

FOR INFORMATION



CONCEPT DEVELOPMENT

## CULTURAL CONTEXT

The below section of the report provides a brief overview of the project site's cultural context and significance to Ngā Pōtiki.

### OUR TAKIWĀ (AREA OF INTEREST)

The Ngā Pōtiki area of interest extends along the coast from Parakiri (Ōmanu Beach) to Wairākei. It extends in a straight line inland to Kōpūāroa, Ōtawa maunga, Te Kaiate Stream, follows Te Awa o Waitao (and catchments) directly across to Ōruamatua and to Kainohu (Te Manga) and back to Parakiri on the coast. The area is inclusive of Ōtara maunga and Te Rae o Pāpāmoa. Our inland boundary is largely defined by our significant landmarks, predominantly our maunga (mountains).

This includes Ōtawa, Kōpūkairoa, Kaiwha, Mangatawa and Te Rae o Pāpāmoa. Areas of historical and cultural significance The area, inclusive of Mangatawa, Kairua, Ōwharo, Waitao and the Pāpāmoa hills, has a very long and important cultural history.

It was on Mangatawa some 900 years ago that Tamatea-arikinui, the famed leader of Takitumu waka planted the second mauri from Hawaiki on its slopes in the form of wharawhara flax. The first mauri was a stone he brought from Hawaiki which he laid at Tirikawa (at the foot of Mauao).

### THE LEGEND OF MANGATAWA

*The following is a traditional Ngā Pōtiki story which acknowledges significant places and areas within our takiwā:*

Long, long ago, a whale and her baby swam into the Tauranga Harbour. They swam through the entrance, past Mauao (Mt Maunganui) and Te Moutere o Matakana to Te Papa (Tauranga). They decided to venture further into the harbour, so they swam up past Te Papa and Matapihi toward Maungatapu. Once there, they found the water getting shallower, so they decided to return to deeper water. However, instead of swimming back out through the entrance, they turned and headed into the Rangataua arm of the harbour between Matapihi and Maungatapu. They struggled over the mudflats of Rangataua, trying to find a way back to the open sea. They knew which direction the ocean lay; they could hear the sound of the waves pounding on to



## CULTURAL CONTEXT

the beach at Ōmanu and Pāpāmoa. Tired and thirsty, they stopped at 'Karikari' on the eastern shore of Rangataua to drink from a spring. They did not know that the spring was magic and that drinking from the spring would turn them into stone. They began to drink. Suddenly all life departed from them. They both became fixed with the mother whale gazing northward out to the sea and the baby whale nestled beside her. The father whale came in search of his family. He saw that they had turned to stone. He too, drank from the spring and became fixed behind the mother and baby whale, and is known as 'Kōpūkairoa'. The mother whale, 'Mangatawa', lies at the southern end of Rangataua Bay with the baby whale, 'Hikurangi', nestled beside her. There is a spring at the base of 'Mangatawa'. Sometimes the water flowing from it is quite white, and it is said to be the milk of the mother whale or 'Te Waiū o te Tohorā'. Mangatawa rests there as a guardian of the people of Tauranga Moana and Te Arawa." *Mangatawa Pāpāmoa Blocks Inc1 website*

### PĀPĀMOA / TE TUMU

Ngā Pōtiki have been occupying this area since the migration of our eponymous ancestor Tamapahore and his whānau to Pāpāmoa. Settlements were established along our coastal areas, including the estuary, and at Mangatawa, Kairua and Te Rae o Pāpāmoa (all of which overlook our coastal and estuarine waters). Many Ngā Pōtiki customs, traditions and ancestral lands have suffered to provide for modern public needs, including quarrying for Port of Tauranga and roading, train tracks, water reservoirs as well as the former landfill and sewerage ponds, all of which are on Ngā Pōtiki Maori land. Pāpāmoa is an area of significant growth within our takiwā.

### NGĀ PAE MAUNGA O NGĀ PŌTIKI (INCL. PĀPĀMOA HILLS)

Our inland boundary is largely defined by our significant landmarks, predominantly our maunga (mountains). This includes Ōtawa, Kōpūkairoa, Kaiwha, Mangatawa and Te Rae o Pāpāmoa. The Pāpāmoa Hills Regional Park has both significant cultural and recreational values and is also used for livestock grazing. Nearby Summerhill Park is also used for mountain biking. Kōpūkairoa is a significant landmark to Ngā Pōtiki, which is currently the site of a VHF transmitter.

Our way of life, customary resources and cultural heritage continue to be under threat from urban development.

Comprehensively master planned development projects such as this Tara Road Development will serve to reconnect our people with their traditional rohe and incorporate residential, environmental, economic, culturally expressive and adaptable opportunities to house, employ, sustain and reconnect our people with this unique part of Tauranga Moana.

