

**BEFORE A HEARING PANEL
CONSTITUTED BY HORIZONS REGIONAL COUNCIL**

IN THE MATTER OF an application dated 21 December 2020
for regional consents by Grenadier
Limited to develop the Douglas Link
Golf Course at 765 Muhunua West Road,
Ohau

IN THE MATTER OF Part 6 of the Resource Management Act
1991

STATEMENT OF EVIDENCE OF PHILIP TATAURANGI

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Section A – Introduction

Name, qualifications and experience

[1] My full name is Philip Mikaera Tataurangi. I am a former PGATOUR Professional Golfer. I am a Director of Mahi Tahi Golf Projects. I am also a Golf Course Designer. I live at 18 Ascot Place, Mount Maunganui.

Ngāti Kabungunu ki Rangitane - Ngāti Kikopiri

[2] At 50 years of age, I have been involved in the golf industry for 30+ years. Since 2011, I've been working in the golf course design and construction business.

[3] I have undertaken mana whenua engagement and consultation with new golf course developments where I was directly involved with design and construction. Examples are :

- Windross Farm in Ardmore, Auckland.
- Mana Whenua - Ngai Tai ki Tamaki.
- Tieke Golf Estate, Tamahere, Waikato.
- Mana Whenua - Ngāti Haua.

[4] I served in an Iwi relations and advisory capacity to the owners of:

- Cape Kidnappers Golf Course, Mr Julian Robertson; and
- Tara Iti Golf Club, Mr Rick Kayne.

[5] I attended several Hui with mana whenua and tangata whenua for these projects.

Expert Code

[6] I do not claim to have the expertise of a cultural consultant. Through my experience and whakapapa, I claim some expertise and experience in the cultural perceptions and values of Ngāti Kikopiri concerning this project. I do claim

through experience some expertise in golf course design, and I am reasonably familiar with the process to facilitate culturally appropriate dialogue.

[7] Subject to the points above about the limits of my expertise, I have read the Code of Conduct for expert witnesses issued as part of the Environment Court Practice Note 2014 (Part 7). I agree to comply with the Code of Conduct. I am satisfied that the matters addressed in this statement of evidence are within my expertise. I am not aware of any material facts that have either been omitted or might alter or detract from the opinions expressed in this statement of evidence.

Role in Project

[8] I served as a Cultural Consultant and Iwi Relationship Facilitator to Grenadier Limited (Grenadier) on the Douglas Links Golf Course Project. I also provided golf course development consultation during 2020, leading up to the initial Resource Consent Application in December 2020.

Scope and purpose of Evidence

[9] This evidence has been provided to outline the consultation aspects of the application and my experience in assisting the project team in facilitating a land use that is considerate of cultural values. Since July 2020, I have attended many meetings between mana whenua - Ngāti Kikopiri and Grenadier.

[10] Because I whakapapa to Ngāti Kikopiri, I facilitated site meetings with Ngāti Kikopiri Marae Committee Representatives to introduce them to the proposed project and start formal engagement and consultation as mana whenua and formulate a Memorandum of Understanding (MoU) between the two parties. The MoU is attached to the application and my understanding of that document is that it is an introductory 'vehicle' to allow consultation to occur with other hapu and iwi with an interest.

[11] Before Grenadier lodged its application for consent, Grenadier asked me for a Cultural Values Assessment on behalf of Ngāti Kikopiri concerning the Douglas Links Project. The assessment is a valid assessment attached to the application, and being 'draft' signals that it is a living document responding to circumstances as they arise.

[12] After the application was lodged in late December 2020, I continued to facilitate meetings, hui and communication between Grenadier Developments and Ngati Kikopiri representation. I also facilitated contact with Ngāti Tukorehe & Tahamata Inc whanau and Muaūpoko Tribal Authority representation leading up to on-site Hui in mid-December 2021 and mid-April 2022. It is fair to say that there are a range of views that have been expressed by Tangata Whenua. Some in opposition and some in support. In Māori culture disagreement and passion does not mean disrespect and my evidence gives my impression of the proposed activities from a person that understands considerable elements of tikanga and golf.

Section B – Executive Summary

[13] The proposed golf course design is of high quality and would significantly benefit golfers in the lower North Island and for domestic and international golf tourism. I agree with the evidence of Darius Oliver concerning establishing a course design that creates intimacy with and diversity among the natural environments within the challenges presented to golfers by course arrangement. The promotion of this particular design by Grenadier Ltd makes complete sense. Like all designs, it is integrated, so multiple relevant factors are fed into the design process.

