



Mauao Placemaking Project

Application for Resource Consent

Prepared for Tauranga City Council

Prepared by Beca Limited

1 March 2022



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Appendices

Appendix A – Interpretation and Placemaking Developed Design

Appendix B – Certificate of title

Appendix C – Archaeological Assessment

Appendix D – Correspondence

Revision History

Revision N°	Prepared By	Description	Date
1	s 7(2)(a) - Privacy	First draft	23/02/2022
2		Second draft	28/02/2022

Document Acceptance

Action	Name	Signed	Date
Prepared by	s 7(2)(a) - Privacy		01/03/2022
Reviewed by			01/03/2022
Approved by			01/03/2022
on behalf of	Beca Limited		

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1 Introduction

1.1 Background

Mauao is an extinct volcanic cone at the western end of the Mount Manganui peninsula defining the eastern entrance to the Tauranga Harbour. It is an iconic landmark of New Zealand and has significant cultural and historic value as well as being a popular destination for locals and tourists alike who enjoy the maunga (mountain) and its scenic walks and stunning views.

The Mauao Historic Reserve was returned to iwi as part of a Waitangi Treaty claim settlement and is owned by local iwi Ngāi Te Rangi, Ngāti Ranginui and Ngāti Pukenga in the form of the Mauao Trust. Two trustees from each of the three iwi are elected by the respective iwi to sit on the Mauao Trust who meet every 6 weeks. The current trustees are:

NGAI TE RANGI

- [REDACTED]
- s 7(2)(a) - Privacy [REDACTED]

NGATI RANGINUI

- [REDACTED]
- s 7(2)(a) - Privacy [REDACTED]

NGATI PUKENGA

- [REDACTED]
- s 7(2)(a) - Privacy [REDACTED]

Ngā Poutiriao ō Mauao is the joint management board for Mauao made up of representatives of the Mauao Trust and Tauranga City Council. The current joint board representatives of Ngā Poutiriao ō Mauao are:

- s 7(2)(a) - Privacy [REDACTED] Ngāti Pukenga (Chairperson of Ngā Poutiriao ō Mauao)
- s 7(2)(a) - Privacy [REDACTED] Ngai Te Rangi
- s 7(2)(a) - Privacy [REDACTED] Ngāti Ranginui
- s 7(2)(a) - Privacy [REDACTED] Waitaha a Hei
- s 7(2)(f)(ii) [REDACTED] Councillor, TCC
- s 7(2)(f)(ii) [REDACTED] Councillor, TCC

The joint management of Mauao is guided by the 2018 Mauao Historic Reserve Management Plan, and Mauao Implementation Plan which were created through public consultation and through the aspirations of the Mauao Trust. The plan guides the way Mauao will be managed whilst reflecting the needs, values and aspiration of iwi and the Tauranga community.

Beca has been engaged to assist with the preparation and implementation of the Mauao Placemaking Project¹ which seeks to develop a brand identity for Ngā Poutiriao ō Mauao that attracts and retains investment in the management of Mauao. The project will promote and celebrate the identity and mana of Mauao through signage, sculpture and artworks. Law Creative was engaged to undertake the detailed design of these works - Law Creative Developed Design document (Appendix A).

¹ A First Term priority in the Mauao Implementation Plan

1.2 Consents sought by this application

The proposed structures and signage around Mauao fall into 3 consenting activity status categories depending on their location;

- Permitted Activities - signage (Phase 1)
- Restricted Discretionary Activities; - sculptures, seating, artworks, memorials, picnic tables and pou (Phase 2); and
- Non-Complying Activities – some seating, retaining and viewing platforms (Phase 3)

This application seeks consent for Phase 2 - those activities that have a Restricted Discretionary Activity status under Rule 7C.7 – Heritage. They are described in greater detail in section 4.1.

2 Site Description

2.1 Landform and characteristics

Due to the intrinsic cultural, historical and archaeological values present, Mauao is classified as a Historic Reserve under the Reserves Act 1977. Mauao Historic Reserve is located to the west of Adams Ave, at the western end of the Mount Maunganui peninsula, Tauranga. The reserve consists of some 76.54 hectares, being Lot 1 DP 429354². The reserve boundary is indicated in yellow on Figure 1.

