



ATTACHMENTS

**Strategy, Finance and Risk Committee
meeting**

Separate Attachments 1

Monday, 25 March 2024

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Te Mahere ā-Takiwā o Mauao ki Arataki

Mount to Arataki

SPATIAL PLAN

March 2024



**MOUNT
TO
ARATAKI**
SPATIAL PLAN

MOUNT TO ARATAKI SPATIAL PLAN

www.tauranga.govt.nz/mount-arataki-feedback





He kupu whakamānawa

Mai te Awaiti ki Te Awanui
Tawhati kau ana te tai ki Waikorire
Ko Te Maire te toka tāmure
Tohua ki uta rā!
Kei Hopukiore te ahi kōmau
Tiro whakararo ki Owhare ki Moturiki
Takahia Te Ara o Rēhua
Ki ngā wai koiora
Ko Te Awa o Takuna,
Ko Te Awa o Tūkorako!
Tangi ana te aroha ki runga Whareroa
Whano ake rā i Te Ara Tauā ki Horoipia
Mai Ōmanu tuarāwhiti ki Parakiri
Hoki whakaroto ki runga Mangatawa
Ka mārama te titiro ki raro
Ki ngā taumata kōrero o Matapihi
Ka ngaro te tangata, toitu te whenua
Tihēi mauri ora!

Word of encouragement

From Te Awaiti to Te Awanui
The tide ebbs at Waikorire
The ancient fishing ground Te Maire
Is reflected upon the land.
The smoldering fire burns at Hopukiore
Peer upon Owhare, and Moturiki.
Tread Te Ara o Rēhua
To the living waters,
Te Awa o Takuna and Te Awa o Tūkorako.
Bear lamentations at Whareroa &
set forth upon Te Ara Tauā, the warriors path to
Horoipia.
From Ōmanu, eastward to Parakiri.
Return inland, atop Mangatawa
The many sites of heritage below at Matapihi
Will become apparent.
Whilst man passes away, the land remains!
Tis life!

The legend of Mauao

There were once three mountains that lived in the Hautere forest overlooking Tauranga Moana. One was Ōtanewainuku who still stands there today adorned with the tallest trees and beautiful birds. There was also the female mountain Pūwhenua, a beautiful hill, clothed in the finest ferns, shrubs and trees of the forest of Tāne. The other was a maunga pononga or a nameless mountain.

The nameless mountain was desperately in love with Pūwhenua. However, her heart already belonged to Ōtanewainuku.

There seemed like no hope for the nameless one who decided to end it all by drowning himself in the Pacific Ocean, Te Moananui ā Kiwa.

Calling on the patupaiarehe, the people with magical powers, the nameless one asked them to plait a magical rope and then haul him down towards the ocean. Chanting, they began to haul the nameless one slowly towards the sea, gouging out the valley where the Waimapu River now flows. Waimapu means 'weeping waters' and is so named after this journey to the sea. The path also created the channel which flows past Tauranga City out to the ocean.

By the time they reached the ocean, it was very close to daybreak. The sun rose, fixing the nameless one to that place. Being people of the night, the patupaiarehe fled back to the shady depths of forests but not before giving the name Mauao – "caught by the morning light" – to this mountain which marks the entrance to Tauranga Moana.

(Source: www.bayofplentynz.com)



Rārangi upoko

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1.

Te Mahere ā-Takiwā mai Mauao ki Arataki: He tirohanga whānui

Mount to Arataki Spatial Plan Overview



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Mount to Arataki Spatial Plan

1.1. He kupu whakataki – Te Kaupapa o te Māhere ā Takiwā

Introduction – Purpose of the Spatial Plan

The Mount to Arataki area is a unique and special place and that is reflected in the amount of people who have decided to call it home. The Mount to Arataki Spatial Plan (MSP) sets a 30-year vision for the area, addressing the opportunities and challenges that growth will bring, to enhance the wellbeing of the people who live, work, play and visit there, now and in the future.

The spatial plan supports a future that respects where we've come from and what we love about the area while also focusing on the practical needs of our community. The spatial plan provides direction on the actions and investments necessary to support anticipated growth, with particular regard to:

- The wellbeing of our communities
- The way we move around
- Culture and heritage
- The natural environment and the features we want to protect
- Public open space: playgrounds, parks, and community facilities
- The economic development of the city including business, the Port of Tauranga and industry
- How to manage the different land uses in the area, including industrial, residential and commercial.

As a non-statutory document, the spatial plan helps to inform council planning processes such as city plans, social infrastructure planning, transport planning, local plans, and the annual plan and long-term plan. It does this by identifying actions and projects that are needed to achieve the outcomes sought for the Mount to Arataki area.

A spatial plan tailored to the Mount to Arataki area

The Mount to Arataki area is home to 16% of the Tauranga population, and includes the communities of Mount Maunganui, Omanu, Arataki, and Whareroa. The coastal strip is anticipated to see ongoing residential growth due to the number of established centres, proximity to the water and open spaces, commercial/retail centres, and the economic and employment hub of the industrial area.

Providing an integrated plan that supports housing choice and growth in the area, with strong connections to the city centre and adjoining centres such as Papamoa will also support the continued prosperity of the entire Western Bay of Plenty subregion.