### TE TĀHUNA O RANGATAUA

**Kia marama taku titiro ki Tauranga**

**Ko Rangihouhiri, Ko Ranginui**

**Kei Rangataua, Ko Tamapahore**

**Ngā Pāpaka o Rangataua**

**He paruparu te kai**

**He taniwha ngā tāngata**

Keenly I look across to Tauranga

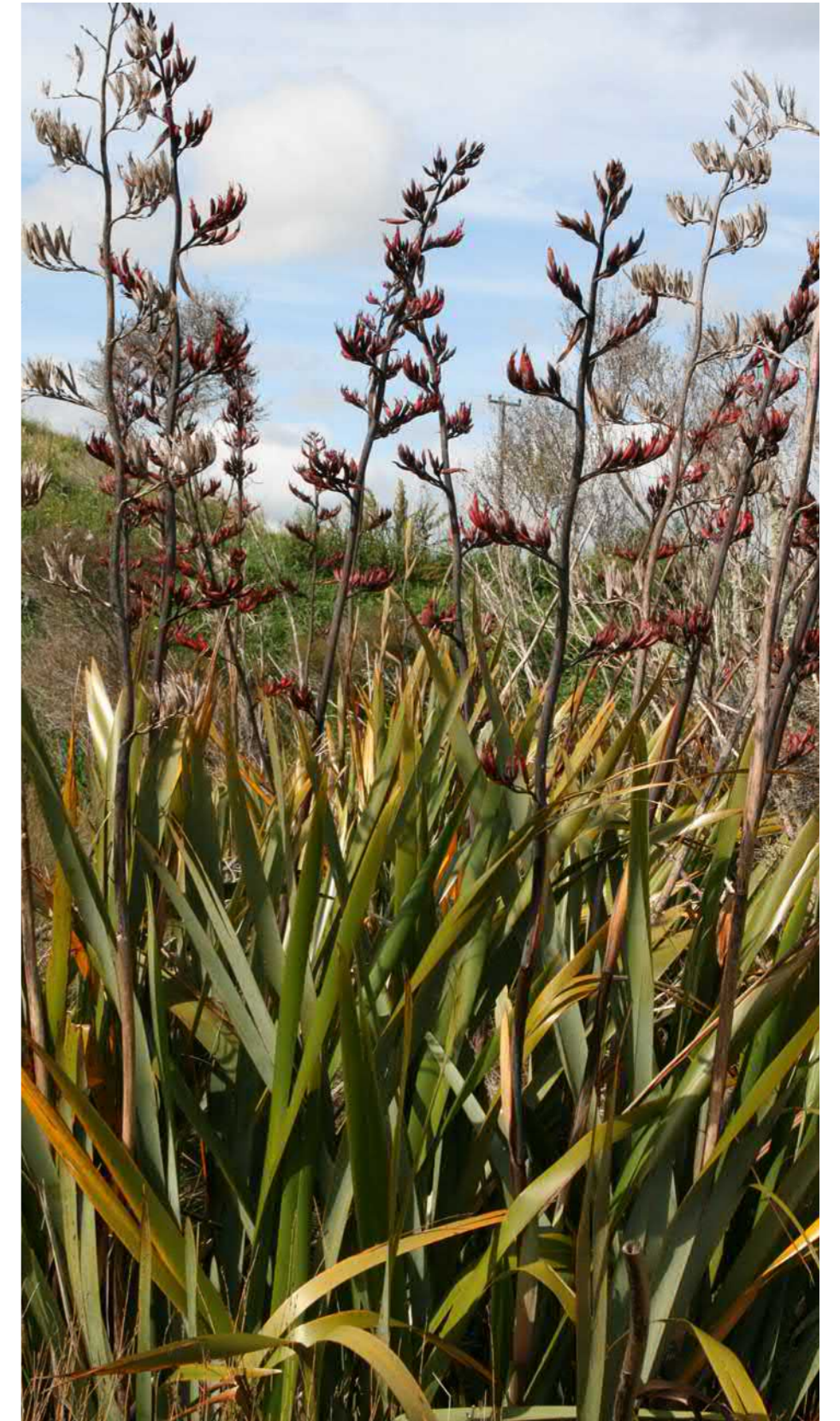
There dwells Te Rangihouhiri and Ranginui

Over at Te Tāhuna o Rangataua dwells Tamapahore

The crabs of Rangataua

They eat mud, and have the boldness of demigods

Te Tāhuna o Rangataua is our pātaka kai and a source of our cultural identity. This is well documented within waiata, multiple Waitangi Tribunal Claims (e.g. WAI 215) and most recently, within the Statement of Association (Appendix 1) within our Deed of Settlement.



## CORE DESIGN PRINCIPLES

In order to develop a culturally appropriate, resilient and adaptable concept master plan for the Tara Road Development project, we have chosen to adopt the recently released core design principles developed for **Ngā tohutohu hoahoa ā-motu mō te wharenoho mātoru-waenga: National medium density design guide**. This document was prepared by Boffa Miskell Limited for the Ministry for the Environment and released in 2022.

(Ministry for the Environment. 2022. Ngā tohutohu hoahoa ā-motu mō te wharenoho mātoru-waenga: National medium density design guide. Wellington: Ministry for the Environment.)

This approach ensures that our project proposal fully aligns with the latest Central Government guidance and New Zealand urban design best practice. It further provides a design case which can easily be tested and reviewed against the outcomes sought within the latest national guidance document for medium density housing.

