

Bunnings New Plymouth – Hapū Consultation Schedule

Ngāti Tāwhirikura Hapū

Date Contacted	Responses Received
13 September 2023 Initial in-person hui with B&A, Bunnings, and Ngāti Tāwhirikura regarding proposed Bunnings Warehouse.	
25 September 2023 B&A followed up with Ngāti Tāwhirikura on feedback from earlier hui.	
	30 September 2023 Feedback received from Ngāti Tāwhirikura in relation to the initial proposal, raising concern regarding the potential future pedestrian access to the pā, the sale of the land, requesting additional detail regarding the stormwater treatment and future tenancies, and potential co-design opportunities for the landscaping and building design.
29 November 2023 Online hui with B&A, Bunnings, and Ngāti Tāwhirikura to discuss feedback received following the previous hui and the updated site plan prepared in response to this. The updated plan included specified areas for cultural expression including the exterior of the above-ground rainwater tank.	
1 February 2024 B&A and Ngāti Tāwhirikura discuss draft landscape plan being prepared and confirm the upcoming hui will be in person.	
18 March 2024 Hui with B&A, Bunnings, and Ngāti Tāwhirikura to discuss updated landscape plan including cultural narratives. Te Poihi leads B&A and Bunnings on a tour of one of Te Atiawa's current projects to provide examples of cultural expression within a development.	
19 April 2024 B&A provided Ngāti Tāwhirikura with a draft updated landscape plan set reflecting the comments previously raised and requested a further hui to discuss these design options in person.	

22nd May 2024 Scheduled hui in New Plymouth – cancelled due to weather impact on flights by B&A and Bunnings.	
	28 May 2024 Ngāti Tāwhirikura provided agenda items for the upcoming hui, highlighting key matters including protection of Mangaone, viewshaft preservation, encroachment on Aotere, visibility of NPDC concerns, cultural expression in building design, and the need to revise landscape and related plans for the resource consent.
29 May 2024 In-person hui between B&A, Bunnings, RMM (landscape architect) and Ngāti Tāwhirikura to discuss latest site plan and landscape design including identified cultural opportunities within the site and indicative timeframes to resource consent lodgement.	
	9 June 2024 Ngāti Tāwhirikura noted that the engagement with Bunnings had become challenging and expressed a sense that their views may not have been fully understood, making it difficult to see a clear way forward in the relationship at that time.
13 June 2024 B&A advised Ngāti Tāwhirikura that Bunnings would not be lodging the resource consent at this stage, recognising the need for further consultation. Bunnings committed to sharing draft consent materials, a draft Memorandum of Understanding (MoU), and viewshaft assessments to support a meaningful ongoing relationship before proceeding.	13 June 2024 Ngāti Tāwhirikura acknowledged Bunnings’ decision not to lodge the resource consent at that time and confirmed that iwi and hapū representatives looked forward to receiving the additional information.
17 June 2024 B&A shared a OneDrive link to the draft resource consent material with Ngāti Tāwhirikura and advised that the draft MoU and updated viewshaft information would follow. On the same day, Bunnings requested approval to undertake a drone survey of the pā site (without overflight) and to peg the site boundary with wooden stakes to support the visual assessment.	

	18 June 2024 Ngāti Tāwhirikura circulated Bunnings’ survey request internally, queried the timing, and suggested having representatives present to identify viewshafts to other pā that require protection. The Hapū subsequently confirmed they were comfortable with the pā site being surveyed by drone to support the visual assessment.
17 June 2024 Bunnings request consent from Ngāti Tāwhirikura to undertake a drone survey of pā site.	18 Jun 2024 Ngāti Tāwhirikura confirm consent to survey.
25 June 2024 B&A provided Ngāti Tāwhirikura with the draft MoU, updated architectural and landscape plans, and confirmed that the visual assessment was underway based on the recent survey work.	
	28 June 2024 Ngāti Tāwhirikura advised they were not in a position to sign the MoU or provide written approval for the resource consent. Ngāti Tāwhirikura noted that aspects of their advice did not appear to be reflected in the current site layout, and shared concerns about potential cultural impacts, including the relationship with Aotere Pā. They felt further discussion was needed to complete the consultation process and requested a hui with Bunnings, NPDC, and Waka Kotahi to collaboratively explore traffic-related design matters.
	8 August 2024 Ngāti Tāwhirikura acknowledged Bunnings’ ongoing work on revised options and a 3D model based on survey data but reiterated that key concerns about the site layout remain unresolved. They requested that the next hui include all relevant parties—Bunnings, NPDC, and Waka Kotahi—to collaboratively address transport and design constraints.
26 August 2024 B&A requested consent from Ngāti Tāwhirikura to take photos from the top of the pā site to support the visual impact assessment.	

