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**CULTURAL EFFECTS ASSESSMENT REPORT:  
VACO INVESTMENTS - WAIPU GATEWAY PROPOSAL**

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*This Cultural Effects Assessment Report ("the Report") has been commissioned by Vaco Investments Ltd ("Vaco") and undertaken by Patuharakeke Te Iwi Trust Board ("PTB") in relation to the proposed "Waipu Gateway" development incorporating subdivision, a new BP service station, food retail, and commercial facilities at 47 Millbrook Road, Waipu. The Report has been prepared in contemplation of Vaco making an application for resource consents necessary to enable its proposal, and is able to be relied upon for that purpose.*

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## **1. PURPOSE OF THIS PAPER**

- a) To present a ‘Patuharakeke Cultural Effects Assessment’ (CEA) to PTB Board for their approval prior to presentation to Vaco.
- b) To provide a set of recommendations from the hapū to Vaco and the consent authorities arising from the PTB Effects Assessment and the review of the supporting documentation supplied.

*Note: At the time of writing, PTB are awaiting updated information on water/stormwater management as well as the outcome of any discussions with Te Parawhau. Therefore this report should be treated as an INTERIM report only and we reserve the right to amend or update the report and its findings. Further, provision of this report does not preclude PTB making a submission/participating in resource consent hearings in relation to this proposal.*

## **2. INTRODUCTION**

Vaco is seeking resource consent to establish the Waipu Gateway development on the corner of Millbrook Road and SH1 at Waipu (47 Millbrook Road). The applications include an initial 2 lot subdivision of the parent lot, a new BP service station, fast food restaurants/ food retail, and commercial facilities. A subsequent 3 stage subdivision is proposed around the approved development.

Vaco began engaging with Mana Whenua through PTB in late 2022 through their planners, Mt Hobson Group, and have agreed a Terms of Reference which recommends a pathway for engagement and input, to identify any cultural values associated with the site and an assessment of effects on those values.

### **2.1 Outline of the Proposal**

The location of the proposed Waipu Gateway Service Centre is at the intersection of State Highway 1 and Millbrook Road, Waipu. The proposed service centre aims to cater for the commercial needs of the travelling public and the surrounding rural area and is designed to include a wide range of activities from light industrial/commercial activities (eg. storage, warehousing etc), trade and retail activities (eg. service stations, garden centres; food retail etc); small scale commercial services (eg. childcare centre, real estate agency); and food and beverage activities (eg. cafes, fast food outlets with drive through facilities).

