

Appendix N – Cultural Values Assessment



2 September 2023



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RE: TAMAHERE COUNTRY CLUB EXTENSION CULTURAL VALUES RESPONSE

1.0 He Kupu Whakataki / Introduction

The Tamahere Country Club propose to develop 56, 70, 82, and 92 Tamahere Drive, Tamahere as an expansion of their existing retirement village.

The expansion into the adjacent land offers an exciting opportunity to create a more inclusive and vibrant senior living community, providing additional housing options and amenities to enhance the quality of life for its residents, but must be approached with careful consideration of environmental and cultural risks.

Some land has been designated as a HAIL (Hazardous Activities for Industrial List) site due to its environmental risks and unsuitability for development, because it was previously used as a mix of orchards and market gardens, however, other land is deemed suitable for development, ensuring the safety and sustainability of the surrounding community.

2.1 Kaupapa / Purpose

This Cultural Values Response (CVR) provides continuity to heritage/cultural and environmental responses to the extension of retirement housing and facilities as part of the wider Tamahere Country Club retirement village development.

The report specifically deals with the site in relation to HAIL, environmental and heritage values of the area.

Furthermore, this CVR aims to:

- Provide a description of the history cultural values, interests and associations of NHIT;
- Identify issues and opportunities for the incorporation of iwi values through an analysis of objectives and policies outlined in the Ngāti Hauā Environmental Management Plan called Te Rautaki Tāmata Ao Turoa o Hauā;
- Understand the actual and potential adverse effects on the cultural and environmental values in relation to the Tamahere Country Club extension; and
- Outline recommendations to avoid, remedy and mitigate cultural and environmental concerns.



2.3 Te Waahi / Site Description and Survey Plans

Tamahere sits on land that has deep historical and cultural significance to Ngāti Hauā. Our culture is deeply connected to the land, and Tamahere's location carries a rich history of Ngāti Hauā settlement, traditions, and stories.

The cultural significance lies in its connection to Tumuakitanga (Kingmaker) and our relationship with the natural environment, and our commitment to cultural identity. These elements contribute to the area's rich cultural tapestry and make it an important place in the broader cultural landscape of Waikato Tainui.



Figure1: Tamahere extension sites.

Cultural values of the site are important given the locality of the area within Tamahere. Accordingly, the appropriate measures to protect and restore cultural heritage and environmental values within this development guide and inform the NHIT position statement in response to this Tamahere Country Club extension.



3.0 Ngāti Hauā Iwi Trust

Established on 16 July 2013, the NHIT is the post settlement governance entity for Ngāti Hauā. The purpose of the trust is to receive, manage and administer the assets on behalf of, and for the benefit of, the present and future members of Ngāti Hauā, including:

- To uphold the historical role of the Tumuaki of the Kīngitanga;
- The promotion amongst Ngāti Hauā of the educational, spiritual, economic, social and cultural advancement or well-being of Ngāti Hauā;
- The maintenance and establishment of places of cultural or spiritual significance to Ngāti Hauā;
- The promotion amongst Ngāti Hauā of health and well-being generally, including of the aged or those suffering from mental or physical or disability;
- A transfer or resettlement of Trust Assets in accordance with the Ratification Booklet and in accordance with the ratified Ratification Process resolutions specifically supporting the transfer of resettlement of Settlement redress to Recognised Recipients or certain persons, entities or trusts;
- Any other purpose that is considered by the Trustees from time to time to be beneficial to Ngāti Hauā

The hapū of Ngāti Hauā are Ngāti Te Oro, Ngāti Werewere, Ngāti Waenganui, Ngāti Te Rangitaupi and Ngāti Rangī Tawhaki. The marae are as follows:

- Rukumoana Marae
- Kai a Te Mata
- Waimakariri Marae
- Raungaiti
- Te Iti o Hauā

Each Marae have Kaitiaki-aa-rohe, who are mandated to represent the best interests of Ngāti Hauā in all environmental matters within their respective kaitiaki boundary.

4.0 Cultural Heritage and Environmental Related Issues

The relationship with the whenua (land) is of utmost importance especially in terms of maintaining customs and traditions. As kaitiaki, NHIT have responsibilities to look after and future proof whenua, in the context of sustainable development. therefore, inappropriate activities that have adverse impacts on Papatuaanuku are not acceptable.

Key issues associated with heritage are:

- HAIL sites often suffer from contamination due to the historical activities conducted on the land. Contaminants can include chemicals, heavy metals, pollutants, and hazardous waste. These contaminants may leach into the local waterways, namely Mangaone stream and gully system, and surrounding ecosystems, posing risks to human health and biodiversity.