27 August 2024 B&A confirmed that site photography was to inform the visual impact assessment.	27 August 2024 Ngāti Tāwhirikura sought clarification on whether the proposed site photography was for Bunnings' landscape team to inform the visual impact assessment. Later that day, they confirmed that photos could proceed, provided a Hapū representative is present. Sera Gibson will assist in identifying key viewshafts to be protected and will act as the main point of contact, with other committee members potentially attending.
13 September 2024 B&A undertake a site visit, meeting with Sera Gibson on site to discuss the key areas of interest to the hapū and ensure these are incorporated into the visual impact assessment.	
22 November 2024 B&A advised that updated development options, including 3D models prepared following a site visit with Sera Gibson, were with Bunnings for approval. A hui is planned for early 2025 to present the revised material to Ngāti Tāwhirikura.	
24 February 2025 B&A provided an updated site layout to Ngāti Tāwhirikura which includes an altered building footprint and revised overall layout to incorporate comments raised in earlier hui. A further hui was suggested to discuss any comments Ngāti Tāwhirikura have on the updated site layout.	
11 March 2025 - 24 April 2025 B&A team follow up with Ngāti Tāwhirikura to discuss the revised site layout provided on 24 February. Through these calls, it is established that the hapū have not yet reviewed the pack and do not have any further comments at this time.	
29 April 2025 B&A followed up with Ngāti Tāwhirikura to discuss the revised Bunnings site layout and acknowledged the Hapū's various ongoing priorities. They reiterated Bunnings' commitment to continued engagement and proposed a mid-May pre-application meeting with NPDC, NZTA, and Ngāti Tāwhirikura to address remaining issues and incorporate feedback prior to lodging the resource consent application.	29 April 2025 Te Poihi Campbell confirmed that Ngāti Tāwhirikura, as the primary relationship holders for the project, would lead the response to Bunnings' engagement. He advised that the Hapū had other urgent priorities at present and that re-engagement should proceed directly with them. Ngāti Tāwhirikura also confirmed via phone call that conflicting priorities that may limit consultation capacity.

7 May 2025 B&A confirmed the pre-application meeting with NPDC and NZTA was scheduled for 15 May and invited Ngāti Tāwhirikura to attend in person or online. B&A also offered to provide an update or arrange a separate meeting if the timing was not suitable.	
	7 May 2025 Te Poihi Campbell confirmed that Ngāti Tāwhirikura would lead the response to Bunnings' engagement, deferring directly to the Hapū on the matter.
6 June 2025 B&A sent Ngāti Tāwhirikura the finalised minutes from the pre-application meeting with New Plymouth District Council and NZTA and invited any follow-up questions.	
29 July 2025 B&A contacted Ngāti Tāwhirikura to confirm that the resource consent application had been lodged with New Plymouth District Council, providing a copy of the complete lodged documents set, and reaffirmed Bunnings' commitment to ongoing discussion.	
	27 March 2026 Ngāti Tāwhirikura contacted B&A to inform them of correspondence sent to NPDC in relation to the application, outlining the concerns raised which they do not consider have been adequately addressed in the application. These matters relate to the incorporation of cultural elements in the design, preservation of identified viewshafts, protection of the Mangaone Stream, layout of the site, and the consultation process. A further note was raised in relation to the future link road.
2 April 2026 Hui between B&A and Ngāti Tāwhirikura to discuss feedback provided to Council. A range of matters were discussed at this hui, with key discussion points in relation to the interface between the pā and the site, involvement in the design of the pou, and the potential for cut material to be provided to hapū members.	

	24 April 2026 Ngāti Tāwhirikura reached out to B&A to arrange a call to discuss some matters raised in the hui, being the setback of the stub road and the undeveloped land adjacent to the pā.
13 May 2026 Meeting between B&A and Sera Gibson of Ngāti Tāwhirikura to discuss concerns raised by the hapū as previously referenced. As part of this discussion, it was agreed that the amendment of the stub road to minimise earthworks would be amended. B&A also confirmed that Bunnings were happy for Ngāti Tāwhirikura to be involved and further develop the cultural opportunities previously discussed. Ngāti Tāwhirikura requested a landscape setback for the undeveloped land, but this setback was not confirmed.	
	14 May 2026 Ngāti Tāwhirikura confirmed the discussion points and action items for each party following the hui.
2 July 2026 B&A contacted Ngāti Tāwhirikura following the close of submissions and receipt of submission in relation to the application, reaffirming Bunnings' commitment to ongoing engagement through this process.	

Puketapu hapū

Date Contacted	Responses Received
30 April 2025 B&A contacted Puketapu Hapū to begin engagement on the proposed Bunnings Warehouse at 662 Devon Road. Site plans were shared, a site walkover was offered for early to mid-May, and feedback was invited by 21 May 2025.	30 April 2025 Raukura Salisbury phoned B&A to acknowledge contact and confirm that Ngāti Tāwhirikura and Puketapu are the appropriate hapū for the site, with Bev representing the pā site and Puketapu the wāhi tapu. B&A outlined plans to be onsite in mid-May, offered a site meeting, and advised that a pre-application meeting with council was being scheduled. Raukura appreciated the update and asked to be kept informed.
5 May 2025	