Mauao Historic Reserve contains the land generally above the Mean High Water Mark and does not include the Mauao recreation reserve (Section 19, Block VI, Tauranga Survey District), and a stopped road Local Purpose (Esplanade) Reserve (Section 1, SO Plan 428148) of some 0.5387ha. Access to the historic reserve is from Adams Avenue and from the sea and harbour.

Vegetation on Mauao comprises a mix of regenerating forest, scrub, shrubland, and grazed pasture, with small pockets of remnant indigenous vegetation (predominantly large, old pōhutukawa). The flora of Mauao includes at least 345 species, of which 165 are indigenous and three are considered to be Threatened or At Risk nationally (Wildland Consultants, 2015). The large range of species reflects the wide range of habitats present, ranging from rocky foreshore, to gentle hill slopes, to cliffs. Exotic species also occur widely in most of these habitats, in part due to the history of disturbance on Mauao, and also the close proximity to an urban centre.

Mauao is also home to a breeding colony of grey-faced petrel and northern little blue penguin (chronically threatened).

² Appendix B



Figure 1: Mauao Historic Reserve. Source: TCC mapi

2.2 Archaeological features

Mauao rises 232m above sea level at the main entrance to the Tauranga harbour. Visible archaeological features cover most of the summit and the southern slopes of Mauao and the archaeological landscape and associated cultural values of the reserve are the reasons for its classification as an historic reserve. The archaeological sites within the reserve cannot be rebuilt or repaired if damaged or lost.

There are 4 known pa sites within the reserve which are represented by approximately 800-1000 visible surface archaeological features including pits, terraces, platforms, house floors, shell middens and shell mounds.

An Archaeological Assessment has been carried out by Insitu Heritage (Appendix C) which describes the archaeological features in detail and an Archaeological Authority has been applied for.

Mauao is also included on the NZ heritage List as a Wahi Tapu site and is registered as Number No. 9423.

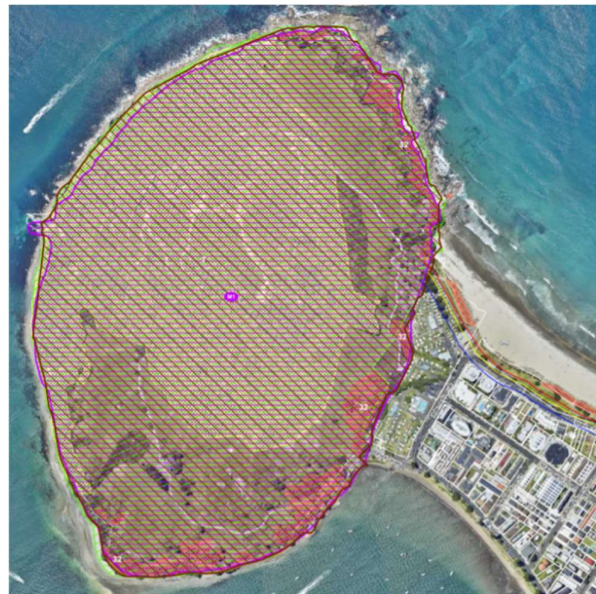
3 Zoning

Under the Tauranga City Plan, Mauao is zoned as Open Space - Conservation, Mauao also has a number of overlays and scheduled sites, this project area includes:

- Significant Maori Area - M1 (Mauao)
- Special Ecological Area (SEA) - Category 1 and 2
- Significant Archaeological Area - A6 (Mauao – entire site)
- Scheduled Site - Mauao Recreation Reserve (Camp Ground)
- Road Reserve
- Natural Features and Landscapes - Outstanding Natural Features and Landscapes (ONFL) Plan Area (entire site)
- Natural Hazards - Coastal Hazard Erosion Plan Area (CHEPA) and Coastal Protection Plan Area (CPPA)
- Built Heritage Site-18 (Old Stone Steps and Former Military Camp, not affected by this proposal)



Figure 2: Left map – Conservation Zone.



Right map – Various overlays from TCP, Planning Map.

