

From: [Sarah Mako](#)
To: laura@lbplanning.co.nz
Cc: [Pukerangiora Hapu](#); [Te Atiawa Iwi Consents](#); [Paul Sousa](#)
Subject: Re: possible spam>FW: SUB19-47283 - Proposed two lot subdivision - 170 Ackworth Road, Lepperton
Date: Monday, 13 July 2020 4:53:26 PM

Thanks for the follow up email Paul.

Laura, further to our discussion earlier today, I have discussed Paul's email with Pukerangiora and we are now comfortable that no waterbodies traverse the application site. We do hope that to offer further protection of the waterbody and as a good environmental outcome, the applicant would be amenable to the protection, retention, enhancement and maintenance of the native vegetation in perpetuity highlighted in the image below and the requirement for soil and sediment control measures to be implemented during any earthworks and construction within proposed Lots 1 and 2. Both could be secured by section 221 consent notice.

Nga manaakitanga,
Sarah

Sarah Mako
Pou Taiao/ Policy Advisor (Environment)
Te Kotahitanga o Te Atiawa Trust
Ph: 06 758 4685 | Mobile: 0273897806
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Address: 35 Leach Street, New Plymouth | Postal: PO Box 1097 Taranaki Mail Centre, New Plymouth



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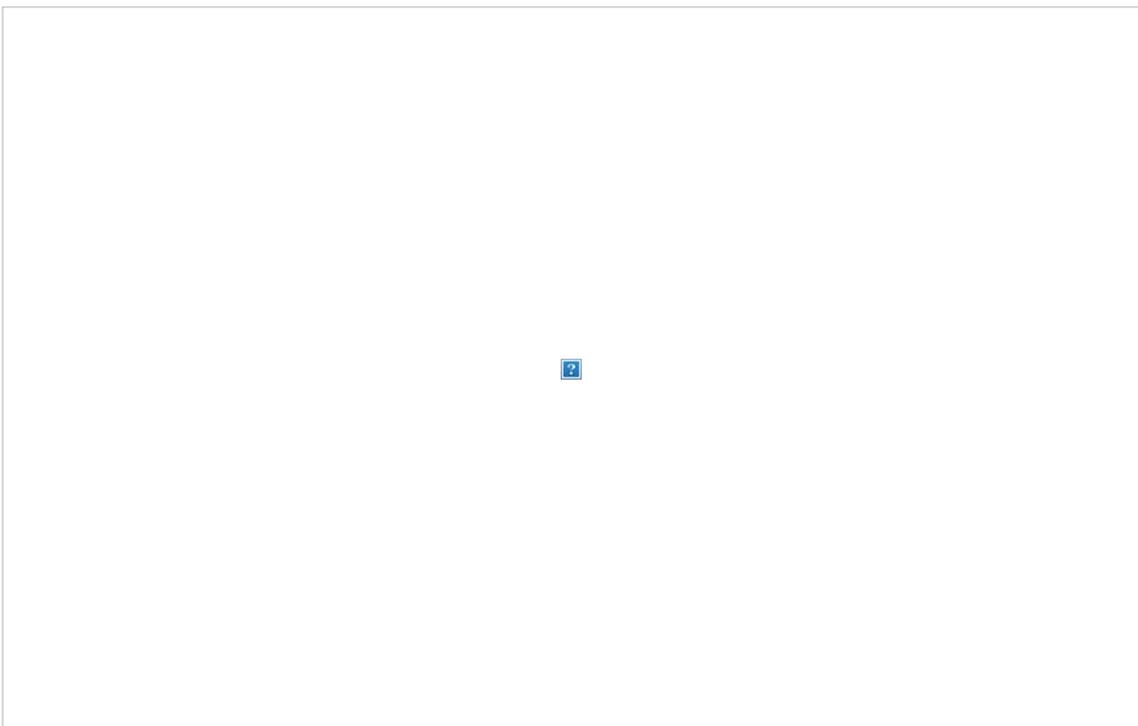
From: Paul Sousa <Paul@jsl.nz>
Sent: Thursday, 9 July 2020 1:52 PM
To: laura@lbplanning.co.nz <laura@lbplanning.co.nz>
Cc: Sarah Mako <sarah@teatiawa.iwi.nz>; pukerangiorahapu@gmail.com <pukerangiorahapu@gmail.com>; Te Atiawa Consents <consents@teatiawa.iwi.nz>
Subject: RE: possible spam>FW: SUB19-47283 - Proposed two lot subdivision - 170 Ackworth Road, Lepperton

Hi Laura,

Thank you for your e-mail and the input of Sarah Mako.

We have revisited the proposal, in the context of the matters raised and advise as follows:

1. We confirm that no waterbodies traverse the site. The unnamed tributary of the Mangaonaia Stream, a tributary of the Waiongana Stream does not extend into the application site with the head of the stream being on the site to the west of the application site as shown on the marked up aerial photograph below. The application site is significantly elevated above the land to the west and accordingly does not contain any stream or waterbody. Therefore, it would appear that the site is not subject to the statutory acknowledgement affecting the Waiongana river and its tributaries and the recommendations of Iwi, while valid and acceptable, pertaining to the planting and fencing of the stream margins as well as the wetland area fall to the neighbour in the event that they may undertake a subdivision but do not apply to this subdivision.



