



THIRDSPACE PROJECTS
AOTEAROA

Oaklands Estate

FTAA Referral Application Iwi Engagement Outcomes Report



05 May 2026

Confidential - Not for Public Release

This report has been prepared to fulfil pre-referral consultation duties under the Fast-track Approvals Act 2024. It contains information provided by iwi, hapū, and Māori entities, including cultural values and engagement records.

In accordance with the Act and Ministry for the Environment guidance, this document is to be fully redacted from public release to protect culturally sensitive and confidential information.

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1.Executive Summary

This report summarises the outcomes of early iwi engagement for the proposed Oaklands Estate development in Stoke, Whakatū Nelson.

Engagement was undertaken at an early, pre-lodgement stage to establish relationships, introduce the project, and seek initial input from iwi representatives prior to the progression of both the Fast-track Approvals Act (FTAA) referral application and private plan change (PPC) process.

The Oaklands Estate proposal is a large-scale residential development, currently at a conceptual stage, with an indicative masterplan structured around waterways, open space networks and residential neighbourhoods. The project is being advanced through a dual planning pathway, with indicative milestones including lodgement of a Fast-track referral application in May 2026 and a private plan change in mid-2026 .

Early engagement confirmed that proactive engagement is both valued and necessary. Iwi representatives acknowledged the benefit of being approached prior to the development of fixed design and technical documentation, and engaged constructively in discussion across environmental, cultural and process matters.

The hui identified a clear and consistent set of priorities, with a strong emphasis on:

- protection and enhancement of water systems, including streams, stormwater and catchment effects;
- the need for robust baseline ecological and cultural information;
- integration of cultural values into design and decision-making;
- careful management of significant land-use change;
- ongoing, structured engagement throughout the life of the project;
- provision of concise, accessible information to support participation.

A key finding of the engagement is that iwi expectations are not dependent on the planning pathway. Whether progressed through PPC, FTAA or both, the same core matters must be addressed. Engagement must therefore sit above statutory processes and provide a consistent, transparent and responsive framework.

The report identifies a series of issues requiring further work, including water management, baseline assessment, stormwater design, cultural risk management and integration of cultural values into project design. A structured Phase 2 programme is proposed to address these matters through ongoing engagement, targeted technical work, cultural input and transparent issue tracking.

The outcomes of the early engagement phase can establish a strong foundation for progressing the project. Maintaining this approach will be critical to ensuring that the development proceeds in a way that is informed, responsive and aligned with iwi values, statutory requirements and long-term environmental outcomes.

1.1 Key Issues / Themes

Early engagement is strongly valued

Iwi representatives acknowledged that the project team had come forward at an early stage. This was contrasted with more common experiences where iwi are approached after technical work and design decisions have largely been completed. The early timing of this hui was therefore seen as positive and constructive.

Relationship is foundational

A clear message was that relationships need to be established before issues become difficult. The hui reinforced that good relationships create the conditions to navigate disagreement, complexity and challenge.

Water and catchment effects are central

Discussion repeatedly returned to streams, stormwater, seasonal flow, sediment, erosion, ecological health and downstream effects. Iwi representatives sought assurance that the development would not worsen existing water conditions and would ideally improve them.

Baseline information is needed

There was clear interest in understanding the current state of waterways and ecological systems before development occurs. This includes both cultural and ecological/western science indicators; seasonal flow patterns, whether streams dry up, existing ecological health, and the influence of upstream and downstream activities.

Cultural values must shape design

Iwi representatives signalled that cultural values should not be treated as a late-stage add-on. There is an opportunity to integrate cultural values into design drivers, ecological restoration, stormwater approaches, green corridors, access networks and long-term management.

Information needs to be concise and accessible

A strong process message was that iwi representatives do not want large technical document dumps. They asked for short, clear, staged summaries, with technical detail available behind those summaries.

Engagement must continue

A clear expectation was given that engagement should not stop once the applicant has obtained enough information for referral or lodgement. Continued engagement is expected through planning, design refinement, assessment, consenting and delivery.

2. Project Overview & Purpose

2.1 Location, Scale and Proposed Activities

The Oaklands Estate development is located in Stoke, Whakatū Nelson, within an area currently characterised by rural land use transitioning toward future urban development.

The site sits adjacent to established residential neighbourhoods and has a strong physical and functional relationship with Saxton Field and surrounding recreational networks. The **site context mapping (page 6 of the hui deck)** illustrates this interface clearly, showing the development area positioned between existing urban form and open rural land, with key environmental features including waterways, slopes and vegetated areas .

The proposed development is a large-scale residential project, anticipated to include:

- approximately 600 residential lots;
- a mix of housing typologies and densities;
- supporting infrastructure, including roads, stormwater systems and services;
- open space networks, ecological corridors and reserve areas;
- potential commercial or mixed-use elements.

The **draft masterplan** shows an early layout structured around:

- primary and secondary transport routes;
- ecological corridors and open space links;

- waterways and stormwater management areas;
- varied housing density areas across the site .