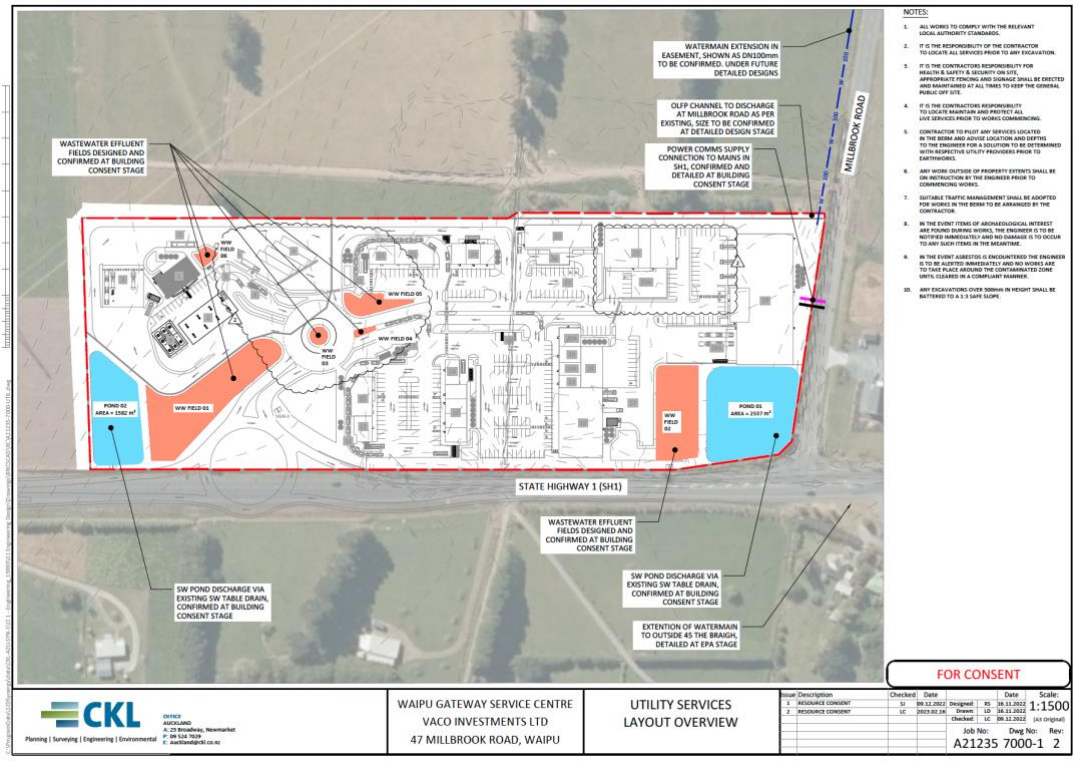


Figure 1 – Services Plan

**3. CULTURAL VALUES AND EFFECTS ASSESSMENT METHODOLOGY**

Cultural effects on Māori (and their values, culture and taonga) are not defined in the Resource Management Act 1991 (RMA) and have generally been poorly defined in terms of best practice. This lack of definition has often meant that “cultural effects” are narrowly scoped and “pigeon-holed” or reduced as matters relating only to wāhi tapu or heritage seen in a “past tense” sense rather than understanding its continuous nature incorporating current events or activities as well as past. While these matters are critically important, they are only a sub-set of all the effects that a proposal might have on tangata whenua, their values and environmental concerns. PTB have reviewed and assessed the application material based on the cultural safeguards of the RMA. Therefore, the relationship of Patuharakeke was considered against the various categories listed in sections 6(e), and 7(a) of the RMA 1991: that is to say the relationship of mana whenua and their culture and traditions with Waipu, ngā awa/ rivers and its tributaries, sites and wāhi tapu and other taonga of that vicinity; and their status as kaitiaki and practitioners of kaitiakitanga in regard to those resources. Further assessment for consistency with our Hapū Environmental Management Plan 2014<sup>1</sup> and Draft Patuharakeke Hapū Strategic Plan<sup>2</sup> has also been undertaken. The Hapū Strategic Plan identifies strategic pou or pillars that will underpin the plan. These are:

- Pou Hauora – Whānau health

<sup>1</sup> <https://patuharakeke.s3.ap-southeast-2.amazonaws.com/public/website-downloads/Patuharakeke-Hapu-Environmental-Management-Plan-December-2014.pdf?vid=3>

<sup>2</sup> prepared through a series of hui-a-hapū in 2019-2020

- Pou Taiao – Environmental
- Pou Whaioranga – Economic
- Pou Ahurea - Cultural
- Pou Mātauranga - Educational
- Pou Tai Tamariki-tanga – Succession

#### **4. RELATIONSHIP OF TANGATA WHENUA TO THE PROPOSAL SITE**

Patuharakeke as mana whenua of the region located south of the Whangarei harbour have a long traditional relationship with the site and surrounding area. We have held mana or dominion over both land and water resources and other taonga in the area through numerous generations of occupation and use in Patuharakeke's history and since settler arrival, in our responsibility as mana whenua and kaitiaki of the region. Patuharakeke's traditional rohe is depicted in the abridged map below (marked accordingly for contemporary management purposes), illustrating that the site is located within Patuharakeke traditional rohe.

##### ***4.1 The Relationship of Patuharakeke and their Culture and Traditions with their Ancestral Lands, Water, Sites, Wāhi Tapu, and other Taonga***

The naming of water systems and land features is but one way that mana whenua demonstrate the depth and closeness of their long traditional relationship with the proposal site and surrounding area. The waterways, and surrounding ranges are named in pepeha; as they were by their tupuna and, as the current generation intends they will be referred to by their mokopuna for all time to come. Tribal whakatauki and waiata provide further rich descriptives of the relationship of the people with this place and their historical ties to all resources within the area.

