

TANGATA WHENUA RESPONSES TO PLAN CHANGE 27 FLOODING FROM INTENSE RAINFALL SUMMARY REPORT

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1. INTRODUCTION

This report provides a summary of tangata whenua responses for the draft Plan Change 27 to address flooding from intense rainfall. The report also provides recommendations sanctioned by Te Rangapū Manawhenua o Tauranga Moana Partnership (Te Rangapū).

This report has been prepared by Antoine Coffin, a member of Ngai Te Rangi and Ngāti Ranginui who facilitated the workshops with Te Rangapū.

2. PLAN CHANGE 27

Tauranga experienced major flood events caused by intense rainfall in 2005 and in 2013, following which Tauranga City Council (TCC) built flood models to identify the existing risk of flooding from intense rainfall in Tauranga. It is predicted that there will be an increase in the existing flood risk, as Tauranga city, along with the rest of New Zealand, will experience the effects of climate change, including an increase in intense rainfall events and sea level rise over the next 100 years.

The purpose of Plan Change 27 is to reduce the long-term risk of flooding caused by intense rainfall events across the city through an appropriate rule framework, which complies with the operative Bay of Plenty Regional Policy Statement (RPS) and continues to enable urban development to aid in the delivery of a compact city through the proposed Residential Intensification Plan Change (Housing Choice).

Specifically Plan Change 27 seeks to manage:

- Floor levels;
- Earthworks and displacement;
- Impervious surfaces;
- Protection of floodplains and overland flow paths.

3. ENGAGEMENT WITH TANGATA WHENUA

Preliminary Consultation

At the initiation of this project, the project team have sought some assistance to facilitate workshops and prepare a report that summarises responses to the plan change. This is intended to fulfil schedule 1 requirements of the RMA, that is consulting with tangata whenua in the preparation of the plan change.

The Tauranga City Council has a partnership agreement with a tangata whenua forum called Te Rangapū Manawhenua o Tauranga Moana Partnership (Te Rangapū). Te Rangapū includes representatives of some 17 iwi and hapu that have interests in Tauranga City. These include:

Ngāti Ranginui Iwi - Tauranga
Ngāti Kahu - Wairoa
Ngāti Hangarau - Peterehema
Ngai Tamarawaho - Huria
Ngāti Ruahine - Waimapu
Ngai Te Ahi - Hairini
Ngai Te Rangi Iwi - Mount/Papamoa
Ngāti He - Maungatapu/Welcomes Bay
Ngai Tukairangi - Whareroa/Matapihi
Ngāti Kuku - Whareroa
Ngāti Tapu - Matapihi/Otamataha
Ngā Potiki - Papamoa/Welcomes Bay
Ngāti Kaahu Ki Mangatawa - Mangatawa
Ngāti Pukenga Iwi - Welcomes Bay
Waitaha-a-Hei - Papamoa East/Te Puke

Tapuika - Te Puke/Te Tumu/Kaituna
Ngāti Whakaue ki Maketu - Te Tumu/Kaituna

Te Rangapū has been operating for some 10 years and is a key partner with TCC.

Council staff have been engaging with Te Rangapū and other tangata whenua representatives on this plan change since early 2019.¹ This has included briefings, presentations and provisions of updates. There have been some seven workshops and more than ten hui.

Some of the plan provisions have been changed in response to this early engagement including recognition of marae affected by flooding and considering effects on Māori land.

In February 2020, a review of iwi management plans was completed. The review considers both Plan Change 27 Flooding from Intense Rainfall, and Plan Change 26 Housing Choice. The full review is some 26 pages long. This review was provided to Te Rangapū members for their information. Some of the specific and relevant provisions of IMPs are included in Appendix 2.

Workshops

In February 2020, the Council sought assistance to facilitate a workshop and prepare a summary report for the plan change. This changed significantly as a result of COVID-19 and the restrictions imposed during alert levels 3 and 4 lockdowns. Workshops which are commonly held in person were unable to be conducted and many of the members of Te Rangapū are considered vulnerable. Several options were considered to progress the plan change engagement including surveys, online interviews, desktop review and Zoom workshops. The best option considered was Zoom which allowed fact-to-face workshops to continue virtually.

Almost all members had access to Zoom with a few requiring assistance to get set up. The attendance was very high.

A total of four online workshops were held on:

- Thursday 7 May 2020, 10am and 1pm
- Thursday 14 May 2020, 10am and 1pm

Te Rangapū members were separated into two groups to facilitate more intimate and manageable numbers. This also assisted grouping members in loosely geographic areas. Group 1 was made up of Ngāti Ranginui members who have interests in the Te Papa side of the harbour. Group 2 was made up of Ngai Te Rangī and Te Arawa groups, loosely the Mount, Papamoa and Welcome Bay areas.

The first 2 workshops were information sharing workshops; an opportunity to describe the plan change, test to see what might be of interest to members and respond to clarification and questions.

A presentation set out the main topics for the first two workshops. The topics covered during the presentation included:

- The scope of the plan change to reduce the risk of flooding from intense rainfall events to life and property across Tauranga by; managing Floor levels, managing Impervious surfaces, protecting overland flowpaths and protecting floodplains.