2.2 Indicative Timeline

The project is proposed to proceed through a staged planning pathway, with indicative timing presented during the hui.

- **May 2026** - Lodgement of Fast-track referral application
- **June / July 2026** - Lodgement of private plan change
- **August / September 2026** - Decision on referral application

Following referral (if accepted), a substantive application under the Fast-track Approvals Act (FTAA) may proceed.

The private plan change process will run in parallel, providing a longer-term statutory pathway to rezone the land and establish the planning framework for development.

The project team noted that:

- timelines are indicative and subject to change;
- multiple external factors may influence process duration, including:
 - regulatory reform;
 - council processes;
 - technical assessments;
 - engagement outcomes.

The hui confirmed that iwi representatives are less concerned with the specific sequencing of these processes and more focused on ensuring that:

- engagement is meaningful;
- information is available in time to influence decisions;
- cultural and environmental values are properly addressed.

2.3 Planning Context: Private Plan Change and Fast-track Approvals

The Oaklands Estate development is being advanced through a **dual planning pathway**, consisting of:

2.3.1 Private Plan Change (PPC)

A private plan change will be progressed to:

- rezone the land from its current rural classification;
- establish development capacity consistent with Nelson City Council planning frameworks;
- provide a long-term statutory basis for subdivision and development.

This process follows standard Resource Management Act (RMA) pathways and typically involves:

- detailed technical assessments;
- public notification;
- submissions and hearings;
- decision-making through council processes.

2.3.2 Fast-track Approvals Act (FTAA)

In parallel, the applicant is proposing to:

- lodge a referral application under the Fast-track Approvals Act;
- seek acceptance of the project for consideration under the FTAA pathway.

As discussed during the hui, and clarified by participants in the room:

- the **referral stage is a threshold test**, determining whether the project is eligible for fast-track consideration;
- it is **not a decision on the merits of the proposal**;
- if accepted, a subsequent **substantive application** would be required, supported by detailed technical and cultural assessments.

The dual pathway approach is intended to:

- provide flexibility;
- potentially accelerate aspects of the consenting process;
- manage uncertainty associated with regulatory timelines.

2.3.3 Key Observations from Engagement on Planning Context

Discussion during the hui made clear that iwi representatives:

- do not differentiate their expectations based on planning pathway;
- expect the same level of information, engagement and responsiveness regardless of whether the project proceeds through PPC, FTAA or both;
- are primarily concerned with:
 - environmental outcomes;
 - cultural values;
 - design quality;

- long-term impacts.

A key statement from the room captured this succinctly: “The process pathway is secondary - the same issues remain regardless.”

This reinforces that:

- the engagement programme must sit **above and across both processes**;
- cultural, environmental and design considerations must be addressed consistently;
- engagement cannot be staged purely around statutory milestones.

2.3.4 Summary

The Oaklands Estate proposal represents:

- a large-scale, long-term residential development;
- a significant land-use transition;
- a project progressing through dual planning pathways;
- an opportunity to integrate environmental, cultural and design values at an early stage.

The early-stage nature of the project provides a critical window to:

- shape outcomes;
- establish relationships;
- embed best-practice engagement and design principles.

3. Cultural and Engagement Context

3.1 Te Taihu Iwi Context

The Oaklands Estate development sits within the takiwā of the eight iwi of Te Taihu o Te Waka-a-Māui:

- Rangitāne o Wairau
- Ngāti Kuia
- Ngāti Apa ki te Rā Tō
- Ngāti Koata
- Ngāti Rārua
- Ngāti Tama ki Te Tau Ihu
- Te Ātiawa o Te Waka-a-Māui
- Ngāti Toa Rangatira

These iwi hold mana whenua and mana moana across Te Taihū, with whakapapa connections to Kurahaupō, Tainui and Tokomaru waka, and enduring relationships to whenua, wai, and ecosystems across the region.

The development area is located within a highly modified landscape that nonetheless retains:

- ancestral connections;
- cultural values associated with waterways and landforms;
- relationships to wider catchment systems and coastal environments.

The site sits within the broader context of Te Taihū, where iwi interests are formally recognised and protected through Treaty settlement legislation.

3.2 Deeds of Settlement and Statutory Acknowledgements

The eight Te Taihū iwi have Treaty settlements enacted through legislation, including:

- Ngāti Kōata, Ngāti Rārua, Ngāti Tama and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014
- Ngāti Kuia Claims Settlement Act 2014
- Rangitāne o Wairau Claims Settlement Act 2014
- Ngāti Apa ki te Rā Tō Claims Settlement Act 2014
- Ngāti Toa Rangatira Claims Settlement Act 2014

These Acts include **Statutory Acknowledgements (SAs)** and associated provisions that:

- recognise iwi relationships with specified areas, including the coastal marine area and named water bodies;
- require consent authorities to have regard to these relationships in planning and decision-making processes;
- establish mechanisms for iwi to be informed and engaged where activities may affect these areas.