We hope that this response enables the application to continue through the assessment process.

If you have any questions regarding the foregoing please do not hesitate to contact me.

Kind regards,

Paul Sousa | Contract Principal Planner | Juffermans Surveyors Ltd
51 Dawson Street | New Plymouth | 06 759 0904



From: laura@lbplanning.co.nz <laura@lbplanning.co.nz>
Sent: Friday, 3 July 2020 12:56 pm
To: Paul Sousa <Paul@jssl.nz>
Subject: possible spam>FW: SUB19-47283 - Proposed two lot subdivision - 170 Ackworth Road, Lepperton

Hey Paul

I have sent the application to Te Atiawa as I see it has a Statutory Acknowledgement on the site and no response was given at the time of lodgement in early 2019. See the response from Sarah below. It would be useful to have your comments, responses to her on this.

Thanks very much.

Laura

From: Sarah Mako <sarah@teatiawa.iwi.nz>
Sent: Thursday, 2 July 2020 9:16 pm
To: Laura Buttimore <laura@lbplanning.co.nz>
Cc: Pukerangiora Hapu <pukerangiorahapu@gmail.com>; Te Atiawa Consents <consents@teatiawa.iwi.nz>
Subject: SUB19-47283 - Proposed two lot subdivision - 170 Ackworth Road, Lepperton

Kia ora Laura

Thank you for providing a copy of the application. Pukerangiora Hapu and Te Kotahitanga o Te Atiawa Trust have reviewed the application. From NPDC's GIS system it appears an unnamed tributary of the Mangaonaia Stream, a tributary of the Waiongana Stream (all form Statutory Acknowledgement under the Te Atiawa Claims Settlement Act 2016) begins within proposed Lot 1; however, the application makes no reference to a waterbody within the application site. The application does make reference to a stand of native trees with some pine trees within a gully towards the southern end of proposed Lot 1. The application disappointingly states on page 17 '*Having regard to the foregoing effects based assessment criteria the proposal will not generate any adverse cultural or heritage effects as there are no known cultural sites or heritage features in proximity to the application site*'. Neither Pukerangiora Hapu nor Te Kotahitanga o Te Atiawa Trust have been engaged to inform the proposed development or this statement. Only tangata whenua have the expertise to advise on cultural matters. Our interest in sites extends beyond sites of significance.

May the applicant confirm whether or not any waterbodies traverse the application site. If the waterbody does traverse the application site, to ensure the proposed subdivision and any future development:

- Recognises and provides for the relationship of Pukerangiora Hapu with their ancestral lands and water
- Gives particular regard to the exercise of kaitiakitanga
- Takes into account the principles of the Treaty of Waitangi
- Avoids, remedies, mitigates or offsets cultural effects
- Provides for '*The social, cultural, historical and spiritual importance of the Waiongana Stream [and its tributaries].. the spiritual links and an unbroken continuity with Te Atiawa tipuna and present generations and reinforce Te Atiawa tribal identity*' (Deed of Settlement Te Atiawa, 2014)
- Accords with the provisions of the Te Atiawa iwi environmental management plan, *Tai Whenua, Tai Tangata, Tai Ao* (EMP);

the following must be secured in the event NPDC is minded to grant resource consent:

- A minimum setback area of 5m is provided from the waterbody from both banks (to accord with policy TTOM6.3 of the EMP). This setback area shall be planted and fenced (if it is not already) in accordance with a plan to be certified by Pukerangiora Hapu and Te Kotahitanga o Te Atiawa Trust (to accord with policy TTOM6.4 of the EMP). Certification shall be undertaken by a Kaitiaki with experience in Pukerangioratanga.
- The plan shall include but not be limited to native species and types suitable to the area, numbers and locations; methods for weed and

animal pest management; type of fencing to ensure stock exclusion. The plan shall be submitted to NPDC prior to issue of section 224(c) of the Resource Management Act 1991 certificate.

- The plan shall be implemented within the first planting season following issues of Record of Title for Lot 1. The planting and fencing shall be retained, maintained, enhanced and protected in perpetuity. This shall be secured by way of section 221 consent notice registered against the Record of Title for Lot 1.
- Full access to the waterbody would recognise and provide for Pukerangiora relationship with their waters and accord with the provisions of the EMP. This could also be secured by way of section 221 consent notice; however, given the length of the waterbody within the application site and the detachment from the remainder of the waterbody, in this instance, we appreciate that this is unlikely to be secured by NPDC.
- On the basis of the contours on the NPDC's GIS system and the information in the application, to accord with policy TTAN6.7 of the EMP, we seek that sediment and silt control measures are provided on any building consent application for a building within proposed Lots 1 and 2 to protect the water quality of the waterbody. This should be secured by way of section 221 consent notice and registered against the Records of Title for Lots 1 and 2.

If you have any patai please let me know.

Nga manaakitanga,
Sarah

Sarah Mako

Pou Taiaho/ Policy Advisor (Environment)

Te Kotahitanga o Te Atiawa Trust

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