### Fit within the wider natural, cultural, and urban landscape:

- Understand the interwoven relationships of a place by responding to the wider social, cultural, and environmental context.
- Acknowledge and recognise the importance of local traditional knowledge identifying, protecting, enhancing, and contributing to the values and aspirations of tangata whenua (people of the land).
- Acknowledge the city/town/neighbourhood scale and street setting, contributing to the enhanced quality of the future environment and supporting tools and plans for tangata whenua and the wider community.
- Contribute to a positive public perception of medium-density housing by developing attractive and quality environments

### Develop housing and access solutions that provide for the needs of residents:

- Understand and respond to the wider housing needs of the community.
- Design developments with whānau in mind, by considering residents' accessibility to public transport, or their convenience to local education, employment, recreational and community services, to help inform the transport options provided.
- Design houses that provide for day-to-day living of all residents, which incorporates the needs of an aging population, young children and disabled people (ie, universal design).
- Contribute to housing solutions that cater for diversity, accessibility, and for small and large family and non-family households.

### Contribute to healthy and safe communities and homes:

- Support day-to-day social interaction with those using streets and parks, while allowing residents and neighbours to seek privacy when desired.
- Recognise the importance of hauora (health and wellbeing) through multi-generational and intergenerational living, and the need to meet different cultural lifestyles.
- Support the comfort and health of residents by providing warm, dry, well-ventilated, and accessible homes.
- Recognise the importance and vitality of whānau (family) and mauri (life force) to cater for overall health, wellbeing, and identity.

### Encourage sustainable design that minimises impacts on the natural environment:

- Understand the significance of kaitiakitanga (guardianship) to inform the inter-connected design of housing, communal facilities, food production, and natural habitats.
- Acknowledge and consider important knowledge and values of mana whenua (Māori who have retained authority over their land or territory), understanding the interwoven nature of environmental and cultural systems.
- Acknowledge wider climate and other environmental qualities that can support sustainable design, respond to the challenges of climate change, and is resilient to natural hazards.
- Incorporate passive design techniques to reduce energy usage and greenhouse gas emissions, apply water sensitive design, minimise waste, and support sustainable transport modes like walking, cycling and public transport.

# RESIDENTIAL RULE FRAMEWORK COMPARISON

# COMPARISON OF GENERAL RESIDENTIAL PROVISIONS IN TAURANGA

FOR INFORMATION

Provisions	Single House/General Residential		Medium Density (or Nearest Equivalent) Residential	
	Current	Proposed	Current	Proposed
Dwellings Permitted (Max)	1	3	2	3
Building Height (Max)	9m	11m	9m	11m + 1m (for pitched roof)
Height in Relation to Boundary (Max)	2.7m + 45° to 55°	6m + 60°	2.7m + 45° to 55°	4m + 60°
Setbacks (Min)	Front 3m Side/Rear 1.5m	Front 2.5m Side/Rear 1m	Front 3m Side/Rear 1.5m	Front 1.5m Side 1m Rear 1m (excluded on corner sites)
Building Coverage (Max)	45% - 55% (Site Area Dependent)	50%	Up to 500m <sup>2</sup> - 55% Over 500m <sup>2</sup> - 45%	50%
Landscaped Area/Permeable Surface (Min)	/	/	/	20%
Impervious Coverage (Max)	70%	60%	/	60%
Outdoor Living Space (Min) (D) - Dimension (GF) - Ground Floor (UF) - Upper Floor	50m <sup>2</sup>	15m <sup>2</sup> + 3m (D) (GF) 8m <sup>2</sup> + 1.8m (D) (UF)	50m <sup>2</sup> + 4 X 3m (D) (GF) 12m <sup>2</sup> (UF)	20m <sup>2</sup> + 3m (D) (GF) 8m <sup>2</sup> + 1.8m (D) (UF)
Outlook Space (Min)	/	Principle Living Room - 3m X 3m All other Habitable Rooms - 1m X 1m	/	Principle Living Room - 4m X 4m All other Habitable Rooms - 1m X 1m
Windows to Street (Min)	/	/	/	20%



