

By email: s9(2)(a)

Dear s9(2)(a)

**Notification under section 29(1)(aa) of the Fast-track Approvals Act 2024 – State Highway 29
Tauriko Network Connections Project**

Thank you for your notification dated 1 July 2026 advising that NZ Transport Agency has identified Western Bay of Plenty District Council (the council) as a party under section 11(1)(b) of the Fast-track Approvals Act 2024 (the Act) in relation to the State Highway 29 Tauriko Network Connections Project.

We would like to take the opportunity to respond in accordance with section 29(1)(aa) of the Act as provided for.

The council has been working closely and collaboratively with NZ Transport Agency staff and their representatives since October 2025 in advance of the substantive application being lodged. We value this constructive engagement and look forward to continuing our positive working relationship throughout the fast-track process.

Importantly, the project will support significant residential and employment growth within the Western Corridor.

The project represents a nationally significant transport investment that will support the Western Bay of Plenty's long-term growth while improving the safety, resilience, and efficiency of the regional transport network. The proposed upgrades to SH29 and SH29A, including the replacement of Ōmanawa Bridge, new four-lane state highway connections, and a new interchange at Barks Corner, are expected to improve freight efficiency, reduce congestion, enhance travel time reliability, and improve road safety outcomes for all users.

As outlined by NZ Transport Agency, the project will facilitate approximately 4,000 new homes, enable further expansion of the Tauriko Business Estate, and support the wider Western Corridor growth strategy, including the potential for up to 18,000 homes by 2063. By safeguarding critical transport infrastructure and increasing network capacity, the project has the potential to make a significant contribution to the region's economic development, housing supply, and community wellbeing.

Council supports the project being considered through the Fast-track Approvals process and recognises the potential strategic and regional benefits identified by NZ Transport Agency.

Of relevance to the council are the works extending from the Ōmanawa Bridge replacement project, currently under construction, through the redesigned Ōmanawa Road intersection and associated stormwater infrastructure.

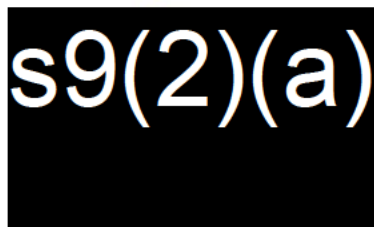
The proposal is being supported by comprehensive technical assessments and stakeholder engagement, including investigations relating to transport, stormwater, landscape, archaeology, and other relevant matters to ensure potential adverse effects are appropriately identified and managed through the Fast-track approvals process. We also acknowledge the ongoing engagement with the Department of Conservation, Tauranga City Council, Bay of Plenty Regional Council, Heritage New Zealand Pouhere Taonga, and local iwi and hapū.

Accordingly, the council confirms its support in principle for the use of the Fast-track Approvals process as an appropriate mechanism to progress this proposal.

We look forward to reviewing and providing formal comments on the substantive application in due course.

This letter may be provided to the Environmental Protection Authority as part of NZ Transport Agency's application documentation.

Yours sincerely

A black rectangular box containing the white text 's9(2)(a)', indicating a redacted signature.

**Chief Executive
Western Bay of Plenty District Council**

27 July 2026



New Zealand Transport Agency
Level 3, Harrington House
32 Harrington Street
PO Box 13-055
Tauranga 3141

Dear s9(2)(a),

Notification of Substantive Application under Section 29(1)(aa) of Fast Track Approvals Act 2024 – State Highway 29 Tauriko Network Connections.

Thank you for your letter formally notifying the Bay of Plenty Regional Council (BOPRC) in accordance with section 29(1)(aa) of the Fast Track Approvals Act 2024 (the Act) of the State Highway 29 Tauriko Network Connections Project.

The Proposal

We understand the Project is listed in Schedule 2 of the Act and involves upgrading existing and constructing a new roading corridor between the vicinity of the Omanawa Road/State Highway 29 intersection and the Takitimu Northern Link interchange, together with upgrades to connections between State Highway 29 and State Highway 36 at Taurikura Drive and State Highway 29A through to the Oropi Road – State Highway 29A roundabout.

Document Review

We thank you for the pre-substantive lodgement engagement that has been undertaken with BOPRC since early 2025. To date, we have technically reviewed and provided feedback on the following technical documents:

- Construction Air Discharge Assessment (May 2026),
- Preliminary Groundwater Assessment (May 2026),
- Preliminary Site Investigation Assessment (June 2026),
- Draft Flood Effects Assessment (July 2026),
- Draft Stormwater Management Assessment (July 2026),
- Draft Streams, Bridges and Culverts Technical Memo (July 2026); and
- Construction Water Assessment (July 2026).

 PO Box 364, Whakatāne 3158, New Zealand  0800 884 880  info@boprc.govt.nz  boprc.govt.nz



There are a few outstanding matters that we expect will result in ongoing conversation to resolve. There are no significant concerns, and all outstanding matters we expect can be resolved satisfactorily.

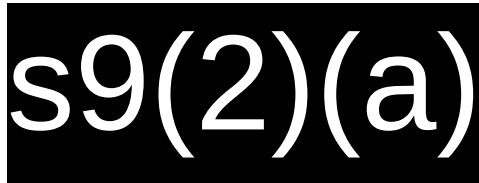
Discussions have been held regarding BOPRC regional plans, with relevant rules having been identified. We appreciate the conversations to date outlining the approach to consent conditions. BOPRC look forward to reviewing draft conditions in due course and progressing these through further discussions and/or caucusing as required.

An Assessment of Environment Effects (AEE) has not been received. BOPRC are keen to review a draft AEE prior to lodgement of the substantive application to ensure helpful comments can be provided ahead of the formal process.

Tāngata Whenua

We trust that you continue to engage with the relevant iwi and hapū groups.

Ngā mihi

A black rectangular box containing the white text 's9(2)(a)', which is a reference to a specific clause in the Resource Management Act 1991, likely indicating a redacted signature.

Senior Consents Planner, Bay of Plenty Regional Council