[14] A proper Links course needs to celebrate and be infused with the sense of being located in a special place. Tangata whenua understands why the Site is special and therefore can contribute to an understanding of how through the principle of manaakitanga, the Site can be respected and restored for the common good. I don't believe there is inherent tension between a Links course and Ngāti Kikopiri's cultural preferences.

[15] Grenadier Ltd has attempted to understand and respond to cultural perspectives through dialogue, design changes and upgraded restoration measures recognising available sources of Mātauranga Māori in the consultation process. That has been hampered by COVID-19 issues of significance to all interested hapu.

The consultation has continued since the application and will continue up to the hearing, and with willing parties, beyond the decision making on the applications.

[16] Ngāti Kikopiri is satisfied these measures can meet its cultural concerns and ensure appropriate care for this sensitive coastal environment. As the MoU between Grenadier and Ngāti Kikopiri shows, this is not seen by Ngāti Kikopiri as a 'tick the box' exercise but as the creation of a respectful relationship as neighbours with ongoing mutual responsibilities. The perspective of Ngāti Kikopiri is that the science the Applicant has applied to the analysis of the project is essential and valuable, while tikanga adds a fruitful cultural orientation on how and whether the use and response to that science within the proposal represents good ordering by the applicant of the project to the natural world. The two are not mutually exclusive.

[17] Ngāti Kikopiri recognise the relationship of other hapu to the land and continue to make available opportunities to facilitate understanding and dialogue concerning the proposal. Some dialogue and consultation have been constrained COVID-19 related demands stretching the resources of everybody.

Section C – Evidence

[18] I have studied the proposed Douglas Links golf course design and am very familiar with the Site. I agree with Darius Oliver's evidence and the strength of the design to achieve Mr Edwards's aspiration for an outstanding golf course in the Lower North Island.

[19] As Cultural Facilitator to the Douglas Links Golf Course Project, I communicated with project representatives to ensure that the tikanga protocol and process were followed in the planning process.

[20] It was also to ensure all cultural values were identified, communicated, and respected. Any adverse effects that may arise were notified and addressed to minimise or reduce any impacts.

[21] A number of these have been captured in developing a Memorandum of Understanding (MOU) and Cultural Values Assessment (CVA) between Ngāti Kikopiri as mana whenua and Grenadier Limited.

[22] Ngāti Kikopiri is mana whenua of the takiwa between the Ōhau River to the south and the Waiwiri stream to the north. These boundaries are not linear, and in some instances there may be a cross over between neighbouring hapu.

[23] As kaitiaki or authority of the whenua on Muhunua Road West, Ngāti Kikopiri is responsible for representing their whenua and protecting all taonga in this area. There is also the responsibility of ensuring that any adverse effects of any development in the area are avoided not only as it relates to Ngati Kikopiri whanau but for all hapu and whanau that whakapapa to the Muhunua area.

[24] Therefore, it was natural and in accord with tikanga to start all cultural consultation with Ngati Kikopiri representatives and expand engagement and consultation with neighbouring hapu after first developing the grounding, knowledge, introductions and blessing of mana whenua.

Hapu Engagement and Consultation

[25] Engagement with Ngati Kikopiri representatives started with an informal coffee meeting in Paraparaumu with Mr Shane Royal on July 21st 2020. Although the meeting was very positive, it was determined that both Mr Robert Kuiti, Chairman of Kikopiri Marae Committee and Mr Dennis Paku, Marae Committee member, should be the primary contacts for any dialogue or engagement with mana whenua. In September 2020 the Tahamata Inc Board made contact with Mr Edwards about ideas for their land. Mr James Mackie and Mr Troy Hobson were party to that communication.

[26] Several phone calls, emails, text messages and meetings in person ensued over the next five months with iwi. Unfortunately due to several, challenges a formal face to face meeting was not able to take place however a Kikopiri Marae committee zoom Hui was held on October 7th introducing the Marae Committee members to the project. Some requests were made for further information that at the time wasn't available. It would be forwarded when known and executed.

[27] A site visit was arranged on October 19th with Messrs, Kuiti, Paku and Edwards to discuss Mr Edwards' vision for Douglas Links. This is an excerpt from an email Mr Edwards sent me on October 14th in preparation for that Hui.