Across Te Taihū, Statutory Acknowledgements apply broadly to:

- the coastal marine area (Te Tai-o-Aorere / Tasman Bay and beyond);
- significant rivers, waterways and landscapes;
- areas of cultural, historical and ecological importance.

The wider Stoke–Saxton–Waimeha Plains area is of cultural significance to multiple Te Taihū iwi, and statutory acknowledgements apply to the surrounding environment (including waterways and coastal systems).

Statutory area / environment	Iwi
Waimea, Wai-iti and Wairoa Rivers and tributaries	Ngāti Apa ki te Rā Tō, Ngāti Kuia, Rangitāne o Wairau Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Te Ātiawa o Te Waka-a-Māui
Waimea River and tributaries	Ngāti Toa Rangatira, with Deed of Recognition
Te Tau Ihu coastal marine area	Ngāti Apa, Ngāti Kuia, Rangitāne o Wairau Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Te Ātiawa o Te Waka-a-Māui Ngāti Toa Rangatira

The Stoke / Saxton Field / Oaklands Road area sits within or near environments associated with the Waimea catchment, Waimea estuary / Te Tai-o-Aorere coastal marine area, and wider Whakatū landscape. Statutory acknowledgements are recorded for the Waimea, Wai-iti and Wairoa Rivers and tributaries, and the Te Tau Ihu coastal marine area.

Given that relevant statutory acknowledgements apply to surrounding receiving environments, these should be addressed through iwi engagement/CIA in the substantive application.

The Treaty Settlement framework reinforces that:

- iwi relationships to whenua and wai are not confined to mapped statutory areas;
- planning and development processes must recognise the **wider cultural landscape and catchment connections**;
- iwi have an established and recognised role in engagement, assessment and decision-making processes.

These matters should be addressed in a substantive application through ongoing and early iwi engagement, including cultural impact assessment(s)/assessment of effects on waterways/receiving environments.

3.3 Planning and Policy Context

In addition to settlement legislation, the following planning and policy frameworks are relevant:

- **Resource Management Act 1991 (RMA)**

- Section 6(e): recognition of the relationship of Māori with ancestral lands and waters
- Section 7(a): kaitiakitanga
- Section 8: Treaty of Waitangi principles
- **Nelson Resource Management Plan / Future Development Strategy**
 - Identifies the site as a future urban growth area
 - Requires consideration of environmental and cultural values
- **Iwi Environmental Management Plans (IEMPs)**
 - Provide iwi-specific guidance on:
 - environmental management
 - cultural values
 - engagement expectations
 - Updated IEMPs across Te Taihū were referenced during the hui as key sources of direction for the project team.
- **Te Taihū Partnership arrangements (regional context)**
 - Reinforce expectations for early, collaborative engagement between iwi and local authorities
 - Support a coordinated approach to regional development and environmental management

Together, these frameworks establish that:

- iwi must be engaged early and meaningfully;
- cultural values must be recognised and provided for;
- environmental outcomes must align with both statutory and cultural expectations.

3.4 Cultural Values and Information

The hui confirmed that cultural values associated with the site and surrounding area include:

- relationships to waterways and catchments;
- mauri of ecological systems;
- historical and intergenerational connections to land use;
- potential presence of wāhi tapu or sites of significance (not always publicly identified);
- knowledge held within whānau, hapū and iwi structures.

A key theme raised during discussion was that:

- not all cultural information is publicly available;
- some information is sensitive and must be handled appropriately;
- engagement processes must allow for:
 - confidential sharing where appropriate;

- iwi control over how information is used and represented.

This aligns with established practice that:

- cultural knowledge is held and shared through relationships;
- access to that knowledge is contingent on trust, process and appropriate engagement.

3.5 Implications for Engagement

The cultural and legislative context outlined above reinforces that engagement for the Oaklands Estate project must:

- recognise iwi as Treaty partners with established rights and interests;
- be undertaken early, before decisions are fixed;
- continue throughout planning, consenting and delivery;
- enable iwi to contribute to:
 - identification of values;
 - assessment of effects;
 - shaping of outcomes;
- respect the distinction between:
 - publicly available information;
 - culturally sensitive knowledge.

Importantly, engagement must move beyond consultation as a procedural requirement and instead support **active participation in shaping the development**.

3.6 Summary

The Oaklands Estate development sits within a well-defined cultural and legislative context, where:

- iwi relationships to whenua and wai are formally recognised through Treaty settlement legislation;
- statutory and policy frameworks require engagement and consideration of cultural values;
- iwi knowledge and perspectives are essential to understanding the full context of the site;
- engagement must be ongoing, structured and relationship-based.

This context underpins the approach to Phase 1 engagement and informs the expectations, issues and pathways identified in the following sections.

4. Engagement Phase 1 (Pre-lodgement)

4.1 Purpose of Engagement

Phase 1 engagement was undertaken to support early, relationship-based kōrero with iwi representatives prior to:

- lodgement of a Fast-track referral application;
- lodgement of a private plan change;
- finalisation of design, technical assessments and supporting documentation.