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DRAFT MASTERPLAN



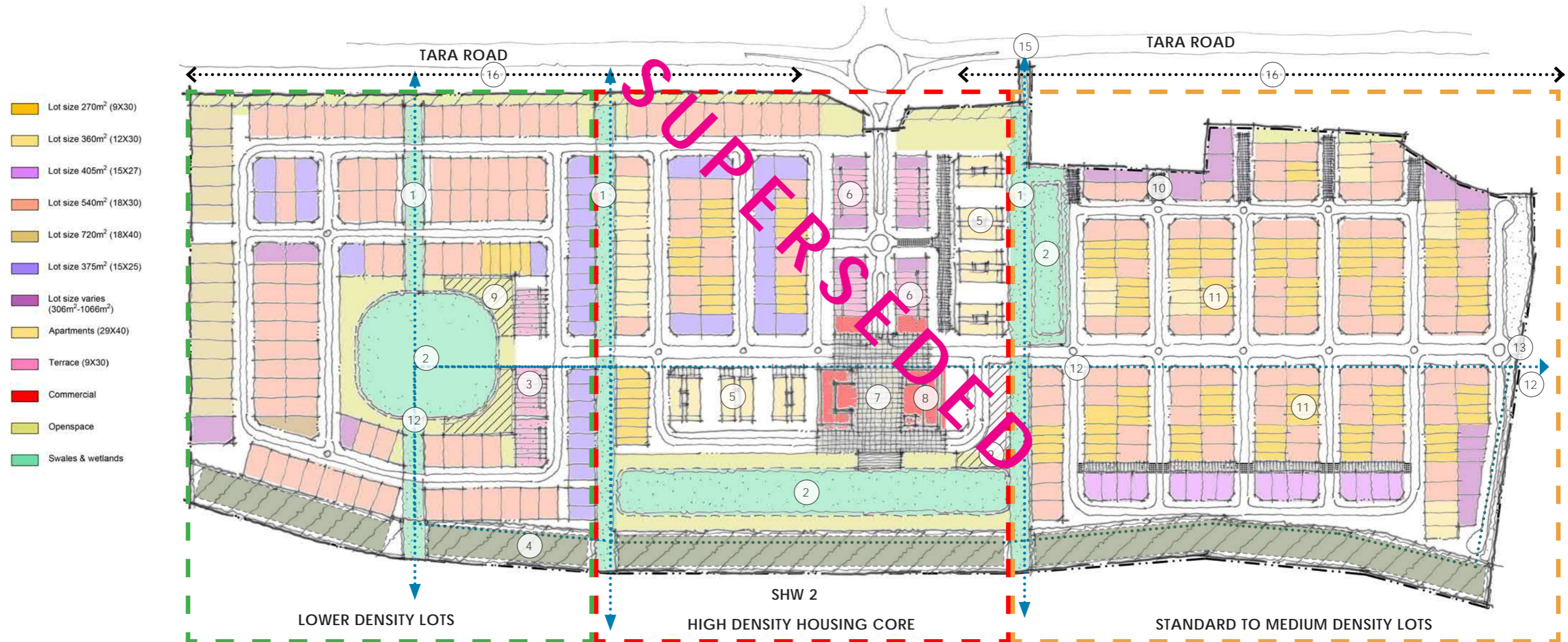
# CONCEPT MASTER PLAN

VERSION 1 - SUPERCEDED

FOR INFORMATION

## KEY

- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Stormwater swale  | 5. Three-storey apartment units                    | 9. Playground / nature play                              | 12. Shared path network  | 15. Potential signalised pedestrian crossing to Gordon Spratt Reserve |
| 2. Stormwater wetland  | 6. Three-storey terrace house units                | 10. Shared space laneways (home zones / woonerf streets) | 13. Potential vehicle & multi-modal transport entry/exit point | 16. Potential external shared paths linked to TCC path network        |
| 3. Two-storey terrace housing                                    | 7. Central shared space market square / atea space | 11. Duplex housing clusters (single/double storey)       | 14. Lookout deck over wetland area                             |   |
| 4. Planted visual & acoustic mitigation bunds along TEL motorway | 8. Commercial core                                 |  |  |   |