4 Consenting Requirements

4.1 Tauranga City Plan

Table 1 below reviews the proposed structures against the TCP

Table 1: Activity status under Tauranga City Plan.

Feature	Relevant Chapter, Definition and Rules	Activity Status	Resource Consent Required?
This includes signs and park furniture like sculptures, pou, benches, planter box, waharoa and celestial compass.	4 – (General – Road – Rule 4C.2.1 and Rule 4D.2.3.5) All features proposed in the Road Zone are classed as <i>signs</i>	P	No
	5- (Natural Environment- SEA 1&2 - Rule 5A.5) All features are classed as <i>minor public recreational facilities and activities</i>	P	No
	6 - (Natural Features and Landscapes-ONFL- Rule 6A.3) All features are classed <i>minor public recreational facilities and activities</i>	P	No
	7 - (Heritage -SAA- Rule 7E.6.1) <i>Signs are classed as minor structures and activities; and associated earthworks</i>	P	No
	7 - (Heritage -SMA-Rule 7C.7) <i>Park furniture including bollards, seating, memorials, picnic tables, sculptures, artworks.</i>	RD	Yes
	8- (Natural Hazards - CHEPA & CPPPA- Rule 8B.3) All features are classed as <i>minor public recreational facilities and activities</i>	P	No
	13 - (Open Space Zone- Conservation and Reserve- Rule 13A.8, Rule 13A.9.11 and 13A.8.1) All features are classed as <i>minor public recreational facilities and activities</i> ³	P	No
Earthworks (associated with signs and park furniture)	Earthworks for the structures above are permitted in all zones, if they align with the standards set out in Rule 4C.2.2. However, they are limited to 5m ³ within the CHEPA and the SEA 1 & 2 (within a 6 month period).	P	No

³ Definitions – e) Park furniture including bollards, playgrounds and play equipment, gates, stiles, seating, memorials, picnic tables, barbeques, sculptures, artworks and interpretative and directional *signs*, shade-sails and viewing platforms;

Feature	Relevant Chapter, Definition and Rules	Activity Status	Resource Consent Required?
Other structures, this includes, fences, retaining wall, amphitheatre and viewing platform.	5- Natural Environment - SEA 1 – Rule 5A.8) Other structures classed as <i>minor structures and activities</i> ⁴ .	NC	Yes
	5- Natural Environment - SEA 2 – Rule 5A.7) Other structures classed as <i>minor structures and activities</i>	D	Yes
	6 - (Natural Features and Landscapes -ONFL- Rule 6A.6) Other structures classed as <i>buildings and structures</i>	NC	Yes
	7 - (Heritage-SMA & SAA - Rule 7C.8) Other structures classed as <i>buildings or structures and associated earthworks</i>	RD – SAA D – SMA	Yes
	8- (Natural Hazards- Rule- 13A.8) Other structures classed as <i>minor structures and activities</i>	P	No
	13 - (Open Space Zone - Rule 13A.8) Other structures classed as <i>minor structures and activities</i>	P	No
Earthworks associated with other structures	Any earthworks associated with these other structures will be a non-complying activity under Rule 4C.5, as it is associated with the non-complying activity in Chapter 6 – ONFL.	NC	Yes

Any application for a resource consent made under Rule 7C.7 - Restricted Discretionary Activity Rules shall not be publicly notified, or served on affected persons with the exception of any *iwi/hapū* that is associated with the *Significant Māori Area*.

⁴ Definitions – d) Structures and *buildings* less than 10m² in *gross floor area (GFA)* and do not require a *building* consent.

5 Description of Proposal

5.1 Installations

The overarching placemaking proposal aims to capture a number of ideas, features and concepts around Mauao including:

- Waipareira's Well – Te Puna Waitapu
- Caught by the Dawn
- Waipatukakahu
- All Pa sites
- Tokatapu
- Te Kuia/Te Kuri
- Te Toka a Tirikawa – Awaiti
- Ngā Kuri a Tarawhata
- Moturiki, Motuotau, Karewa, Motiti, and Tuhua
- Summit

These sites will be commemorated through a range of structures including signage, seating, sculptures, fencing, landscaping, viewing platforms, earth amphitheatre and retaining walls at seventeen specified locations within the Mauao Reserve, some of these structures are shown below, and in more detail in the detailed design in Appendix A.