B&A invited Puketapu Hapū to a pre-application hui with NPDC and NZTA on 15 May 2025, offering a site meeting or walkover later that day if preferred. Puketapu were encouraged to make direct contact and advised that updates would follow.	
13 May 2025 B&A phoned and emailed Puketapu to extend an invitation to the 15 May pre-application hui with NPDC and Waka Kotahi, offering a site meeting later that day if preferred. Meeting details and a calendar invite were sent.	
15 May 2025 B&A reminded Puketapu about the pre-application meeting and invited them to arrange a site walkover at a suitable time. Puketapu were unable to attend, and B&A requested any feedback and reiterated the offer for a site visit.	15 May 2025 Puketapu confirmed they were unable to attend the pre-application hui or a site visit at that time but expressed interest in connecting soon.
28 May 2025 B&A followed up with Puketapu by phone, text, and email to request any feedback and discuss potential dates for a site walkover.	
4 June 2025 B&A left a voice message for Puketapu requesting feedback and proposing dates for a site walkover if they were interested.	5 June 2025 Puketapu acknowledged Ngāti Tāwhirikura's connection and ties to the site but stated they are the mana whenua for the wāhi tapu. They expressed concern about being engaged later than Ngāti Tāwhirikura, noting this could undermine their mana, and emphasised the need for timely engagement with all relevant hapū.
17 June 2025 B&A acknowledged Puketapu's concerns about late engagement, apologised for the delay, and confirmed it was not intended to undermine their mana. They reaffirmed Bunnings' commitment to meaningful engagement and offered to meet via Teams or on-site before lodgement to address any questions. A voice message was also left expressing interest in connecting, offering to meet or discuss the proposal on-site, and noting that technical reports were being finalised to inform the AEE.	
19 June 2025	

B&A sent a voicemail and SMS acknowledging Puketapu may be busy with Matariki celebrations. They reiterated Bunnings' interest in meeting via Teams or on-site before lodgement to discuss the proposal and understand any cultural effects and potential mitigations.	
	24 June 2025 Puketapu emailed to acknowledge delays in responding due to capacity constraints but confirmed they remain open to engagement. They appreciated the pre-application hui minutes, the clarification on Ngāti Tāwhirikura engagement, and the recognition that they should have been engaged earlier. They welcomed further discussions, either in person or via Teams, and supported a respectful, mana-enhancing process.
25 June 2025 B&A followed up via email, phone, and SMS to acknowledge Raukura's response and propose a meeting the following week, ideally in person. They reconfirmed commitment to ongoing engagement, with lodgement still planned for the following week.	
30 June 2025 B&A called and left a voice message for Raukura noting that consent would be lodged that week. They offered to meet on site for a walkover at the Hapū's convenience, either before or shortly after lodgement, and requested a call back when convenient.	
2 July 2025 B&A contacted Puketapu by phone and email to confirm their availability during the week of 14 July and advised they were checking proposed hui times with the Bunnings team.	2 July 2025 Puketapu emailed acknowledging the upcoming lodgement but advised they had limited capacity to engage further due to other priorities. They confirmed availability for a hui on 11 July between 11am and 2pm, noting school holidays made scheduling challenging.
	15 July 2025 A site hui was held with Puketapu to discuss the Bunnings New Plymouth proposal (minutes attached). Bunnings presented design changes responding to Ngāti Tāwhirikura feedback, including improved visual connections and cultural touchpoints. Puketapu reaffirmed the site's status as wāhi tapu, raised questions

	about cultural design, archaeological authority, and stormwater management, and asked to be involved in co-design opportunities. Bunnings confirmed its openness to ongoing engagement. It was agreed B&A would share the draft AEE and landscape assessment for the Trust's review, with feedback to follow after their board meeting.
17 July 2025 B&A emailed Puketapu to thank them for the 15 July onsite hui and provided the draft AEE, site plan, elevations, and landscape plan for the Trust's review. They requested the draft AEE remain confidential, offered to supply additional technical reports if needed, and proposed following up the next week to hear initial feedback ahead of lodgement.	
21 July 2025 B&A emailed Puketapu with the minutes from the 15 July onsite hui, inviting any updates or clarifications. They advised they would follow up by phone to hear how the Puketapu Board hui had gone.	
23 July 2025 B&A followed up with Puketapu by email seeking any initial feedback from the Hapū Board on the proposal. They acknowledged that detailed feedback may take more time but requested any early insights to help inform next steps in the engagement and consenting process.	
28 July 2025 B&A followed up with Puketapu by phone and email to request any final feedback from the Hapū Board before lodging the AEE. They reiterated Bunnings' commitment to ongoing engagement with all recognised iwi and hapū and offered to connect at a time that suited the Hapū.	
	29 July 2025 At lodgement, consultation remains ongoing with Puketapu Hapū, but no specific comments or concerns have been received. We will continue to engage with Puketapu Hapū as part of this consent and the wider development of the site.
2 July 2026	

B&A contacted Puketapu following the close of submissions and receipt of submission in relation to the application, reaffirming Bunnings' commitment to ongoing engagement through this process.