DRAFT MASTERPLAN | SCALE 1:2000@A1, 1:4000@A3 | AUGUST 2022



# CONCEPT MASTER PLAN

VERSION 2 - SUPERCEDED

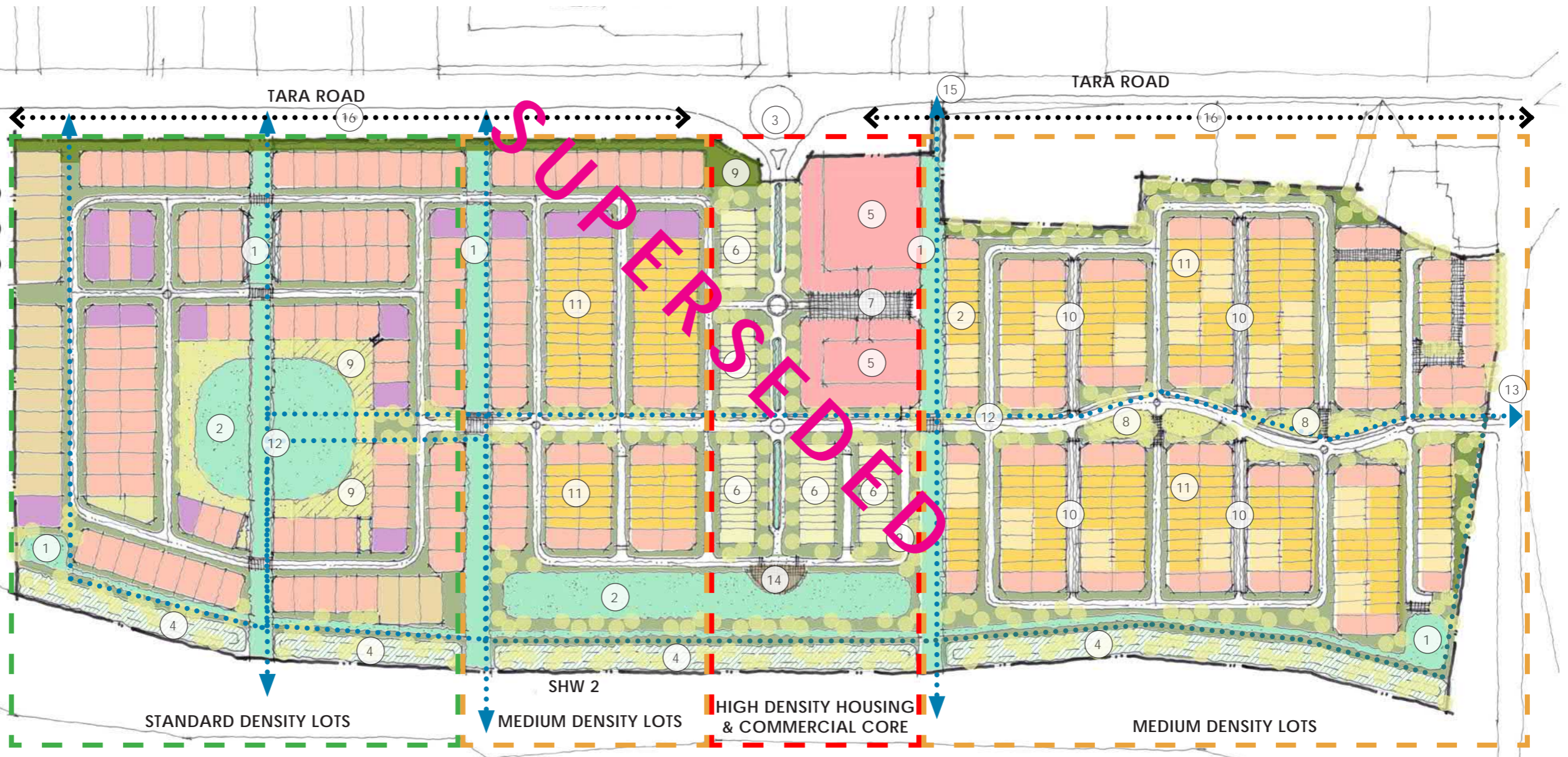
FOR INFORMATION

## KEY

- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Stormwater swale  | 5. Commercial area (19680 m <sup>2</sup> )         | 9. Playground / nature play                              | 12. Shared path network  | 15. Potential signalised pedestrian crossing to Gordon Spratt Reserve |
| 2. Stormwater wetland  | 6. Three-storey terrace houses                     | 10. Shared space laneways (home zones / woonerf streets) | 13. Potential vehicle & multi-modal transport entry/exit point | 16. Potential external shared paths linked to TCC path network        |
| 3. Main entrance   | 7. Central shared space market square / atea space | 11. Duplex housing clusters (single/double storey)       | 14. Lookout deck over wetland area                             |   |
| 4. Planted visual & acoustic mitigation bunds along TEL motorway | 8. Liner park space with fitness trail             |  |  |   |

## LEGEND

- 260 Lot size 252m<sup>2</sup> (9X28)
- 54 Lot size 336m<sup>2</sup> (12X28)
- 189 Lot size 504m<sup>2</sup> (18X28)
- 18 Lot size 720m<sup>2</sup> (18X40)
- 18 Lot size various (500m<sup>2</sup> - 1000m<sup>2</sup>)
- 55 3 Level terrace houses
- Commercial
- Openspace
- Swales & wetlands
- Native trees



DRAFT MASTERPLAN | SCALE 1:2000@A1, 1:4000@A3 | SEPTEMBER 2022



# CONCEPT MASTER PLAN

VERSION 3 - SUPERSEDED

FOR INFORMATION

## KEY

- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Stormwater swale  | 5. Commercial area (11900 m <sup>2</sup> )         | 9. Playground / nature play                              | 12. Shared path network  | 15. Potential signalised pedestrian crossing to Gordon Spratt Reserve |
| 2. Stormwater wetland  | 6. Two/three-storey terrace houses                 | 10. Shared space laneways (home zones / woonerf streets) | 13. Potential vehicle & multi-modal transport entry/exit point | 16. Potential external shared paths linked to TCC path network        |
| 3. Main entrance   | 7. Central shared space market square / atea space | 11. Duplex housing clusters (single/double storey)       | 14. Lookout deck over wetland area                             |   |
| 4. Planted visual & acoustic mitigation bunds along TEL motorway | 8. Liner park space with fitness trail             |  |  |   |

## LEGEND

- 284 Lot size 252m<sup>2</sup> (9X28)
- 54 Lot size 336m<sup>2</sup> (12X28)
- 85 Lot size 504m<sup>2</sup> (18X28)
- 31 Lot size 3000m<sup>2</sup> (75X40)
- 76 Two/three storey terrace houses
- Commercial (11,900m<sup>2</sup>)
- Parks & reserves
- Swales & wetlands
- 530 Total Lots