A table of the relevant installations that require consent under this application as a restricted discretionary activity and their location on Mauao is below. All installations are defined as "Park furniture"⁵:

Table 2: Restricted discretionary activities

Item	Location within Figure 3
Te Puna Waitapu - 1x carved mauri stone	Area 1
Waikorire Entrance/Exit - Sculpted anchor stone	Area 2
Te Uru Karaka & Stone Jetty - 1x seat/planter box	Area 3
Waipatukakahu - Feature waharoa - Half circle precast concrete weaving pad - 1x seat	Area 4
Beach near Kawa - 1x seat - Sculpted anchor stone	Area 5
Te Kuia - Natural rock "island/bund" with inbuilt seating	Area 6

⁵ Definitions - 1) Minor public recreational facilities and activities – e) Park furniture including bollards, playgrounds and play equipment, gates, stiles, seating, memorials, picnic tables, barbeques, sculptures, artworks and interpretative and directional signs, shade-sails and viewing platforms;



Figure 2: Wayfinding signage



Figure 3: Example Wahaorao



Figure 4: Entry pou

5.2 Construction

The installations described in section 4.1 will be installed using a helix ground-screw system. This innovative system uses 76mm diameter galvanised high tensile steel screws in place of the traditional digging, piling and concrete foundations, therefore not requiring earthworks and having little to no ground disturbance at the site, a key component of ensuring the mana of Mauao is protected. Ground screws also avoid the need to place treated timber posts into Mauao, again an important aspect of protecting the mana of the maunga.

Pouwhenua will be installed using either the ground screw system or conventional steel and concrete piles in roading areas to protect against vehicle strike. Any minor earthworks for traditional piling will be within the permitted limits.

The use of this system is also cost-effective, reducing the time needed on site. Installation is not dependant on weather conditions and mounting the ground screws in rock (typical in coastal areas, and likely in some areas of Mauao) is also possible with the installer first drilling into the rock itself.

Any minor earthworks required for the structures will not exceed 5m³ within any 6 month period.

6 Assessment of Effects on the Environment

6.1 Introduction

The proposed installation of park furniture on Mauao is a Restricted Discretionary Activity in accordance with Rule **7C.7.2** and the matters of discretion are restricted to those matters listed in Policy **7A.1.1.2** Protection of Historic Heritage:

7A.1.1.2 Policy – Protection of Historic Heritage

By ensuring the particular factors, values and associations of the City's historic heritage are protected from the adverse effects of subdivision, use and development by having regard to:

- a) The character and degree of modification, damage, loss or destruction;*
- b) The duration and frequency of an effect (for example long-term or recurring effects);*
- c) The magnitude or scale of an effect in relation to the values and significance of the feature;*
- d) The irreversibility of an effect (for example the loss of unique features);*
- e) The opportunities for remediation or mitigation and the costs and technical feasibility of remediation or mitigation;*
- f) The resilience of a heritage feature to change (for example the ability of the feature to assimilate change, or the vulnerability of the feature to change);*
- g) The probability of an effect (for example the likelihood of unforeseen effects, ability to take a precautionary approach);*
- h) Cumulative effects (for example the loss of multiple features, factors, values or associations).*

The assessment of actual and potential effects on the environment associated with the proposal are those that impact on these matters of discretion. Temporary effects related to earthworks are also addressed.

6.2 The character and degree of modification, damage, loss or destruction

None of the proposed structures will adversely affect any recorded sites, as identified in the Archaeological Assessment (Appendix C). Of the 12 sites requiring consent in this application, 4 have been identified as having recorded archaeological features present in the vicinity, however the risk of impact on these sites is described as “low potential” due to a combination of limited ground disturbance required for the construction, a large amount of overburden over the site and previous ground modification.

In addition, most of the in-ground disturbance will be limited by using 'no dig' helix ground-screws. The product and installation details are provided in the Law Creative Developed Design document (pages 16 -17) – Appendix A. The ground screws have an outer diameter of 76mm, which means they are less intrusive than a conventional fence post, and the installation method does not result in any significant displacement of in-ground deposits as they 'screw' in.