The spatial plan provides a blueprint to assist in supporting growth through the right infrastructure – whether that's fit-for-purpose waters infrastructure, ways of getting around, housing choice, amenities for visitors, access to employment, schools, healthcare or other community facilities.

As well as home to many, the area is a popular destination for locals and visitors, with the population doubling over summer months as visitors make the most of the natural environment and other visitor attractions.

The area is also host to the Port of Tauranga, New Zealand's largest and fastest growing port. The port, and the wider industrial area are an important economic and employment hub for the region, providing jobs for many of the people that live in the Mount to Arataki area. Many of the actions in this plan are based around working in partnership with industry, to enhance both economic and environmental wellbeing.

Over the next 20 to 30 years the Mount to Arataki area is projected to experience significant future growth, including:

- 18% population growth by 2058
- 29% more jobs within commercial and business areas by 2063
- Over 50% of new jobs will be in the services sector
- 2,600 more dwellings by 2058
- Increasing aging population.

Alongside growth, the area also faces some key challenges, including:

- The area has a number of issues arising from adjoining land uses, particularly between industrial and residential activities. There are concerns about worsening air and water quality from industrial activities, and the impact of this on human and environmental health.
- The ability for industrial and port activity to continue in a way where it can co-exist with surrounding land uses and the environment is important for the economic development of the city and region.
- The movement network faces significant challenges in the area. There is a lack of alternative options for people to move around, and people often report feeling unsafe when walking or cycling on roads.
- The area is at risk of numerous natural hazards, which are exacerbated by climate change.
- Tangata whenua have strong connections and history to the Mount to Arataki area. The community of Whareroa in particular faces significant challenges from the surrounding industrial activity. There is a need to find balance between enabling development while safeguarding the cultural values of the area.

A collaborative approach

Collaboration has been, and will continue to be, a vital ingredient to success in spatial planning and gives us the opportunity to create a place that reflects our cultural heritage and welcomes all communities. Planning for the future of the Mount to Arataki area requires ongoing engagement with partners, key stakeholders and the community, acknowledging the different meaning and values placed on the area by all involved parties. The input from engagement to date has been invaluable and we've incorporated what we've heard in this plan, which provides a roadmap to support existing community needs as well as future growth and highlights how important it will be to work together to get there.

As part of the spatial plan a specific planning study was also undertaken for the Mount industrial area, with input from mana whenua and key stakeholders, to provide a more in-depth response to key issues in this area. The outcomes are reflected in the spatial plan.

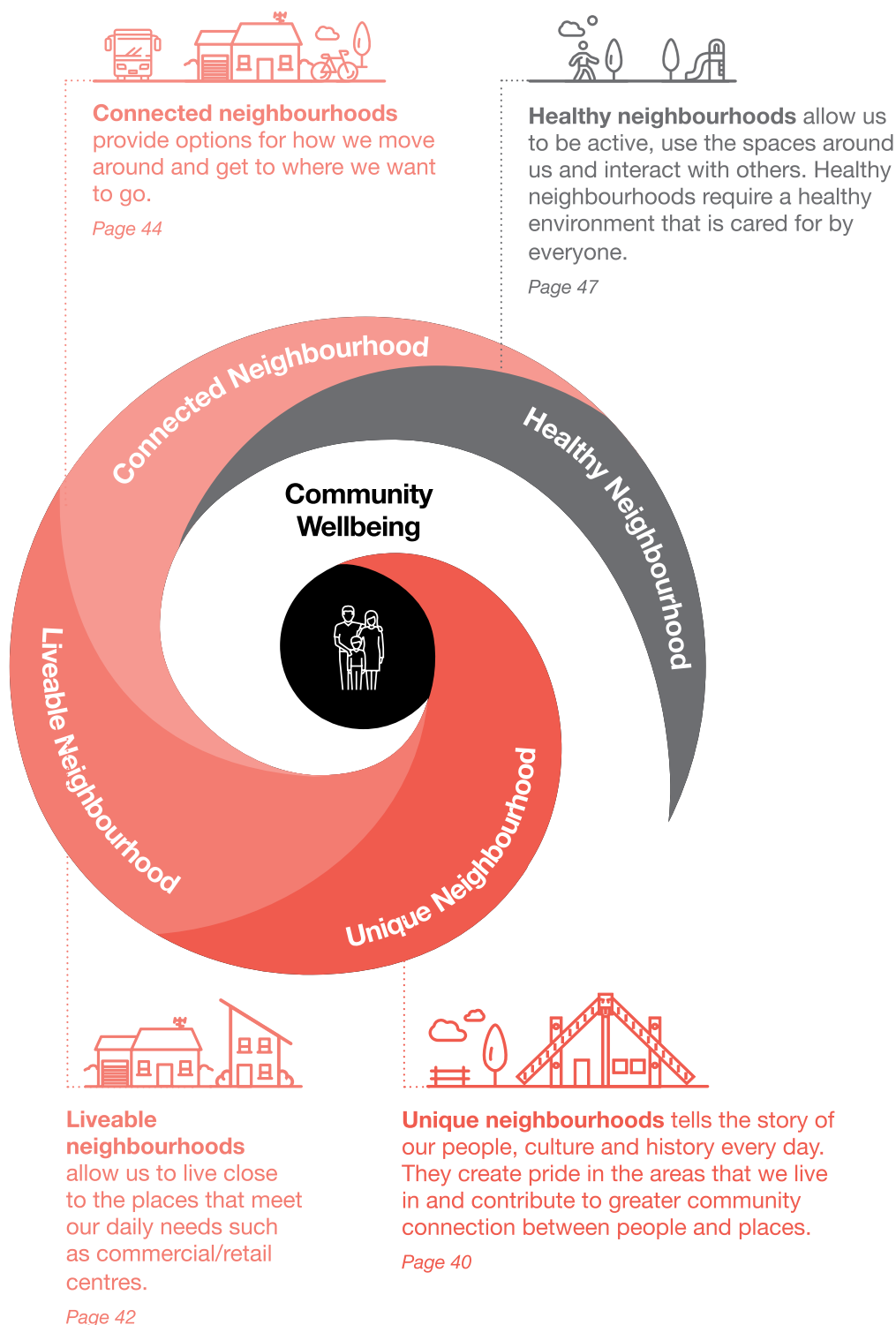
Responding to the key challenges and achieving the change envisaged by the MSP will take time, resources, effort and commitment. That is why it's important that we take this journey together by acting now.

