

Smith's Farm – Cultural Issues Engagement Record

Date	Engagement	Cultural Issues	Land Disposal and Development Issues
29/03/22	Letter from Hapū to Anne Tolley (AT)	<ul style="list-style-type: none"> • Notes limited land historically for housing which is a concern to Ngai Tamarawaho Hapū 	<ul style="list-style-type: none"> • Requests Offer to purchase be revisited • Notes deep interest in housing development, that there are other options for active reserves • Notes urgency in addressing housing shortages • Proposes that Hapū partners have ability to provide suitable, affordable housing to meet current and medium term needs of Hapū, at a reasonable cost; that Hapū housing proposal will meet broader needs of the community and is in line with the intent of the SHA designation (consent) • Notes access constraints
28/04/22	Email Letter TCC to Buddy Mikaere, Liam Dickson		<ul style="list-style-type: none"> • Commissioner response to BM letter (29 March 22) for affordable housing development <ul style="list-style-type: none"> ○ Advised Council resolutions 4 October 2021 ○ Update on investigation work • Advised NPS housing supply requirements
26/05/22	Email Letter Buddy Mikaere to Anne Tolley	<ul style="list-style-type: none"> • Notes advisors' failure to take into account the historical background out of which Mana Whenua offer to purchase Smiths Farm for housing purposes came. • Discussion on Ngai Tamarawaho's history associated with the land & contribution to City • Discussion on Treaty Principles and land confiscation • The land was taken apart to allow for construction the SH29 motorway • Broadly throughout Tauranga Moana there is inadequate housing for whanau 	<ul style="list-style-type: none"> • Discussion on current situation relating to land throughout Tauranga Moana and the withdrawal of promise relating to the proposed cultural centre • Notes timing of land development and future access • Requests reconsideration of the Westridge buffer • Suggests that an alternative location for sports field is an option. • Concludes Ngai Tamarawaho and partners seek fiscally neutral agreement with Council over the land, outlines intention to deliver housing development to address lack of housing in city • Seek reconsideration of Mana Whenua proposal

		<ul style="list-style-type: none"> The promise to realign the Kopurererua stream as mitigation for Route K – however now being addressed by Waka Kotahi. 	
28/07/22 & 27/07/22	Email Letter TCC to Buddy Mikaere, Ngāi Tamarawaho Hapū – Mel Tata, Chris Nepia, Peri Kohu		<ul style="list-style-type: none"> Response to BM letter (26 May 22) Included Commissioner letter (27 July 22) attached to email and covering response to key issues: <ul style="list-style-type: none"> Kopurererua Valley Cultural Centre, Smith’s Farm offer of purchase, 60 chapel St, Lot 45 Notes next steps
27/09/22	TCC email letter to Buddy Mikaere, Ngāi Tamarawaho Hapū	<ul style="list-style-type: none"> Advised process regarding final disposal classification and engagement on cultural issues. 	<ul style="list-style-type: none"> Further response to Buddy M letter (26 May 22) Advised construction access and associated infrastructure delivery Advised likely disposal to be determined strategic or atypical ie no RFR would apply, as such competitive market process may be adopted. Advised Council resolution 25 July 22 Advised PC33 Advised 3 Oct 22 Council meeting will seek consideration of strategic outcomes for divestment Advised technical work underway for feasibility of housing development occurring from Westridge Drive access
29/09/22	TCC email letter to Buddy Mikaere (BM) / Liam Dickson)		<ul style="list-style-type: none"> Notes interest of Ngai Tamawaraho and development proposal submitted to Council Outlines Council considerations likely to be taken into account with respect to future utilisation of Smiths Farm property, including: <ul style="list-style-type: none"> Adoption of A&D policy – 4 October Objective for development of Council owned land for housing and urban development referencing the ‘Use of Council Land’ report

			<ul style="list-style-type: none"> ○ Advising no decision has been made on the future use or disposal of Smiths Farm and retains multiple options such as Active Reserve purposes, Housing under the SHA Resource Consent and compliance with NPS – Urban Development ○ No RFR applies should Council proceed with housing in Smiths Farm ● Likely to be a competitive market process should Council enter into arrangements with non-public sector entity to develop land ● Reconfirms Councils previous correspondence with Buddy Mikaere ● Notes Proposal relies on Richards Way for access/services which from a safety perspective would not work ● Confirms Council is not in a position to make a decision on utilisation of the Property ● Notes overall Ngai Tamarawaho’s interest in the land and will include in the ‘consideration mix’ when Council has decision on how it will proceed with the site.
12/10/22	TCC Email letter to Ngāi Tamarawaho Hapū	<ul style="list-style-type: none"> ● Initial notice of divestment preliminary classification as Strategic Disposal. ● Engagement with Hapu on cultural issues associated with Smiths Farm site. ● Hui placeholders for 15,22,28 November 2022 	
12/10/22	Email Trail	<ul style="list-style-type: none"> ● Buddy Mikaere response, intention to provide Cultural Assessment Paper 	
13/10/22	Ngāi Tamarawaho Hapū <i>Email</i>	<ul style="list-style-type: none"> ● Council confirms receipt of response 	
14/11/22	Email & document from Hapū to Council	<ul style="list-style-type: none"> ● Summary document of association with the land: ‘Ngai Tamarawaho and Smiths Farm – Cultural Links’, and copy of BM letter to TCC (26 May 22) 	<ul style="list-style-type: none"> ● Mana Whenua support housing on this site ● Notes iwi interest in purchasing this land on commercial terms / market value.

	<i>Email & document</i>	<ul style="list-style-type: none"> • An outline of the history of the site including access routes, a pa site and food gathering / gardens, confirms land is within Rohe • Discussion on historic land confiscations • Puketomiro Pa site was cut through for Route K construction. • Buddy Mikaere confirmed there are no cultural sites of significance on this land. • Any future development of the site to include cultural monitoring 	<ul style="list-style-type: none"> • Iwi have run out of land to house people affordability including elderly and homeless • References to historical discussions on Route K project and aspirations relating to a cultural centre and utilisation of Council sites, given up Hapu aspirations for Smiths Farm Cultural Centre at Councils request; and also Well-being Centre aspirations • Proposes hapū development share will fund the cultural centre relative to finding a suitable site; this would include jobs and training and a site for continuation of traditional arts
15/11/22	Buddy Mikaere, Ngāi Tamarawaho Hapū <i>Email</i>	<ul style="list-style-type: none"> • Council confirms receipt of summary document of mana whenua association with the land 	
15/11/22	Hui - Buddy Mikaere, Council - Christine Jones, Curtis Bones, Carlos Ellis	<ul style="list-style-type: none"> • Council decision that Smiths Farm considered to be a strategic disposal, therefore part of the process is to engage with Hapu. • Correspondence from Buddy Mikaere to be collated and provided to Buddy for review and confirmation; will be presented to Commissioners and included in the Council report • Advised area has been identified for housing; Buddy confirmed comfortable that site is suitable for housing and don't see any issues from a cultural perspective. • Water pipeline excavation noted and cultural monitoring report for this work to confirm no cultural issues sighted. 	<ul style="list-style-type: none"> • Commissioners are considering the strategic disposal and what outcomes they want to achieve should they dispose of the land • Advised next step is for staff to prepare report to Commissioner to include views and position of hapu, with aim of presenting to December Council meeting • Council staff advised if it is a strategic disposal, RFR does not apply

		<ul style="list-style-type: none">• Buddy advised he will be speaking to report at Council meeting• Council noted interest by Ngai Tamarawaho, the broader cultural significance and their aspiration for the future of the site• Reference Council resolution regarding Pukehinahina site	
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