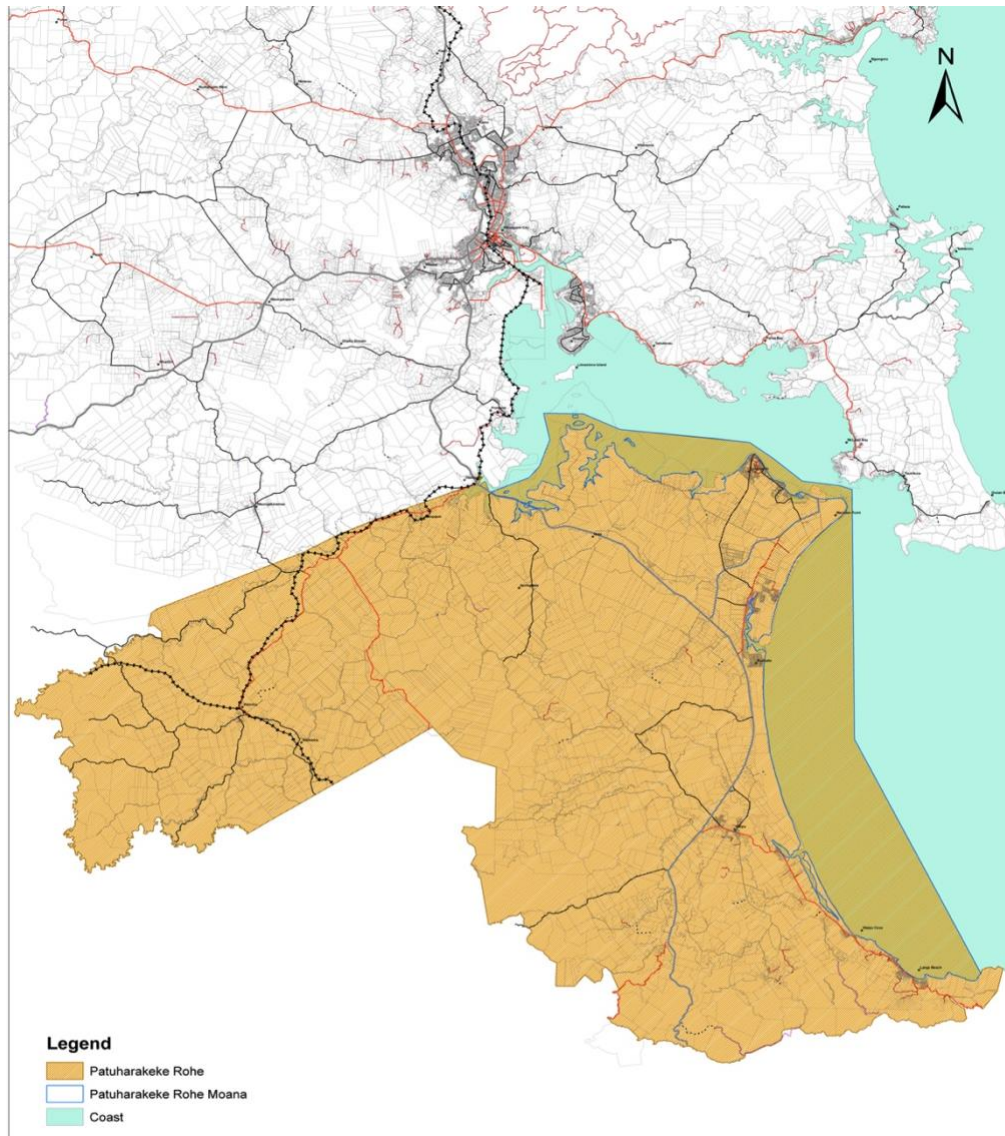


Figure 2: Te Rohe o

*Patuharakeke (for contemporary management purposes)*

#### 4.2. Cultural landscapes and wāhi tapu

The proposal is encircled within Patuharakeke’s wider cultural landscape. The northern slopes of Piroa (Brynderwyn’s), our southern rohe boundary fall away to the great expanse of Waipu flatlands, streams and rivers which are bounded on the west and north by the Tangihua and then Kukunui and Mareretu Ranges. Other important cultural markers including our motu, the islands of Bream Bay (eg. Taranga and Marotiri/ Hen and Chickens) seaward to the east and Wakatarariki (Bream Tail).



## Patuharakeke Cultural Landscape



Figure 3 Patuharakeke sites of significance

The Waipu area including the river and its tributaries and estuary form part of this landscape and are of high significance to Patuharakeke. Waipu's river banks and locale contain high concentrations of heritage sites. These include settlement areas as well as mahinga kai areas where Patuharakeke have traditionally gathered tuna, īnanga, watercress and kaimoana such as oysters, pipi,

cockle/hūai and other ika/fish species. Te Waihoihoi Stream which runs through the township of Waipu was specifically listed as a site of significance to Patuharakeke in Paraire Pirihi's Brief of Evidence at the Waitangi Tribunal hearings in 2013. Besides providing physical sustenance, waterways such as Te Waihoihoi Stream, Ahuroa and Waipu Rivers supported the spiritual and cultural practices of the hapu. Specific parts of creeks and rivers were set aside for baptisms and the waterways supported communication and transport routes.

The wāhi tapu Paritū Pā, is located in the Millbrook Road area of Waipu (in the vicinity of the Quarry) and evidences Patuharakeke trade relationships between hapū, alongside social interactions. This name literally translates as "the cliff of battle" as a massacre of our people occurred there. Te Pirihi later made claim to the site and received acknowledgement of such. Unfortunately the process of colonisation and land alienation has resulted in the loss of knowledge and kōrero about the many pā sites in the Waipu area. Patuharakeke are actively researching our historical and traditional accounts to regain as much of this knowledge as possible.

One archaeological site (Q08/652, McGregor's Blacksmith's shop) has been recorded on the property and an archaeological authority has been sought from Heritage NZ Pouhere Taonga. It is not a site of Māori origin. PTB have already been contacted by Clough and Associates to review and comment on the application for the authority. We consider the authority and our existing relationship with Clough and Associates should minimise the likelihood of any accidental discoveries of unrecorded sites of Māori origin not being reported to us. While the likelihood of such a discovery is low, any such archaeological sites, including midden, are seen as the "footsteps of our tupuna" and are significant to Patuharakeke.