Unique, Liveable, Connected and Healthy

Our plan for the Mount to Arataki area will support neighbourhoods to become Unique, Liveable, Connected and Healthy. To achieve these community outcomes, we will follow key principles that are outlined below. These key principles will be delivered through specific actions, detailed in the MSP, that will be implemented throughout the Mount to Arataki area.



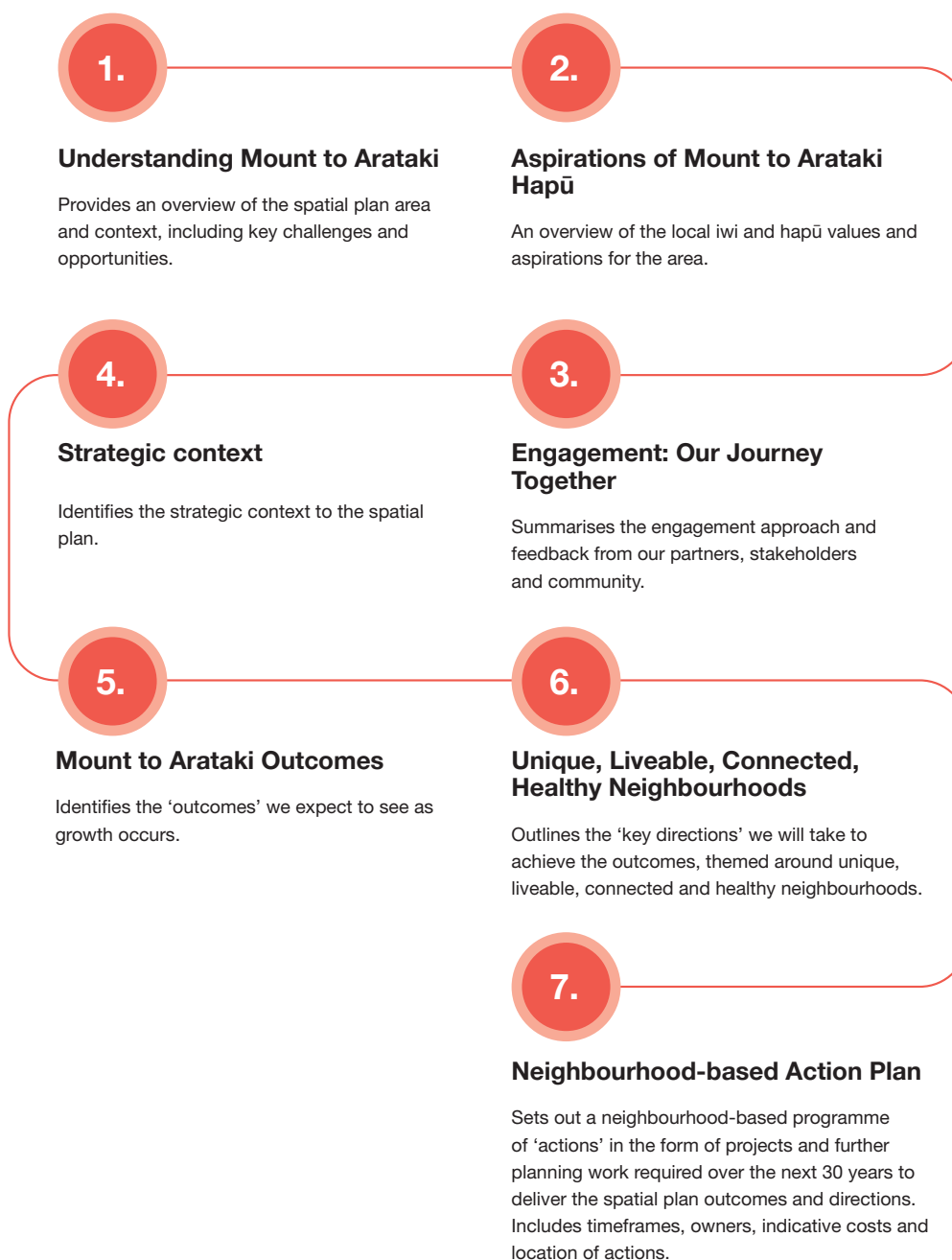
Mount to Arataki Spatial Plan



1.2. Te pānui i Māhere ā Takiwā

How to read the spatial plan

There are six sections in this spatial plan, set out as follows:



1.3. He māramatanga mō te rohe mai i Mauao ki Arataki

Understanding Mount to Arataki

Place

The Mount to Arataki area is located on the Tauranga coastal strip, approximately six kilometres from Tauranga's city centre, bounded by the Pacific Ocean on the east and Tauranga Harbour on the west. For the purposes of this spatial plan, the Mount to Arataki is defined as the area south of Mauao to Papamoa, including Omanu, Arataki, the Mount industrial area and Whareroa marae.

