To:	Substantive – Fast-track panel – Waikanae North Development
From:	Greg Carlyon – for Ātiawa ki Whakarongotai Charitable Trust
Date:	10 September 2026
Subject:	Waikanae North Development – Proposed cultural landscape conditions

This memorandum responds to an agreement from the Parties to Expert Caucusing (Landscape module) that the Ātiawa ki Whakarongotai Charitable Trust would provide draft conditions which respond to iwi interests associated with the above development. That is particularly the case in respect of cultural landscape matters, however, I think they go some way to reconciling the requirement for linkages to other project elements.

Purpose

The suggested conditions below respond to effects generated through the development of the Waikanae North project, issues raised in Cultural Impact Assessments, and responses to the current conditions suite before the Fast-track panel. It is recognised that the development will have specific impacts through the construction phase but will also generate effects that are inter-generational. To date, the conditions advanced engage mana whenua in a way that does not reflect the cultural landscape in which the current development is occurring and the critical role that iwi play in ensuring their values are reflected in process and outcomes.

The proposed conditions are an evolution of condition suites developed for NZTA major roading programmes, Pakiri Sands (McCallum Brothers), Wayby Valley Landfill, and Port of Tauranga.

Proposed Condition Suite

CL1 – Cultural landscape outcomes

The Consent Holder shall undertake the design, construction, restoration and ongoing management of the development so as to achieve the following outcomes:

a. The whakapapa, history, identity and collective memory associated with the cultural landscape remain legible and enduring within the developed landscape.

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b. The relationship between Te Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki and ancestral whenua, wai, wetlands, dune systems, mahinga kai, wāhi taonga and other culturally significant places is maintained and, where practicable, enhanced.

c. The mauri of wetlands and waterways within the development is maintained or enhanced.

d. Opportunities are provided for the exercise of kaitiakitanga, including cultural monitoring, restoration, mahinga kai and intergenerational transfer of mātauranga.

e. Significant cultural landscape relationships and connections are reflected in the design and management of public open space, waterways, wetlands and other public-realm components of the development.

f. Cultural mitigation is integrated into the physical form and long-term management of the development and is not limited to interpretation, naming or commemorative features.

CL2 – Cultural Landscape Management Plan

Prior to commencement of bulk earthworks for the first substantive stage of development, the Consent Holder shall prepare a Cultural Landscape Management Plan (CLMP).

The Consent Holder shall acknowledge the mana whenua of Ātiawa ki Whakarongotai and Ngā Hapū o Ōtaki ('Mana Whenua') and invite them to lead preparation of the CLMP in collaboration with the Consent Holder. The CLMP shall be concluded within three (3) months of the commissioning date. Where there are matters not agreed by the Consent Holder and Mana Whenua, the Applicant shall prepare an agreed summary of the differences for the District Council certification process.

Ātiawa ki Whakarongotai Charitable Trust will facilitate the iwi contributions to the CLMP where the offer to lead preparation of the plan is taken up.

Where this offer is not accepted within 20 working days, the Consent Holder shall lead preparation of the CLMP and invite input from Mana Whenua. They shall have 20 working days to respond with comments. The Consent Holder shall identify where comments are adopted into the CLMP, and where they are not, prepare a summary for review to the District Council for the certification process.

The Consent Holder will meet the reasonable costs associated with the Mana Whenua's participation. Where Mana Whenua takes up the offer to lead the preparation of the CLMP a budget of $100,000 to meet the costs of Mana Whenua will be allocated by the Consent Holder. Where Mana Whenua provides comments only, the actual and reasonable costs for time spent will be met.

The purpose of the CLMP is to give effect to the outcomes in Condition CL1.

The CLMP shall identify, to the extent considered culturally appropriate by Mana Whenua:

a. The cultural landscape context of the development site, including relevant relationships with Kūkūtauākī, Ngāpara/Ngārara, Paetawa, Omatuku, Rangiora, Te Kōwhai/Ngāwhakangutu, wetlands, dune systems and other culturally significant features.

b. Culturally significant landscape features, relationships, connections and viewshafts.

c. Areas associated with historic occupation, travel, resource gathering, mahinga kai and customary use.

d. Opportunities for restoration of cultural as well as ecological relationships.

e. Opportunities for mahinga kai, rongoā and taonga species.

f. Cultural principles to guide the detailed design of waterways, wetlands, reserves, paths, bridges, structures, planting, lighting and other public-realm infrastructure.

g. Appropriate locations and mechanisms for cultural narratives, traditional place names, interpretation, pou, tohu, or other cultural expression.

h. The Cultural Landscape Indicators required by Condition CL5.

The CLMP shall be submitted to Kāpiti Coast District Council for certification that it contains the information required by this condition.

CL3 – Cultural landscape design review

Prior to final engineering approval for each substantive stage containing public open space, wetlands, waterways or other culturally significant landscape components identified in the CLMP, the Consent Holder shall provide the relevant detailed design information to Mana Whenua for review.
The Consent Holder shall allow not less than 20 working days for that review unless another period is agreed with Mana Whenua.

The Consent Holder shall provide Kāpiti Coast District Council with:

a. The recommendations received from Mana Whenua.

b. A statement identifying how those recommendations have been incorporated into the final design.

c. Where a material recommendation has not been adopted, the reasons for that decision and any alternative measures proposed to achieve the relevant outcome in Condition CL1.

Nothing in this condition requires Mana Whenua to disclose information that it considers culturally sensitive or inappropriate for public disclosure.

