

12 December 2025

Assessment of Environmental Effects Report for a Whare Manaaki on Mauao.

Prepared by [Redacted] s 7(2)(f)(ii) - Protection of public officials

Attachments:

Appendix A – Development Plans

Appendix B – Written Approvals and Consultation with Mana Whenua

Appendix C – Landscape Visual Assessment

Appendix D – Flood Risk Assessment

Appendix E – Infrastructure Assessment

Appendix F – Correspondence with Heritage New Zealand Pouhere Taonga and ADP

Appendix G – Correspondence with [Redacted] (Tauranga City Council)

Appendix H – Correspondence with [Redacted] s 7(2)(f)(ii) - Protection of public officials (Tauranga City Council)

Appendix I – Written Approval from Mount Beachside Holiday Park

Appendix J – Record of Title

1. Introduction

The Mauao Trust are seeking resource consent to establish a Whare Manaaki on Mauao to support the administration and care of Mauao and to provide a place for visitors and the community to learn about Mauao and its significance.

Background

Mauao is the sacred tūpuna maunga (ancestral mountain) of the three iwi of Tauranga Moana – Ngāi Te Rangi, Ngāti Pūkenga and Ngāti Ranginui and Te Arawa iwi, Waitaha. Mauao historic reserve was returned to mana whenua in 2007. Mauao is owned by local iwi and is jointly managed by the Mauao Trust and Tauranga City Council under the direction of the Ngā Poutiriao o Mauao (the Mauao Joint Administration Board).

As a means of celebrating the mana, identity and significance of Mauao, over the past few years, new cultural touchpoints have been added to the maunga as part of Te Mahere Whakamahinga o Mauao (The Mauao Placemaking project). The project set out to share the rich history and pūrākau (stories) of Mauao for ahi kā (locals) and manuhiri (visitors). The placemaking project was undertaken through three phases:

- Phase 1: Installation of signage undertaken as a Permitted Activity under the City Plan;
- Phase 2: Installation of sculptures, seating, artworks, memorials, picnic tables and pou requiring consent as a Restricted Discretionary Activity. These works were granted consent under RC29066 in May 2022;

- Phase 3: Construction of terracing, fencing, pou, and a viewing platform requiring consent as a Non-Complying Activity. These works were consented under RC29606 in October 2023.

Subsequent seating, signage, and fencing was then enabled through an additional resource consent was granted in April 2025 (reference RC80061161).

This proposal also seeks to celebrate Mauao by establishing a Whare Manaaki for the community.

Site Context

Mauao is classified as a Historic Reserve under the Reserves Act 1977 due to the core cultural, historical, and archaeological values that it holds.

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

There are four 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.

The area of the site chosen to house the Whare Manaaki is indicated in red below:



Figure 1: Site Location

The Whare Manaaki will occupy part of the Historic Reserve, which was previously part of the adjacent campground, and part of the adjacent road reserve located between the Historic Reserve and Pilot Bay. The occupation of the road reserve will be formalised through a road stopping process. While the road stopping is being worked through, a short-term Licence to Occupy will be put in place for the parts of the development within the road.

Under the Tauranga City Plan, the area subject to the proposal ('the site') is zoned Conservation Zone, Passive Open Spaces, and Road. The site is also subject to several overlays, which includes:

- Significant Māori Area - M1 (Mauao)
- Special Ecological Area (SEA) - Category 2
- Significant Archaeological Area - A6 (Mauao)
- Scheduled Site - Mauao Recreation Reserve
- Outstanding Natural Features and Landscapes (ONFL) Plan Area
- Minor Overland Flowpath

Please note that no part of the proposal is located within the SEA. The Pohutukawa, which is located partially within the SEA will need to be pruned marginally to enable installation of one of the pods, however, pruning vegetation within an SEA is a permitted activity. A tree protection plan will be created by a suitably qualified person prior to any pruning works occurring.

It is also noted that while the development will be within a Significant Māori Area and Significant Archaeological Area, the structures will not be located within any identified archaeological sites. Furthermore, consultation has been undertaken within Heritage New Zealand Pouhere Taonga¹, who advised that an authority is not required for the works.

Additionally, the Mauao Recreation Reserve Scheduled Site overlay on Smartzoom does not align with the scheduled site Outline Development Plan in the City Plan. According to the City Plan's Outline Development Plan for the Mauao Recreation Reserve, the subject site falls outside the Scheduled Site overlay. However, on Smartzoom, the lower portion of the site appears to be included within it. We will be working off the City Plan Outline Development Plan for the scheduled site, which is not affected by the proposal.

Proposal

It is proposed to establish a Whare Manaaki on Mauao. The Whare Manaaki will be owned, managed, and maintained by the Mauao Trust.

Proposed Activity

The Whare Manaaki is primarily a community facility, which will facilitate the following key activities:

- Public and community information centre. The building will be open to the public to visit and obtain information about Mauao before visiting the maunga. The facility is envisioned as a place of learning and connection, a site where the rich history, environmental significance, and cultural narratives associated with Mauao can be shared and celebrated.
- A hub for the Mauao Trusts operational activities. The Mauao Trust have established a kaitiaki programme where staff and volunteers work to protect and enhance Mauao. The programme will be run from the Whare Manaaki, where two full time staff will man the facility every day. School and other groups will meet at the Whare Manaaki four sessions and as a starting point for tours on Mauao.
- The Mauao Trust homebase. The Mauao Trust do not currently have a physical space to meet and carry out its responsibilities as the caretakers of Mauao. The Whare Manaaki will act as a homebase for the Mauao Trust where they can hold monthly Trust meetings and regular

¹ See Appendix F for correspondence with Heritage New Zealand

wananga/workshops. The space will also be available for hapu to utilise for meetings and workshops too.

- Search and rescue and safety operations. The Mauao Trust have a responsibility to facilitate search and rescue operations when there is an emergency on Mauao and to close tracks when the weather or other reasons necessitate. Currently, search and rescue operations are run from the surf club, but in future, they may be run from the Whare Manaaki.

It is anticipated that the Whare Manaaki will operate seven days a week. The Mauao Trust desire flexibility in terms of hours and days that the facility is open.

Built Form

The Whare Manaaki will consist of two prefabricated pod structures identified as a Meeting Pod and Kaitiaki Pod. Each pod will be primarily open plan to enable multi-functionality, with the Meeting Pod containing a kitchenette. A small toilet structure will be placed to the rear of the Kaitiaki pod, which will house two toilets (one being accessible). The two pods will be linked by a low timber deck that will also wrap around the front of the pods. The deck and pods will be accessible via ramps and stairs. The decks will enable school or community groups to meet and gather before visiting Mauao. Two pergola structures will partially cover the deck to provide shelter and sun protection for users of the building.

A sign is proposed on the side of the building, with the Mauao Trust logo. One other small freestanding directional/naming sign may be proposed on the site as well.

Earthworks

The buildings, deck, and stair structures will be fixed to the ground via a series of ground screws. This methodology avoids significant earthworks and ground disturbance within the sensitive environment of Mauao. Ground screws have been used all over Mauao for installation of signage, seating, and fencing, and is an accepted methodology by Heritage NZ.

Some trenching will be required for the installation of services, and a 450mm clearance is required between the buildings and the ground to enable the installation of the buildings and the overland flowpath to run under the building. As such, a small amount of cut earthworks is required (see cut/fill and infrastructure plans). Accidental discovery protocols will be adhered to.

Parking and Access

Vehicle parking will be provided within the site to accommodate the operational needs of the Mauao Trust. The following onsite parking will be provided:

- Seven standard car parking spaces will be located beneath the Whare Manaaki building.
- One accessible parking space will be provided on the upper level to facilitate convenient access for elderly persons and those with disabilities.

Parking spaces will be allocated to Mauao Trust members as a priority. When Trust members are not present, these spaces may be utilised by Kaitiaki or other volunteers engaged in activities at the Whare Manaaki. Access to the onsite parking area will be via Pilot Quay. Public access will not be permitted; a removable bollard will be installed to restrict entry at all times.