¹ *Tauranga Moana Collective, Te Rangapu Manawhenua o Tauranga Moana Partnership, Ngai Te Rangī, Tapuika, Waitaha, Te Papa Manawhenua and Resource Management Units.*

- TCC has online maps that show existing flood prone areas and which will be updated to include climate change information.
- A risk assessment has been undertaken using the criteria in the Regional Policy Statement; 1.25m Sea level rise, future climate to 2130 and a 1% AEP rainfall event. These criteria have been modelled across 19 modelled catchments in Tauranga.
- **Floodplains** include the land, adjacent to a stream or river channel, susceptible to flooding in the 1% AEP rainfall event concurrent with a 5% AEP tidal event, taking into account the effects of climate change on rainfall and sea level as of the year 2130.
- Infilling, development, and redevelopment will be restricted within floodplains to reduce flood risk over time.
- **Overland flowpaths** are the route taken over land by a concentrated flow of water resulting from a 1% AEP rainfall event concurrent with a 5% AEP tidal event, taking into account the effects of climate change on rainfall and sea level as of the year 2130 as it flows towards the stormwater network, streams, rivers, harbour or the coast.
- **Overland flowpaths** are considered to be part of TCC's stormwater system and therefore need to be kept free of any obstructions to allow stormwater to flow through.
- Maintain the function of overland flowpaths to safely convey stormwater by maintaining the water carrying capacity; and restricting activities that may obstruct the overland flowpath; and controlling development within overland flowpaths.
- **Flood prone areas** is the land susceptible to flooding in the 1% AEP rainfall event concurrent with a 5% AEP tidal event, taking into account the effects of climate change on rainfall and sea level as of the year 2130, but is not within the definition of overland flow path or floodplain. The draft provisions enable development as long as the risk of flooding to life and property is appropriately mitigated.
- Minor repairs, upgrades, walls, fences, existing buildings are permitted. New buildings at the marae where it is located in a floodplain, overland flow path or flood prone area, the activity is discretionary. There are no marae affected by floodplains. Maungatapu Marae is in the flood prone area and Whareroa Marae is in an overland flow path.
- **Impervious Surfaces** are areas with a surface which prevents the soakage of rainfall into the ground, such as roofs, sealed driveways, carparks, patios, swimming pools and compacted ground. The maximum impervious surfaces must not exceed 70% of the site area.

The second 2 workshops covered topic areas; what was heard at first workshops, links to other agencies and programmes, cultural assessment criteria for marae and Māori land, future aspirations of tangata whenua. In particular the presentation and agenda covered the following matters:

- The proposed plan change provisions seek to protect people and property from flooding in intense rainfall (1 in 100yr rainfall event, 1.25m sea level rise and 2130 timeframe).
- Mapping is underway to identify any Māori land blocks and Marae impacted by flooding.
- Maungatapu and Whareroa Marae are identified as being in the flood prone area and overland flood path.
- Engagement with Tangata Whenua started in January 2019. Feedback has been used to develop the draft provisions.
- Consider the cultural impact, historical context of natural hazards.
- Ensure there is balance – economic, environmental, cultural, and social.
- Keen on a Mapping Tool to identify affected Māori land blocks and Marae (eg. Urupā, Judea Sports Field).

- There needs to be action from all three councils (Western Bay of Plenty District Council, Bay of Plenty Regional Council and Tauranga City Council), and they need to work together.
- Marae are permanent and an important part of Māori community infrastructure. They may not have anywhere to move to.
- PC27 needs to consider future aspirations of Iwi land blocks.
- PC27 needs to ensure there is a consenting pathway that provides for mitigation options.
- Water quality and other natural hazards (eg. erosion) and their impacts on wetlands, rivers, streams and infrastructure need to be considered.
- How the plan change is linked to many other programmes, policy documents and projects.
- Draft Cultural assessment criteria for Māori Land and Marae.

Each workshop was 1.5-2 hours long. In the next section the particular issues and opportunities are articulated, and the notes of the workshops are included in Appendix 1.

Maungatapu and Whareroa Marae

As has been mentioned Maungatapu and Whareroa are the only marae affected by flooding. Both Maungatapu Marae and Whareroa Marae are immediately adjacent to the foreshore of the harbour and are situated in low lying areas. The marae will be at risk of experiencing flooding as a result of intense rainfall long-term.

Maungatapu marae is associated with Maungatapu Pā, one of the main settlements in Tauranga Moana during the 19th Century. A number of chiefs from Maungatapu Pā signed the Treaty of Waitangi including Nuka Taipari. The marae was originally located on the pā but was later moved to its current position at Ōpōpoti. The facility includes a whareniui, wharekai, kōhanga reo, Ratana Band building and a burial place.

Whareroa Marae was established by Hori Ngatai, a leading Ngai Te Rangi chief in the mid to late 19th century. Hori Ngatai fought at the battle of Gate Pā as a young man and later established a number of primary industry businesses across Tauranga. Whareroa Marae includes a whareniui and a wharekai. Te Rūnanga o Ngai Te Rangi offices and a papakainga are located immediately adjacent to the marae.

The Maungatapu and Whareroa representatives were contacted in May and June 2020 to seek their views and responses to the proposed plan change.

A hui has been held at Whareroa Marae on Wednesday 8 July. The minutes that meeting are included in Appendix 1.

Responses from Iwi Authorities

Whilst representatives of the iwi are part of Te Rangapū, Iwi authorities and some hapū also run their own resource management units. Iwi authorities and hapū RMUs have been sent copies of the draft provisions and their responses sought.

No further information was required from Ngāti Pukenga and Ngāti Ranginui, however hui were undertaken with Te Kapu o Waitaha and Tapuika Iwi Authority during the period of this reports finalisation.²

² Te Kapu o Waitaha on 22 July 2020, Tapuika Iwi Authority on 29 July 2020.