6.3 The duration and frequency of an effect

As above, there will be no effects. No previously identified archaeological features or sites of relevance to Māori associated with the recorded sites in the reserve will be affected.

6.4 The magnitude or scale of an effect in relation to the values and significance of the feature

Three locations have been identified for fencing (Phase 3) for the purposes of safety and discouraging access to areas of cultural significance (such as terracing). The earthworks required for the proposal are permitted as described in section 4.1. Some very minor earthworks will be required for levelling of installation areas for items such as the stone sculptures, celestial compass, potentially some pou and a weaving platform.

6.5 The irreversibility of an effect

There will be no loss to any unique heritage or archaeological features on Mauao. They will be enhanced through the provision of interpretative features and identified access, protection and viewing facilities.

6.6 The opportunities for remediation or mitigation and the costs and technical feasibility of remediation or mitigation;

Mitigation is primarily through the chosen method of construction, being screw pile installation. This non-invasive technique is the best form of installation for structures of this type in a sensitive environment like Mauao as it minimizes disturbance of the land. Further mitigation is provided through clearly identified pathways and viewing areas and protecting features such as terraces by fencing. It is worth noting that a suitably qualified archaeologist will be on site during works at sites for which it is required as described in the archaeological assessment.

6.7 The resilience of a heritage feature to change

This project is iwi driven, with stories told and sites identified “*giving Mauao his clothing*”. The project will give effect to the vision statement thus enhancing the sites resilience to change:

“Promote and celebrate the mana, identity and significance of Mauao through messaging, management and place making that provides for the connection between Ngai Te Rangi, Ngāti Ranginui and Ngāti Pukenga.”
Any change to the maunga will be a positive change, restoring the mana of the site whilst protecting the heritage.

6.8 The probability of an effect

The construction method of screw piles has been chosen as a precautionary measure to protect Mauao in its entirety. Unforeseen effects during construction will be mitigated by providing for archaeological and cultural monitoring .

6.9 Cumulative effects

As it is unlikely that there will be any adverse effects through the use of helix screw foundations it is also unlikely that there will be any cumulative effects. Archaeological and cultural monitoring will also help to make sure that there are minimal (if any) negative cumulative effects

6.10 Summary

Any potential effects are mitigated through the chosen construction method and overall the project will have positive effects by guiding visitors around Mauao, clearly identifying pathways and limitations whilst telling

stories of the history of this important heritage site. Connections are made through the detailed input of iwi representatives within Ngā Poutiriao ō Mauao which in turn implements the goals and aspirations of the Mauao Historic Reserve Management Plan. The natural landscape character and ecological values of the reserve will be enhanced and protected.

7 Consultation

7.1 Mana whenua

The project is led by iwi and the intention of the project is to protect the historical, archaeological and cultural values, and to meet the cultural needs and aspirations of tangata whenua. The project also aims to promote and celebrate the mana, identity and significance of Mauao through messaging, management and place-making that provides for the connection between Ngai Te Rangi, Ngāti Ranginui and Ngāti Pukenga.

As noted previously the has been consulted throughout the placemaking project development and this relationship will continue through the construction phase of the project. Feedback from Mauao Trust has informed the development of the detailed design that is appended to this application.

Mauao Trust have been engaged as part of Ngā Poutiriao ō Mauao to discuss this application from November 2018 through to May 2021 with feedback captured in minutes appended in Appendix D. In summary mana whenua are comfortable with the proposed application.

The Chair of the Mauao Trust and the land owner representative is Matemoana McDonald, she has provided her approval for the proposal below in Appendix D

7.2 Tauranga City Council

A pre-application meeting was held with representatives of TCC on 10 February 2022 to confirm the consent triggers in respect to TCC as regulator, and to confirm the information necessary to submit in support of the application.

8 Statutory Assessment

8.1 Section 104 RMA – Assessment of Application

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a Council must, in accordance with section 104(1) of the Act have regard to:

- s104(1)(a): Any actual and potential effect on the environment of allowing an activity;
- s104(1)(b): Any relevant provisions of a National Environmental Standard, other regulations, National Policy Statement, a New Zealand Coastal Policy Statement, a Regional Policy Statement or proposed Regional Policy Statement; a plan or proposed plan; and
- s104(1)(c): Any other matter a council considers relevant and reasonably necessary to determine the application.