The seven lower-level parking spaces will not be formed and sealed with an all-weather surface in order to maintain a natural, greened appearance. Initially, the parking area will retain Kaikuyu grass, a hardy species capable of withstanding vehicle use. Should wear and tear become evident, the

surface will be upgraded to a grassed unit paver system (e.g., gobi block or Cellpave) to ensure durability while preserving the natural aesthetic.

Natural Hazards

The proposed buildings will be located within a minor overland flow path. A flood risk assessment prepared by Stratum Consultants confirms that the proposal is acceptable and establishes a minimum finished floor level above the flow path. This approach ensures that the natural course of the overland flow path remains unaltered, allowing stormwater to pass beneath the building without obstruction.



Figure 2: Proposed Site Plan

Servicing

An Infrastructure assessment has been provided by Stratum Consultants. The servicing of the Whare Manaaki will be via a series of new connections as set out below:

- A new 20mm connection to the 150 TCC water main onsite.
- A new wastewater line connected into the existing wastewater manhole within the adjacent Mount Maunganui Holiday Park².

² Written Approval from the Mount Maunganui Holiday Park is provided in the Appendix C

- Stormwater runoff from the new buildings will be collected and piped into the existing Council reticulation within the site. The existing 225mm pipe will be re-directed around the proposed buildings. Stormwater will be connected to the existing stormwater pipe via a 3,000l attenuation tank and saddle connection located onsite.

The timber staircase providing access from Pilot Quay to Whare Manaaki will be positioned above a TOC water main. § 7(2)(f)(ii) - Protection of public officials has advised that this is acceptable provided two conditions are met:

- all piles are at least 1 metre away from the pipe's side wall, and
- the staircase design allows access to the pipe.

The Staircase design will accommodate these requirements³.

Consultation

Consultation has been undertaken by the Mauao Trust with the three Iwi of Tauranga Moana (Ngāti Ranginui, Ngāi Te Rangi, Ngāti Pukenga), Waitaha Iwi, and the hapu of Ngai Tūkairangi and Ngāti Kuku. Written approval has been obtained from all Iwi and Hapū, with the exception of Ngāti Kuku. The written approvals/letters of supported are provided in Appendix B. The Mauao Trust have also provided a summary of the discussions and meetings undertaken with Ngāti Kuku, which is also provided in Appendix B. It is noted in the meeting minutes dated 7 October 2025 that Ngāti Kuku are not opposed to the facility but note that they always feel left out of conversations and would like to know how the Mauao Trust will recognise Ngāti Kuku hapū. No RMA effects-based concerns have been raised by the Ngāti Kuku about the proposal.

Written approvals have been secured from the Mount Maunganui Beachside Holiday Park, and Heritage New Zealand Pouhere Taonga has confirmed that an Archaeological Authority is not required for the proposed works.

2. Resource Consents Required

A summary of resource consent requirements is outlined in the table below.


Section 88 reasons for consent - Tauranga City Plan

Rule/ Provision	Activity Status/ Comments
Earthworks	
4C.5(b) – Earthworks	<p>This rule stipulates that earthworks associated with an activity listed as a non-complying activity under Rule 6A.6 is a Non-Complying Activity.</p> <p>A small amount of cut earthworks is required for the installation of the buildings and services. The buildings require a 450mm clearance to the ground level, which will require a very small cut to the existing ground level. Also, some earthworks are required for the trenching of the stormwater and water lines.</p> <p>Tikanga requires that any soil/rock/material is kept on Mauao. As such, the material created from the cut will be re-spread</p>

³ Correspondence with § 7(2)(f)(ii) - Pro provided within Appendix H

	<p>onsite (outside of the overland flow path) or used elsewhere on Mauao.</p> <p>Non-Complying</p>
Transport	
4B.2.3 – Onsite Parking Requirements	<p>Clause d. requires all vehicle parking spaces, access, and manoeuvring areas to be formed and sealed with an all-weather surface.</p> <p>The Mauao Trust have not yet decided what kind of surface/treatment to apply to the parking spaces. A natural finish is desired whether that be to keep the surface as grass or to install a gobi block or stabilised surface with grass growing through (i.e. Cell Pave).</p> <p>Restricted Discretionary Activity</p>
Activity – Community Facility	
Table 13A.1: Open Space Activity Status. Conservation Zone	<p>Community facilities are listed as Non-Complying Activities within the Conservation Zone</p> <p>Non-Complying Activity</p>
Table 13A.1: Open Space Activity Status. Passive Open Space	<p>Community facilities are listed as Permitted Activities within the Passive Open Space Zone</p> <p>Permitted Activity</p>
New Building	
Table 6A.1: Activity Status for Activities Occurring within the Outstanding Natural Features and Landscapes, Important Amenity Landscapes, the Coastal Environment Plan Area and the Mount Maunganui North Coastal Environment Plan Area	<p>Buildings and structures on land zoned Open Space Occurring within the Outstanding Natural Features and Landscapes Plan Area are Non-Complying Activities</p> <p>Non-Complying Activity</p>
Table 7C.1: Historic and Heritage Activity Status – Significant Māori Areas	<p>New buildings or structures and associated earthworks are Discretionary Activities within a Group 1 SMA.</p> <p>Discretionary Activity</p>
Table 7E.1 – Historic Heritage Activity Status – Significant Archaeological Areas	<p>New buildings within an SAA are not provided for within the Activity Table. Therefore, it is considered a Discretionary Activity under Rule 7E.5.b.</p> <p>Discretionary Activity</p>
Table 8D.1: Flood Hazards Activity Status (Overland Flowpath, Floodplain and Flood Prone Area)	<p>As the building will facilitate community activities and will accommodate search and rescue activities during emergencies, a conservative approach has been taken, and the proposal has been classified as a ‘new social and cultural building and critical building’ within a minor overland flow path.</p>

	<p>New social and cultural buildings and Critical buildings are Non-Complying Activities within an Overland Flow path.</p> <p>Non-Complying Activity</p>
<p>Table 10A.1 Activity Status for Network Utilities - Traffic, Transport and Structures</p>	<p>Activities within the Road Zone not otherwise provided for are identified as a Discretionary Activity. The proposed buildings (meeting pod and pergola), stairs, deck, and three parking spaces proposed within the Road Zone would fall under this umbrella as they are not specifically provided for.</p> <p>Furthermore, Rule 10A.11.b states that any activity not listed as permitted, restricted discretionary or a non-complying activity is a discretionary activity.</p> <p>Discretionary Activity</p>
<p>13A.8.2 – Building Scale</p>	<p>The development site has split zoning, with part being within the Conservation Zone, part within the Passive Open Space, and part being Road.</p> <p>The Conservation Zone limits accessory buildings and structures to a maximum GFA of 50m². Part of the Kaitiaki Pod and the toilets will be located within the conservation zone, however the parts of the building within the Conservation Zone will not exceed 50m² GFA.</p> <p>The Passive Open Space Zone has a maximum GFA of 150m² for principal buildings. Again, the parts of the building within the Passive Open Space Zone will be far less than 150m².</p> <p>Most of the building GFA will be located within the Road, which will be authorised via a Licence to Occupy, until a formal road stopping is undertaken.</p> <p>The below image shows the City Plan overlays in relation to the proposal:</p>

	 <p>Special Ecological Area 32</p> <p>1</p>
Rule 13A.8.5 – Streetscape	<p>Permitted Activity</p> <p>The proposed Kaitiaki building, toilet structure, pergola, and two car parking spaces will be located within the 3m streetscape setback from the road boundary.</p> <p>Restricted Discretionary Activity</p>

In summary, the following resource consents are applied for under s88:

- Under section 9(3)(a) of the RMA and Rule 13A.13.b of the City Plan, for a Non-Complying Activity being a new community facility within the Conservation Zone as identified in Table 13A.1.
- Under section 9(3)(a) of the RMA and Rule 6A.6.b of the City Plan, for a Non-Complying Activity being a new buildings and structures within an Outstanding Natural Feature and Landscape Plan Area identified in Table 6A.1.
- Under section 9(3)(a) of the RMA and Rule 7C.8 of the City Plan, for a Discretionary Activity being new buildings or structures within a Group 1 Significant Māori Area as identified in Table 7C.1.
- Under section 9(3)(a) of the RMA and Rule 7E.5.b of the City Plan, for a Discretionary Activity being a new buildings and structures within a Significant Archaeological Area identified in Appendix 7D, which is not a Permitted or Restricted Discretionary Activity.
- Under section 9(3)(a) of the RMA and Rule 8D.6 of the City Plan, for a Non-Complying Activity being a new social and cultural building and critical building within minor overland flowpath identified in Table 8D.1.
- Under section 9(3)(a) of the RMA and Rule 10A.11.b of the City Plan, for a Discretionary Activity being any activity not listed as permitted, restricted discretionary or a non-complying activity within the Road Zone.
- Under section 9(3)(a) of the RMA and Rule 13A.11.a.iv of the City Plan, for a Restricted Discretionary Activity being an infringement of Rule 13A.8.5 - Streetscape.