4. ISSUES OF CONCERN

The key issues raised by tangata whenua in the engagement has included:

- The development of a cultural risk assessment criteria
- The consideration of social, cultural, economic, and environmental matters
- Incorporating water sensitive design
- Mapping flood risk, SMAs, Māori land and archaeology
- Maungatapu and Whareroa Marae
- Providing for the ongoing function and operation of marae and social facilities
- Enabling the opportunities for water storage
- Natural hazard links to the District Plan
- Consistency and collaboration across the Council boundaries of TCC and WBOPDC
- Tangata Whenua have articulated future aspirations.

The following sections articulate the key issues based on the workshops and engagement.

Cultural Risk Assessment

Members of Te Rangapū raised the need to look at the cultural layer over the risk assessment and this plan change. Discussions explored the capability and capacity to undertake such work including mātauranga Māori expertise, where information is stored and the learnings from other areas of work that can apply to this area of work.

Many of the members thought that a focus of the risk assessment should be on Māori land and could include a number of natural hazards.

Following the initial workshop, a draft cultural risk assessment criteria was drafted and circulated to members. Several options have subsequently been developed for the application of an assessment criteria. These include:

- a. The draft assessment criteria are developed this further with a small team of Te Rangapū members and get someone to conduct the risk assessment of the plan change using these criteria.
- b. The incorporation of the criteria as matters of discretion for considering consent applications.
- c. Incorporate these topics in the summary of workshops report.
- d. Use the cultural assessment criteria as a monitoring tool to test the effectiveness of the plan change 27 tools.

In light of the issues being clearly articulated by Te Rangapū members, the level of comfort among the members with the current provisions and the likeness of an assessment to 'tell us what we already know', it seems to prudent to pursue option (d) above, that is, use assessment criteria as a monitoring tool to assess the effectiveness of plan change 27 provisions in 3- to 4 years time. This timeframe would give sufficient time to evaluate any issues of concern to Māori communities as a result of the provisions. A suggested framework is included in Appendix 3.

Quadruple Bottom line

A common theme of the comments from Te Rangapū members was the consideration of social, cultural, economic, and environmental well-being, the quadruple bottom line. Members emphasised the need for balance and a wider view of the environment in light of the apparent narrow focus of the plan change on flooding from intense rainfall.

Water Sensitive Design

Several matters were raised regarding water sensitive design and using natural processes and systems to accompany hard engineering solutions.

We heard about biophilic approaches in cities where people are wanting to reconnect with nature and promote designing nature experiences and responses in cities. These comments are influenced by a recent Biophilic summit hosted by Toi Te Ora Public Health in Tauranga, June 2019. A number of local and international speakers shared their views on the reconnecting with nature through planning, design, health services and food production.

Members also identified the opportunity to grow plants along the banks of the streams for their contribution to ecosystem services. Members provided examples such as enhancing habitat for eels and fish, clean air, and water quality.

Mapping flooding risks, SMAs, Maori land and archaeology

During the first Te Rangapū workshops the mapping tool being developed received a lot of interest from members. The online maps (Mapi) identify the extent and location of flood prone areas, floodplains and overflow paths. A request was made to include Māori land blocks and sites of significance. These maps have now been updated and include Māori land, scheduled significant Māori areas and recorded archaeological sites.

Members thought there are a number of social facilities and services that could be at risk including sports grounds (Judea Rugby Club and Maharaia Winiata Park) and St Marys School. The mapping would assist in immediately identifying these risks. Members supported the view that there needed to be a consenting pathway for these facilities.

Maungatapu, Whareroa Marae, social facilities

Of the eleven marae in Tauranga City, Whareroa Marae is within an overland flow path and Maungatapu Marae is in a flood prone area.

As mentioned earlier in this report Maungatapu Marae, Whareroa Marae and several social facilities of tangata whenua will be affected by or are at risk from flooding. These matters are not a surprise to tangata whenua. Recent storm events in 2000, 2003 and more recently 2013 show that low lying areas can be quickly inundated, and this is anticipated to get worse over time with climate change and sea level rise. For example there is already some work being underway on the Ngai Tamarawaho sport fields to make them more resilient.

The current provisions of the plan change allow for upgrading, repairs and maintenance of marae specifically. These came as a result of the earlier consultation with iwi and hapu representatives. Proposals to increase the size of the building footprints by more than 20sqm will trigger a

requirement to apply for a resource consent. The assessments of the applications take into account mitigation options. The activity status for these applications is discretionary.

The new mapping tool that has been developed which identifies the extent of the flooding in the vicinity of Maungatapu and Whareroa Marae. Draft Policy 8D.1.1.2 provides a pathway for the Marae to redevelop while reducing the risk of flooding. Marae have been added in the provision to have a similar consenting pathway as residential buildings and not other social/cultural buildings which have a higher level of planning constraint.

The key issues raised at the Whareroa hui were the number of activities surrounding the marae that impact on the quality of life and well-being. Whānau at Whareroa Marae are already experiencing flooding issues during heavy rainfall. Two of the suggestions raised during the hui was the importance of good communications and the need for a long-term plan that addresses the many issues and opportunities for Whareroa Marae and its papakainga.

Long-term planning for natural hazards will be necessary. This will likely require further study and assessment of the broader factors that may be increasing or mitigating flooding issues. A range of options should be explored before any implementation plans are confirmed.