“Your agenda looks pretty perfect to me. Indicating what our physical plan is will be very useful. However, I really want to explore ideas for how we work together and give our guests a wonderful experience. I want to include the history of the area and introduce a real Maori element that is led by local Iwi. The Douglas Links needs to be a really cool hybrid of elements. We want to have a course that pays homage to the original Links courses of Scotland and Ireland, we want the place to be fun and light, we also want to tell the story of the land and include a nice blend of Maori/Kiwi culture. Its great that we have Louise Wright involved as one of our architects as she really understands the Maori side of things and how we might include these into the design of the buildings. This unique aspect of what we want to present to our guests has really grown on me in the last few months. I want to thank you for first planting that seed of an idea in my mind.”

[28] At this site meeting, several different locations around the property were visited with particular focus on the southwestern corner of the site adjacent to the Ohau river and near the wahi tapu area known as Tirotiro Whetū.

[29] All representatives acknowledged that Tirotiro Whetū is an exceptional place for all whanau who whakapapa to Ngāti Kikopiri and several other hapu. Mr Kuiti and Mr Paku were keen to understand better the intended golf course construction elements in this area and how can appropriate measures be taken to distance the golf course routing to respect this area.

[30] Shortly after, all of the Project Documentation available was forwarded to Mr Kuiti to peruse and distribute to his marae committee members. With that information, Ngāti Kikopiri was also acknowledged that in particular Ngāti Tukorehe would be a very interested neighbouring Hapu and informal meetings were held with Mr Pat Seymour and a couple of other Tukorehe whanau.

[31] At this time, early/mid Nov 2020 and with very little time remaining for Grenadier Ltd to purchase the land, Ngāti Kikopiri agreed to formalise an MoU and CIA to accompany the Resource Consent Application for Douglas Links. That was completed (after some communication back and forth), and it was also acknowledged by all parties that due to the shortness of time, these documents would be lodged in “draft” with the view to be fully executed in early 2021.

[32] It was also acknowledged in early December 2020 that now that an MoU and CVA had been agreed in principle, wider engagement and consultation would occur in early 2021 with Tukorehe and Muaupoko hapu.

[33] Unfortunately and regrettably, due to many circumstances throughout 2021, the start of this engagement with Tukorehe and Muaupoko didn't take place until late 2021. After a few date changes, separate on-site hui were held with both Tukorehe representatives and Muaupoko representatives.

[34] A follow up Hui with all representatives from Kikopiri, Tukorehe and Muaupoko was planned for early 2022. Unfortunately, once again, due to issues relating to Covid-19, this has been challenging to schedule.

[35] A meeting was held between Bryce Holmes, Project Planning Consultant and Allan McKay, Project Manager and Muaupoko Tribal Authority (MTA) representatives Dean Wilson and Rob Warrington on Wednesday, April 6th. Mr McKay reported to me that there was discussion about how some of the MTA concern could be resolved through further dialogue.

[36] On Tuesday, April 13th, representatives of Grenadier were invited to Tukorehe Marae for a Powhiri and Hui with Tukorehe Representatives. This hui was very positive for all parties to gain greater understanding and the historical knowledge of the Muhunua area. The Douglas Links team presented the work that has been done in recent months on the environmental restoration plan. On site meetings are set for Thursday the 15th of April between representatives of both parties to identify locations of particular spiritual, cultural and environmental concerns.

[37] In conclusion, this details the Engagement and Consultation with Hapu to date. I believe that it is evident the intention for this communication is to continue with all Hapu representatives as the project moves forward.

Cultural Effects

[38] In the forming of the Cultural Values Assessment with Ngāti Kikopiri, the key principles were identified.

- (a) Whakapapa - to effectively represent all of the descendants of those with whakapapa to the Tupuna of Ngāti Kikopiri.
- (b) Kaitiakitanga - to exercise kaitiakitanga over the Ngāti Kikopiri takiwa.
- (c) Manaakitanga - to exhibit and exercise manaakitanga in relation to all descendants of Ngāti Kikopiri and those residing within the Ngāti Kikopiri takiwa.
- (d) Tikanga – to observe and honour tikanga maori with all customs and traditions.
- (e) Wairua – to respect and protect the wairua of all living things.
- (f) Mauri – the life force within all creations which bonds all elements within the universal process is defined as mauri.
- (g) Mana is the security and authority that Ngāti Kikopiri holds in their role as mana whenua.
- (h) Māramatanga – māramatanga is informed by monitoring and surveying the water bodies and protecting the collective cultural memory and knowledge of the Ngāti Kikopiri takiwa.

[39] Not elaborated upon in the CVA but widely acknowledged by Grenadier's Douglas Links Team is the connection between preserving the ecology of the property and protecting the elements of cultural significance.