- Under section 9(3)(a) of the RMA and Rule 4B.4.a of the City Plan, for a Restricted Discretionary Activity being an infringement of Rule 4B.2.3.d Onsite Parking Requirements – General for not providing parking that is formed and sealed with an all-weather surface.
- Under section 9(3)(a) of the RMA and Rule 4C.5.b of the City Plan, for a Non-Complying Activity being earthworks associated with an activity listed as a non-complying activity in Rule 6A.6.

As all activities are inextricably linked, the Proposal is assessed as a Non-Complying Activity in accordance with the bundling principle.

National Environmental Standard for Assessment and Managing Contaminants in Soil to Protect Human Health 2011 (the NES-CS).

I have reviewed the most up-to-date information held by Tauranga City Council and the Bay of Plenty Regional Council, as provided for under Regulation 6(2) of the NES-CS, and I conclude that the Site is not a piece of land covered under Regulation 5(7) of the NES-CS.

3. Public Notification – Section 95A

To determine whether notification is required, the steps in sections 95A and 95B of the RMA must be followed, in the given order. The following is an assessment of the Proposal against these provisions of the RMA.

Step 1 – Mandatory Public Notification in Certain Circumstances

Public notification of an application for resource consent is mandatory under s95A(2) if it meets any of the following criteria contained within s95A(3):

Has the Applicant requested public notification?	No
Is public notification required under s95C due to the following? <ul style="list-style-type: none"> • A request for further information has been made and that information had not been provided before the deadline or has refused the request (s95C(2)); or • Notice has been sent to the Applicant under s92(2)(b) of the commissioning of a report, but the Applicant has either not responded before the deadline or has refused to agree to the commissioning (s95C(3)) 	No
Is the application made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977?	No

Public notification is not mandatory under Step 1 and s95A(2) on the basis that the application does not meet any of the criteria contained within s95A(3).

Step 2 – Public Notification Precluded in Certain Circumstances

If public notification of an application for resource consent is not required under Step 1, it may be precluded under s95A(4) if it meets any of the following criteria contained within s95A(5).

Are all activities in the application subject to a rule in a Plan or National environmental standard that precludes public notification?	No
Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none">• A controlled activity; or• A “boundary activity” with a restricted discretionary, discretionary or non-complying activity status	No

Public notification is not precluded under Step 2 and s95A(4) on the basis that the application does not meet any of the criteria contained within s95A(5).

Step 3 – Public Notification is Required in Certain Circumstances

If public notification is not precluded under Step 2, public notification may be required under s95A(7) if it meets any of the following criteria under s95A(8):

Is any activity in the application subject to a rule in a Plan or national environmental standard that requires public notification?	No
Following an assessment carried out under s95D, has it been decided that the activity will have or is likely to have adverse effects on the environment that are more than minor?	No (see assessment below)

Assessment of adverse effects of the proposal on the environment

Landscape Character and Visual Amenity Affects

This application is supported by a Landscape Visual Assessment Memo, prepared by s 7(2)(f)(ii) - Protection of public officials (Tauranga City Council).

A summary of the LVA's key points is outlined below:

Landscape Effects

- Mauao is an Outstanding Natural Feature and Landscape (ONFL) with high natural character and moderate-to-high landscape character values, making it highly sensitive to change.
- The proposed pods and pergola are expected to have minimal impact on the physical landscape. They are small-scale, located on previously modified terraces, and require only minor earthworks.
- The design respects natural terrain and cultural values, using subdued materials and colours (Flax Pod Matte, cedar timber) to blend with the environment.

- Mauao already contains cultural and built elements (tracks, signage, terraces), so the pods are consistent with the existing modified character.
- Existing openness and key viewshafts will remain intact. Additional indigenous planting will enhance ecological and cultural values.
- Landscape effects are assessed as low, given minimal footprint, strategic siting, and use of materials that blend with the environment.

Visual Effects

- The pods will be visible from key public viewpoints—Pilot Bay boardwalk, Te Ara Tūtanga base track, and Adams Avenue—but within an already modified and urban-influenced context.
- Low-profile, flat-roofed structures and dark, recessive colours reduce visual prominence. Pergola and timber elements align with existing cultural placemaking features.
- Existing Pōhutukawa and planned planting will soften views over time.
- Initial visibility will be noticeable, but overall visual impact is low to moderate, given the surrounding built elements and strategic design choices.

The LVA concludes that the proposal is considered an appropriate addition to Mauao’s landscape. The expected landscape and visual effects are low-moderate, and that the proposal is consistent with the landscape values of Mauao and will contribute to the areas amenity without significantly compromising its significance. Using the 7-point scale within the ‘*Te Tangi A Te Manu Aotearoa New Zealand Landscape Assessment Guidelines*’, a low-moderate landscape and visual effect can generally be translated as a minor adverse effect in RMA terms.

very low	low	low-mod	moderate	mod-high	high	very high
less than minor	minor		more than minor		significant	

Figure 3: 7-point effects scale from the ‘*Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*’.

Cultural Effects

The subject site is partially located within a Significant Māori Area (SMA) M1 Mauao. The Values identified for Mauao within Appendix 7B of the City Plan are Mauri, Waahi Tapu, Korero Tuturu/Historical, Rawa Tuturu/Customary Resources, Hiahiatanga Tuturu, and Whakaaronui o te Wā/Contemporary Esteem.

The proposed Whare Manaaki will assist in facilitating the protection and awareness of the significant values of Mauao by having the Mauao Trust and its associated Kaitiaki programs and information centre established onsite. While the proposed structures will be located partially within the identified SMA, all buildings and structures will be anchored to the site via ground screws, which require minimal disturbance of the ground. Furthermore, the area in which the proposal is located is highly modified, having once been part of the adjacent holiday park, and is not considered to degrade the significance of Mauao. The modified area in which the Whare Manaaki is proposed contains a number of structures associated within the campsite (ablution blocks, cabins, mobile caravans, large tents etc) and

therefore is an area of Mauao that is less sensitive to new structures from a cultural landscape effects perspective.

The application is supported by the relevant Iwi of Tauranga Moana (Ngaiterangi, Ngati Ranginui, Ngati Pukenga) and Waitaha⁴, who are identified as being the relevant Iwi/hapu to this SMA.

For the reasons outlined above, it is considered that adverse cultural effects will be less than minor.

Archaeological Effects

The proposal will be partially located within a Significant Archaeological Area (SAA). The Trust have consulted with Heritage New Zealand Pouhere Taonga and met with [§ 7(2)(a) - Privacy] and [§ 7(2)(a) - Privacy] of Heritage New Zealand Pouhere Taonga onsite on 9 July 2025 to discuss the proposal. In a letter dated 11 August 2025, [§ 7(2)(a) - Privacy] advised that an Authority under the Heritage New Zealand Pouhere Taonga Act 2014 is not require because the area has been highly modified and the proposed work will not affect institu archaeological sites. The letter also noted that Heritage New Zealand Pouhere Taonga appreciates the method of construction with ground screws will minimise impact on the area.