The purpose of this phase was to:

- introduce the Oaklands Estate proposal at an early conceptual stage;
- establish initial relationships between the project team and iwi representatives;
- provide an overview of:
 - site context;
 - development intent;
 - draft masterplan;
 - planning pathways and indicative timing;
- seek early input on:
 - cultural values;
 - environmental considerations;
 - potential risks and issues;
 - engagement expectations going forward.

This approach aligns with recognised best practice for engagement with Māori, including:

- engaging early, before decisions are fixed;
- enabling iwi to influence direction rather than respond to completed proposals;
- supporting transparent and accessible information-sharing.

The hui was explicitly positioned as:

- a starting point for engagement;
- not a consultation on a fixed proposal;
- an opportunity to shape both the project and the engagement approach.

4.2 Methods

Engagement in Phase 1 was undertaken through appointing a Iwi facilitator, recommended and supported by contributing iwi. Early, high level information was provided to iwi representatives and a **kanohi ki te kanohi hui** was coordinated, taking place within the proximity of the project area. The hui focused included an opportunity to review plans, engage in open discussion, and view the site.

Methods included:

- **Hui ā tinana (in-person engagement)**
 - Primary engagement format
 - Enabled direct kōrero, questions and discussion
- **Presentation of project material**

The project team presented a structured overview including:

 - development background and experience;
 - site context and surrounding land use;
 - early design drivers and vision;
 - draft masterplan;
 - planning pathways (PPC and FTAA);
 - indicative timelines.
- **Open discussion and pātai session**
 - Time allocated for questions, feedback and kōrero
 - Participants invited to:
 - raise concerns;
 - ask technical questions;
 - provide early input on the masterplan and process.
- **Facilitated discussion**
 - Supported by Thirdspace facilitation
 - Enabled:
 - balanced participation;
 - clarification of questions;
 - recording of key themes and responses.

4.3 Hui Summary

The hui provided an opportunity for direct engagement between the development team and iwi representatives, resulting in a **wide-ranging and substantive discussion** that was constructive, open, and grounded in practical questions and lived experience. Clear expectations were communicated early.

The engagement was undertaken prior to design being fixed, with developers and technical advisors present and responsive, enabling discussion to move beyond process matters to focus on environmental performance, cultural values, and long-term outcomes.

The hui covered:

- water systems and stream health;
- stormwater management and catchment effects;
- land-use change and development scale;
- ecological restoration opportunities;
- cultural values and information handling;
- urban design and density;
- planning pathways and timing;
- engagement expectations going forward.

Key outcomes

- Early engagement was **acknowledged and valued**
- Iwi representatives were willing to engage constructively
- Significant issues were identified at an early stage
- Clear direction was provided on:
 - engagement expectations;
 - information format;
 - priority areas for further work

4.4 Participants and Representation

The hui included representation from both the development team and iwi, providing a balanced forum for discussion and early input. The development team comprised the developer (Urban Estates), planning advisors (Barker & Associates), engineering advisors (Inovo), and facilitation and engagement support (Thirdspace). The team presented an overview of the project, including background and experience, early design vision, site and technical context, and proposed planning pathways.

Iwi participants included a mix of planners and resource management advisors, cultural advisors and Pou Taiao representatives, as well as individuals with lived experience and knowledge of the local area. Representation reflected multiple iwi interests across Te Taihū and a range of roles within iwi governance, planning, and environmental management structures. Engagement during the hui was active and constructive, with participants contributing through direct questioning, sharing observations and experience, and outlining expectations for both the project and the engagement process.

It is important to note that representatives from Ngāti Kuia, Ngāti Apa ki te Rā Tō, Ngāti Rārua, Ngāti Koata, and Ngāti Toa Rangatira were present and participated in the hui. Rangitāne o Wairau indicated they were following the hui and its outcomes, while Te Ātiawa o Te Waka-a-Māui and Ngāti Tama sent apologies, with all information provided to support their follow-up engagement.

- **Development team:** Urban Estates, Barker & Associates, Inovo, Thirdspace
- **Iwi representation:** Ngāti Kuia, Ngāti Apa ki te Rā Tō, Ngāti Rārua, Ngāti Koata, Ngāti Toa Rangatira (present); Rangitāne o Wairau (following); Te Ātiawa and Ngāti Tama (apologies, information provided for follow-up)

4.5 Preferred Channels and Formats

Clear and consistent feedback was provided on **how engagement should occur going forward**.

Preferred engagement formats:

- Engage iwi facilitation to disseminate and coordinate information, including developing a cadence and framework for engagement that has worked and been supported by iwi in the past.
- Provide high level summaries with opportunities to review technical reports
- Regular hui (suggested approximately **6-weekly**)
- Monthly pānui updates - key updates/reports
- Hui should be scheduled in advance - primarily online hui (for accessibility), however in-person hui (where appropriate) are valued.

Communication expectations:

- early notice of meetings and material;
- time for internal iwi discussion before responding;
- written summaries following hui;
- clear points of contact.