In respect to s104(1)(a) the actual and potential effects of the activity are discussed in section 6 above. Section 8 of this AEE includes comments on relevant aspects of ss104(1)(b)-(c).

8.2 Bay of Plenty Regional Policy Statement

The relevant objectives and policies of the RPS that are applicable to the proposed installations are listed in Table 2 below.

Table 2: Statutory Assessment against the Objectives and Policies of the RPS

Reference	Theme	Comment
Policies: IW 2B IW 3B IW 4B; and IW 5B Objective 13, Policy IW 7D Objective 15, Policy IW 6B	<p>Recognise matters of significance to Māori.</p> <p>Take into account the principles of the Treaty of Waitangi.</p> <p>Taking into account iwi and hapū resource management plans.</p> <p>Avoiding adverse effects on matters of significance to Māori.</p> <p>The importance of partnerships between iwi and statutory management agencies.</p> <p>Seek the involvement between iwi and BoPRC when making decisions on resource management issues, and encourage iwi to identify measures to avoid, remedy or mitigate adverse cultural effects.</p>	<p>Iwi/hapū have been a partner in the placemaking project in the form of Ngā Poutiriao ō Mauao and will continue to be involved as the project progresses into the construction phase.</p> <p>The applicant is working closely with iwi/hapū in the development of the placemaking project and they are an integral part of this project. To date, iwi/hapū are supportive of the project and have endorsed the detailed design for the upgrade project, letter attached in Appendix D.</p> <p>Through the continued partnership with iwi/hapū as the proposed works are planned, the historic heritage will be protected, and the landscape will be enhanced.</p> <p>I consider that the application is consistent with these provisions.</p>

8.3 Bay of Plenty Natural Resources Plan

Activities on and around Mauao are also subject to the Bay of Plenty Regional Council Regional Natural Resources Plan (RNRP). The following section reviews the relevant rules within the RNRP.

8.3.1 Earthworks

Parts of the Proposal are within the Coastal Margin and are subject to earthworks *Rule LM R1 (Rule 1.g) – Permitted Earthworks and Quarry’s*. This rule allows an exposed area no greater than 400 m² and volume no greater than 200 m³ within any 12 month period. Earthworks associated with the proposal will not exceed this volume and area, therefore they are permitted under the RNRP. None of the structures are proposed within the Coastal Marine Area (CMA).

8.3.2 Vegetation Clearance

The Proposal does not include any vegetation clearance which would result in land or soil disturbance, however, if this is required in the future it will need to be reassessed under the RNRP.

At the time of this assessment no consents are required under the RNRP.

8.4 Tauranga City Plan

The relevant objectives and policies of the TCP that are applicable to the proposed installations are listed in Table 3 below.

Table 3: Statutory Assessment against Māori Heritage Objectives and Policies of the TCP

Objectives	Policies
<p>7C.4.2 Objective - Protection of Group 1 Significant Māori Areas</p> <p><i>The values of Group 1 Significant Māori Areas, identified in accordance with the criteria in 7C.4.1.2 Policy - Grouping Significant Māori Areas, are protected from the adverse effects of subdivision, use and development.</i></p>	<p>7C.4.2.1 Policy - Protection of Group 1 Significant Māori Areas</p> <p><i>By protecting the values associated with Group 1 Significant Māori Areas from any adverse effects of subdivision, use and development by having regard to the criteria in 7A.1.1.2 - Policy - Protection of Historic Heritage.</i></p> <p>7A.1.1.2 Policy - Protection of Historic Heritage</p> <p><i>By ensuring the particular factors, values and associations of the City's historic heritage are protected from the adverse effects of subdivision, use and development by having regard to:</i></p> <ul style="list-style-type: none"> <i>a) The character and degree of modification, damage, loss or destruction;</i> <i>b) The duration and frequency of an effect (for example long-term or recurring effects);</i> <i>c) The magnitude or scale of an effect in relation to the values and significance of the feature;</i> <i>d) The irreversibility of an effect (for example the loss of unique features);</i> <i>e) The opportunities for remediation or mitigation and the costs and technical feasibility of remediation or mitigation;</i> <i>f) The resilience of a heritage feature to change (for example the ability of the feature to assimilate</i>

change, or the vulnerability of the feature to change);

g) The probability of an effect (for example the likelihood of unforeseen effects, ability to take a precautionary approach);

h) Cumulative effects (for example the loss of multiple features, factors, values or associations).