Figure 4 below depicts the gazetted rohe moana of Patuharakeke. Our kaitiaki are working to implement monitoring and management actions for customary harvest of kaimoana within this area. PTB have been active in monitoring the ecological and cultural health of the Waipu Estuary to determine longer-term trends and inform our rohe moana management planning. The hapū continues to advocate for the rehabilitation of our degraded mahinga kai and mātaītai in the vicinity and are also kaitiaki of the shorebirds that inhabit the Estuary. The revitalisation of Patuharakeke's relationship as Kaitiaki is seen as vital to our future aspirations as the recognised traditional owners of such resources. Mana whenua therefore identify a rich tapestry of signifiers of their traditional relationship with the proposal area.



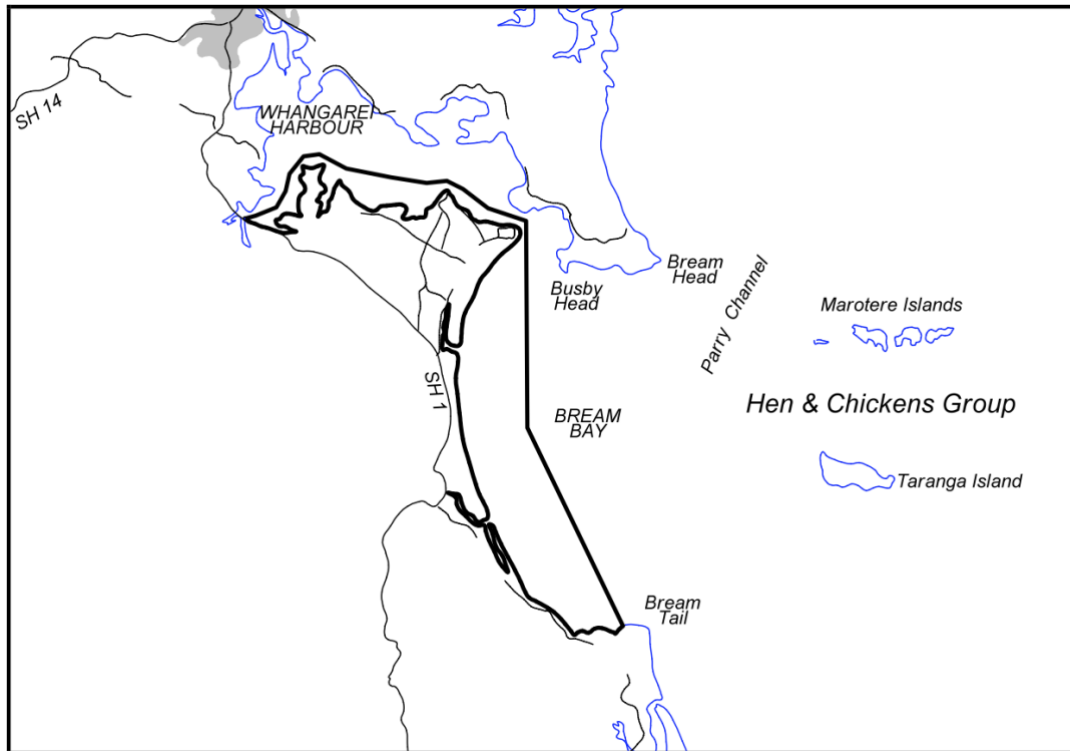


Figure 4. Patuharakeke Gazetted Rohe Moana

The decline of mahinga kai and mātaītai species, is accompanied by a decline in traditional knowledge in regard to those species, their uses and management practices. This impacts on the duty of mana whenua as Kaitiaki and displaces an important role and function for our tamariki and mokopuna. Our mana as tangata whenua, is further diminished by an inability to practise manaakitanga to gather kai for the table both for our whanau and manuhiri. Not only does this impact on the cultural wellbeing of Patuharakeke, but it has economic consequences, as it restricts the ability of whanau to put kaimoana on the table, a practice that has always supplemented low incomes. The desire of mana whenua is to restore key mahinga kai and only activities that enhance mahinga kai will be acceptable. For this proposal, Patuharakeke encourage the applicant to achieve an outcome where wastewater and stormwater systems are designed to improve the habitat for taonga species in this location, providing for an ecological gain rather than further loss.

#### 4.3 Relationship through kaitiakitanga

These responsibilities include the resource management and enhancement of the natural, physical, cultural and spiritual environment. Notwithstanding this, we acknowledge that our whanaunga hapū and iwi also have historical ties and interests to the wider Waipu area. Patuharakeke hapū has an intergenerational connection to Waipu. Our narratives demonstrate that historical, contemporary and future-oriented engagement with the area is ever-present. Patuharakeke, as mana whenua, hold an intrinsic sense of responsibility over the care of the land, anchored by our whakapapa and expressed through kaitiakitanga. Kaitiakitanga reflects an expression of both mātauranga and tikanga.