The area includes the sacred maunga, Mauao, that marks the entrance of Tauranga Moana. It has a long coastal strip, known for its white sand beaches and surf. The Port of Tauranga sits within the area and is a significant economic foundation of the local community and wider region. The area adjacent to the port houses the largest industrial area in Tauranga.

It is also home to Whareroa Marae (Ngāti Kuku and Ngāi Tukāirangi hapū), which is located adjacent to the inner harbour to the south of Hewletts Road, between the Mount Industrial area and Tauranga airport. Mana whenua view the Mount to Arataki area within the context of the wider whenua and interconnected with other areas, including Matapihi, Te Maunga and the wider Tauranga Moana.

State Highways 2 and 29A are the arterial spines of Mount Maunganui and facilitate the majority of transport to and from the area. The area has an established urban centre and a long-standing, vibrant beach community. It is a major employment and education centre for the Tauranga and wider Bay of Plenty area. To the north, Mount Maunganui is a popular tourism and recreation destination, known for its beach culture, walks, vibrant restaurant and bar scene. Towards the south in Arataki, the form and function of the area is characterised by low density dwellings and suburban living.



Natural environment

The Mount to Arataki area has an iconic landscape which is characterised by the constant presence of Mauao and the coastal environment.

Mauao and the coastline have been identified as conservation zones, special ecological areas, and significant landmarks. They are valued for their natural, ecological, landscape and open space values as well as their cultural and heritage values. The Mauao to Hopukiore (Mount Drury) area is a significant cultural landscape which includes Moturiki, home to kororā (little blue penguin).

People rate access to green space and the beach as an essential part of living and visiting the Mount to Arataki area, and it is important that these features are protected and enhanced going forward, and that everyone can access these equally.

Neighbourhoods

There are three main neighbourhoods along the coastal strip of the Mount to Arataki area, centred around the Mount North, Central Parade, and Bayfair commercial centres:

Mount Maunganui: A key tourist destination and residential neighbourhood including the Mount North town centre, the area is regarded as a coastal resort town by many. Characterised by its natural landscape, including Mauao (Mount Maunganui), its beaches and the surrounding ocean and harbours, the area is a destination for locals and visitors alike. Residents and visitors also benefit from a range of amenities including local retail and convenience shopping, Blake Park, local library and close proximity to schools.

The area is a mix of low, medium and higher density living and accommodation. Many dwellings in the area are used as holiday homes or visitor accommodation and there is a vibrant hospitality scene, particularly during summer months.

Central Parade/Omanu: The Omanu neighbourhood, including the Central Parade local centre and the small-scale neighbourhood centres at Tay Street and Omanu (including cafes and local convenience retail), is located on the coastal strip in the centre of the spatial plan area. The area is primarily of low-density residential living. Residents of Omanu enjoy the proximity

of coastal living, and the area is popular with holiday makers given its proximity to the Mount. There area is well provided for by schools/kura, including Mount Maunganui College.

Arataki/Bayfair: The Arataki neighbourhood, including Bayfair town centre, is located on the coastal strip at the southern end of the spatial plan area. The population is more diverse than its adjoining neighbourhoods, including 22% with Māori heritage, alongside European, Pacifica, and Asian. The area, consisting primarily of low-density residential living, is complemented by community amenities such as schools, Arataki Park and community centre and Pacific Park. Arataki Park has strong community roots with links to various sports and other clubs. Residents of Arataki enjoy the proximity of coastal living while also having convenient access to the Mount and Baypark. Bayfair is a citywide retail centre with over 140 retail shops and restaurants.

Whareroa

Whareroa Marae and its community are situated on the shore of the Tauranga Harbour, neighbouring the Mount Industrial area. Whareroa Marae has been present for around 160 years, making it one of the oldest kainga in the area. It is a traditional pā site and is the key marae for Ngāi Tukāirangi and Ngāti Kuku hapū of the Ngāi Te Rangi Iwi, including a kōhanga reo and papakāinga housing, as well as providing for important events such as tangi and iwi and hapū hui.

The whare tipuna is named Rauru ki Tahī. Whareroa connects ancestrally to the waka Mataatua, the maunga Mauao and the moana Tauranga.

Port of Tauranga and Mount Industrial area

The Port of Tauranga is an economic anchor for the local economy being New Zealand's largest, fastest growing, and most efficient port. The Port of Tauranga is the only port in New Zealand able to accommodate the largest container vessels. It handles more than 20 million tonnes of cargo annually, including 41% of the country's exports. It is estimated that the port is associated with 43% of the Bay of Plenty gross domestic product (source: Port of Tauranga). Within the area, the port has 114.2ha of land holdings across the port and industrial precinct.