Information delivery:

Strong preference for concise summaries (1–2 pages); clear key messages; visual or simplified formats. **Avoid** large technical document dumps; unstructured information sharing.

4.6 Summary

Immediate outcomes:

- identification of key issues and priorities;
- establishment of initial relationships;
- agreement on the need for ongoing engagement.

Forward-looking expectations:

- establishment of a structured engagement programme;
- regular hui and updates;
- further technical and cultural work to inform design and planning processes.
- iwi engagement must be **ongoing, structured and responsive**;
- information must be **accessible and timely**;
- cultural values and environmental considerations must be **embedded early in the project**.

5. Values and Priorities Surfaced

The Phase 1 hui surfaced a consistent and interrelated set of values and priorities. These reflect both:

- long-standing iwi perspectives; and
- specific responses to the Oaklands Estate proposal.

The themes outlined below should be understood as **foundational considerations** for the project moving forward. They are not discrete issues, but interconnected elements that collectively inform how development should proceed.

5.1 Rangatiratanga me te Kaitiakitanga

A core theme throughout the hui was the importance of enabling iwi to exercise:

- **rangatiratanga** - authority and decision-making over matters affecting whenua and wai;
- **kaitiakitanga** - responsibility to protect and enhance the mauri of natural systems.

Iwi representatives signalled that engagement must enable meaningful input into decisions, not simply provide feedback. In addition:

- cultural values must influence outcomes, including design, infrastructure and environmental management;
- the development should actively contribute to enhancing the mauri of the site and surrounding systems.

There is a clear expectation that iwi are not positioned as external stakeholders. Engagement must reflect the position of Treaty partners and associated rights and responsibilities.

5.2 Wai, Streams, Stormwater and Mauri

Water was the **most consistently discussed and scrutinised element** of the proposal.

Key concerns included:

- current condition of streams on and around the site;
- seasonal variability, including whether waterways dry up;
- impacts of increased runoff from development;
- sedimentation and erosion risks;
- downstream effects on receiving environments;
- cumulative effects at a catchment scale.

The hui highlighted that:

- waterways are not simply technical features, but hold cultural and ecological significance;
- the mauri of water is a key indicator of environmental health;
- development must not degrade existing water systems and should seek to improve them where possible.

There was strong interest in understanding:

- baseline conditions;
- how stormwater will be managed;
- how natural systems will be maintained or restored;
- how effects will be monitored over time.

5.3 Whenua, Land-Use Change and Landscape

The transition of the site from a long-standing farm to a residential development was recognised as:

- a significant and irreversible land-use change;
- one of the last large areas of this type within Nelson.

This shift raised important considerations, including:

- loss of productive land;
- changes to landscape character;
- long-term implications for the area;
- the need to carefully manage how development occurs.

While there was no outright opposition to development, iwi representatives made it clear that:

- development must be undertaken thoughtfully;
- the scale of change requires a high standard of planning and design;
- long-term outcomes must be considered alongside immediate development needs.

5.4 Ecological Enhancement and Biodiversity

The project team identified ecological enhancement as a key design driver, including:

- waterways as structuring elements;
- native planting;
- ecological corridors;
- open space networks

Iwi representatives responded positively to this direction, while emphasising that:

- ecological enhancement must be genuine and measurable;
- it should be integrated into the design, not treated as an add-on;
- it should support both ecological and cultural outcomes.

Key expectations included:

- restoration of degraded areas where possible;
- use of native species;
- connection of ecological systems across the site and beyond;
- alignment with mātauranga Māori and cultural values.

5.5 Wāhi Tapu / Wāhi Tūpuna / Sites of Significance

The hui acknowledged that:

- cultural sites may exist within or near the development area;
- not all sites of significance are publicly identified or mapped;
- knowledge of these sites is often held within iwi and whānau.

Key considerations included:

- potential for earthworks to uncover cultural material;
- need for appropriate protocols if sites are identified;
- importance of handling sensitive information carefully.

Iwi representatives signalled that:

- engagement is required to identify and appropriately manage these matters;
- cultural information may be shared selectively, depending on context and trust;
- processes must respect confidentiality and tikanga.

5.6 Urban Form, Access and Community Outcomes

Discussion of the draft masterplan included consideration of:

- housing density;
- provision of open space;
- access and movement networks;
- relationship to surrounding communities.

The draft masterplan (page 8 of the hui deck) showed:

- a structured layout with transport routes, green links and waterways;
- a mix of residential densities and land uses

Iwi representatives expressed interest in:

- ensuring sufficient open space and green areas;
- maintaining connections to landscape and natural features;
- opportunities for community-focused outcomes;
- how the development will function over time.

There was also recognition that:

- planning rules influence density and layout;
- however, there may still be opportunities to shape design outcomes.

5.7 Cultural Values and Information

A consistent message was that:

- cultural values are not always visible or documented in planning material;
- meaningful understanding requires engagement with iwi;
- cultural knowledge is held within relationships, not just written sources.

Iwi representatives noted that:

- some information is sensitive and cannot be widely shared;
- processes must allow for appropriate handling of cultural information;
- iwi management plans provide useful starting points, but are not exhaustive.