Further, Patuharakeke are committed to ensuring that our Kaitiaki will play a significant future role in the monitoring and protection of the health of the Waipu catchment and the effects of any scale of development on the health of its ecosystems. Participation in this resource consent process is

recognised as a contemporary expression of kaitiakitanga. Also of relevance is Patuharakeke involvement as a partner in the Northland Īnanga Spawning Habitat Restoration Project and Bream Bay Community Rivers Project which are active in the Milbrook locality. The objectives of these projects is respectively; to significantly scale up collaborative work in Northland locating, protecting, and enhancing Īnanga (*Galaxias maculatus*) spawning habitat alongside community engagement and capacity/capability development; and to accelerate the adoption of on land management changes through a sustainable community led catchment model to improve freshwater quality and habitat for the unique taonga species of Bream Bay. It is envisioned the research will help fill regional knowledge gaps that hinder decision-makers' ability to effectively manage freshwater for the protection of inanga, a keystone, taonga species which is in decline. The data will be mapped and used to prioritise habitat restoration that builds resiliency for the effects brought on by climate change and to motivate and implement actions that will improve water quality. PTITB's Taiao Unit are leading much of the field and restoration work associated with the various Waipu awa and are keen to see how development and business initiatives such as this proposal can support this work to assist us in continuing our kaitiakitanga obligations and aspirations to restore the habitat of taonga species.

## **5. EFFECTS ON PATUHARAKEKE CULTURE AND VALUES**

As mentioned previously, potential effects of the Waipu Gateway proposal have been assessed within the framework of:

- Relevant iwi planning documents; in this case the Patuharakeke Hapū Environmental Management Plan 2014
- The Part II sections of RMA 1991 as described above and designed to ensure that the various relationships of Māori with taonga, kaitiakitanga and the principles of the Treaty of Waitangi are considered and protected.<sup>3</sup>
- The Draft Patuharakeke Hapū Strategic Plan.

### **5.1 Environmental Effects**

The site is currently in pasture and no indigenous vegetation is proposed to be removed. PTB consider the primary impacts on our values most likely relate to potential effects on waterways. As mentioned previously, the Waihoihoi, Ahuroa and Waipu Rivers were historically important and continue to be significant in contemporary times. We aspire to restore mahinga kai values throughout the catchment to the Waipu Estuary mātaimai. The Waipu Gateway site sits between the Ahuroa and Waihoihoi Rivers and key potential effects on waterways would relate to discharges of contaminants and sediment. For this proposal, we therefore seek an outcome where wastewater and stormwater systems are designed to improve water quality and habitat for taonga species in this location, providing for an ecological gain rather than further loss and degradation.

PTB has reviewed the Earthworks and Civil Works Infrastructure Reports by CKL Ltd which sets out a high level earthworks assessment, options for stormwater management, wastewater management and water supply.

Water supply

CKL recommended engagement with Council to confirm whether the development is able to connect to the public water supply network in the vicinity of the site and to also understand demand and

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<sup>3</sup> Section 6(e), 7(a), 8, RMA 1991

capacity in that regard. They have suggested that a combination of rainwater harvesting in conjunction with town supply could aid flow balancing for water supply to the development e.g. support for resilience and attenuation from impervious surfaces while enabling potable and firefighting supply. PTB are supportive of rainwater harvesting both in terms of assisting with stormwater attenuation and providing longer term resilience for water security particularly in relation to climate change adaptation.

#### Stormwater

The site currently discharges to a table drain along the site's boundary with SH1 to a culvert and existing manhole. CKL Ltd have undertaken initial design calculations based on an impervious area of 3.84ha (65% of the overall proposed development area of 5.92ha). All stormwater is proposed to be discharged to the land utilising two onsite stormwater ponds that will be sized to enable attenuation to be limited to 80% pre-development levels and adjusted for a 20% increase due to climate change with a depth of 0.6m with 0.2m freeboard, and scruffy dome outlets sized to attenuate flow.

An approximate combined volume of 1950m<sup>3</sup> and an area of 4119m<sup>2</sup> over the two basins has been calculated to achieve the required level of attenuation in a primary and secondary rainfall event. It is envisaged that SW02 basin will adequately accommodate the stormwater from the first stage of development (eg. the BP, the entrance to the site and building 11 and 13 and associated parking areas), and SW02 basin will accommodate the stormwater from the future stages. In terms of treatment, the application documentation indicates that the runoff generated from the impervious areas on site will be treated sufficient to meet Water Quality Standards and to ensure that there are no adverse effects downstream. We make further comment on aspects of stormwater quality below.

#### Erosion and Sediment control

We note that for the development an Erosion and Sediment Control Plan (ESCP) will be produced to comply with Council guidelines and GD05. Silt fences are proposed to be utilised with all land subject to earthworks to be stabilised as soon as practicable during works, although there is no mention of other measures such as sediment retention ponds, decanting earth bunds, or earth diversion bunds that we may have expected to see. The AEE mentions that the majority of proposed earthworks to be undertaken during the summer months. PTB seek clarification as to the extent of earthworks likely to take place outside of the earthworks season. The final ESCP is expected to form a condition of consent and PTB would like the opportunity to review and comment on this plan.