The Port of Tauranga's cruise ship terminal is also a key pillar of the wider Bay of Plenty tourism sector. In the 2022-2023 season, Tauranga recorded \$90 million of cruise ship related expenditure.

The Mount Maunganui industrial area is the largest in Tauranga City, spanning 396.8ha comprising a general industrial zone and a port industrial zone. Over 850 businesses are located within the Mount industrial area; and many of the businesses benefit from the proximity to the port.

Local identity

Mount Maunganui is steeped in history and has been cherished for generations, from the original inhabitants of the area to people from all around the globe.

Māori have lived in the coastal Bay of Plenty area for almost 1000 years, when several waka landed here including Mataatua, Tākitimu, and Te Arawa, their descendants becoming the first people to call the Mount to Arataki area home.

This intrinsic link to the ocean has not faded over time with proximity to the beach a major influence on the Mount's contemporary culture of spending time in, on, and around the ocean – surfing, surf lifesaving, fishing, diving, swimming, and relaxing.

People love to call this place home and it is no surprise the area has experienced rapid growth, with people from around Aotearoa and beyond proud to call themselves 'Mounties'.

You cannot mention the Mount without evoking a mental picture of Mauao, the iconic maunga nestled at the north end of the peninsula. Mauao provides a stunning natural recreational playground for walking, running, climbing, and exploring the rock pools, and this affinity with the outdoors and appreciation of the area's natural beauty is entrenched in the community.

Those who grew up here a generation or two ago may have heard hushed whispers of a secret track on Mauao, a secret cave on Hopukioie (Mount Drury), or a secret surf spot on Matakana Island. Many will have fond memories of biking barefoot to school on near empty roads, playing rugby or netball with their mates on Saturday mornings, or taking their first trip across the Tauranga Harbour Bridge after its opening in 1988.

Sure, the town has seen some changes due to the increased population, but growth has heralded an increased entrepreneurial and aspirational spirit in our community, evident in the many locally owned boutique retail stores, markets and events, cafes, bars, and restaurants, a thriving surfing industry, manufacturing, and the port.

While the area has continued to grow it has managed to retain its unique charm, and the essence of what it means to be a Mountie has not changed too much, the relaxed vibe remains, the appreciation of our natural surroundings endures, and there is an intangible feeling that you are a part of a special community in a special part of the world.

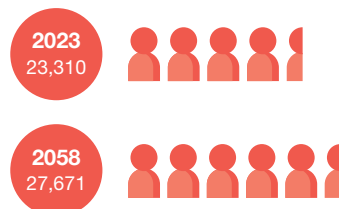


People

- Mount Maunganui has an estimated population of 23,310 people (2023) and makes up 14.5% of Tauranga Moana's population.
- The Māori population comprises of 16.6%.
- The median age of the area is 42 years, and the largest demographic group is those aged 15-29 years.
- The median personal income is \$35,800 (2018), \$4,200 higher than Tauranga city.

Population

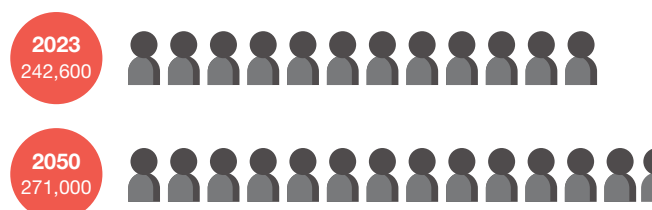
Mount to Arataki



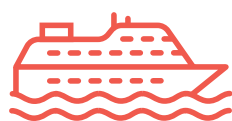
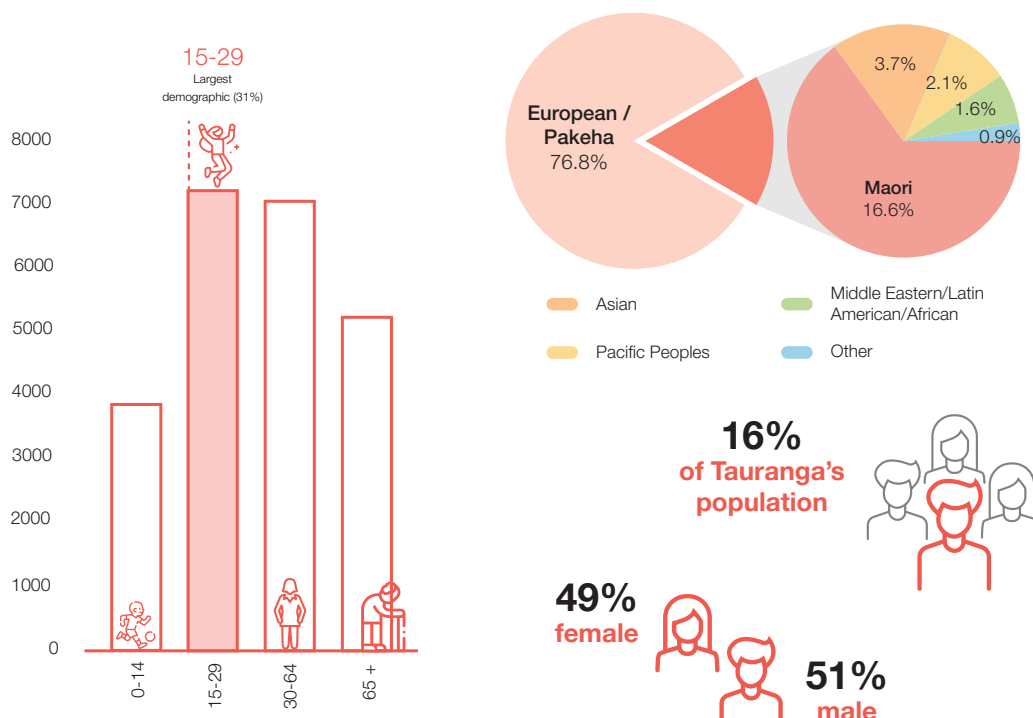
Tauranga