The final set of proposed plans, details around installation of services, and minor earthworks required has been provided to [§ 7(2)(a) - Privacy] and no concerns have been raised⁵. [§ 7(2)(a) - Privacy] has advised that the works should be undertaken in accordance with the Accidental Discovery Protocol (ADP). The Applicant will adhere to the ADP at all times.

Given the modified nature of the site, the methodology of construction (ground screws), and implementation of accidental discovery protocols, adverse archaeological effects will be less than minor.

Flooding Effects

The proposed development will be sited within an area identified as being a minor overland flowpath. Figure 3 below shows the development in relation to the overland flowpath.

For the purposes of Chapter 8D of the City Plan, the proposed activity is considered to be a new Social and Cultural and Critical Building, being a place where the community meet, akin to a community centre. Furthermore, there is potential that the site may be used for Search and Rescue activities.

The Stormwater Assessment Report prepared by Stratum Consultants provides an assessment of the proposal against the matters of discretion in Rule 8D.4.2.2 of the City Plan, which are relevant to a new building being located within an Overland Flowpath. In summary, the report advises:

- Construction of the buildings and deck will be elevated on piles so that the current flowpath can pass underneath.
- The overland flowpath has an approximate level of around RL 7.20m NZVD. It is proposed that the building have a 300mm freeboard to the nominated floor level. The floor and deck levels would be approximately RL 7.5m NZVD.
- The proposal will not alter the overland flowpath or impact other properties.

⁴ Written approvals are provided in Appendix B

⁵ Email chain between [§ 7(2)(a) - Privacy] are provided in Appendix F

- Additional planting is proposed along the existing bank to provide additional stability and reduce and risk of erosion because of the overland flowpath.
- All structures will be elevated above the existing flowpath, which will allow the conveyance of the flowpath below the structures.
- Safe evacuation to the north of the site will be possible during flood events.
- The buildings can be access from the north during flood events via the internal campground road. Furthermore, it is noted that flow depths are less than 200mm so vehicles would be able to traverse the flowpath if required.

Considering the above, the proposal will have less than minor adverse stormwater and flooding effects on the surrounding environment. The design of the building has accommodated the flowpath and ensures that the natural course of the water is not changed. Furthermore, in a storm event, safe evacuation is available to the north of the building, and given the depth of the water, vehicles will be able to drive through it safely.

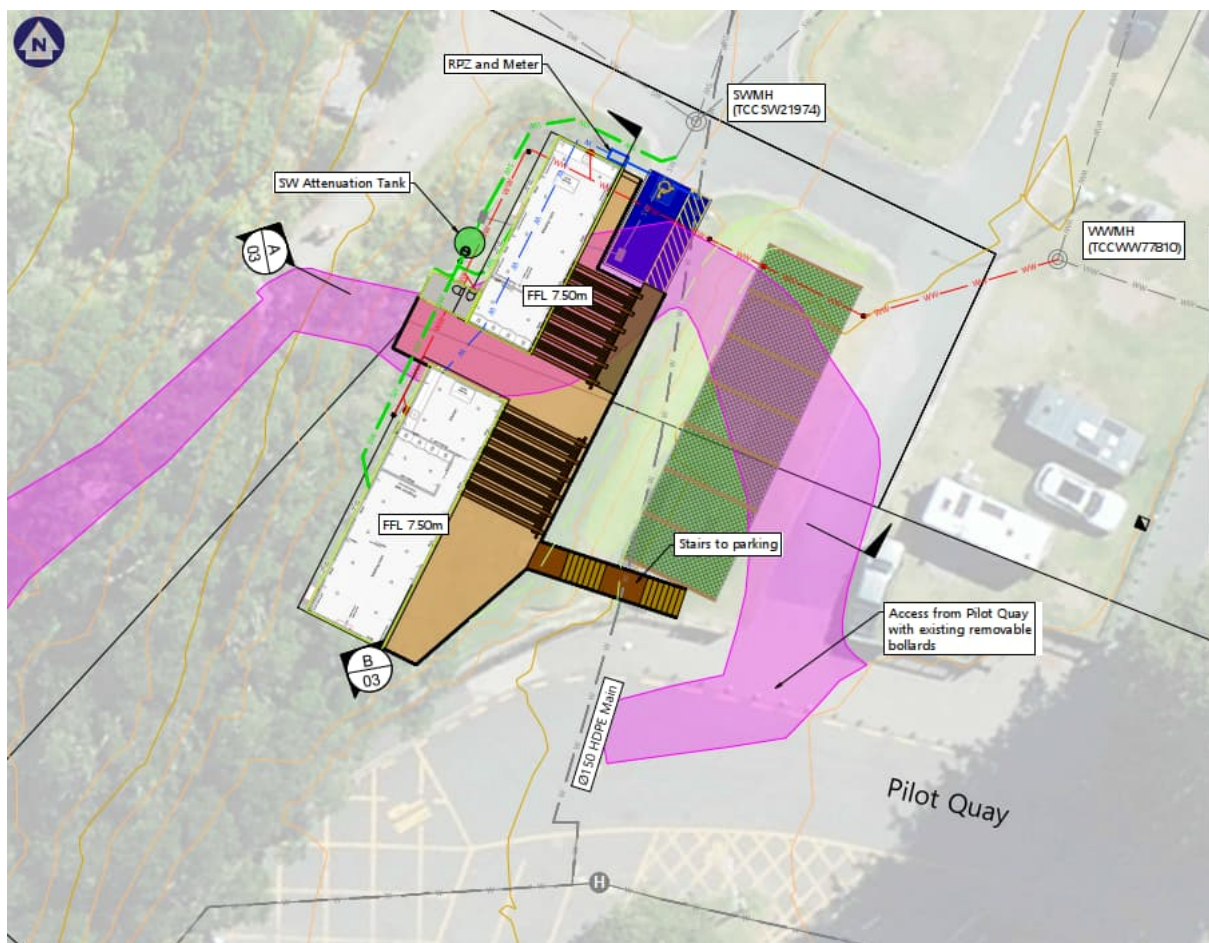


Figure 3: Proposed development and Minor Overland Flowpath. Source: Stratum Consultants

Transport and Parking Effects

The introduction of a new activity, such as a community facility, has the potential to generate adverse traffic and parking effects. In this case, it is considered that the Whare Manaaki will have less than minor adverse transport and parking effects for the following reasons:

- Eight onsite parking spaces, including one accessible space, will be provided. These spaces will be allocated to the Mauao Trust, who will be onsite daily for meetings and/or workshops and to facilitate the operation of the visitor centre.
- The Mauao Trust has advised that up to 10 members may be onsite each day. Based on advice from s 7(2)(f)(ii) - Protection of (TCC Transport Team), the eight proposed spaces are sufficient to meet demand, as carpooling will be implemented for larger meetings.
- Two full time Kaitiaki will be onsite each day. When the Trust are not onsite, Kaitiaki may utilise the onsite spaces. During crossover periods, overflow parking will be managed through:
 - Use of the adjacent campsite (with permission from the Campsite Manager),
 - Carpooling arrangements, and
 - Offsite parking in the wider Mount Maunganui area.
- A locked bollard will restrict public access to the onsite parking area. Clear signage will ensure spaces remain available exclusively for the Mauao Trust and Kaitiaki.
- No visitor or public parking will be provided onsite, consistent with advice from s 7(2)(f)(ii) - Protection of pub This is considered appropriate as visits to the Whare Manaaki will generally be secondary trips, occurring as part of a visit to Mauao. Visitors will already be parked within the wider Mount Maunganui area.
- The seven lower-level parking spaces will not be formed and sealed with an all-weather surface in order to maintain a natural, greened appearance. Initially, the parking area will retain Kaikuyu grass, a hardy species capable of withstanding vehicle use. Should wear and tear become evident, the surface will be upgraded to a grassed unit paver system (e.g., gobi block or Cell pave) to ensure durability while preserving the natural aesthetic.

In conclusion, the provision of dedicated onsite spaces, combined with overflow strategies and controlled access, ensures that operational needs are met without creating undue pressure on surrounding infrastructure. Furthermore, the design maintains the natural character of the site while incorporating future-proofing measures for durability. On this basis, the activity is expected to result in less than minor adverse transport and parking effects, aligning with best practice and council guidance.