This reinforces the need for ongoing engagement, trust-based relationships, and flexible approaches to information sharing.

5.8 Process Expectations

The hui provided clear direction on how engagement should occur moving forward.

Key expectations include:

- early and ongoing engagement throughout the project lifecycle;
- regular hui (approximately 6-weekly);
- a mix of online and in-person engagement;
- concise and accessible information;
- time for iwi to consider and respond to information.

There is a clear expectation that:

- engagement continues beyond referral or lodgement;
- feedback is acknowledged and responded to;
- the process remains transparent and responsive.

5.9 Summary

The values and priorities identified in Phase 1 reflect a consistent and coherent set of expectations:

- protection and enhancement of wai and ecological systems;
- careful consideration of land-use change;
- integration of cultural values into design and decision-making;
- respectful handling of cultural information;
- structured, ongoing engagement;
- a focus on long-term outcomes.

These themes provide a **clear direction for the project moving into Phase 2**, and form the basis for the issues, pathways and actions outlined in the following sections.

6. Issues and Theme Pathways

The following issues were identified through engagement. These represent key areas requiring further work, clarification or response as the project progresses.

Each issue includes an indicative pathway for Phase 2 engagement, assessment and design development.

6.1 Water Systems and Catchment Effects

Issue raised:

Water systems were identified as a primary area of concern, including:

- potential changes to stream flow regimes;
- increased runoff from urban development;
- downstream effects on receiving environments;
- interaction with existing upstream land uses (e.g. forestry);
- cumulative effects across the catchment.

Participants raised specific questions about:

- whether streams currently dry up;
- how stormwater will be managed;
- how effects will be monitored over time;
- whether development could exacerbate seasonal variability.

Discussion:

The development team indicated that:

- initial modelling has been undertaken;
- stormwater systems will aim to manage flow and improve water quality;
- naturalised channels and treatment systems are proposed.

However, it was acknowledged that:

- the current level of information is preliminary;
- further detailed work is required to confirm outcomes.

Phase 2 pathway:

- undertake detailed hydrological and hydraulic modelling;
- confirm baseline flow conditions, including seasonal variation;
- assess downstream effects and cumulative catchment impacts;
- demonstrate how the development will:

- avoid adverse effects;
- maintain or improve existing conditions;
- provide clear, accessible summaries of findings for iwi review.

6.2 Baseline Cultural and Ecological Assessment

Issue raised:

There is currently limited baseline information on:

- ecological health of waterways;
- seasonal changes in water systems;
- cultural health and values associated with the site;
- wider environmental context.

Participants emphasised that:

- understanding the current state is critical before assessing effects;
- one-off assessments are insufficient;
- seasonal variation must be captured.

Discussion:

The need for both technical and cultural baseline information was strongly supported, including:

- ecological assessments;
- cultural health assessments;
- use of local knowledge and historical information.

Phase 2 pathway:

- undertake ecological baseline assessments, including:
 - water quality;
 - habitat condition;
 - biodiversity indicators;
- support iwi-led or iwi-partnered:
 - Cultural Health Assessments (CHA);
 - cultural values identification;
- consider seasonal monitoring to establish:
 - flow patterns;
 - ecological variability;
- integrate baseline findings into:
 - design refinement;
 - assessment of effects;
 - monitoring frameworks.

6.3 Stormwater, Sediment and Flow Management

Issue raised:

Concerns were raised about:

- sedimentation from development;
- erosion during and after construction;
- impacts on stream health and ecology;
- adequacy of proposed stormwater systems.

Participants also questioned:

- whether current stormwater design assumptions are sufficient;
- whether additional measures (e.g. on-site water retention) could be considered.

Discussion:

The development team outlined a proposed approach including:

- reticulated stormwater systems;
- detention areas;
- open channel networks designed to treat water before discharge.

It was acknowledged that:

- design is still evolving;
- further detail is required.

Phase 2 pathway:

- refine stormwater management strategy, including:
 - detention and treatment systems;
 - erosion and sediment control measures;
- assess opportunities for:
 - on-site water retention (e.g. rainwater tanks);
 - reduced demand on infrastructure;
- demonstrate how stormwater design:
 - aligns with ecological and cultural outcomes;
 - avoids downstream impacts;
- provide clear summaries of stormwater strategy for engagement.

6.4 Earthworks, Archaeology and Accidental Discovery

Issue raised:

Earthworks associated with development may:

- disturb or uncover cultural material;
- impact sites of significance not currently identified;
- alter landforms in ways that affect cultural values.

Participants noted that:

- not all cultural information is known or documented;
- risk increases with large-scale land modification.

Discussion:

The development team indicated that:

- preliminary geotechnical and land stability work has been undertaken;
- further investigations will be required.

Phase 2 pathway:

- undertake archaeological assessment (where required);
- develop an Accidental Discovery Protocol (ADP);
- engage with iwi to:
 - identify potential areas of sensitivity;
 - establish appropriate response processes;
- ensure protocols are:
 - clearly documented;
 - embedded in construction planning and consenting conditions.