[40] The very distinctive natural environment, including the coastline, dune lands, native vegetation, wetlands and Ohau River that envelope the site, is what I believe has attracted Mr Edwards to this parcel of land. These elements, including the seas breezes all gifted by nature, are some of the authentic components that separate Links golf courses from all others.

[41] The natural environment must be preserved, and I would contend that it is integral to a true Links golf course. The construction process will need to achieve a very delicate line. It is my understanding that any earthworks be not only

restorative to rebuild the landscape that has been decimated at the hand of former landowners and their agricultural and forestry practices. But I also envisage Grenadier will encourage nature by enhancing what has existed on the property for centuries.

[42] By doing so, Grenadier will be ensuring that Mr Edwards's vision of developing a world-class Links golf course is achieved, and in a way that is more culturally sensitive than the current and former land use.

[43] Major advances have been made in sustainable golf course maintenance practices and how these can be implemented to protect the environment. The development of these practices involve broad stakeholder engagement not only through advice and guidance from golf course maintenance and turf industry professionals but also through contributions from Hapu, local community, visitors and the golfers themselves.

Draft Restoration Plan

[44] I have read the draft restoration plan prepared by Boffa Miskell and which is attached to the evidence of Dr Vaughan Keesing for the Applicant. The Douglas Links team also shared an earlier version of that plan with Ngāti Tukorehe at a hui on 12 April 2022 at the marae. It is in draft so not to prejudice input by iwi going forward, and I understand Mr Bland (Planner for Grenadier) has provided some improved conditions building on the s42A report of Ms Morton for the Regional Council to enable that process.

[45] Although I am not an ecologist, the draft restoration plan gives further substance to the earlier RBT plans that were attached to the application. I note the ecologists are suggesting large areas of native planting and active dune management as part of the activities. A means of kaitiakitanga for those areas in my opinion.

[46] In my view, and with my experience of golf courses, the new ecological outcomes replacing the largely exotic environment will achieve many of the ideas encapsulated in the Tukorehe submission.

[47] Throughout history the preservation of land with special significance is sought to ensure the use of these lands for future generations is for outdoor recreation.

[48] Authentic Links Golf courses have long served this purpose around the world due to a relatively light footprint on the land. At their core, genuine Links golf is played on the sand-based dune lands sculpted by nature. There will be light earthworks and turf preparation practices to remove invasive vegetation not suitable for golf play, but largely the merits of the windswept landform dictate the potential high standard of golf course that is possible. The parcel of land off Muhunua West Rd being sought for Douglas Links poses the necessary qualities for a renowned links course.

[49] However, what is also acknowledged is the very rich cultural history of these lands and the historical relevance to this property is significant. Not only for Mana Whenua but also neighbouring hapu and iwi who whakapapa to the Muhunua area and numerous other parties who have previously occupied or settled in the Ohau Region.

[50] Over recent times, these lands have been altered greatly from its primary and former state. Some of this change has taken place via different climate and weather events that will continue to effect and impact the land in various ways for generations to come.

[51] What has been particularly disappointing is the number of human related and dictated practices that have massively altered the landscape in recent times. There are many questions for how this has shaped and influenced the land as it is today.

- Who knows the damage that has been done during these works?
- What input or consultation with local stakeholders/Hapu was taken at that time?
- What oversight, mitigation and management plans were in place during these works?

- Are there matters to redress due to the obliteration of the natural landscape?

[52] It has been widely communicated and expected that there may be archaeological discoveries over the property via the process of constructing a golf course. If Grenadier is granted resource consent, a management plan will be established with stakeholder input, oversight, and management. It is anticipated that Hapu will play a vital role in contributing to this management plan to ensure no unnecessary disturbance takes place, tikanga protocols are adhered to and appropriate recognition and protection of known wahi tapu sites are strictly controlled.

[53] With initial engagement and consultation being undertaken with mana whenua, Ngāti Kikopiri opened the door for broader communication with all tangata whenua.

[54] In particular, the formation and implementation of an archaeological discovery and management plan to assist the project through the different phases of site preparation, earthworks, construction, grow in, and establishment to open the course for play.

[55] Beyond these development phases, continuous monitoring of the landscape is critical to remediate any isolated erosion or degradation of the environment. This constant monitoring is commonplace in the golf course maintenance industry and will aid to inform all parties of the ongoing preservation of the environment.

Dated 13 April 2022

Philip Mikaera Tataurangi