DRAFT MASTER PLAN | SCALE 1:2000@A1, 1:4000@A3 | NOVEMBER 2022



# CONCEPT MASTER PLAN

VERSION 4 - CURRENT

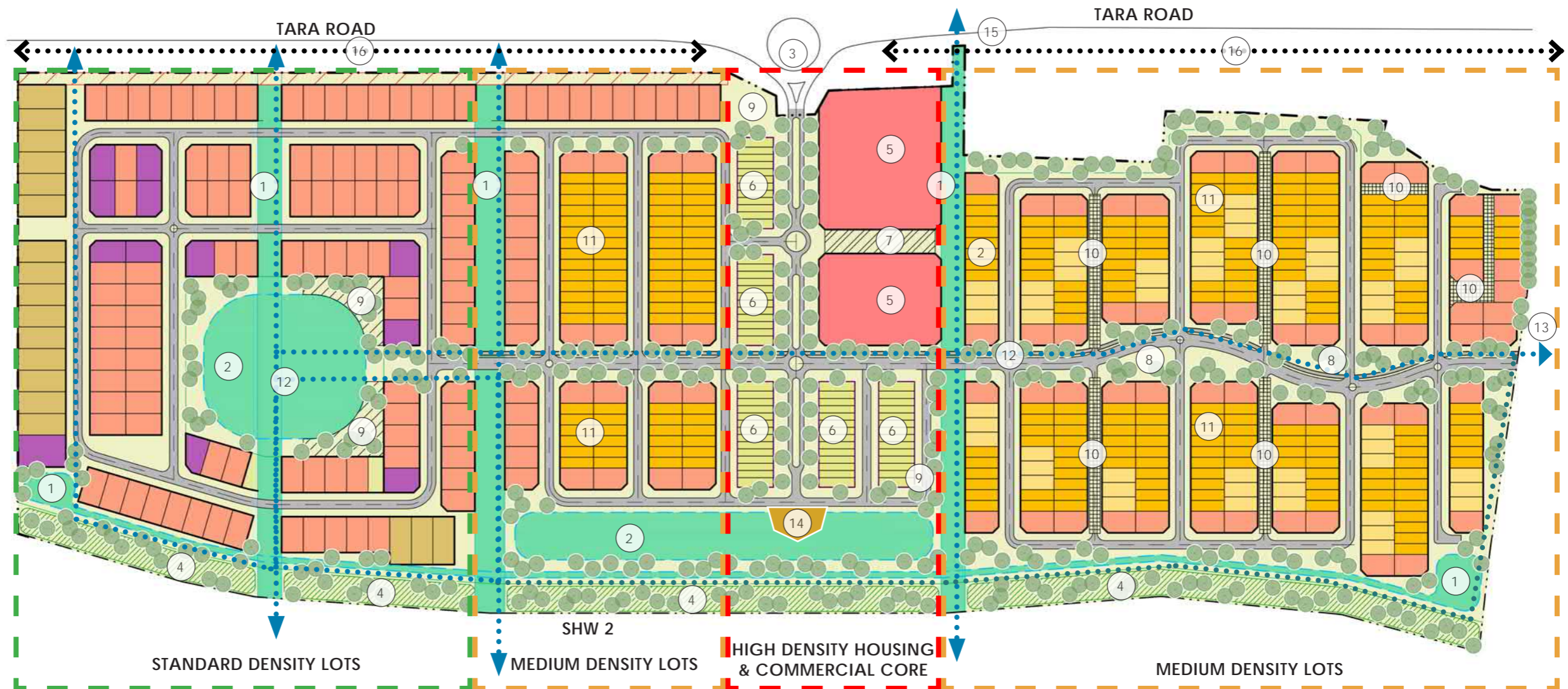
FOR INFORMATION

## KEY

- |  |  |  |  |   |
|--|--|--|--|---|
| 1. Stormwater swale  | 5. Commercial area (19680 m <sup>2</sup> )         | 9. Playground / nature play                              | 12. Shared path network  | 15. Potential signalised pedestrian crossing to Gordon Spratt Reserve |
| 2. Stormwater wetland  | 6. Three-storey terrace houses                     | 10. Shared space laneways (home zones / woonerf streets) | 13. Potential vehicle & multi-modal transport entry/exit point | 16. Potential external shared paths linked to TCC path network        |
| 3. Main entrance   | 7. Central shared space market square / atea space | 11. Duplex housing clusters (single/double storey)       | 14. Lookout deck over wetland area                             |   |
| 4. Planted visual & acoustic mitigation bunds along TEL motorway | 8. Liner park space with fitness trail             |  |  |   |

## LEGEND

- 260 Lot size 252m<sup>2</sup> (9X28m)
- 54 Lot size 336m<sup>2</sup> (12X28m)
- 195 Lot size 504m<sup>2</sup> (18X28m)
- 18 Lot size 720m<sup>2</sup> (18X40m)
- 12 Lot size varies from 500m<sup>2</sup> - 1000m<sup>2</sup>
- 66 2 Level terrace houses
- Commercial area
- Open space / parkland
- Swales & wetlands
- Native trees