6.5 Design Integration of Cultural Values

Issue raised:

A key concern was that cultural values may be:

- identified but not meaningfully integrated;
- treated as separate from design and engineering decisions.

Participants emphasised that:

- cultural values should shape outcomes;
- there is an opportunity at this early stage to influence design.

Discussion:

The project team presented early design drivers including:

- ecological enhancement;
- connection to landscape;
- community-focused outcomes

Iwi representatives indicated that:

- these drivers align with cultural values in principle;
- further work is needed to embed cultural perspectives.

Phase 2 pathway:

- develop a set of **culturally-informed design principles**, informed by iwi input;
- integrate these principles into:
 - masterplanning;
 - infrastructure design;
 - landscape and ecological strategies;
- establish clear links between:
 - cultural values → design decisions → outcomes;
- ensure cultural input is:
 - visible;
 - traceable;
 - reflected in project documentation.

6.6 Engagement Cadence and Document Control

Issue raised:

Participants identified common challenges with engagement processes, including:

- large volumes of information;
- insufficient time to respond;
- lack of clarity around next steps;
- inconsistent communication.

Clear expectations were provided for improvement.

Discussion:

Preferred engagement approach includes:

- regular hui (approximately 6-weekly);
- concise summaries of information;
- structured communication and updates.

Phase 2 pathway:

- establish a formal engagement programme, including:
 - regular hui schedule;
 - clear points of contact;
- implement a two-tier information system:
 - summary documents (primary);
 - technical reports (supporting);
- provide:
 - advance notice of meetings;
 - time for iwi to review material;
- circulate:
 - meeting notes;
 - action points;
 - updates following each engagement.

6.7 Planning Pathways (PPC and FTAA)

Issue raised:

Questions were raised regarding:

- the Fast-track referral process;
- the relationship between FTAA and PPC;
- timing and sequencing of applications.

Participants clarified that:

- the referral stage is a threshold test, not a decision on merits;
- both processes ultimately require similar information.

Discussion:

The development team confirmed a dual pathway approach:

- Fast-track referral application;
- private plan change process running in parallel.

It was acknowledged that:

- regulatory uncertainty exists;
- timelines may shift.

Phase 2 pathway:

- provide clear and ongoing updates on:
 - planning processes;

- key milestones;
- ensure engagement is:
 - not dependent on planning pathway;
 - consistent across both processes;
- align engagement timing with:
 - key decision points;
 - lodgement stages;
- support iwi understanding of process where required.

6.8 Summary

The issues and themes highlight that:

- key environmental, cultural and design matters are already well understood;
- further technical and cultural work is required to support decision-making;
- engagement processes need to be structured and responsive;
- early integration of values and information will be critical to project success.

The pathways outlined above provide a framework for progressing these matters through Phase 2.

7. Recommendations for Engagement Framework

The following programme is recommended based on the outcomes of Phase 1 engagement. It sets out both:

- the **key workstreams required to progress the project**; and
- the **standards and expectations** that will guide how this work is undertaken.

This section establishes a structured, transparent and responsive approach to Phase 2, ensuring that iwi engagement, cultural values and environmental considerations are embedded throughout the project.

7.1 Engagement Programme and Cadence

A structured and ongoing engagement programme should be established to support continued iwi participation.

Approach:

- Regular hui will be held on an approximate **6-weekly cadence**;
- Engagement will include a mix of:
 - online hui (to support accessibility);
 - in-person hui (where appropriate);
- Additional hui will be scheduled to align with key workstreams and decision points.

Expectations:

- Engagement must be **continuous**, not limited to pre-lodgement stages;
- Consistent attendance from the project team to build and maintain relationships;
- Hui will focus on:
 - updates;
 - discussion of key issues;
 - input into design and technical work.

Outputs:

- summary notes following each hui;
- clear identification of actions and next steps;
- updates to issue tracking (refer Section 7.5).

7.2 Targeted Workstreams and Technical Engagement

Targeted engagement should be undertaken to support key areas of work.

Workstreams to include:

- water systems and stormwater management;
- ecological assessment and restoration;
- cultural values and design integration;
- planning processes (PPC and FTAA).

Approach:

- focused hui and workshops for each workstream;
- presentation of information in **accessible summary formats**;
- opportunity for iwi input prior to decisions being made.

Expectation:

- Technical work must be **shared early**, not presented as finalised outputs;
- Engagement must enable **influence over direction**, not just feedback.

7.3 Baseline Assessments and Monitoring

Robust baseline information should be established to inform design and assessment of effects.

Required assessments:

- ecological baseline (water quality, habitat, biodiversity);
- hydrological and stormwater modelling;
- cultural health assessment (iwi-led or iwi-partnered).

Expectations:

- Baseline information must:
 - be established early;
 - include consideration of **seasonal variability**;
 - reflect both technical and cultural perspectives;
- Cultural assessments must:
 - be led or co-developed with iwi;
 - inform project outcomes, not sit as standalone documents.