Western Bay of Plenty sub-region



 = 5000 people (rounded)  = 20,000 people (rounded)



103 cruise ships

in the 2022/23 season

With an average capacity
of 1650 people

Tourism

Although the permanent estimated population of 28,050 people, the area is a popular holiday destination. During peak seasons the population sees a significant increase. Although these figures are difficult to calculate accurately, over the summer period the population can more than double. Urban planning for the study area needs to take into account that the population numbers are much higher than recorded.



over **1,000,000**
trips on Mauao a year

Work travel choices

Mode choice among Mount Maunganui residents is also more diverse than those who live across Tauranga, with slightly higher levels of walking (8.5%) and cycling (5.6%) to work. However, driving is the most popular (68%). The use of PT within the area largely reflects Tauranga as a whole (1.4%), Unique to the area is the high rate of working at home (19.6%) even prior to COVID-19.



8.5%



5.6%



1.4%



19.6%



68%





The Mount to Arataki area is home to approximately 12,050 dwellings, which is approximately one-fifth of Tauranga's housing supply.

As a popular holiday destination, many dwellings are used as 'baches' for seasonal living. When compared to the rest of Tauranga, The Mount to Arataki area's rate of unoccupied dwellings is almost double the city overall average (17% compared to 9%). The high number of unoccupied dwellings exacerbates the regional and national housing supply shortage and challenges.

Visitors

The Mount and Tauranga area is a popular summer holiday destination. More recently, the region's mild winter climate has also attracted domestic tourism year-round. Retail trade, accommodation and food services make up 21% of the Mount's employment.

The Mount experiences double the amount of spending during the summer compared to the rest of the year (between \$40 million to \$50 million), with December and January being the most popular months for summer tourism.

The Mount North centre has a strong evening economy due to the popularity of the area for tourists who regularly visit local hospitality venues like restaurants and bars.



Key challenges

Over the next 20 to 30 years, the Mount to Arataki area is projected to experience significant future growth, including:

- 18% population growth by 2058
- 29% more jobs within commercial and business areas by 2063
- Over 50% of new jobs will be in the services sector
- 2,600 more dwellings by 2058
- Increasing aging population.

Alongside growth, the area faces some key challenges that impact the existing and future population. Identified outcomes for the area will help to address these challenges:



The area has issues arising from adjoining land uses, particularly between industrial and residential activities. There are concerns about worsening air and water quality from industrial activities, and the impact of this on human and environmental health.



The ability for industrial and port activity to continue in a way where it can co-exist with surrounding land uses and the environment is important for the economic wellbeing of the city and region. A move toward more sustainable practices by industrial businesses, along with a shift to lighter industrial activities in some specific locations, will lessen the impacts of the industrial area on surrounding land use in the future.



The movement network faces significant challenges in the area. Many industrial businesses require private vehicles to undertake their work, along with the need for trucks to transport goods to and from the port. There is a lack of alternative options for people to move around, and people often report feeling unsafe when walking or cycling on roads.



To make the transport network more efficient, a focus on alternative modes of transport, such as cycling or bus, is required. Making it easier to move around the industrial area can also be done, through improving roading connections and improving the capacity of rail.



The area is at risk of numerous natural hazards, which are exacerbated by climate change. The community and infrastructure need to build resilience to be able to respond to these risks in the future, and any future development and growth of the area must be cognisant of these risks.



Tangata whenua have strong connections and history to the Mount to Arataki area. The community of Whareroa in particular faces significant challenges from the surrounding industrial activity. There is a need to find balance between enabling development while safeguarding the cultural values of the area.

Local infrastructure capacity

Actions within this spatial plan have regard to and respond to existing and future infrastructure capacity needs, taking into account the following assessments.

Movement

As part of the planning for growth, a transport assessment has been undertaken based on the projected growth of the Western Bay of Plenty sub-region, including the Mount to Arataki area. The assessment shows that impacts on the movement network associated with anticipated growth through the spatial plan will be able to be accommodated by existing and planned investment, including walking, cycling and public transport.

Green Infrastructure and Community Facilities

Accessibility to community services and open spaces is part of what makes a well-functioning urban environment. While residents in the Mount to Arataki area currently have good access to open space and a range of community facilities, a number of these facilities like the Arataki Community Centre and Baywave are under pressure and, as the area intensifies, more people will look to use reserves and open space. Investment in open space and community facilities will need to respond to both increased demand and the changing needs of the community over time.