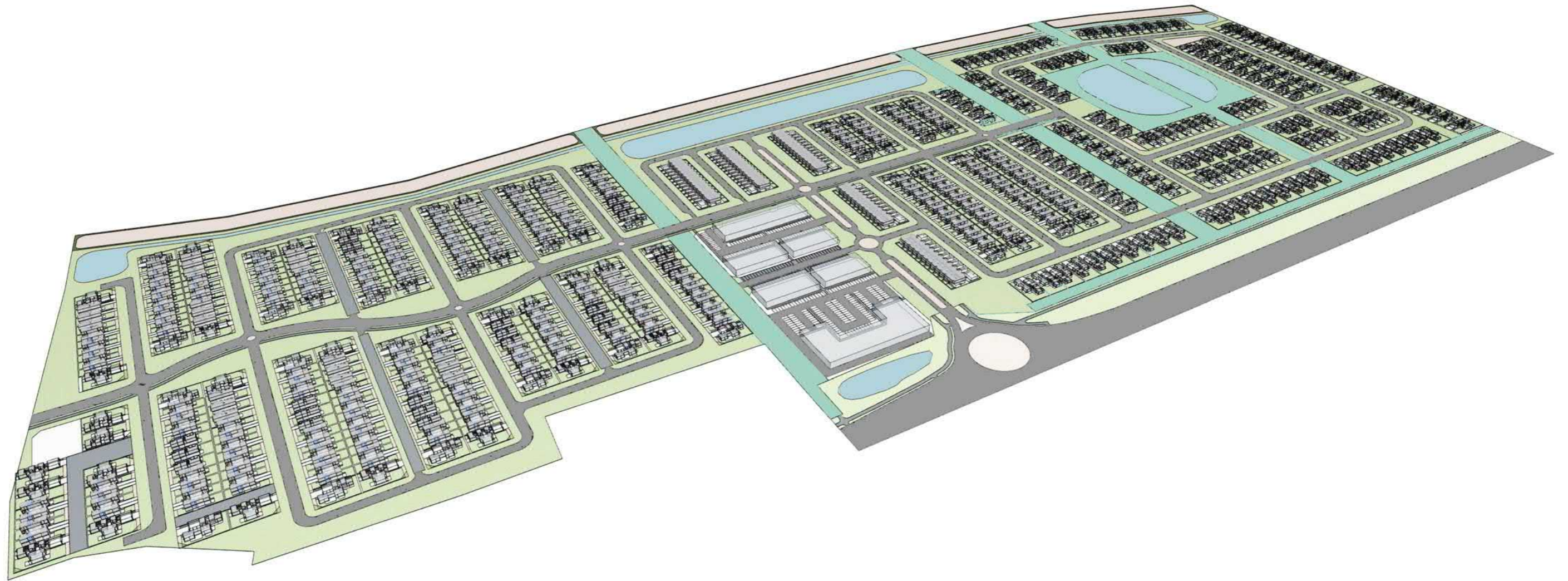


FINAL CONCEPT MASTERPLAN | SCALE 1:2000@A1, 1:4000@A3 | FEBRUARY 2023



# BIRDS EYE VIEW OF CONCEPT MASTER PLAN

FOR INFORMATION



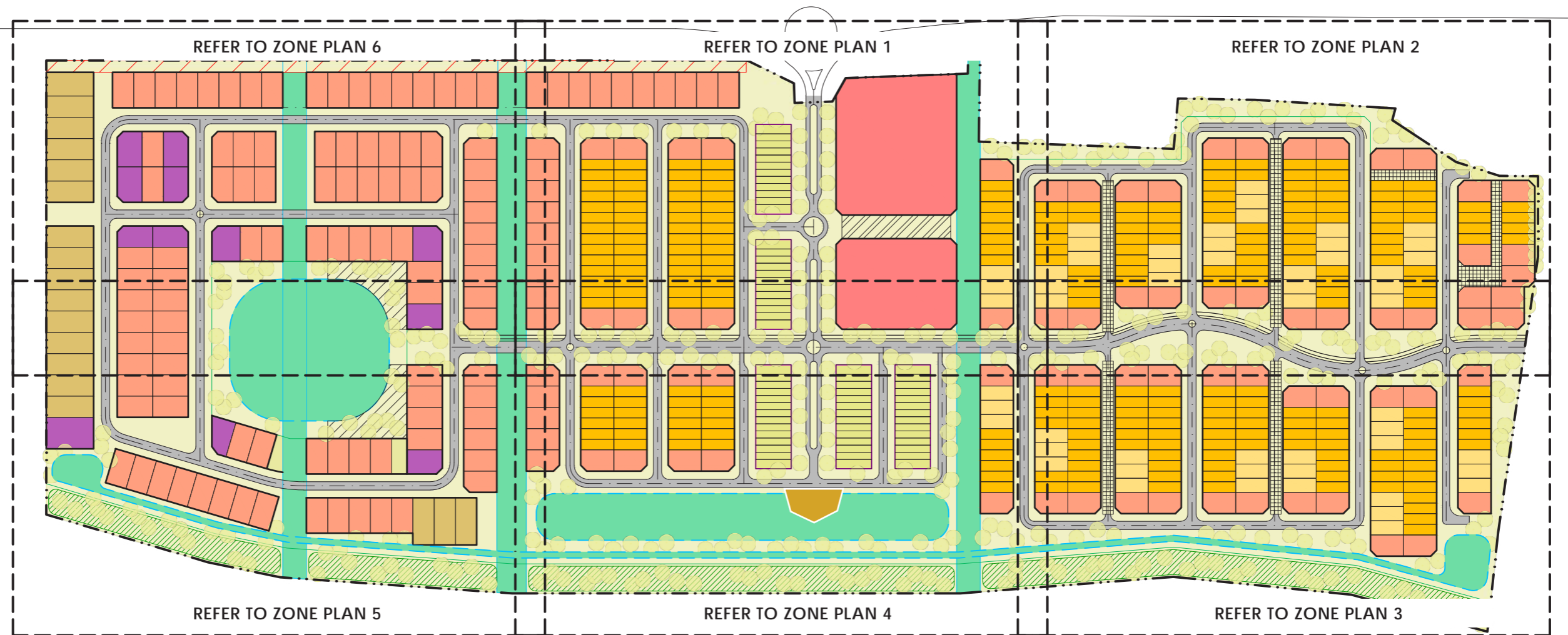
NOT TO SCALE | FEBRUARY 2023



# CONCEPT MASTER PLAN ZONE PLAN LOCATIONS

VERSION 4 - CURRENT

FOR INFORMATION



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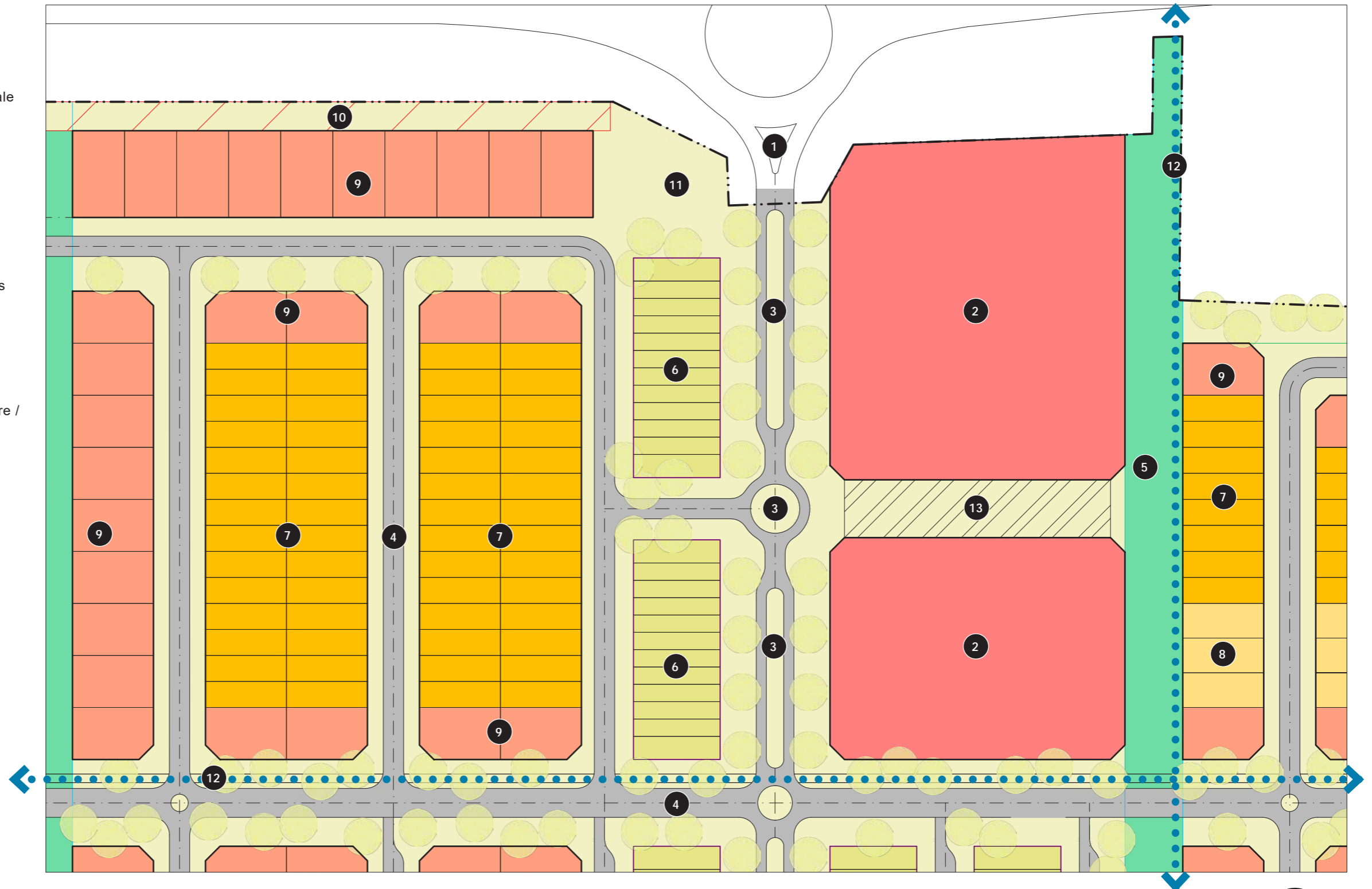


# ZONE PLAN 1

FOR INFORMATION

KEY

- 1. Main entry from Tara Road
- 2. Commercial zone
- 3. Central boulevard with planted swale
- 4. Primary & secondary road network
- 5. Stormwater wetlands and swales
- 6. 3-storey terrace housing lots
- 7. Medium-density duplex lots
- 8. Free-standing medium-density lots
- 9. Larger free-standing residential lots
- 10. 10m wide noise and visual buffer
- 11. Entry reserve and playground
- 12. 3m wide shared path network
- 13. Central shared space market square / atea space



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023