#### Contaminated soils

WDC have confirmed there is no indication of current or previous activities on site that would be treated as HAIL (the Hazardous Activities and Industries List) activities (refer to Appendix 13 of application material).

#### Petroleum products

We consider the potential adverse environmental and health effects associated with the use, storage and sale of petroleum products is high, however they are likely of low probability. Appendix 8 contains a number of documents from BP around construction and operational management plans and other policies and procedures. The risks are well-known and storage and operation is subject to industry standards. We presume, but it is unclear from the documentation, whether the underground tanks will have a double casing, be equipped with automatic emergency shut off valves, and located away from the vehicle servicing areas and all necessary emergency and safety equipment and systems will be installed as per industry standards and requirements. It would be helpful to get confirmation of this as the proximity of the site to the Ahuroa and Waihoihoi awa receiving environment remains a concern for PTB.

## Wastewater

The proposal is unable to connect to the reticulated wastewater network and an onsite treatment system has been set out in the Infrastructure Report, which has taken into account the existing permeability of the site as well as stormwater flooding levels. The design sighted so far consists of primary treatment via specialised septic tanks and secondary treatment via drip lines discharging the treated wastewater into a 1ha effluent field that will be contained by earth bunds to prevent entry of stormwater runoff. Due to the low soil permeability and high ground water levels across the site more detailed design and further testing of groundwater and soil permeability is warranted. Fill material and a sufficient reserve area have been suggested as further means to ensure design of the disposal system will minimise risk to the receiving environment.

A centralized, modular treatment plant catering for both Stage 1 and Stage 2 designed by Innoflow is proposed, which can be adapted for flow and strength of wastewater, depending on the type of commercial activity on site. The modular system can be developed in stages as different parts of the site are established in order to provide appropriate treatment of effluent. The primary treatment will occur via specialised septic tanks and a secondary treatment via drip lines discharging the treated wastewater into the designated disposal area. The disposal area has been designed based on TP58 (sized as 6731m<sup>2</sup> (incorporating a 30% contingency factor) and assuming the nature soil base is Category 5 soils), and using imported fill to create a 600mm minimum separation from groundwater.

According to the AEE the proposed Innoflow treatment of onsite wastewater achieves a higher level of treatment than is required by the Northland Regional Council standards and can provide for both Stage 1 and Stage 2 of the development. If a suitable public wastewater treatment option is available at the point where Stage 2 is being implemented, the applicant seeks to maintain flexibility to explore this option with WDC.

### Assessment:

The AEE concludes that the proposed development is considered to have potential adverse effects on the existing infrastructure within the surrounding environment that are less than minor. The design has been updated taking into account the constraints associated with shallow groundwater and weak soils on site. There remains some uncertainty about whether the development's future stages may or may not be able to connect to Council infrastructure, however it appears as though at least Stage 1 of the development can be accommodated on the subject site with less than minor effects beyond the boundary. PTB are not entirely convinced that later stage of development are appropriate for the site and would be interested in WDC's (and potentially others') views which should become clear through the resource consent hearing process. At this stage we consider the stormwater and wastewater design of this proposal will be unlikely to have adverse effects on our significant awa and associated habitats for taonga species, and our relationship to these as kaitiaki. We reserve our position with regard to Stage 2 of the development.

The Infrastructure report identifies the direct receiving environment is the roadside drains adjacent to SH1 which ultimately enter the Waihoihoi River approximately 370m from the site, which then flows into the Waipu River. Further, the potential for groundwater contamination is of concern. The application takes a rather narrow view of the development site, and does not look holistically (ie. with a Te Ao Māori world view eg. at the whole of the site/landholding. Given that the wider site is subject to flood susceptibility Patuharakeke consider the applicant should give some thought to possible enhancement and restoration of the area adjacent to Ahuroa River at the top of the site (eg. retirement, riparian planting etc).

As mentioned above, there remains some uncertainty as to whether the future stage/s of the proposed development will be able to avoid or mitigate potential risk on our freshwater values,



including te mana me te mauri o te wai. This includes consistency with the relevant provisions of our HEMP outlined below. In section 6 of this report we discuss recommendations that can potentially assist with achieving consistency.

## Wai Maori

### Section 6.2 Objectives

- The mauri of water is enhanced in ways which enable Patuharakeke to provide for our physical, social, economic and cultural wellbeing.
- All mahinga kai sites in waterways in our rohe are managed, monitored and enhanced by Patuharakeke.
- Healthy riparian margins for all the waterbodies in the rohe.