Water storage

Participants of the workshops saw the benefits of a number of strategies and methods of reducing, re-using and recycling water. Whilst Tauranga experiences water restrictions as a pre-cautionary measure during some hot seasons, it is unlikely to have droughts.

Tangata Whenua members are supportive of and advocate for water storage measures for new and existing residential, commercial, and industrial activities. There may be a need to consider this when iwi and hapū members review their iwi management plans.

Natural hazard links to the City Plan

Some members requested that natural hazards be addressed in the City Plan as well as by the Bay of Plenty Regional Council during the first workshops. There was support for Councils having a strong role in global warming/climate change. At the second workshops TCC staff showed the strong links between the Regional Policy Statement directive policies on climate change and natural hazards, and a number of programmes under way at TCC.

No recommendations are required in this area as a wide range of programmes will be rolling out over the next 5 years that Te Rangapū will have further opportunities to receive information, provide input and make submissions.

Consistency across Council boundaries

A number of iwi and hapū have interests that extend across the boundaries of Tauranga City and Western Bay of Plenty. This is particularly the case with Welcome Bay, Te Tumu, Tauriko and Wairoa (River). As an example, much of Welcome Bay Road is the boundary between the Councils, however whānau live on both sides of the road and are subject to different planning rules. Representatives asked if there could be better alignment with TCC and WBOPDC. TCC staff responded positively to this request and raised the matter with their colleagues at WBOPDC. There is a charter between WBOPDC/BOPRC/TCC to understand and progress natural hazards work. The charter agreement between the respective Councils also facilitates the flow of information and working together.

Future Aspirations

Te Rangapū members were provided an opportunity to identify and discuss future aspirations for tangata whenua. Members drew on their experience in the Treaty settlements, administering Māori land blocks and observing changes in the environment. There were three main themes:

- future proofing marae by ensuring they are resilient to climate change, in the first instance looking at protection and mitigation measures and secondly developing retreat strategies.
- the treaty settlement lands, Māori land, sites of significance including wāhi tapu will be affected by flooding and need to discuss mitigation
- the wider and long-term effects of storm events on the harbour and coastal habitat.

5. RECOMMENDATIONS

This section sets out a list of the recommendations and the responses to the recommendations from TCC at the time of the report.

#	Recommendation	Response
1	Map the flood risks and overlay them with Māori land, SMAs and archaeological sites. There is support for the mapping tool being made accessible to iwi/hapu representatives, Maori land managers and marae coordinators.	Completed - 16 June 2020
2	Develop a cultural assessment criteria to assess the risks of flooding from a tangata whenua perspective.	See Appendix 3
3	Consider a number of options for using the risk assessment criteria. <ol style="list-style-type: none"> 1. We develop this further with a small team of Te Rangapū members and get someone to conduct the risk assessment of the plan change using these criteria. 2. We recommend the incorporation of the criteria as matters of discretion for considering consent applications. 3. Incorporate these topics in the summary of workshops report. 4. Use the cultural assessment criteria as a monitoring tool to test the effectiveness of the plan change 27 tools at a future date. 	See Appendix 3
4	TCC to work with WBOPDC regarding the consistency of the rules in Welcome Bay, potentially as part of the upcoming review of the City Plan.	Noted.
5	There is support for a bespoke rule framework for Marae (Whareroa and Maungatapu) that provides a consenting pathway for the respective marae.	Currently included in the draft rules.
6	Work with Maungatapu and Whareroa Marae to understand the broader factors affecting flooding issues. This will include clear communications between TCC (Stormwater/Planning) and the respective marae.	Noted

7	Consider the development of a natural hazard component of a long-term plan for Whareroa Marae and possibly Maungatapu Marae.	Noted.
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Appendix 1 – Notes of Workshops

Minutes

Roopu 1 – PC27 Flooding from Intense Rainfall

Date: 07 May 2020 **Time:** 10.00am

Location: Via SKYPE

Attendees:

Josh Te Kani (TCC)
Manasi Vaidya (TCC)
Janine Speedy (TCC)
Antoine Coffin (Te Onewa Consultants)

Ngati Ranginui - Carlton Bidois
Ngati Kahu - Parewharau Tapuai-kuka
Ngai Te Ahi - Irene Walker
Ngai Te Ahi - Te Pio Kawe
Ngai Te Ahi - Rondell Reihana
Te Rangapu Chair - Matire Duncan
Ngai Tamarawaho - Des Tata

Apologies:

Ngati Hangarau - Manu Seddon
Ngati Ruahine – Alison Flavell

1. Overview:

- Te Pio opened meeting with a Karakia
- Agenda was discussed

2. Discussion

Overview and Risk Assessment

- Question on the risk assessment and whether there is a cultural risk assessment?
- What does it mean for Whareroa to rebuild or do an extensive renovation?
 - They are in the flood prone area, so there is a consenting pathway for them
 - There are currently 2 marae that we need to start long term planning for in terms of natural hazards
- Need to look at Maori owned land, cultural impact assessment on Maori owned land such as Maungatapu. Land needs to be made available for retreat and need to have a wider cultural impact assessment of all hazards.