Comment: The place making project locations have been identified by Ngāi Te Rangī, Ngāti Ranginui and Ngāti Pūkenga, with designs developed for the place making project locations that enhance and articulate the cultural significance of these locations. People feel connected to a place of special significance when they visit the maunga. Further comments on effects are detailed in section 6.

8.5 Iwi Management Plan

8.5.1 Tauranga Moana Iwi Management Plan

The Tauranga Moana Iwi Management Plan (TMIMP) is a Joint Environmental Plan which articulates the collective vision and aspirations of Ngāti Ranginui, Ngāi Te Rangī and Ngāti Pūkenga, in relation to Tauranga Moana. The TMIMP has been reviewed in light of the proposal and the relevant objectives and policies have been identified below.

Cultural Heritage Objectives

- *The cultural and spiritual significance of our traditional sites, areas, landscapes and practices is recognised and protected.*

Cultural Heritage Policies

- *Ensure that information relating to sites and areas of significance are collated, mapped and protected*
- *Ensure that sites and areas of significance are cared for and protected from disturbance or destruction*

Support aspirations by Tauranga Moana Iwi and hapū to reconnect whānau, strengthen cultural identity and create a sense of belonging

Comment: Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the Management Plan.

8.5.2 Ngāi te Rangī Iwi Management Plan

The following policy statements from the Ngāi te Rangī Iwi Management Plan are relevant to this proposal:

- *All environmental activities that take place within the rohe of Ngai te rangi must take into account the impact on the cultural, social, and economic survival of the Ngai te rangi hapū. No environmental activities will be permitted where that survival will be put at risk*
- *Retention by Ngai te rangi of ancestral lands is the primary means by which members of the Iwi maintain links between the past, the present, and the future. The cultural significance of Ngai te rangi's links to their lands and the values they hold in respect of land, whether still in customary title or not, should be acknowledged and respected in all resource management activities.*
- *Promotion of the cultural heritage and protection of cultural heritage sites in Tauranga Moana will be supported in all resource management decisions. The Ngai te rangi Iwi and hapū shall be involved in the management of sites that are of cultural significance to Ngai te rangi.*

- *Activities may be permitted on or around sites that are of high cultural significance provided those activities do not demean the mana or the wairua of the site and the consent of Ngai te rangi has been obtained.*
- *The erection of structures on Mauao is forbidden, with the exception of those structures that inform and enhance the cultural and spiritual sanctity of the maunga.*

Comment: Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the Management Plan.

8.6 Reserve Management Plan

8.6.1 Mauao Historic Reserve Management Plan

TCC and the Mauao Trust prepared the Mauao Historic Reserve Management Plan in 2018, in accordance with section 41 of the Reserves Act 1977. The Plan is the overarching tool to achieve integrated management of the reserve, through conserving historical, archaeological, cultural and ecological values, while positively supporting recreational values of the reserve. This assessment has not included a review of the Reserves Act 1977, a review of this plan and Act should be carried out by Council before any work is initiated

At the highest level the project aims to give effect to the mission statement in the Mauao Historic Reserve Management Plan:

“Mauao is protected, conserved, and appropriately enhanced as a taonga of exceptional cultural, spiritual, historic, and natural significance whilst providing for managed public access and use.”

The project will give effect to this vision statement through the following project purpose:

“Promote and celebrate the mana, identity and significance of Mauao through messaging, management and place making that provides for the connection between Ngai Te Rangī, Ngati Ranginui and Ngati Pukenga.”