CL4 – Integrations with existing management plans

The Consent Holder shall ensure that the relevant requirements and outcomes of the CLMP are incorporated, where applicable, into the:

a. Ecological Restoration Management Plan

b. Streetscape Planting, Maintenance and Management Plan

c. Construction Environmental Management Plan

d. Landscape Planting, Maintenance and Management Plan

e. The Cultural Landscape Indicator Framework (as set out in CL5)

f. The Cultural Identity and Interpretation Strategy (as set out in CL9)

g. Further Wetland Enhancement Plan

h. Stream Restoration Monitoring Report

i. Stormwater and wetland management plans

j. Reserve and open-space management arrangements

k. Detailed landscape plans

l. Planting plans

m. Decisions regarding imported fill

Where there is inconsistency between those documents concerning a cultural landscape matter, the Consent Holder shall consult Mana Whenua and identify how the matter will be resolved consistently with the outcomes in Condition CL1.

CL5 – Cultural landscape indicator framework

Prior to commencement of bulk earthworks, a Cultural Landscape Indicator Framework shall be developed in collaboration with Mana Whenua.

The cultural expertise necessary to develop the Framework shall be nominated or endorsed by Mana Whenua and reasonably funded by the Consent Holder.

The Framework shall identify practicable indicators for assessing the condition and development of cultural values over time, which may include:

a. Mauri and cultural health of wetlands and waterways

b. Abundance and accessibility of mahinga kai and taonga species

c. Opportunities to undertake customary practices

d. Cultural access and connection

e. Visibility and legibility of significant cultural landscape features and relationships

f. Maintenance of cultural narratives and collective memory

g. Cultural outcomes from ecological restoration

h. Effectiveness of measures undertaken to mitigate cultural landscape effects

The Framework shall identify baseline information and the methods and frequency of subsequent monitoring.

CL6 – Cultural monitoring and adaptive management

Cultural monitoring shall be undertaken in accordance with the Cultural Landscape Indicator Framework:

a. Prior to or during initial development, where necessary to establish an appropriate baseline

b. During construction where an indicator may be affected by construction activities

c. Following completion of the relevant restoration works

d. At appropriate intervals, thereafter, including approximately 2, 5 and 10 years following completion of the principal restoration works unless another monitoring period is agreed between the Consent Holder, Mana Whenua, and the relevant consent authority.

Where monitoring identifies that an outcome in Condition CL1 or a relevant cultural landscape indicator is not being achieved, the Consent Holder shall, in consultation with Mana Whenua:

i. Investigate the cause

ii. Identify practicable remedial or adaptive management measures

iii. Implement agreed measures within a reasonable timeframe

iv. Undertake further monitoring to determine their effectiveness

A summary of monitoring results and any resulting management response shall be provided to the relevant consent authority.

CL7 – Ongoing Kaitiaki role

The Consent Holder shall provide for Mana Whenua to have a meaningful and ongoing kaitiaki role in the management of the restored wetland, waterway and culturally significant open-space areas identified in the CLMP.

Prior to transfer of ownership or responsibility for management of any such area, the Consent Holder shall use all reasonable endeavours to establish, with Mana Whenua and proposed future owner or manager, an enduring management mechanism providing for the participation of Mana Whenua in:

a. Preparation and review of relevant management plans

b. Cultural and ecological monitoring

c. Restoration priorities

d. Management of mahinga kai, rongoā and taonga species

e. Cultural access and tikanga

f. Review of monitoring results and adaptive management responses

g. Proposed material changes to the management or physical character of the relevant areas

Any mechanism established under this condition shall be designed, so far as practicable, to continue notwithstanding subsequent transfer of ownership or management responsibility.

CL8 – Mahinga kai and cultural access

Prior to completion of the principal wetland and waterway restoration works, the Consent Holder shall invite Mana Whenua to develop a Mahinga Kai and Cultural Access Protocol.

The Protocol may identify:

a. Areas available for cultural access

b. Mahinga kai, rongoā and other taonga species

c. Appropriate harvesting or customary activities

d. Cultural monitoring and education activities

e. Tikanga applying to access and use

f. Reasonable ecological, operational and health and safety limitations

The Consent Holder shall provide reasonable access to the relevant areas for agreed cultural purposes in accordance with the Protocol.

CL9 – Cultural identity and interpretation

The Consent Holder shall prepare and progressively implement a Cultural Identity and Interpretation Strategy in collaboration with Mana Whenua.

The Strategy shall provide for appropriate expression of the cultural history and identity of the landscape through measures which may include:

a. Traditional and contemporary place names

b. Naming of roads, reserves, wetlands, waterways and other public features

c. Interpretation of cultural and environmental history

d. Pou, tohu and public art

e. Landscape and planting design

f. Design of bridges, paths, structures and other public-realm infrastructure

g. Identification and interpretation of connections between significant landscape features

For the avoidance of doubt, implementation of this condition is complementary to, and does not substitute for, achievement of the wider cultural landscape outcomes specified in Condition CL1.

CL10 – Resourcing and reporting

The Consent Holder shall meet the reasonable costs of the participation of Mana Whenua in:

a. Preparation and review of the CLMP.

b. Development and implementation of the Cultural Landscape Indicator Framework.

c. Cultural monitoring specifically required by these conditions.

d. Cultural landscape design reviews required by Condition CL3.

e. Review of monitoring results and development of adaptive management responses under Condition CL6.

The Consent Holder shall maintain a record demonstrating compliance with Conditions CL1–CL10 and provide that record to the relevant consent authority on request.

Advice Note: Nothing in Conditions CL1–CL10 prevents the Consent Holder and Mana Whenua from agreeing additional cultural, commercial, land ownership, papakāinga or relationship arrangements outside the resource consent.

We look forward to working these conditions through with the respective teams.

Nāku iti noa, na

Greg Carlyon
Director