Overland flowpaths

- Good to identify where the overland flowpaths are through a mapping tool.
- Need to map all Maori land, and need to look at all key infrastructure that will be affected
- Keen on mapping tool – it would be good to understand how land is affected. For example, Ngai Tamarawaho has a urupa and how this is protected. St Mary's school is on the foreshore which needs recognition.
- SMA need to be identified and mapped with the flood mapping to identify if these areas are affected.
- Council need to look at infrastructure in the city for the future

- Need to provide equal weighting to erosion and overland flowpaths, sea level rise is going to cause erosion need to do a plan change for this now.
- Manasi outlined what we want for the overland flowpaths is to retain capacity and conveyance which will in turn minimise erosion effects.
- Discussed the current natural hazard package of works that will feed into the City Plan Review such as inner harbour erosion and inundation.

Flood Prone Areas

- Look at Judea sport fields which is part of the marae, its not just a sport field it is a cultural site part of future planning for Ngai Tamarawaho. Can't create a situation where Maori can't develop, a lot of Maori land is in low lying areas and affected.
- There is no other place to go, there is already flooding which will get worse.
- There is already some work being underway on the Ngai Tamarawaho sport fields.
- Need to ensure there is a consenting pathway and provide for mitigation options.

Impervious surfaces

- Hard to understand how it affects Maori, we have water shortage issues, how do we capture this? We are missing an opportunity, what tools do Maori need to realise the impact this has.
- Maori need to get into water storage issues.
 - Need to follow up on water shortage – where work has been done to investigate water storage and this is still underway.
- Drinkable water should not be taken for frost protection, need to be smarter on how we use water.

3. Wrap-up

- Overview of what will be covered next week
- Timeframes and next steps were explained
- Request was made for council to look at resourcing for Tangata Whenua.

Meeting closed with Karakia by Des.

Meeting closed at: 11.30am

Minutes

Roopt 2 – PC27 Flooding from Intense Rainfall

Date: 07 May 2020 **Time:** 1.00pm

Location: Via SKYPE

Attendees:

Antoine Coffin (Te Onewa Consultants)
Keren Paekau (TCC)
Janine Speedy (TCC)
Manasi Vaidya (TCC)

Ngati Kuku – Nathan James
Ngati Tapu – Puhirake Ihaka
Nga Potiki – Ropata Stephens
Waitaha – Maru Tapsell
Tapuika – Hori Ahomiro
Ngati Whakaue ki Maketu – Reg Hodge

Apologies:

Ngai Te Rangi – Whitiora McLeod
Ngati Kaahu – Pine McLeod

1. Overview:

- Puhi opened meeting with a Karakia
- Everyone was Introduced
- Overview of hui provided

2. Discussion

Overview of context and scope

- Consider the National Policy and a literature review of the history of hazards – need to take the cultural matters into account.

Overview of floodplains

- Need to take social, cultural, economic, environmental – quadruple bottom line – into consideration. There needs to be a balance here.
- Are there any Marae in the floodplain? Could this change?
 - No marae have been identified within the floodplain. Council is still undertaking the mapping to fully understand the extent of the flooding.
- Is there a special definition of rules for Maungatapu and Whareroa? Historical events show that they have flooding.
 - Maungatapu and Whareroa are identified in flood prone areas, which will be discussed. They are able to redevelop but will require a resource consent to do so.
- That's the airport as well.
 - Yes, the airport is also affected by inner harbour inundation.
- Kaitemako is over two councils. There is a stream that runs through it. Will that affect us building?

- There are some low lying areas that may be affected, but there will be the ability for housing on the Kaitemako blocks as there is also some very high land, will need to do further work to understand appropriate locations.
- There is currently work being undertaken on the airport what is that for?
 - Council staff will need to follow this up, as they are not directly involved in the airport.

Overview of overland flowpaths

- Do the next steps include engagement of Maori Land Court, they should be engaged with.
- How are upgraded carparks going to be dealt with around a marae?
 - Largely it will be ok, it may need a resource consent if the upgrade requires large earthworks

Overview of flood prone areas

- Why is a preschool treated differently in a flood prone area?
 - Because young children are more vulnerable
- Is that the only reason you chose 300mm?
 - There are a number of considerations such as earthworks of this scale can affect displacement, it can move cars and is a danger to children
- Maketu raised the ground level but will still be affected in the next 20 years. Lots of talk and no action
 - There is a charter between WBOPDC/BOPRC/TCC to understand and progress natural hazards work.

Overview impervious surfaces

- When this comes into effect does it affect existing properties that do not meet the 70%?
 - This is not retrospective, it will only apply to new development.
- Will this look at sediment control and protection of significant wetlands – Wairoa and Kaituna in particular?
 - The scope will only look at flooding from intense rainfall. The main objective is to reduce the risk to life and property over time.
 - There are City Council and Regional Council requirements that deal with these effects such as sediment control and protection of significant wetlands.
- How does it affect Rangiorua or a smaller development?
 - Rangiorua is within the WBOPDC.
 - These rules cover residential developments, not commercial and industrial
- Does the risk assessment consider a tidal event?
 - Yes, it does it uses a 5% tidal event.
 - We can send out the risk assessment that has been prepared.
 - The same parameters for the modelling have been used across the catchments.
- We need to look at the cultural layer over the risk assessment and this plan change.
- Concerns with Whareroa and ongoing effects from development
- Want BOPRC and WBOPDC to visit and see what is going on in Maketu

3. Wrap-up

- Overview of what has been covered and what will be discussed next week

Meeting closed with Karakia

Meeting closed at: 2.30pm

Minutes

Roopu 1 – PC27 Flooding from Intense Rainfall

Date: 14 May 2020 **Time:** 10.00am

Location: Online

Attendees:, Antoine Coffin, Josh Te Kani, Manasi Vaidya, Janine Speedy, Matire Duncan Des Tata, Irene Walker, Seddon? (not sure who this was, but this was the skype name)
Buddy Mikaere