- NHIT would expect that balance for cut and fill earthworks will be achieved. However, NHIT understands that in this particular case, achieving a balance between cut and fill is not feasible due to site-specific constraints or environmental considerations.
- NHIT is supportive of the appropriate traffic, roading, walking and cycling designs/systems and networks and how the development outcome connects to the existing Tamahere Country Club.
- NHIT is satisfied that limited findings relating to archaeological deposit that was found in Lot 1 DPS 59441. The small garden soil findings will be subject to a Heritage Authority, which will not be opposed due to the scale of deposit.
- NHIT acknowledges that site at 82 is modified with most of it disturbed and either used for relocatable site offices, parking or the storage of equipment for civil infrastructure works. 70 Tamahere Drive is subject to commercial activity and 90 Tamahere Drive has the xmas tree farm. Therefore, reuse or repurposes of the site provides no environmental and cultural issues.

NHIT recognises that relationships are key to achieving positive cultural heritage outcomes. To realise cultural heritage values and aspirations it is important that partnership outcomes are established and maintained with an approach that is meaningful, sustainable short and long term.

5.0 Te Whakatau / Position Statement

Cultural and environmental due diligence applied in the investigation of the extension at Tamahere recognise that heritage, ecological issues can be managed.

The extension of the Tamahere Country Club is not only a practical endeavour for Sandersons Ltd but it needs to make a profound cultural statement. It embodies a dedication to preserving our heritage, fostering intergenerational connections, and upholding the mana of our whakapapa.

We partner our wisdom, stories, and traditions with Sandersons Ltd, Ngāti Hauā Iwi Trust **does not oppose the proposal to develop 56, 70, 82, and 92 Tamahere Drive**, conditional on agreeing to the following considerations.

6.0 Hei Whakawhanake / Mitigation Considerations

It is important that this extension at Tamahere cannot be assessed separately from the past use of the whenua and future intended use of the land, and the cumulative effects of such activities on the infrastructure, landscape and whenua within the wider rohe (area).

Therefore, the focus is to create a pathway for restoring the mauri of the area via three key pou (posts) mitigation objectives in relation to the Tamahere area, namely:

- I. Waahi Tāonga: the protection and enhancement of 'whakapapa' cultural connectivity and indigenous place-making, and sites of significance;
- II. Ngā Koi Ora: the protection and enhancement of soil, biodiversity including freshwater, waterways, springs and wetlands;
- III. Tūhonotanga: Partnerships



6.1 Waahi Tāonga: the protection and enhancement of whakapapa

A statutory acknowledgement is confirmed over the Tamahere, and it is important that due regard is afforded to NHIT in response to any development in the area.

Māori archaeological significance within Tamahere, there is potential to unearth unknown archaeological artefacts during construction.

Recommendation 1: A cultural blessing is undertaken prior to earthworks or commencement of any remedial earthworks onsite.

Recommendation 2: Application of Accidental Discovery protocols where applicable.

Recommendation 3: Install interpretive signage throughout the extension of the Tamahere Country Club development that highlights the historical significance of the land, the cultural practices, traditions, and stories associated with the area.

Integrate public art installations and design elements that reflect the cultural heritage of the land. This could include sculptures, murals, or architectural features inspired by the cultural practices of the local community.

Incorporate green spaces and community gardens within the Tamahere Country Club extension. These areas can pay homage to the previous orchards and market gardens, allowing residents to engage in sustainable gardening practices while fostering a sense of community and connection to the land.

Recommendation 4: Kaitiaki monitors be called in where cultural hotspots are identified.

Recommendation 5: Use of local resources to achieve cut and fill balance on the land.

6.2 Ngā Koi Ora: Customary Food and Resource Species and Biodiversity

All whenua (including soil) is precious to NHIT and whenua has significant spiritual, cultural and ecological importance. As kaitiaki, we have responsibilities to look after and promote net biodiversity enhancement within all projects.

Recommendation 6: Incorporate native plant species in landscaping designs. Native plants that provide habitat and food sources for taonga species are preferred.

6.3 Tūhonotanga: Partnership

NHIT recognises that relationships/partnerships are key to achieving positive cultural and environmental outcomes. In order to meaningfully participate in these processes and to realise cultural, environmental values and aspirations it is important that relationships are established and maintained with an approach that is enduring and authentic.

Recommendation 6: NHIT and Sandersons Ltd maintain a partnership approach towards cultural and environmental betterment within the project.

In conclusion, Ngāti Hauā Iwi Trust recognise that good faith discussion has taken place in response to extension of the Tamahere Country Club whilst we strengthen the bonds of unity, respect, and cultural enrichment within Tamahere.



This development should be a living testament to the profound impact that partnerships can have when they are rooted in shared values and a common goal of honouring our heritage within Tamahere area.

Nāku noa, nā



Lisa Gardiner – General Manager