Monitoring:

- An integrated monitoring framework will be developed, including:
 - environmental indicators;
 - cultural health indicators (where appropriate);
- Monitoring should support:
 - long-term tracking;
 - adaptive management.

7.4 Integration of Cultural Values into Design

Cultural values should be embedded into project design through a structured process.

Actions:

- development of **culturally-informed design principles** in collaboration with iwi;
- application of these principles to:
 - masterplanning;
 - infrastructure design;
 - landscape and ecological strategies;
- iterative review of design as engagement progresses.

Expectations:

- Cultural values must:
 - influence design decisions;
 - be visible in project outcomes;
- There must be a clear link between:
 - values identified → design response → implemented outcomes.

7.5 Issue Tracking, Transparency and Accountability

A transparent framework should be established to track engagement outcomes.

Approach:

- implementation of an **Issue → Action → Change → Evidence register**;
- documentation of:
 - issues raised by iwi;
 - responses provided;
 - changes made to the project;
 - evidence of those changes.

Expectations:

- Engagement must be **traceable and auditable**;
- Project changes must be clearly linked to input received;
- Information should be shared in an accessible format.

Outputs:

- regular updates to the register;
- inclusion of key updates in hui summaries and project documentation.

7.6 Water and Stormwater Management

Water systems to be treated as a central design and assessment priority.

Actions:

- detailed hydrological and hydraulic modelling;
- development of stormwater management systems including:
 - detention;
 - treatment;
 - naturalised channels;

- assessment of downstream and cumulative effects.

Expectations:

- The project must demonstrate that it will:
 - avoid adverse effects on waterways;
 - maintain or improve existing conditions;
- Design should:
 - align with ecological and cultural outcomes;
 - incorporate natural systems where possible.

7.7 Cultural Risk Management (Earthworks and Sites)

Appropriate processes should be established to manage cultural risk.

Actions:

- archaeological assessment where required;
- development and implementation of an Accidental Discovery Protocol (ADP);
- engagement with iwi to identify areas of sensitivity.

Expectations:

- Cultural risks must be:
 - identified early;
 - managed proactively;
- Protocols must be:
 - clearly documented;
 - embedded in construction and consenting processes.

7.8 Information Management and Accessibility

Information to be provided in formats that support effective engagement.

Approach:

- all key material to be accompanied by:
 - concise summaries (1–2 pages);
 - clear key messages;
- technical reports to be provided as supporting material.

Expectations:

- Avoid large, unstructured information releases;
- Provide material with sufficient time for review;
- Ensure clarity of:
 - purpose;
 - relevance;
 - next steps.

7.9 Alignment with Planning Processes (PPC and FTAA)

Engagement should be aligned with key planning milestones.

Actions:

- map engagement activities to:
 - Fast-track referral;
 - private plan change lodgement;
- provide regular updates on:
 - process;
 - timing;
 - key decision points.

Expectations:

- Engagement must:
 - occur **before key decisions are made**;
 - not be driven solely by statutory requirements;
- The same level of engagement applies across both PPC and FTAA pathways.

7.10 Ongoing Relationship Commitment

Engagement must extend beyond planning and consenting stages.

Actions:

- maintain engagement through:
 - design refinement;
 - consenting processes;
 - project delivery;
- identify opportunities for:
 - ongoing iwi involvement;
 - monitoring and stewardship roles.

Expectations:

- Engagement must not cease once approvals are obtained;
- Relationships must be maintained over the life of the project.

7.11 Summary

This programme establishes a clear and structured approach to Phase 2 that:

- supports meaningful iwi participation;
- embeds cultural and environmental values into project outcomes;
- provides transparency and accountability;
- aligns engagement with planning processes;
- maintains a strong focus on long-term relationships.

9. Conclusion

This report documents the outcomes of Phase 1 engagement for the Oaklands Estate development.

The engagement has demonstrated that:

- early engagement is both possible and effective;
- iwi representatives are willing to engage constructively where approached early and respectfully;
- key environmental, cultural and process issues can be identified at an early stage;
- there is a clear pathway for progressing engagement in a structured and meaningful way.

The hui confirmed that iwi expectations are consistent and well-defined. These include:

- protection and enhancement of water systems and ecological health;
- recognition and integration of cultural values;
- careful consideration of land-use change;
- accessible and transparent information;
- ongoing engagement across the life of the project.

The project now moves into a critical next phase, where:

- technical assessments will be undertaken;

- design will be refined;
- planning processes will advance.

The effectiveness of this next phase will depend on:

- maintaining the engagement approach established in Phase 1;
- responding to the issues and priorities identified;
- embedding cultural and environmental considerations into project outcomes.

While the project is at an early stage, the foundations established through this engagement provide a strong platform for progressing in a way that is:

- informed;
- collaborative;
- responsive;
- aligned with both statutory requirements and iwi expectations.

Ongoing engagement, transparency and responsiveness will be critical to ensuring that the project continues to develop in a way that reflects these outcomes.