Apologies:

Alison, Rondell

1. Overview:

- Meeting opened with Karakia
- Overview of Hui provided

2. Discussion

Background & What We Heard

- Need to take a view across all of our land
 - Will identify Significant Maori Areas, Significant Archaeological sites, Maori owned land in the mapping.
- Check with BOPRC what cultural layers they can provide.
- Need to have more alignment and integration to understand what Tangata Whenua issues are. Asked how far Antoine's scope is.
 - Explained scope of Antoine's work that is specifically on the two plan changes (PC26 and PC27).
- Agree that we need to improve how engagement is occurring and Council needs to listen to issues. Tangata Whenua also need capability and capacity to respond to all these projects.
 - Workshop offered to discuss how we can improve this and examples of what other Councils across NZ are doing. Tauranga is still considered to be leading in this space

Natural Hazards Links

- What are the timeframes of the City Plan Review?
 - Antoine has prepared a draft tangata whenua engagement plan with input from the Takawaenga Unit. This acknowledges a number of groups that need to be included. We are proposing to notify the City Plan Review by April 2024.
- Huge responsibility on Te Rangapu. Need to take into consideration engagement of all tangata whenua and to help Te Rangapu reach out to tangata whenua.

Draft Cultural assessment Criteria for Maori Land and Marae

- Who will do this work and prepare the report? Would like Te Rangapu to be involved.
- Can we have matauranga Maori expert to be involved outside Te Rangapu.
- Need to remember the capability and capacity to do this work, need to consider where this information sits and is held:
 - There are learnings from other areas that we can discuss and apply to this piece of work.

Future Aspirations

- Need to be future proofing for the next generation. Iwi Management plans and treaty land hold a lot of this information
- Thinking about how future development around marae protects them in the future, ensure development doesn't look down into the marae.
- Areas are at risk of encroachment from development over time.
- For Whareroa and Maungatapu marae how do we help for their future, and how can Te Rangapu can support the marae.
- Climate change is going to have an impact and this is needs to be planned for.
- Ngati Hangarau has areas of wahi tapu that will be affected by flooding and need to discuss mitigation.
- Can we please look at how the flooding could potentially impact on the coast and harbour in terms of fresh water flowing into the coast and harbour in a flood event.
- There are problems with individual building consents and these sites not dealing with sediment control. There are not enough resources in Council to enforce the rules.
- Irene & Carlton: Water shortage - Water storage - Rainfall - Catchments, are we making the most of this resource?
- Flood prone - High risk area's need to include Nga motu (islands) - Motuopuhi and Motuopae (urupā) also St Mary's School.

3. Wrap-up

- Overview of discussion
- There has been discussion that some of Council's infrastructure can't cope with rainfall, get an update on the stormwater for TCC

Des closed meeting with Karakia

Meeting closed at: 11.30am

Minutes

Roopu 2 – PC27 Flooding from Intense Rainfall

Date: 14 May 2020 **Time:** 1.00pm

Location: Via SKYPE

Attendees: Antoine Coffin, Manasi Vaidya, Janine Speedy, Keren Paekau, Matire Duncan, Hayden Henry, Nathan James, Whitiara McLeod, Maru Tapsell, Ropata, Puhirake Ihaka, Pine McLeod

Apologies: Reg, Hori

1. Overview:

- Ropata opened the meeting with a karakia
- Overview of Hui provided

2. Discussion

Background & What We Heard

- Concerned about water quality, need to think about mitigation and improvement of the water quality
 - The plan change is focused on natural hazards and protecting life and property, but there will be some benefits to water quality
- Tangata whenua will have a holistic view, a lot of flooding is caused by manmade activities.
- There is a concept of the maui of the wai, there are manmade mitigation such as sea walls and dams, but this has not occurred on maori owned land and marae.
- The bricks and mortar need to take into account social, cultural and environment in their planning.
- What plants you grow on the banks along streams and rivers is important. Eels and fish will not be there if they cant survive, farmers need to clean up their act and clean the waterways.

Natural Hazards Links

- Are we looking at biophilia, there are examples in Rotorua and Wellington.
 - There is a project underway that is looking at Biophilic cities and how this could apply in Tauranga.

Draft Cultural assessment Criteria for Maori Land and Marae

- New developments need to catch rain water.
- Should apply to orchards as well so they don't use our water supply.
- Need to consider this when we review our iwi management plans
- The 2000 and 2003 floods gave us a good understanding of how land is affected. We should use this information in this work.
- Matata is a good example where they built on the banks. Council need to listen to tangata whenua about where we should be building along rivers and coastal areas.
- Farmers change the water channels which adds to flooding and changes the flow

- Would like to engage with Council on the effects of the causeway has had on tidal elevation and tidal wave height at Whareroa.
- Building places for storage such as wetlands, need to have stormwater attenuation.
- We need to catch all the water and use it.
- Biophilia is a natural process which uses natural process within the city to mitigate hazards and improve the environment. Going back to a natural sustainable situation is required.
- Do we understand our Treaty Settlements? There needs to be a strong understanding of those rights, need to address climate change and global warming.
- Global warming needs to be addressed by BOPRC.
- The historical stories need to be recognised such as the immigration from Waikiki.

