

Submitted to Fast-track approval applications  
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Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:  
Maungaharuru-Tangitū Trust

2 Contact person

Contact person name:  
Tania Hopmans

3 What is your job title

Job title:  
Toihau | Chair

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
s 9(2)(a)

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:  
Partner

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The specific location of the project proposed by MTT is yet to be determined as it relates to the rebuild of the only marae of the hapū, Tangoio Marae and several papakāinga after their devastation in Cyclone Gabrielle. MTT has been mandated by the Marae Trustees and various residents of the papakāinga to engage with the Crown to explore options for the rebuild (as part of Crown's Kaupapa Māori Pathway approach established by the Cabinet Extreme Weather Recovery Committee). As part of the rebuild, new land will need to be acquired because as a result of the Crown's Category 3 classification of land in Hawke's Bay, almost all of the land owned by the Marae Trustees and the blocks occupied by the residents has been determined as unsafe for

residential use because of the intolerable risk of injury or death and very significant and regular damage to property from future flooding (which cannot be mitigated). Hence, one or more new sites needs to be identified and acquired.

The location for Marae and papakāinga rebuild will need to be within the takiwā (traditional area) of the hapū, as recognised in the Maungaharuru-Tangitū Hapū Deed of Settlement, because for the Marae and papakāinga to function for their intended purposes, the location will need to be within the takiwā which encompasses an area in northern Hawke's Bay identified from Keteketerau (the former outlet of Te Whanganui-ā-Orotu / Napier Inner Harbour) in the south, to the Waitaha River in the north and from the Maungaharuru Range in the west to the coast and beyond to Tangitū (the sea) in the east and which is identified in the attached image, using the TPK Te Kāhui Māngai mapping.

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Do you have a current copy of the relevant Record(s) of Title?

No

upload file:

No file uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Not applicable as exact location of the site/s is still to be confirmed.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Not applicable as exact location of the site/s is still to be confirmed.

## Section 2: Project details

What is the project name?

Please write your answer here:

Rebuild of Tangoio Marae and Papakāinga Rebuild, Hawke's Bay

What is the project summary?

Please write your answer here:

The project proposed is a rebuild of Tangoio Marae and papakāinga which were destroyed during the 2023 Cyclone Gabrielle. The Marae was originally located in Tangoio and the papakāinga were located at Tangoio, Arapawanui and Te Waiohingānga / the Esk Valley. The Marae will service in excess of 9,000 hapū members as well as the wider community and the papakāinga will accommodate a minimum of 12 homes.

What are the project details?

Please write your answer here:

After the destruction of Tangoio marae, the only marae in the takiwā of the Maungaharuru-Tangitū Hapū, papakāinga and other taonga, the aim of the project is to rebuild the marae and papakāinga in areas which are safe for these activities as the sites these are currently located on have been classified by the Crown as Category 3 and unsafe for residential use because of the intolerable risk of injury or death and very significant and regular damage to property from future flooding (which cannot be mitigated).

The rebuild is vital to the recovery of the Maungaharuru-Tangitū Hapū from the Cyclone and its objectives are to ensure that:

(a) displaced whānau can be relocated from areas where there is an unacceptable risk of flooding and risk to life, to warm, safe and dry homes in a papakāinga on suitable land within the takiwā.

(b) the Maungaharuru-Tangitū Hapū (estimated to be in excess of over 9,000 members, of which 6,500 members are already registered with Maungaharuru-Tangitū Trust) can again have a Marae on suitable land within the takiwā to undertake cultural activities and practices. This includes learning (wānanga and a separate kōhanga reo), discussing and debating tribal matters, celebrations (āhureka), funerals (tangihanga) and practising tikanga. It is a place for the Hapū to stand and belong and without it, the Hapū are left without a place of refuge and place to celebrate their cultural identity.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

As the exact location of the site/s is not currently identified, timing and staging cannot be committed to. However, an estimate of the timing (based on the independent expert advice that MTT has received), if Maungaharuru-Tangitū Trust acquires the relevant land (project location) for each of the Marae and papakāinga by December 2024, then the likely timing would be:

- MTT consult its members and finalise design of the Marae and papakāinga by December 2025 (preliminary design work and costings already undertaken but need finalising when actual site/s identified).

- Obtain necessary consents and begin construction of the Marae and papakāinga in 2026.

- Construction completed December 2027.

What are the details of the regime under which approval is being sought?

Please write your answer here:

At this stage it is most likely it will be resource consents necessary under Resource Management Act 1991. Whether this is the only regime under which approval is needed will be dependent on confirmation of the exact site.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Hastings District Council and Hawke's Bay Regional Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Resource consent applications for a new Marae on a new site in Tangoio (near the devastated Marae site) were made in late 2022, prior to Cyclone Gabrielle. Those applications have not progressed because that land has now also been classified as Category 3 land by the Crown.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

The Maungaharuru-Tangitū Hapū and Marae Trustees as well as the residents of the new papakāinga will need to approve the respective plans for the Marae and papakāinga. Other approvals may be required depending on the new site/s.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

As noted above, MTT and its independent advisers have already undertaken significant work on what is necessary for the rebuild of the Marae in terms of design and build and papakāinga, both as part of filing the resource consent applications for the new marae site (which is no longer viable due to the Category 3 classification) and as part of the negotiations with the Crown over compensation arising from that classification of the current and new marae site and the whenua Māori which contains papakāinga.

