

TOLLEMACHE CONSULTANTS LTD.

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Te Tumu: Fast Track referral application

Summary of Consultation

The project has involved extensive engagement and consultation with landowners, stakeholders and community over a long and sustained period of time.

The submitter commenced their planning and design in 2004. Subsequent iterations of SmartGrowth have proposed Te Tumu as a growth area for Tauranga (2013, 2018, 2023).

The key outcome from this is that Te Tumu is identified as a key priority area for growth in the region. It is the largest growth area and Tauranga is dependent on it occurring. The identification of Te Tumu has led to its inclusion in the Regional Policy Statement, Long Term Plan, Regional Transport Plan, District Plan, and resulted in the Te Tumu structure plan process led by the City Council.

Since 2017 the Council has led structure planning and stakeholder and community engagement. This has involved parties including Central Government agencies (for example Waka Kotahi, Ministry of Education), the regional council, the Te Tumu landowners (including Māori landowners), the neighbouring Papamoa East community and Mana Whenua. This has been a partnership between the landowners and Council, with each contributing to the costs associated with the structure plan.

A significant outcome is the consultation with Mana Whenua. This is both at a landowner, hapu, iwi and kaitiaki level. Detailed cultural values assessments and technical studies, along with hui have guided the structure plan.

Te Tumu has a long and important history. It is part of a Māori tradition of coastal and river settlement of the Bay of Plenty. There are traditions of arrival, settlement, occupation, and resource use over many centuries at Te Tumu. Te Tumu was settled during the time of Ngamarama, then Takitimu and succeeded by the arrival of Te Arawa descent groups Waitaha and Tapuika. For a time, Ngai Te Rangi and Ngati Pukenga occupied these areas before Te Arawa hapu re-occupied this part of the coastline including Maketu.

The ownership, sites of significance of Māori and archaeological features illustrate the importance of Te Tumu to Mana Whenua. As proponents of Te Tumu, Tauranga City Council (TCC) established a Te Tumu Tangata Whenua Working Party (TTWP) in 2017 made up of representatives from the identified iwi and hapu who have connections to the Te Tumu Urban Growth Area.

TCC held a series of hui from August 2017 to June 2019 with the TTWP, iwi & hapu, the SmartGrowth Combined Tangata Whenua Forum (CTWF; made up of 24 iwi and hapū representatives), the Tauranga

Moana Tangata Whenua Collective (now known as Te Rangapū Manawhenua o Tauranga Moana), Te Maru o Kaituna (TMoK) and the SmartGrowth Leadership Group (SLG) four Tangata Whenua Reps. The TTWP did not continue engaging while the TK14 Trust and its owners worked through its own engagement.

The TCC 11 September 2023 Council Meeting papers noting the following:

25. *The structure planning and rezoning of Te Tumu has been underway since 2017, originally with the aim of housing development commencing in 2021. The project has faced a number of challenges and delays most notably in respect of:*
- *Differing aspirations of Māori landowners and their Trustees including the ability to deliver infrastructure through Māori land.*
 - *The views of iwi and hapu on the appropriateness of urban development within Te Tumu.*
28. *Iwi and hapu engagement recently recommenced following an extensive pause, at their request while the TK14 Trust moved through internal processes with their landowners. Many Tangata Whenua continue to hold a strong view urban development within Te Tumu is not appropriate. This view is held despite the TK14 Trust gaining a majority mandate from its beneficial owners to negotiate the delivery of infrastructure corridors with TCC.*

In the context of the above background, at the 25 October 2023 hui between the TK14 Trustees and the TCC Commissioners the Trustees proposed that the Tangata Whenua Engagement could be led by TK14. TK14 supported by TCC are recommencing Tangata Whenua Engagement.