3. Wrap-up

- Overview of discussion.
- Pushing for a review of the Iwi Management Plan and land use plan in Matapihi – that will be part of the future aspirations discussion.
- Want to understand how the water channels have been changed over time.

Puhirake closed the meeting with a karakia.

Meeting closed at: 2.30pm

Draft Minutes

PC27 Flooding from Intense Rainfall

Date: 08 July 2020 **Time:** 4:30pm-6:30pm

Location: Whareroa Marae

Attendees: 16pp Ngāti Kuku and Ngai Tukairangi including Carlo Ellis and Joel Ngātuere.

Presentors: Antoine Coffin (Te Onewa Consultants), Manasi Vaidya (TCC), Janine Speedy (TCC), Keren Paekau (TCC)

Apologies: none

Overview

1. Dinner
2. Karakia provided at opening.
3. Antoine Coffin introduced team.
4. Manasi Vaidya presented PC 27 and Janine Speedy presented PC 26 and 30 - slideshow.
5. Janine Speedy and Manasi Vaidya answered questions.

Plan Change 27

6. How deep will the water be, 10, 30, 80, 100 years.
7. Whānau would like to live here, once it is safe – papakainga.
8. How high do we have to live here, raising up the soil or lifting up homes.
9. Sites around us need to be sorted as they are flooding. The container yard had a 1 in 3 week flood which flows down to Whareroa with poor water quality.
10. What do you do in the meantime until the 'trigger' for consent on sites, some sites are already developed. The City Plan can only control future development and any redevelopment. TCC can work with the Marae to discuss solutions to all the issues raised.
11. Whareroa Marae have talked to stormwater people at TCC, they said a 'wetland won't make a difference to chemicals, contaminants – need to sort at source'.
12. Why can't you go in and stop them, change them. Without redevelopment, TCC does not have the authority to do this. The authority to override existing use rights sits with the Regional council, eg. Awatarariki Fanhead, Matatā..
13. At what point did Council know that water will move from northeast through Whareroa.
Answer: 2 years ago, Council was using 1:50 years as planning horizon.

14. TCC is still in the process of mapping flood risk and Whareroa is the first group, outside of TCC staff to see what the flooding might look like in a 1-100 yr event with 1.25m sea level rise and climate change to 2130.
15. We want a plan for Whareroa – a holistic plan. One that deals with all the issues and opportunities.
16. Sea level rise, rain, inundation. Would like to know more about the other ‘flooding’ issues the data, modelling, assessments, mapping.
 - a. Answer: Working to a 1.25m sea level rise.
 - b. Whareroa Marae would like Presentations + consistent communication is important. This includes communicating the results of data modelling.
17. Privately owned land – what they want to build. Are we or they going to have a scoop?.
Answer: When people build on privately owned land, they will have to step through the PC27 rule framework to ensure that flood risk is reduced on-site and does not increase downstream.
18. Concern for whare tipuna and raising Kaumatua housing. 300-400mm flooding in the area has occurred.
19. Remediation costs: Feasibility.
20. Inundation work by Boffa Miskell – see Cam Larking (TCC) – water tables.
 - a. Antoine to follow-up.
21. We (TCC) want to work with you over the next 4 years to work through these issues as part of the City Plan Review.
22. Whareroa desire their own community plan as well.
23. Thank you for coming and talking with us face to face.

Plan Change 26 Housing Choice

24. Housing choice – presentation and questions
 - a. Tauranga Moana principles incorporated and housing choice in papakainga zone to be reviewed for City Plan Review.

Plan Change 30 Earthworks

25. Plan Change 30 – earthworks controlling sediment. *does this work on site or all their sites (applicant) *be firm on [scally wags – naughty applicants]. *next door neighbour sort out next door neighbours who are storing sediment.

- a. Answer: TCC are doing education first, doing workshops. We rely on the community to let Council know if someone is not following the rules, then the monitoring will go out and investigate.

26. If there a couple of people who are a problem why don't you close them down.

Meeting closed at: 6:30pm

Meeting Notes

22 July 2020 – PC27 & 26 & 30 Waitaha meeting at 2 Dunlop Place, 1:00pm-2:30pm

Attending: Vivienne Robinson, Whareoteriri Rahiri, Janine Speedy (TCC), Manasi Vaidya (TCC), Antoine Coffin (Consultant)

Apologies: Carlo Ellis (TCC), Keren Paekau (TCC)

1. Karakia/ mihi whakatau – Whareoteriri Rahiri
2. Whanaungatanga – Whare, Vivienne, Janine, Manasi, Antoine

Plan Change 27 – Flooding from Intense Rainfall

3. Manasi went through PC27 overview
Feedback: generational homes – may be a huge cost to re-develop homes.
4. Economic costings - \$170,000 for flood remediation v \$5,000 future proof
5. Protecting life, property and infrastructure
Feedback: have you had feedback from insurers
Feedback: additional to those factors, what about trees and nature. Developments in Papamoa-East, stormwater gardens. Will we see more of those types of things.
Feedback: Golden Sands got flooded in the last few weeks.
Feedback: Wairākei Stream, we had discussed getting an outlet in Tangata Whenua Liason Group.
Feedback: Te Houhou Pā may not have a overland flowpath to the sea, may be affected.
6. What's your aspiration for Te Houhou?
Feedback: We have a whole range of encumbrances. We are working on a connected, integrated, development. We arehave a large stormwater pond. The pā is in conservation area, SMA, etc. This is home for us.
Feedback: We need to be reviewed for City Plan – capacity to engage needs to be taken into account by the three Councils.
7. Provided overview of what we heard in workshops.
Feedback: What happens when people say don't build in this place or that place. Maru and Whare keep saying this was wetlands/swamps. Can't we just stop development along the coast wetlands. It's just a matter of time.