Stormwater

The consequences of future development and intensification will see additional dwellings and increased impervious surfaces through the

construction of roofs, driveways, roads and parking lots. This will see additional stormwater run-off and put demand on existing systems. Council has recently updated flood maps to show the future predicted flood extent for 2130 and these areas are managed through provisions in the Tauranga City Plan to mitigate flood risk effects.

The existing stormwater system will have insufficient capacity when considering the ongoing impacts from climate change. Due to the geographic nature of the area, the spatial plan area is at risk of future natural hazards such as sea level rise and inundation, and extreme rainfall events, which are likely to become more frequent as climate change occurs.

Water Supply

Growth demands are shaping our water supply planning for the Mount to Arataki area. The recent connection of the Waiari Water Treatment Plant now means the area is supplied by three aquifer fed streams. Council is still active in this area designing and constructing trunk watermains throughout the coastal strip. A location for a new reservoir in the Mount Industrial area is being explored. We are also developing a programme of renewals to replace aging and failing infrastructure.

Wastewater

The current capacity of the system is sufficient to meet existing needs, but we have undertaken scenario modelling that shows the system will be constrained with future development and climate scenarios. This will require us to keep planning and delivering upgrades to ensure capacity and resilience in the future.

2.

**Ngā manakonui i wawatahia
ai e ngā hapū ki te takiwā o
Maunganui**

**Tangata Whenua aspirations for
the Mount to Arataki area**



Mount to Arataki Spatial Plan

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Tauranga City Council works in partnership with tangata whenua to build, protect and celebrate our city, our environment and our people. Through the preparation of this spatial plan, Council has worked in partnership with the mana whenua of the Mount to Arataki area, including engagement with Ngāi Te Rangi, Ngāti Ranginui, Ngāti Pūkenga, Ngāti Kuku, Ngāti Tapu, Ngāi Tukāirangi, Ngā Potiki, and Waitaha.

A key focus of the mahi and wānanga undertaken throughout the project with mana whenua has been identifying the Mount to Arataki Spatial Plan cultural values to support future projects. Mana whenua worked through a series of wānanga to ascertain place-based values (tātai kōrero) in the Mount to Arataki area, sharing insight and understanding. Guiding principles (ngā uara me ōna whakamārama) were identified to underpin future engagement and future projects with tangata whenua and the desired outcomes (ngā mahi whakawhanake).

Mana whenua input into the process has also assisted to identify specific historical cultural areas, informing the takiwā mapping.

The Tauranga Moana Design Principles (adopted by Te Rangapū Mana Whenua o Tauranga Moana Partnership and Tauranga City Council, 2017) provide the overarching framework and starting point for the Mount to Arataki area cultural principles. The Mount to Arataki cultural values for partnership and engagement are outlined as follows.

Partnership and engagement – recognising rangatiratanga and mana motuhake

Recognising tangata whenua as a partner on relevant Council projects and ensuring ongoing engagement by project partners is reflective of this partnership and is integral to achieving the Tauranga Moana Design Principles and the cultural principles in this spatial plan:

- Mana whenua authority is recognised as 'hapū centric' as determined by the agreed hapū rohe and protocols, Treaty of Waitangi and Resource Management Act
- Hapū authority is recognised and enabled through appropriate engagement, collaboration and co-creation of outcomes, from inception to completion of the project process
- Design inspiration is drawn from mātauranga ā hapū (hapū knowledge systems) and wairuatanga (holistic concepts)

- Through engagement and partnership, provide meaningful opportunity for mana whenua to exercise their kaitiakitanga (in accordance with Resource Management Act)
- Whakamanahia – acknowledge that all sites are of importance to mana whenua and that it is necessary to engage to further understand the value of those sites.

Partnership and engagement – how we do this effectively

Strong partnership and engagement with tangata whenua will be achieved through:

- Empowering partnerships by creating and committing to an enduring relationship with integrity, from the beginning to the end of projects
- Recognising principles of the International Association of Public Participation's Spectrum of Public Participation (IAP2) in engagement and collaboration
- Recognising the need for kanohi kitea (face to face) engagement
- Empowering mana whenua by allowing them the opportunity and time to wānanga (meet/ workshop) amongst themselves
- Where appropriate, assisting mana whenua to resource themselves with technical/research expertise
- Keeping hapū management plans up to date and educating partners on their content
- Assisting in coordination of cultural issues across councils (i.e. Western Bay of Plenty District Council, Tauranga City Council, Bay of Plenty Regional Council – Toi Moana)
- Monitoring and reporting of the outcomes of this plan and the success of implementation of individual projects.

Ngā tātai kōrero - heritage narratives, whakapapa, te mana i te whenua

In addition to recognising rangatiratanga (sovereignty) and mana motuhake (autonomy) within the Mount to Arataki rohe, mana whenua also identified the following place-based values based on heritage narratives, whakapapa (genealogy), and te mana i te whenua (the power of the land) and supporting examples of how Council and key stakeholders can assist to achieve these.