Servicing Effects

The proposal includes new service connections to enable the operation of the Whare Manaaki. The Stratum Infrastructure Assessments sets out in detail how the proposed will be serviced, however in summary the following is proposed:

Stormwater

- Stormwater runoff from the buildings will be collected and piped to the existing catchpit located at the rear of the site.
- The buildings have a combined approximate roof area of 112m² which will capture runoff via conventional gutters and downpipes. There are no proposed changes to any of the other surface mediums and so runoff is considered to remain unchanged outside of the building footprints.

- Stormwater runoff calculations of the buildings show an increase in peak flow rate from 1.2 litres/sec to 3.5 litres/sec for the 112m² roof area. It is proposed to attenuate this flow back to a 1 litre/sec peak flow via a 3,000-litre attenuation tank with a 20mmØ restricted outlet.
- The existing outlet from the sump shall be blocked as this pipe currently runs underneath the proposed building locations. A new pipe shall run around the northern end of the buildings and connect into the existing 225mmØ pipe prior to it entering the existing Stormwater Manhole.

Wastewater

- A new connection will be made to manhole TCCWW77810 via a new 100mmØ pipe which shall convey wastewater from the development. The new pipework shall remain private.

Water Supply

- TCC has identified that a connection can be provided by the 150mmØ watermain which runs adjacent to the site.
- The existing water infrastructure is considered sufficient to accommodate this additional demand.
- Connection will be made to the existing 150mmØ watermain via a new 20mmØ connection which shall have a new RPZ and meter.

In summary, the proposed service connections for stormwater, wastewater, and water supply have been carefully designed to ensure efficient operation of Whare Manaaki. The measures outlined provide adequate capacity, comply with council standards, and maintain site functionality resulting in less than minor adverse effects on existing infrastructure.

Step 4 – Public Notification in Special Circumstances

If public notification is not required under Steps 2 or 3 it must be determined whether special circumstances exist that warrant public notification of an application.

Do special circumstances exist that warrant public notification?	No
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As I understand it, the main consideration that should determine whether special circumstances exist with respect to giving notification, is whether public notification (as opposed to limited notification) might elicit additional information which would inform the decision.

In this case, the effects of the Proposal are well understood, and it is considered that there are no special circumstances that would warrant public notification.

4. Limited Notification – Section 95B

Section 95B sets out a step by step process to determine whether limited notification of an application is required or precluded in certain circumstances. The following is an assessment of the Proposal against these provisions of the RMA.

Step 1 – Mandatory Limited Notification to Certain Affected Groups and Affected Persons

Limited notification of an application of a resource consent to certain groups and persons is mandatory under s95B(4) if it meets any of the following criteria contained within s95B(2) and (3):

Are there any affected protected customary rights groups (refer to s95F)?	No
Are there any affected customary marine title groups with regard to a consent application for an “accommodated” activity as defined in the Marine and Coastal Area (Takutai Moana) Act 2011 (refer to s95G)?	No
Is the proposed activity on or adjacent to, or could it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?	Yes
If the land affects or could affect land that is subject to a statutory acknowledgement, is the person(s) to whom the statutory acknowledgement is made an affected person under section 95E?	No

Mauao is located within the Statutory Area of Interest of Waitaha as shown in Appendix 2A.2 of the City Plan, and is located adjacent to the CMA, that is the subject of a statutory acknowledgement made in accordance with the Waitaha Claims Settlement Act 2013.

In accordance with section 32 of the Waitaha Claims Settlement Act 2013, Waitaha Iwi have been consulted with and Waitaha provided a letter of support to the project on 15 September 2025. This letter is contained in Appendix B.

It is not considered that limited notification is necessary under Step 1 and s95B(4) on the basis that the application does not meet the criteria contained within s95B(2) or (3).

Step 2 – Limited Notification Precluded in Certain Circumstances

If none of the persons or groups in sections 95B(2) to (4) are affected, then s95B(5) precludes the limited notification of an application if it meets either of the following criteria contained within s95B(6):

Are all activities subject to a rule or national environmental standard that precludes limited notification?	No
Is the application for a controlled activity, but no other activities, that requires consent under a district plan (other than a subdivision of land)?	No

Limited notification is not precluded under Step 2 and s95B(5) on the basis that the application does not meet the criteria contained within s95B(6).

Step 3 – Certain Other Affected Persons Must be Notified

If an application does not meet the criteria in section 95B(6), consideration of the provisions in s95B(7) and (8) must be given to determine whether other persons are affected (in terms of s95E) and therefore must be notified in accordance with section 95B(9) of the RMA.

Section 95E(1) of the RMA states that a person is an “affected person” if the consent authority decides that the adverse effects of the activity on a person are minor or more than minor (but are not less than minor).

Section 95E Assessment of Affected Persons

This section assesses the potential adverse effects of the proposal on persons, including nearby residents, the adjacent campground, and Mana Whenua, to determine whether any parties are likely to be adversely affected by the proposal.

Nearby Residential Dwellings

The closest dwellings are located more than 100 metres from the Whare Manaaki site, including apartments at 2 Adams Avenue, the dwelling at 4 Adams Avenue, and apartments at 6 Adams Avenue. These properties have outlook toward the site across the campground. When in use, caravans and tents will partially screen views of the Whare Manaaki buildings.

The use of the Whare Manaaki will be primarily for visitor information and hui during daytime hours. After hours, the space may also be used for Maua Trust meetings and or workshops. The space is not large enough to accommodate large groups, and or noisy activities. Private events such as birthdays, and corporate events are not proposed.

Given the screening, combined with the separation distance and the context of a busy campsite, any character and amenity effects on these properties are considered less than minor.

Adjacent Campsite

The Mount Maunganui Beachside Holiday Park is adjacent to the proposal and provides vehicle access to the proposed parking area, as well as wastewater and power connections. Written approval has been obtained from the campsite, and therefore it cannot be considered an affected party.

Mana Whenua

Mauao is a Significant Māori Area under Appendix 7B of the City Plan and is tapu to the iwi of Tauranga Moana. The iwi and hapū connected to Mauao include Ngāi Te Rangī, Ngāti Ranginui, Ngāti Pūkenga, and Waitaha. Each of these iwi, along with Ngāti Tukairangi hapū, have provided letters of support for the proposal. While Ngāti Kuku hapū have not provided written support, they have raised no objections regarding cultural effects. This correspondence demonstrates that Mana Whenua are not adversely affected by the proposal.

No other persons are considered affected by the proposal.

Step 4 – Further Notification in Special Circumstances

If limited notification is not required under Steps 1, 2 or 3 it must be determined whether special circumstances exist that warrant limited notification of an application.

Do special circumstances exist that warrant limited notification?	No
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As the effects of the Proposal are well understood, and it is considered that there are no special circumstances that would warrant limited notification.

5. Non-Complying Activity Gateway Tests - Section 104D

Section 104D provides an additional layer of scrutiny to the consideration of applications for Non-Complying Activities. Under section 104D an application must pass one of the two following gateway or threshold tests to be eligible for approval:

- Under section 104D(1)(a) the effects of an activity on the environment (excluding those effects to which a written approval has been provided) must be no more than minor; or
- Under section 104D(1)(b) the application must be for an activity that is not contrary to the relevant objectives and policies of a District Plan or proposed District Plan.

Having considered these tests, it is considered that the application meets both sections of the gateway tests on the basis that the activity will have effects on the environment that are less than minor or minor (i.e. no more than minor) and the activity is not considered to be contrary to the relevant objects and policies of the City Plan. An assessment of effects as well as and assessment of the proposal against the relevant objectives and polies of the City Plan is provided in the section 6 and 7 below. As such, consideration of the application under section 104 can be made.