PC 26 – Housing Choice

8. Janine provides an overview. Explained typologies and location.

Feedback: From a commercial point of view – Te Houhou.

For many families whānau are coming home.....

This PC would enable people to build different types of housing on their land depending on their own situation, as long as the development remains within the existing building envelope.

9. Feedback from workshops – would be good to provide for housing choice on Māori land.
Feedback - we have been working with low or no infrastructure for a long time. Have TCC got a policy on relocation of housing.
Example – duplex on one lot. Who pays rates?
10. Under Rating Powers Act – this Plan Change won't change existing rates arrangement.
Feedback – zoning – a SMA – wāhi tapu. We discussed development, others all around us have developed. Would a PC be revised. NO. Need a consent.

PC 30 Earthworks.

11. Janine provided overview.
12. Provided the 2 pager on earthworks. Janine to circulate electronic copy of presentation.

Appendix 2 – Review of Iwi Management Plans

Iwi/Hapu	Relevant Provisions
Ngāti Whakaue ki Maketu Hapū Management Plan 2018	<p>Objective 15: We are prepared for, and resilient to, flooding, coastal erosion and the effects of climate change.</p> <p>Policy 15.1: Strategies, plans and policies must consider and take into account:</p> <ul style="list-style-type: none"> • The impacts of climate change and the risks associated with natural hazards within our rohe, in particular flooding. • The effects of the above on our cultural and social wellbeing; particularly our marae as well as sites and areas of cultural significance.
Nga Potiki Environmental Plan 2018	<p>Policy 8.11.2 Strategies, plans and policies must consider the impacts of climate change and the risks associated with natural hazards³ on our cultural and social wellbeing, in particular:</p> <ol style="list-style-type: none"> a) Sites and areas of cultural significance, including our marae and urupā. b) Our aspirations for, and challenges with, the use and development of Māori Land. <p>Policy 8.11.3 Continue building awareness and understanding about:</p> <ol style="list-style-type: none"> a) Natural hazards and climate change. b) How climate change may affect our lands and buildings, particularly our marae. c) How to adapt and prepare for the impacts of climate change. <p>Policy 8.11.8: In the absence of sufficient capacity in stormwater and/or wastewater infrastructure, Council to ensure there are adequate contingencies to reduce the risk of urban flooding and/or wastewater overflows to the natural environment.</p> <p>Policy 8.11.13: Work with Ngā Pōtiki whanau and marae trustees to:</p> <ol style="list-style-type: none"> d) Explore options to address risks to culturally significant sites and areas at risk of erosion and/or flooding as a result of more frequent extreme rainfall events and sea level rise. Sites in particular may include marae and urupā.
Ngai Tapu Ngai Tukairangi Hapu Management Plan 2014	<p>Policies:</p> <ul style="list-style-type: none"> • That mitigation and enhancement measures are provided to all storm water discharge waterways.

³ Natural hazards within our takiwā which affect our environment and our people include:

- coastal/marine processes e.g. inundation/flooding, sea level rise and erosion.
- prolonged or intense rainfall e.g. flooding, landslide.
- earthquakes e.g. ground shaking, landslide, liquefaction, tsunami.

<p>Tauranga Moana Iwi Management Plan 2016</p>	<p>Policy 2.2 Require:</p> <ul style="list-style-type: none"> a) additional treatment and/or alternative disposal methods of wastewater and stormwater such as the use of new technology, land based disposal or greater use of wetlands. b) local authorities to afford appropriate weight to tangata whenua values when assessing: <ul style="list-style-type: none"> i. the costs and benefits of alternative treatment and disposal methods of wastewater and stormwater.
<p>Te Awanui: Tauranga Harbour Iwi Management Plan 2008</p>	<p>Policy 5.4.2.3: That consenting authorities in the production of conditions of consent, aim for the highest level of stormwater treatment and apply sound water-sensitive urban design to maintain the lowest level practicable of stormwater input and contaminant loads entering the harbour.</p> <p>Policy 5.4.2.7: To implement integrated catchment management to address stormwater discharge issues.</p>

APPENDIX 3 – Assessment Criteria for Monitoring Effectiveness of Plan Change 27

Broad

1. Any narrative on the wider and long-term effects of storm events on the harbour and coastal habitat.
2. The protection of or enhancement of water quality generally and specifically.
3. Whether there have been any unintended consequences or gaps in the framework.

General

4. The numbers and location of consents triggering the PC27 rules.
5. Any uptake of water sensitive design.
6. Whether water storage has been pursued and if so, what has been the outcome.

Specific

7. Any formal marae resilience plans or retreat strategies for marae or Māori land in progress.
8. Whether any Maori lands, Treaty Settlement land or SMAs have been affected by PC27 triggers and the nature of those effects (both positive and adverse). This may include any constraints on Maori land or marae and any considerations for alternatives or ways of addressing these.
9. Whether the online maps of Maori land, SMAs and archaeology has been 'used' by tangata whenua/landowners/public.
10. Any opportunities to improve or enhance the relationship of tangata whenua with areas subject to flooding including the measures that mitigate effects of flooding.
11. Any consideration of matauranga Maori in flooding from intense rainfall consents.