The following management statement is relevant to this project:

a) Protect the physical features and material of archaeological significance in perpetuity.

b) Manage the reserve with due recognition to the archaeological significance of Mauao. The archaeological significance of the reserve requires an avoidance or minimisation of changes to the physical integrity of the landform. Some works may require an archaeological authority from Heritage New Zealand. There shall be no replication or reconstruction of the existing archaeological features.

c) All reserve management activities should be undertaken to ensure the minimum possible intervention with archaeological features, as they presently exist. Increasing levels of intervention are defined by the International Council on Monuments and Sites (ICOMOS) as: (i) preservation, through stabilisation, maintenance, or repair; (ii) restoration, through reassembly, reinstatement, or removal; (iii) reconstruction; and (iv) adaptation.

d) All management and conservation work must comply with the requirements of the Heritage New Zealand Pouhere Taonga Act 2014. No work should be carried out on Mauao which is likely to destroy, damage or modify an archaeological or historic feature. Archaeological advice should be sought prior to any management activities being undertaken in the reserve likely to cause ground disturbance, to ensure that archaeological features are not at risk.

e) Any new elements that are introduced into the ground subsurface, such as new fence post holes, should continue to be clearly identified to avoid future confusion with earlier archaeological features.

f) Regular maintenance and revision of water run-off systems, tracks, and fencing will minimise the risk of accidental damage to archaeological features.

g) Continue to establish appropriate indigenous vegetation in selected areas to stabilise archaeological features where grazing is not an appropriate site management practice.

h) Regular effective, ongoing rabbit control is essential to ensure that disturbance to archaeological material caused by burrowing activity is minimised.

i) No earthmoving machinery, or machinery likely to cause ground disturbance during normal operation, should be used in the reserve without prior approval from Heritage New Zealand and Ngā Poutiriao ō Mauao. This must also include emergency situations such as firefighting.

j) Enable archaeological and other research to better understand the former settlement pattern and lifestyle of the ancestors who resided at Mauao. Encourage further archaeological research to identify and map unrecorded cultural and historic resources

Comment: Overall, it is considered that the proposal is not inconsistent with the heritage statement identified in the Mauao Reserve Management Plan.

8.7 Mauao Implementation Plan

8.7.1 Te Mahere Whakamahinga o Mauao

Te Mahere Whakamahinga ō Mauao is the Mauao Implementation Plan, which is updated as required. Key projects within the plan include; Archaeological Research (Project F1), Placemaking and Interpretation (Project F2), Korowai: Restoration and Planting Plan (Project F3) and Success of Animal Pest Control Programme (Project S2).

Placemaking and Interpretation has been designated a First Term priority in the Mauao Implementation Plan, this project has been deemed critical to ensuring that Mauao is protected, conserved, and appropriately enhanced as a taonga of exceptional cultural, spiritual, historic, and natural significance whilst providing for managed public access and use

8.8 Resource Management Act 1991

Resource Management Act 1991 (Part II)

Part II of the Resource Management Act (RMA) defines the purpose and principles, which are to promote the sustainable management of natural and physical resources, and to outline matters that are of national importance in achieving that purpose. The purpose and principles of the RMA are set out in Sections 5 to 8.

It is considered that the matters listed in Part 2 of the RMA, and which are of relevance to this resource consent application, have been given adequate regard within the RPS and RNRP. The proposal is consistent with the policy direction of these documents (see discussion above); therefore, we do not consider it necessary to revisit Part 2 of the RMA

9 Conclusion

This project is critical to ensuring that Mauao is protected, conserved, and appropriately enhanced as a taonga of exceptional cultural, spiritual, historic and natural significance while providing for managed public access and use.

A restricted discretionary activity resource consent is sought from TCC in accordance with the rules of the TCP. An assessment of the effects on the environment in section 6 of this AEE concludes that the actual and potential effects of the application can be appropriately mitigated so that the effects are less than minor, in particular through the use of innovative ground screw anchoring systems that minimise the disturbance to

the maunga. The proposed works are also considered consistent with the provisions of the TCP and relevant iwi management plans. Accordingly, it is considered that the application can be granted by TCC.

A large, white, sans-serif capital letter 'A' is centered on a teal rectangular background.

Appendix A – Interpretation and Placemaking Developed Design

B

Appendix B – Certificate of title

C

Appendix C – Archaeological Assessment

D

Appendix D – Correspondence