6. Actual and Potential Environmental Effects – Section 104(1)(a)

The actual and potential environment effects of the proposal are acceptable for the following reasons:

- In terms of cultural effects, the Whare Manaaki will enhance cultural values by supporting kaitiakitanga and education. Consultation with iwi and hapū has occurred, and written approvals have been obtained (except Ngāti Kuku, who raised no effects-based concerns). Given this, adverse effects are considered to be less than minor and acceptable.
- Due to the development area (as confirmed by Heritage New Zealand) being outside of identified archaeological features, the ground screw installation methodology, and application of the accidental discover protocol, adverse effects on archaeology will be less than minor and acceptable.
- The proposal is considered an appropriate addition to Mauao's landscape. The expected landscape and visual effects are low-moderate, and the proposal is consistent with the landscape values of Mauao and will contribute to the areas amenity without significantly compromising its significance.
- Eight dedicated onsite parking spaces have been proposed for operational use with any overflow parking managed via carpooling. Visitor trips to the Whare Manaaki are considered secondary trips and visitor parking therefore not required onsite. Advice from TCC Transport Team confirms that the proposal is acceptable.
- While it is acknowledged that the site is within a minor overland flowpath the buildings will be elevated above the flood level, which will maintain flowpath function and provide 300mm

freeboard to avoid adverse flooding effects on the buildings and the surrounding environment. Safe evacuation and access have also been confirmed during flood events. As such, adverse flooding effects will be less than minor and acceptable.

- New water, wastewater, and stormwater connections designed to Council standards will be provided, including stormwater attenuation. Adverse servicing effects are therefore considered to be less than minor on the environment and acceptable.
- In terms of positive effects, the proposed Whare Manaaki will have significant social and culture effects. The Whare Manaaki will strengthen the protection and mana of Mauao while providing education and connection for the community.

Overall, the proposal will have acceptable effects on the environment.

7. Relevant Provisions of Statutory Documents – Section 104(1)(b)

Relevant Provisions of the Tauranga City Plan

Provision Reference	Objective/Policy Summary	Assessment
Objective 6A.1.1 and Policy 6A.1.1.2 – Protection of Outstanding Natural Features and Landscapes	The factors, values, and associations that define the City’s outstanding natural features and landscapes are identified and protected from inappropriate use and development.	The proposal is considered an appropriate addition to Mauao’s landscape. The expected landscape and visual effects are low-moderate, and that the proposal is consistent with the landscape values of Mauao and will contribute to the areas amenity without significantly compromising its significance.
Objective 7C.4.2 and Policy 7C.4.2.1 – Protection of Group 1 Significant Māori Areas	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.	The proposal is supported by the iwi who have associations or connections with Mauao. The proposal seeks to enhance and provide information about the significance of Mauao. The area proposed to be occupied by the Whare Manaaki is highly modified and outside of any known archaeological features. Furthermore, the methodology of construction (ground screws) is low impact, reducing the impact on the site and extent of earthworks.
Policy 7E.1.1.2 – Managing Significant Archaeological Areas	values of significant archaeological areas are protected from the adverse effects of subdivision, use and development by having regard to: a. 7A.1.1.2 – Policy - Protection of Historic Heritage; b. Any recommendations from the New Zealand Historic Places Trust.	As has been discussed previously, the proposal will support the protection of the significant archaeological and cultural significance of Mauao. The site of the Whare Manaaki is located outside of any identified archaeological sites and is within a modified area of the reserve.

	<p>c. Where the area is located within an Open Space Zone;</p> <ul style="list-style-type: none"> i. The relevant Reserve Management Plan. ii. The requirements of the Reserves Act 1977. <p>d. The requirements of the Historic Places Act 1993.</p>	<p>The New Zealand Historic Places Trust have been consulted with and have been sent a copy of the development plans and infrastructure assessment. NZHPT have raised no concerns about the proposal given the modified location and installation methodology. They have requested that Accidental Discover Protocols (ADP) are followed. The Applicant will ensure that ADP are followed during construction works. A copy of the NZHPT ADP is provided in Appendix F.</p> <p>Part of the development site is located within the Mauao Historic Reserve, which is Zoned Passive Open Space under the City Plan.</p> <p>The Mauao Reserve Management Plan sets a clear mission: <i>"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."</i></p> <p>The proposed Whare Manaaki is a critical step toward achieving this vision. It will provide a purpose-built facility for the Trust to deliver essential operational and kaitiaki functions, ensuring the ongoing protection and enhancement of Mauao.</p> <p>The Whare Manaaki will also create a hub for education and engagement, offering visitors meaningful opportunities to learn about Mauao's cultural, spiritual, and historical importance.</p> <p>Section 58 of the Reserves Act enables the administering body of an historic reserve to set aside and use part of a reserve for buildings <i>"necessary for the proper and beneficial management, protection, and maintenance of the reserve, and for the provision of displays and information for the visitors of the reserve"</i>.</p> <p>The proposed Whare Manaaki is consistent with s58 of the Reserves Act as the proposed building will support the management, maintenance, and</p>
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		<p>protection of the reserve as it will be the homebase for the Mauao Trust and the operational base for the Kaitiaki program. Furthermore, the facility will provide educational opportunities for visitors of the reserve.</p>
<p>8D.1.1.2 Policy - Overland Flowpaths - General</p>	<p>Maintain the function of overland flowpaths to safely convey flood water and reduce risk to life, property and infrastructure by:</p> <ol style="list-style-type: none"> a. Maintaining the water carrying capacity of an overland flowpath; b. Maintaining the water storage capacity of a major overland flowpath; c. Ensuring activities do not obstruct an overland flowpath; d. Ensuring that the risk of flooding to other people, property or infrastructure is not increased; e. Ensuring that the minimum freeboard level of habitable rooms is above the flood level; and f. Demonstrating that a safe evacuation route or refuge during flood events is provided. 	<p>The proposal has been designed to ensure that the carrying capacity and water storage capacity of the minor overland flowpath will be maintained. The proposed buildings will be constructed above the level of the flowpath so that the flowpath can run under the building unobstructed.</p> <p>Setting the building above the flowpath will also ensure that the buildings will not flood in a storm event.</p> <p>The Stratum Stormwater Assessment advises that safe evacuation can be achieved to the north of the site, and that as the flowpath depths are 200mm, vehicles will be able to traverse the flowpath and evacuate in a storm event.</p>
<p>8D.1.1.3 Policy – Floodplains and Overland Flowpaths - Critical Buildings and Social and Cultural buildings</p>	<p>Reduce the risk to life and property by:</p> <ol style="list-style-type: none"> a. Avoiding new critical buildings being located within floodplains and overland flowpaths; b. Avoiding new social and cultural buildings being located within floodplains and overland flowpaths; and c. Restricting additions to existing buildings located within floodplains and overland flowpaths. 	<p>While the proposal is for a new social cultural building within a minor overland flowpath, the design fully addresses the overland flowpath and avoids adverse effects on the environment and persons by elevating the structures, maintaining flowpath integrity, and implementing erosion and evacuation measures. The proposal aligns with the intent and purpose of Chapter 8D and Policy 8D.1.1.3 to manage flood risk without compromising public safety or stormwater function.</p>
<p>Objective 13A.5.1 and Policy 13A.5.1.1 – Maintenance and Enhancement of Conservation Values</p>	<p>The natural character, ecological and conservation values of the City's Conservation Zone land is maintained and enhanced.</p>	<p>The Whare Manaaki project has been designed to be sympathetic to the site, with particular regard to the landscape and cultural significance of the Reserve.</p> <p>The proposal will be finished in colours that are recessive and will sit comfortably against the vegetated backdrop of Mauao. The pergola upright columns will be stained to match the pou and other timber features used through the Mauao Placemaking Project.</p> <p>The bank beneath the Whare Manaaki pods and deck will be revegetated with</p>