### Section 6.3 Policies

- To discharge human effluent, treated or untreated, directly to water is culturally repugnant. All direct discharges of pollutants or contaminants should be put to land treatment processes and not discharged into waterways. A timetable should be set for the elimination of any existing discharges to natural waterbodies.
- Councils and other relevant agencies will recognize and support the use of cultural monitoring and assessment tools by Patuharakeke to compile base line data and assess the state of freshwater resources, including but not limited to:
  - Cultural Audits
  - GIS Mapping of waterways and mahinga kai
  - Cultural Health Index; and
  - the use of customary management tools for protecting freshwater values.

### Section 6.4 Methods

- PTB will take positive action to enhance waterbodies and will develop and implement a monitoring programme using cultural health indicators and other assessment tools as needed.
- PTB will advocate for the enhancement of all our waterbodies and will work with any party promoting or implementing positive actions to improve water quality. PTB request statutory authorities to:
  - promote and provide incentives for the rehabilitation, enhancement and protection of waterbodies and margins;
  - ensure that no liquid waste (e.g. stormwater, sewage and farm effluent) is discharged into a waterbody;
  - ensure that unrestricted stock access to waterbodies is prevented and nitrogen caps are imposed on farms;
  - ensure that resource consents for works stipulate regular cultural health monitoring by resourced kaitiaki as part of compliance monitoring. Where data shows that there is an adverse effect on water quality then activities must cease;
  - ensure that riparian margins are as wide as possible and planted in locally sourced indigenous plants

## 5.2 Cultural Effects

The relationships and associations of the site with regard to wāhi tapu and cultural landscapes has been outlined in preceding sections. Potential effects on wāhi tapu relate to their disturbance, modification and destruction through earth/site works. With regard to the Patuharakeke cultural landscape, the modification of the landscape through placement of the Gateway complex in that location could impact cultural landscape values.

The report by Clough and Associates identifies one recorded archaeological site (Q08/652, McGregor's Blacksmith's shop), which is not a site of significance to Māori, on the subject property. Clough and Associates have recommend an Authority under Section 44(a) of the HNZPTA be obtained and a progressing that application. The authority will also cover procedures should any accidental discovery of further unrecorded sites occur during site preparation works elsewhere on the property which will provide for PTB's involvement in the event they are of Māori origin. We do not foresee any adverse effects on the wāhi tapu Paritū Pā, further up Millbrook Road, as a result of this development.

As outlined above, the proposed Waipu Gateway sits at a low point on the alluvial plains and is encircled by important cultural markers such as maunga. We consider the design of the development needs to be cognisant of, and sympathetic to, these cultural landscape components. We have reviewed the architectural drawings as well as the Landscape and Visual Assessment and landscape plans designed by Richard Knott. There may be transitory effects on the current rural character mainly for users of SH1 that could be moderate to high in some locations before decreasing over time as landscaping and plantings become established. From a cultural landscape perspective, the current rural setting has already significantly altered the cultural landscape and is not necessarily a type of amenity aligned with cultural values. In our view the landscape design package will not detract from the cultural landscape and may have minor or less than minor effects on the existing rural setting provided the Landscape Plan is implemented. We support the planting palette which consists of significant and entirely native plantings as it will attract /create habitat and potentially ecological linkages or "stepping stones" for taonga species such as birds. The planting strategy, along with stonewall and timber post and rail elements, subdued colour schemes and low level buildings should assist with screening and reducing the visual effects of the development. PTB would appreciate the opportunity to discuss with the applicant how we may be able to be involved in the implementation of the Landscape Plan .

One other matter to mention relates to the relatively large volume of imported fill required for the development. It is unclear from the documentation reviewed to date exactly what type of soil this will be and where it will be sourced from. Our HEMP includes section 5.4 relating to soils and minerals, noting their finite nature and our objective to protect and enhance the mauri of this resource. While not expressly stated in the HEMP soil (like water and other taonga) has a whakapapa, and Patuharakeke will seek clarification on the source of imported fill to be utilised in the development.

**Assessment:**

We consider that with adherence to the advice provided in the Archaeological assessment, effects on cultural heritage/wāhi tapu can be avoided. In terms of cultural landscapes, the facility's design in conjunction with the landscaping will be relatively low impact with added ecological benefits. It is unclear from the information to date whether any aspects such as solar panels and any other devices could be employed to reduce energy use and additional pressures on local infrastructure (note we have mentioned our support for rainwater harvesting earlier in the report). This could further assist in supporting the aspirations of our HEMP (eg. S4.2 Climate Change and S5.6 Subdivision and Development). Overall, it is considered that the potential adverse effects on cultural landscapes and values will not be more than minor and that the application is consistent with the relevant provisions of our HEMP – including:

Wāhi Tapū me Wāhi Taonga

Section 8.4 Methods

Wāhi Tapu

- Where a proposal has the potential to affect a site identified in the SOSM overlay as a level 2 or 3 site<sup>4</sup> or has been assessed by PTB RMU as having the potential to affect wāhi tapu, PTB RMU require that all relevant agencies ensure that one or more of the following directives occur:
  - Cultural Impact Assessment or Cultural Values Assessment (CIA/CVA);
  - Site visit;
  - Archaeological assessment, by a suitably qualified tangata whenua RMU representative and a qualified archaeologist, recognised by the NZHPT under s.17 of the Historic Places Act;
  - Cultural monitoring to oversee excavation activity, record sites or information that may be revealed, and direct tikanga for handling cultural materials;
  - Inductions for contractors undertaking earthworks;
  - Accidental discovery protocol agreements (ADP); and/or
  - Archaeological Authority from the New Zealand Historic Places Trust.