Ngā tātai kōrero - place-based values	Ngā mahi whakawhanake – examples of how the values can be supported
<p>Tāuutuutu, tū atu, tū mai: stand firm, stand united; tangata whenua are committed maintaining a natural balance and reciprocal relationship with the environment.</p>	<p>As integral components of projects, create avenues for:</p> <ul style="list-style-type: none"> • ‘Cultural offsetting’ to ensure positive cultural outcomes amidst development • Leveraging projects as opportunities for revitalizing both cultural and environmental well-being.
<p>Ahi Kaa: the vibrant essence of tangata whenua within their traditional domain, upholding the enduring flames of occupation.</p>	<p>In projects, aim to facilitate opportunities for tangata whenua to manifest their presence, such as:</p> <ul style="list-style-type: none"> • Showcasing cultural interventions and design elements at significant sites like Hopukioire • Sharing of information through kiosks across the area • Supporting iwi and hapū initiatives related to housing and commercial opportunities.
<p>Kaitiakitanga: continuing the responsibility of guardianship/stewardship of taonga (treasures).</p>	<p>Provide opportunities for:</p> <ul style="list-style-type: none"> • Resourcing of feasibility studies in partnership with tangata whenua, where relevant • Procurement opportunities for tangata whenua as part of appropriate projects • Working with iwi/hapū (and other agencies) to respond to climate change challenges, including adaption and mitigation efforts to preserve and sustain cultural values • Working with iwi/hapū (and other agencies) to enhance infrastructure outcomes aligned with iwi and hapū needs, including access to natural resources and sites of significance.
<p>Mauri: protecting and enhancing the life force of the whenua and moana</p> <p>Manaaki tangata: continuing the responsibility of care for people, in a holistic manner.</p>	<p>If the environment is well, the people will flourish:</p> <ul style="list-style-type: none"> • Working with partners and other agencies (such as Regional Council), to provide opportunities for resourcing of environmental feasibility studies (water and air) and hauora (health) studies in partnership with tangata whenua, aimed at protecting the health of people and environment.

Kōrero tukuiho: telling the stories inherent to the Mount to Arataki area.

- Recognise that ‘the past informs the future’, including the need for historic research and engaging with tangata whenua representatives (acknowledging their expertise and knowledge).
- Provide adequate timing, resources and expertise to support hapū/iwi discussions and the investment of mātauranga Māori/iwi/hapū/whānau into planning.
- Ensure previous work by hapū/iwi is considered.

Māramatanga: providing understanding and enlightenment to existing and future generations.

- Empower values from a Te Ao Māori and mātauranga Māori perspective, including imbedding principles and outcomes into projects.
- Provide support to ‘Hui Te Marama’ – convene together to find understanding.
- Provide opportunity to tangata whenua mātauranga to empower influence within their traditional domain and educate the wider community.
- Assist to enhance cultural capability and capacity development.
- Assisting to provide for succession planning - resourcing the capability development for the next generation.

Specific aspirations for Whareroa Marae and the surrounding area

Whareroa Marae has been present for around 160 years, making it one of the oldest kāinga in the area. It is a traditional pā site and is the key marae for Ngāi Tukāirangi and Ngāti Kuku hapū of the Ngāi Te Rangi iwi, including a kōhanga reo and papakāinga housing, as well as providing for important events such as tangi and hui. However, over time, the marae functionality and the wellbeing of the Whareroa community has become increasingly impacted by the development of the adjacent industrial land, port, airport and related activities. Mana whenua and the Whareroa community have continued to strongly advocate for improvements to the situation, particularly to see health and environmental impacts addressed.

Through the spatial plan and other projects, as well as submissions on the Long-term Plan, mana whenua and representatives of the community have provided clear feedback that the current effects from activities in the Mount Maunganui Airshed on people's health and the environment are not being addressed and, therefore, they support greater land use controls, with emitting industrial activity removed. They have also identified concerns over noise, traffic, safety, hazard risks, visual amenity impacts and pollution of waterways and Te Awanui (Tauranga Harbour).

An aspect of this spatial plan and related mahi has been on what can be done to respond to issues identified by Whareroa marae hau kāinga (the home people), mana whenua and the wider community, and whether a move away from emitting industries in this area can be achieved over time.

He māhere ā rohe mō ngā wāhi mai I Mauao ki Arataki

Mount to Arataki Takiwā and Wāhi map

The combination of engagement and the cultural principles outlined within this spatial plan seek to assist in restoring the mana rangatiratanga of the Mount to Arataki area, through protecting, enhancing, commemorating and celebrating those areas of significance to tangata whenua. In doing so, it also aims to enrich the culture and identity for the wider community and future generations to come.

The following Takiwā and Wāhi map identifies areas of importance to tangata whenua, including original takiwā (territory) names, pā and kāinga sites, and other wāhi (areas of interest). It provides an insight into the cultural narrative that forms part of the spatial plan area, which will require further investigation and input from mana whenua at a project delivery level.

All boundaries shown on the map are indicative only. Further information on each of the areas, including location and names, will be provided by mana whenua as part of ongoing engagement. It is also noted that the Takiwā and Wāhi map is not intended to signify iwi and hapū rohe boundaries, which are identified within the relevant iwi and hapū management plans. Further, the Takiwā and Wāhi map is not intended to identify 'Significant Māori Areas' (SMAs); SMAs are identified and registered in the Tauranga City Plan.



3.

Tūhonohono: Tōtātau ara haere

Our journey together - Engagement