		<p>native plants, such as flax, to soften and enhance the site.</p> <p>The LVA confirms that the proposal will result in low to low to moderate effects in terms of landscape and visual effects. The proposal is located in a modified area of the site surrounding by campsite infrastructure, roads, and high-density urban development. The colours, materials and scale of the Whare Manaaki help to ensure that landscape and visual effects are minimised.</p>
<p>13A.5.2.1 Policy - Functional need to locate in the Conservation Zone</p>	<p>By recognising and providing for use and development that has a practical and functional need to be located in the Conservation Zone.</p>	<p>The Whare Manaaki supports the operation and enhancement of Mauao Historic Reserve.</p> <p>An information centre for the public supports the aspirations of the Reserve Management Plan, and the Kaitiaki and Mauao Trust base assist in facilitating the protection, maintenance and operation of the reserve.</p> <p>It is therefore considered that there is a functional and practical need to have the Whare Manaaki onsite, within the Conservation Zone.</p>
<p>13A.4.1 Objective - Open Space Role and Function</p>	<p>The maintenance, enhancement and development of Open Space provides for a wide range of recreational, community and active living opportunities.</p>	<p>The proposal will not restrict or significantly alter how the reserve is currently used. The land to be occupied by the activity is vacant, partially conservation zoned and partially road.</p> <p>The Whare Manaaki will activate the vacant land and enhance users experience of Mauao by facilitating learning and understanding of the historic, cultural, and environmental significance of the Mauao.</p> <p>It is anticipated that the Whare Manaaki will be a stop off point for visitors as they visit Mauao. School or community groups can gather at the Whare Manaaki and learn about Mauao, and tourists or visitors can pick up information before commencing their trip around or over Mauao.</p> <p>It is considered that the proposal will enhance recreational and community opportunities within the Mauao Historic Reserve.</p>

<p>13A.4.2.1 Policy - Recognition of Reserve Management Plans</p>	<p>By ensuring that objectives, policies, actions and relevant development/landscape concept plans of an approved Reserve Management Plan are recognised and provided for through open space management and development.</p>	<p>An assessment of the proposal against the Mauao Historic Reserve Management Plan is provided at the end of this section of the report. However, it is considered that the proposal aligns with the vision of the Reserve Management Plan because it:</p> <ul style="list-style-type: none"> • Enhances visitor understanding and respect for Mauao’s cultural, ecological, and archaeological heritage. • Has been developed in consultation and with approval from Ngā Poutiriao ō Mauao (iwi + council). • Avoids sensitive zones, using a design that is low impact and culturally appropriate.
<p>13A.4.3 Objective – Bulk and Scale of Buildings and Structures 13A.4.3.1 Policy - Bulk and Scale of Buildings and Structures</p>	<p>Buildings and structures are of a bulk and scale that is compatible with the surrounding environment.</p>	<p>The proposed pods will be of a similar scale to some of the larger cabins within the adjacent Mount Maunganui Beachside Holiday Park, and smaller than some of the other buildings within the adjacent Recreation Reserve, such as ablution blocks and the hot pools.</p> <p>As such, it is not considered that the proposal will be incompatible with built form in the surrounding environment.</p>
<p>13A.4.4 Objective – Site Layout and Building Design 13A.4.4.1 Policy - Site Layout and Building Design</p>	<p>Development within Open Space Zones provides for an amenity consistent with the landscape character of the surrounding area.</p>	<p>The Whare Manaaki has been designed to tie in with the design elements used throughout the Mauao placemaking project.</p> <p>Timber elements of the Whare Manaaki will either be stained in a recessive grey colour or the same orange type stain that has been used on Mauao will be used. The pods themselves will be a dark grey colour, which is not considered to be overlay dominant within the surrounding landscape.</p>
<p>13A.4.5 Objective – Open Space Character 13A.4.5.1 Policy - Open Space Character</p>	<p>The open space character of the City’s reserves is maintained and enhanced.</p>	<p>The Whare Manaaki is proposed on a portion of the reserve that isn’t currently utilised for recreational purposes, and from the road (Pilot Quay), appears to be part of the adjacent campsite.</p> <p>This section of reserve is also highly modified, having previously been part of the Beachside Holiday Park, and will</p>

		<p>not affect any insitu archaeological sites.</p> <p>The development area does not contain any vegetation that will need to be removed, however the Pohutukawa Tree that overhangs the site will need to be pruned to enable installation of the pod structures. The pruning works will be undertaken by a qualified arborist.</p> <p>As previously mentioned, the proposed Whare Manaaki is consistent with the Historic Reserve classification under the Reserves Act, being a facility that supports the protection and maintenance of Mauao and provides an educational function for the public.</p>
<p>13A.4.6 Objective – Adverse Effects on the Surrounding Environment</p> <p>13A.4.6.1 Policy - Adverse Effects on the Surrounding Environment</p>	<p>Buildings, structures and activities on land zoned Open Space does not adversely affect the surrounding environment’s amenity, landscape character, streetscape and/or heritage or cultural values.</p>	<p>The LVA prepared for this development confirms that the proposal will have minor but no more than minor adverse effects on landscape character and visual amenity. This is largely due to the location of the proposal, being modified and surrounded by urban built form, roads, and a campground, but also due to the sympathetic scale, recessive colour scheme, and proposed planting.</p> <p>Furthermore, written approval from relevant Iwi confirm cultural effects are acceptable and Heritage NZ have advised that no heritage authority or further archaeological assessment is required. This is due to the specific location of the Whare Manaaki, being modified and outside of known archaeological sites.</p>

Bay of Plenty Regional Policy Statement

Provision Reference	Objective/Policy Summary	Assessment
Policy IW 2B	Recognising matters of significance to Māori	The Mauao Trust have consulted with the relevant Iwi and Hapu who have a connection to Mauao. Written letters of support have been provided from the three iwi of Tauranga, Waitaha Iwi, and Ngai Tukairangi Hapu. Ngati Kuku Hapu have not provided written support but have been engaged
Policy IW 3B	Recognising the Treaty in the exercise of functions and powers under the Act	
Policy IW 4B	Resource management decisions have regard to iwi and hapu resource management planning documents	

Policy IW 5B	Adverse effects on matters of significance to Māori	with and provided feedback that they would like to be recognised. No cultural or RMA planning related affected have been raised by Ngāti Kuku in relation to the project. The proposal is seen as an initiative that will strengthen the protection and mana of Mauao, while providing a dedicated space for education, healing and connection. In terms of adverse effects on matters of significance to Māori, it is acknowledged that Mauao contains numerous archaeological and cultural sites of significance. The proposed buildings will be located outside of known archaeological sites, within a highly modified area. Ground screws will be used to install the structures to avoid significant excavation and damage to the sensitive landscape.
Policy IW 6B	Encourage tangata whenua to identify measures to avoid, remedy or mitigate adverse cultural effects	
Policy IW 7D	Cultivating partnerships between iwi and statutory management agencies	

New Zealand Coastal Policy Statement

Provision Reference	Objective /Policy Summary	Assessment
Objective 2	Preserve natural character and protect natural features and landscapes	<p>The proposal will preserve natural character and protect natural features and landscapes through design. The buildings will be single storey, neutral and recessive in colour, with materials that will not be reflective or dominant against the surrounding landscape.</p> <p>The construction methodology is sensitive to the landscape, with very little earthworks required due to the buildings being installed on ground screws rather than standard foundations, retaining the existing landform. That said, the location of the Whare Manaaki is highly modified, having been terraced in the past and part of the adjacent campsite.</p>
Objective 3	To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua	The Treaty is at the heart of this proposal, being a project lead by the Mauao Trust.

	involvement in management of the coastal environment	
Policy 1	Extent and Characteristics of the coastal environment	Mauao is located within the coastal environment. The proposed Whare Manaaki has been designed to not detract from the surrounding coastal environment.
Policy 2	Take account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment.	The Proposal is consistent with this policy. Tangata whenua have lead the project, and the fundamental purpose of the Proposal being to care and protect Mauao through the kaitiaki program and increase education opportunities to tell the stories of the history of this important heritage sites, including Māori cultural heritage.
Policy 6	Activities in the coastal environment	Only subclause (1)(h) is relevant. In this regard the Proposal is consistent with this subclause, and this policy overall, on the basis that consideration has been had of how adverse visual effects can be avoided. The final design reflects this.
Policy 11	Indigenous biological diversity	I consider that the Proposal is consistent with this policy. No vegetation is adversely affected or required to be removed.
Policy 13	Preservation of natural character	The proposal does represent a change to the existing environment. However, due to the location of the works (within a modified area adjacent to the campground), the design and the materials, and recognising that human modification has previously occurred across Mauao, adverse effects on the natural character are avoided.
Policy 15	Natural features and natural landscapes	The proposal does represent a change to the existing environment through the installation of new structures. However, due to the location of the works, the design and the materials, and recognising that human modification has previously occurred. across Mauao, it is considered that the effects are acceptable and the proposal is consistent with this policy.