### **5.3 Social and Economic, Traffic Effects**

The Urban Economics report primarily provides a series of case studies of other existing drive-through centres and suggests that the development will not compete with surrounding centres, presumably the Waipu town centre. There is no detail in terms of local demographics provided. Our understanding is that almost a quarter of the population in our rohe are Māori and of that demographic there is a high youthful population. While the document considers this centre will not deter from the existing shopping centre, we consider it is likely that it will become a destination in itself for locals, and particularly for our youth - especially if a fast food chain such as McDonald's or Burger King establishes there. We have some concerns about this as a potential outcome because at a general level our people are disproportionately represented in poor health statistics, and fast food has a role to play in that. We recognize there will be employment opportunities during construction and some limited roles once the site is operational that are likely to have some benefit for the local community.

PTB have reviewed the assessment provided by Traffic Planning Consultants Ltd (TPC). The ITA concluded that the site is suitable for a Service Centre from an overall transportation point of view, being able to directly serve the travelling public on SH1 by contribute both to the efficiency of travel along this major corridor and to provide for the safety of travellers via food and rest opportunities. Provision of EV charging stations are considered to align with the Government's carbon emission reductions objectives by supporting the increasing use of EV vehicles. Engagement with Waka Kotahi has resulted in an agreement for the applicant to provide a new roundabout some 300 metres to the south of Millbrook Road, to ensure a high standard of access for the site with minimal effect on the continuing safe and efficient operation of the SH1, and to align with Waka Kotahi's proposed safety improvements plans.

#### **Assessment:**

There may be a limited level of economic benefit to the local community, including Patuharakeke, as a result of this proposal through job creation. It is unclear what the Gateway development will add in terms of social cohesion and benefits to the Waipu Community as it is clearly aimed at the travelling public. With regard to our strategic pou, we consider the project neutral in terms of potential benefits or disbenefits in terms of whānau health, economic, cultural or educational uplift and opportunities.

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<sup>4</sup> There are three levels of significance in the Draft Patuharakeke SOSM framework, level 1 being the lowest and level 3 the highest. These levels have an associated protocol to determine how much information is shared (if any) with the public, councils etc.

In relation to traffic, PTB have been engaging with Waka Kotahi for a number of years on their proposed safety improvements to the stretch of highway between Ruakākā and Piroa/Brynderwyns. At a high level, we have not identified any potentially adverse traffic impacts related to the proposal that are more than minor, nor any areas of misalignment with our HEMP. We note however, that a construction traffic management plan (CTMP) is yet to be developed and has been recommended to be included as a condition of consent. It is not clear from the documentation whether the new roundabout to be constructed on SH1 is to occur in advance of construction of the Gateway centre which could have a bearing on construction traffic impacts. Given this is a high-speed area on SH1 PTB have some concerns about the potential effects of construction traffic and seek clarification that the roundabout will be completed first. Further we would like to review the CTMP once it is produced.

## **6. CONCLUSION AND RECOMMENDATIONS**

### *Potential measures to avoid, remedy or mitigate adverse effects*

Where an activity results in more than minor adverse effects on the environment, section 5 of the RMA requires that these be avoided, remedied or mitigated. Overall, we feel that creating a service centre gateway in this area which is essentially part of the Ahuroa Awa floodplain will require careful design and planning, and we are not entirely sure the location is best suited for it. However, in essence PTB do not hold strong views either way. On the whole though, we consider that the proposal can avoid potential ecological, cultural and socio-economic effects that are more than minor. This is on the proviso that;

- a) The content and recommendations contained in this report be received and considered by the applicant and consenting authorities,
- b) A copy of the consent conditions be circulated to PTB for review,
- c) PTB Pou Taiao are able to review and comment on final technical reports and management plans at the detailed design stage in an iterative manner and have the opportunity to meet with specialists/ consultants if required;
- d) That Vaco support PTB Pou Taiao to develop and implement a Cultural Mitigation Plan to include (but not be limited to);
  - Deployment of cultural induction, monitoring and discovery protocols for potential unrecorded wāhi tapu protection during site/earthworks,
  - Occasional monitoring of works for sediment/discharges to waterways'
  - Opportunities for involvement in delivery of the landscape and planting plan/s