MTT are currently negotiating with the Crown under the Kaupapa Māori Parallel Pathway in respect of compensation for the classification of whenua Māori as Category 3 land. Once complete, it is anticipated this will provide the funding for the rebuild.

MTT propose that construction commences on the Marae and papakāinga from December 2027 and this will take approximately 18 months.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- (a) relevant local authorities – Hastings District Council and Hawke's Bay Regional Council.
- (b) relevant iwi authorities – Ngāti Kahungunu Iwi Inc
- (c) relevant Treaty settlement entities – Maungaharuru-Tangitū Trust (the Applicant)
- (d) protected customary rights groups – not applicable
- (e) customary marine title groups – not applicable
- (f) applicant groups under the Marine and Coastal (Takutai Moana) Act 2011 – not applicable
- (g) ngā hapū o Ngāti Porou – not applicable
- (h) any person with a registered interest in land that may need to be acquired under the Public Works Act 1981 – not currently applicable.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation will be undertaken once the land is acquired for the project.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable.

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The relevant Deed of Settlement for the takiwā is that between the Maungaharuru-Tangitū Hapū, the Trustees of the Maungaharuru-Tangitū Trust (MTT) and the Crown dated 25 May 2013. MTT is the relevant post settlement governance entity.

MTT represents the Hapū who hold and exercise rangatiratanga within the takiwā and has done so since before the arrival of the Crown. The Crown and Parliament have recognised the enduring nature of that rangatiratanga through:

(a) Article II of Te Tiriti;

(b) the Deed of Settlement in which the Crown recognises the MTT Hapū as the tangata whenua of their takiwā, and

(c) the Maungaharuru-Tangitū Settlement Act 2014 in which Parliament endorsed and implemented the Deed of Settlement.

The areas within the takiwā that are subject to statutory acknowledgements are set out in Schedule 2, Part 1 of the Settlement Act.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

As the project location is yet to be acquired this cannot be determined at this point. The intention is the landowner will be the Marae Trustees, MTT or a related entity.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

No

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

#### Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

An assessment of the known adverse effects of the project on the environment is yet to be completed. Such an assessment will be undertaken once the project locations are determined. However, in terms of the marae, in the Rural Zone these are identified as permitted activities under the Hastings District Council's District Plan Rural Zone Rule RZ14A, but the site must be 'owned or administered by legally appointed trustees or a trust body for the common benefit of a defined group of Māori people'. It may be that once land is acquired it does not meet this ownership requirement at the time relevant consents are sought, but this provision does indicate that marae are generally considered appropriate and will have an acceptable level of effects in the Rural Zone.

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

An assessment of the project in relation to any relevant national policy statements or environmental standards are yet to be completed. Such an assessment will be undertaken once the land/project locations are acquired.

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes. It will provide recognition of the significance of this marae and papakāinga rebuild and enable a faster process to be completed due to the truncated process the Fast-track Bill provides for and reflected in its purpose – 'to provide a fast-track decision-making process...'.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

This project should not adversely impact the efficient operation of the fast-track process.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

Yes. The five councils (including the Hastings District Council and Hawke's Bay Regional Council) along with the post settlement governance entities in Hawke's Bay are members of Matariki – the Hawke's Bay Regional Development Forum that provides regional governance for the recovery of Hawke's Bay from the impacts of Cyclone Gabrielle. They have established the Hawke's Bay Regional Recovery Agency (HBRRRA) which is responsible for coordinating planning and prioritisation for the recovery. The Agency has developed, and Matariki has approved, the Cyclone Gabrielle 2023 Te Matau-a-Māui Hawke's Bay Regional Recovery Plan, dated 30 September 2023.

<https://www.hawkesbayrecovery.nz/assets/Uploads/FINAL-Hawkes-Bay-Regional-Recovery-Plan.pdf>

That plan identifies the region's top priorities for recovery at pp 56-57 including:

(a) (at para 9) Work in partnership with iwi/Māori...to help ensure adequate provision of additional housing in the short term and address housing inequities in the medium to longer term. In areas of Hawke's Bay there was a shortage of housing pre-Cyclone that has been exacerbated by Cyclone Gabrielle. Warm, dry, quality housing is a critical requirement for people's wellbeing and providing housing solutions is an important enabler of wider recovery decisions.

(b) (at para 13) Support Māori initiatives and partners to deliver recovery solutions 'by Māori for Māori' including support for communities undertaking the restoration of the mana and mauri of marae....this priority recognises the vital importance of Marae as hubs for community wellbeing (as well as response and recovery)...