Iwi Management Plans

The Tauranga Moana Iwi Management Plan and the Ngāi te Rangi Iwi Management Plan are relevant to this proposal.

The Tauranga Moana Iwi Management Plan

The purpose of this Plan is to articulate the collective vision and aspirations of Ngāti Ranginui, Ngāti Te Rangi and Ngāti Pūkenga, in relation to Tauranga Moana.

Provision Reference	Objective /Policy Summary	Assessment
Section 8: Cultural Heritage Objective 1	The cultural and spiritual significance of our traditional sites, areas, landscapes and	The Whare Manaaki project supports this objective by recognising the cultural significance of Mauao through

	practices is recognised and protected.	education and through protection of the cultural landscape through enabling a base for the kaitiaki program and support of the Trust in managing and protecting Mauao.
Policy 29	Ensure that information relating to sites and areas of significance are collated, mapped and protected	One of the key purposes of the Whare Manaaki is to provide information and education opportunities to the community/public who visit Mauao, to recognise the cultural and historic significance of Mauao.
Policy 30	Ensure that sites and areas of significance are cared for and protected from disturbance or destruction	The proposed Whare Manaaki will not affect institu archaeological sites and is located within a modified area of the site, which is less sensitive to change.
Policy 31	Support aspirations by Tauranga Moana Iwi and hapū to reconnect whānau, strengthen cultural identity and create a sense of belonging	Strengthening of cultural identity and connections to the site is a key objective of the Whare Manaaki.

It is considered that the proposal is consistent with the relevant objectives and policies of the Tauranga Moana Iwi Management Plan.

Ngāi te Rangī Iwi Management Plan

Provision Reference	Objective /Policy Summary	Assessment
	Promotion of the cultural heritage and protection of cultural heritage sites in Tauranga Moana will be supported in all resource management decisions.	The Whare Manaaki project represents the promotion of cultural heritage and the protection of a cultural heritage site (Mauao).
	The Ngāi te rangī Iwi and hapu shall be involved in the management of sites that are of cultural significance to Ngāi te rangī.	Ngāi te Rangī are represented as part the Mauao Trust, meaning that they have been involved in the planning of the Whare Manaaki project.
	Mauao is a taonga of special significance to the Iwi of Tauranga Moana. It is also a taonga that is available for the enjoyment of the wider community. It is waahi tapu.	The proposal seeks to enhance people's enjoyment and understanding of Mauao.
	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.	The proposed Whare Manaaki will site within a modified area of the site, which is less sensitive to change through built form, being located adjacent to the campsite. Furthermore, the Whare Manaaki is for the purpose of enhancing the cultural significance of the

		Mauao through education and through provision of a home base to support the Mauao Trust and kaitiaki program.
	Programmes for increasing public awareness of the history of Mauao and the surrounding area are to be developed in conjunction with tangata whenua.	The proposal will increase public awareness of the history of Mauao through information provided within the Whare Manaaki and the facilitation of tours.
	The correct name for the maunga - Mauao - will be used.	The project uses the correct name of the maunga, Mauao, throughout.

The proposal is consistent with the relevant policies of the Ngāi te Rangi Iwi Management Plan.

Reserve Management Plans – Mauao Historic Reserve Management Plan

The Mauao Historic Reserve Management Plan is relevant to this proposal. The reserve management plan states *“Mauao is a Historic Reserve under the Reserves Act 1977. It was inhabited for centuries by tangata whenua and is a taonga of immeasurable value which symbolises the endurance, strength and identity of local iwi. For them, Mauao is a link between both the metaphysical and physical worlds, and between the past, present and the future”*.

This reserve management plan was prepared in compliance with section 41 of the Reserves Act 1977 and approved by Tauranga City Council, Ngā Poutiriao ō Mauao, and the Mauao Trust. The plan reflects the needs, values and aspirations of iwi and the Tauranga community and is the first produced under the new joint management arrangement.

The Mission Statement (s4.1) for Mauao is as follows:

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 proposal works to uphold this statement. The Whare Manaaki represents a vital step towards enhancing the cultural landscape of our region, and will provide a dedicated space for education, connection, and stewardship, guided by the values of manaakitanga, kaitiakitanga, and whanaungatanga.

The following provides an assessment of the proposal against the relevant objectives and policies of the Management Plan.

Provision Reference	Objective /Policy Summary	Assessment
Objective 1	To protect the historical, archaeological, and cultural values, and meet the cultural needs and aspirations of the tangata whenua.	The proposal supports this objective and management statement through providing a space for the Trust to meet and operate the kaitiaki program from, which works to protect and enhance Mauao.
5.1.1 General Management Statements	Manage the reserve and all sites of historical, archaeological and cultural significance located within the reserve so that they are protected in the long term,	

	with particular recognition of the wāhi tapu status of the whole reserve.	
5.1.2 Archaeology and Heritage Sites	Protect the physical features and material of archaeological significance in perpetuity. Manage the reserve with due recognition to the archaeological significance of Mauao.	The proposed works will not adversely affect the archaeological significance of the site. The proposed structures will be installed with ground screws, and within an area that is highly modified with no known archaeological significance.
5.1.3 Cultural Significance	Enable specific projects to enhance the rangatiratanga, mana, kaitiaki and mauri of Mauao.	The programs run by the Trust from the proposed Whare Manaaki will increase mana and kaitiaki.
Objective 2	To protect and enhance the landscape character and ecological values of the reserve	The LVA prepared for this development confirms that the proposal will have minor but no more than minor adverse effects on landscape character and visual amenity. This is largely due to the location of the proposal, being modified and surrounded by urban built form, roads, and a campground, but also due to the sympathetic scale, recessive colour scheme, and proposed planting.
5.1.1 General Management Statements	The reserve's scenic values and natural landscape character will be protected and enhanced. Protect and enhance the indigenous flora, fauna, and water quality.	The development is outside of the SEA area and will protect the Pohutukawa located above the site. Indigenous vegetation will be planted (i.e. flax and kowhai) to provide softening and attract native birdlife.
5.1.10 Actions - Action 05	Investigate opportunities for a visitor centre and/or cultural centre at the base of Mauao.	The proposal supports this action as the Whare Manaaki will function as a visitors centre.
Objective 3	To continue to meet the appropriate recreational and amenity needs of residents and visitors to the city.	The Whare Manaaki will be a place for learning and connection, sharing stories and guiding visitors on tours of Mauao. It will also encourage recreation and strengthen the community's relationship with the Maunga.
Section 5.3	While the emphasis of the reserve management plan is on the protection of historical values, the illustration and depiction of that history is also of vital importance. An opportunity to learn about the unique history of the reserve must be given for those who have an ancestral and ongoing connection to the site and for the public in general. The creation of an educational experience and resource has	

	the potential to contribute meaningfully to the identity of the reserve, the region and the nation.	
5.3.1 General Management Statements	Manage the reserve with due recognition of the historical and recreational significance of Mauao and of the reserve as a calm and peaceful environment for retreat and reflection.	

Overall, it is considered that the proposal is consistent with the Mauao Historic Reserve Management Plan.

8. Other Matters – Section 104(1)(c)

There are no applicable other matters that are relevant and reasonably necessary to be considered in the determination of this application.

9. Part 2 of the RMA

Those aspects of the Tauranga City Plan relevant to this application have been “competently prepared under the Act”, in the sense referred to by the Court of Appeal⁶. There is therefore no obligation to conduct an evaluation under Part 2 of the Act, and Part 2 considerations should not be used to override the plan provisions.

⁶ R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316, paras 74 and 75.