The above HBRRRA plan references the Takiwā o Maungaharuru-Tangitū Trust Locality Plan, Hawke's Bay Cyclone Gabrielle Recovery April 2023 -

[https://tangoio.maori.nz/wp-content/uploads/2023/05/MTT\\_Locality\\_Plan\\_version-1.2\\_compressed.pdf](https://tangoio.maori.nz/wp-content/uploads/2023/05/MTT_Locality_Plan_version-1.2_compressed.pdf). That locality plan identifies the rebuild of Marae and papakāinga as two of its top five priorities (at pp 6).

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Clause 17 of the Fast-track Bill allows the Ministers to consider a number of matters when deciding if there are significant regional or national benefits from a project. Relevant to this project is that it will 'support... resilience and recovery from natural hazards' as it will:

(a) provide a resilient location that is not classified as unsafe for residential use due to the risk of flooding for both the Marae and papakāinga, (b) aid in recovery from the Cyclone Gabrielle natural hazard as it will ensure displaced whānau can be relocated from areas where there is an unacceptable risk of flooding and risk to life, to warm, safe and dry homes on suitable land within the takiwā, (c) will aid in recovery from the Cyclone Gabrielle natural hazard as it will re-establish the marae, a key hub for the Maungaharuru-Tangitū Hapū to undertake cultural activities and tikanga. The Hapū are estimated to be in excess of 9,000 members with 6500 members currently registered with MTT.

It will also 'address housing needs' as it will allow whānau to re-establish a home within the takiwā and move out of the temporary emergency accommodation they are currently occupying post Cyclone Gabrielle.

The Marae is also regionally significant because Tangoio Marae was the only Marae of the collective of Hapū that MTT represents and is a central and essential community facility for the Hapū members represented by MTT.

Further, section 6(e) of the RMA suggests that this project could also be a matter of national significance as it provides that matters of national importance include:

"the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:"

Rebuilding the Marae and papakāinga will provide for the relationship of the Hapū with their ancestral lands, water, sites, waahi tapu and other taonga. This will practically and equitably address 'intergenerational wellbeing' and ensure these relationships are preserved so that the Hapū can continue to practice kaitiakitanga over their land, water and taonga.

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

The papakāinga project will increase the supply of housing by rebuilding those destroyed by Cyclone Gabrielle, and it will also address housing needs for those who had their homes destroyed by Cyclone Gabrielle and are currently residing in temporary emergency accommodation and will enable Māori to express and practice their cultural traditions. The project will provide rebuilt papakāinga for a minimum of approximately 44 affected residents, from 12 impacted homes.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

NB: the below response is commercially or otherwise sensitive in nature, and I specifically object to it being released. It should remain CONFIDENTIAL.

The project will span an estimated 4 years from 2024 to completion in 2027 with costs estimated to be in excess of \$50m involving technical advisors and construction related firms.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not applicable.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Not applicable.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

No

Please explain your answer here:

Not applicable.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project is necessitated by devastation and loss from Cyclone Gabrielle affecting Tangoio Marae and papakāinga at Tangoio, Arapawanui and Te Waiohinga (Esk Valley). The goal of the project is to rebuild the destroyed Marae and papakāinga in areas within the MTT takiwā which are safer from natural hazards, in particular, flooding. This requires undertaking the project in areas away from current (or previous) sites have been determined as Category 3, being areas most at risk due to the intolerable risk of injury or death and very significant and regular damage to property from future flooding (which cannot be mitigated). This project is a form of managed retreat. MTT and the Hapū have engaged in Dynamic Adaptation Policy Pathways for over a decade to explore adaptation options for Tangoio Marae which was in a well-known flood hazard area. For a summary of the work that has been undertaken refer to Takiwā o Maungaharuru-Tangitū Trust Locality Plan, Hawke's Bay Cyclone Gabrielle Recovery April 2023 - pp 59-61 [https://tangoio.maori.nz/wp-content/uploads/2023/05/MTT\\_Locality\\_Plan\\_version-1.2\\_compressed.pdf](https://tangoio.maori.nz/wp-content/uploads/2023/05/MTT_Locality_Plan_version-1.2_compressed.pdf)

Will the project address significant environmental issues?

Yes

Please explain your answer here:

'Environment' is defined in the RMA to include 'natural and physical resources' and the 'social, economic,...and cultural' conditions which affects those resources. Here, Hapū members represented by MTT have been displaced into temporary emergency housing due to a natural hazard (flooding) and the Marae destroyed. This is a significant environmental issue for MTT and the Hapū – rebuilding the Marae and the papakāinga will address that issue.

Is the project consistent with local or regional planning documents, including spatial strategies?

Not Answered

Please explain your answer here:

An assessment of the project in relation to the relevant planning documents and strategies are yet to be completed. Such an assessment will be undertaken once the land/project locations are acquired.

Anything else?

Please write your answer here:

No.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The purpose of the project is to move the Marae and papakāinga away from areas which are affected by climate change and natural hazards (flooding).

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Not applicable.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Tania Marama Petrus Hopmans

Important notes