

WHENUA MĀORI MASTER PLAN

Te Kopua No.3 Block
&
Te Kopua No.4 Block



the kaupapa.



A series of wānanga were carried out to identify the values and aspirations of Te Kopua Trust.

This is the Whenua Māori Master Plan for Te Kopua Blocks 3 and 4 - located at 86 Riria Kereopa memorial Drive, Raglan. Te Kopua Trust engaged Koru Asset Development Group to prepare this Master Plan.

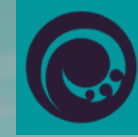
Master Plans are a long-term planning tool that are prepared and used by organisations to serve as a long-term guide for future land-use and activities, development and growth of a specific place, or geographic area, and the properties located within.

To unlock the development and land-use potential of Te Kopua Blocks 3 and 4, the preparation and use of this Whenua Māori Master Plan aims to recognise the ancestral connections and generational succession with the whenua. It also seeks to identify and understand the barriers and opportunities for Te Kopua Trust.

This Whenua Māori Master Plan has a 30-year horizon. It is supported by a 10-year Strategy and a 3-year Implementation Plan.

The 10-year Strategy captures the wider aspirations (cultural, social and environmental values) of the whenua Māori Trust. The 3-year Implementation Plan locks in the priorities, and delivery of immediate and medium-term actions towards achievement of strategic goals.





the purpose.

After a series of hui and wānanga with trustees and beneficiaries, the Whenua Māori Master Plan focuses on the following development and land-use purpose for Te Kopua No.3 and No.4 Blocks.



To be active kaitiaki over our whenua and protect the areas that are important to the us



To develop our people to be ready to pursue our aspirations as a trust



To strengthen our economic position and to provide more income to sustain our people within the capacity of our whenua



To strengthen our relationships as Tainui Āwhiro, to complement our other mahi and assets



our vision.

"Te Kopua No.3 and No.4 Blocks are part of the larger vision to use and develop lands and assets administered by the whānau of Tainui, with development occurring only within clearly defined areas to recognise our role as kaitiaki to care for our taiao and support our whanau."

our mission.

To set out and advance the moemoea and aspirations envisioned for Te Kopua No.3 Block and No.4 Block by our tīpuna

WHAKAWHANAUNGATANGA

We will bring whānau together

WHAKAMĀRAMATANGA

We will bring understanding

WHAKAPAKARI

We will strengthen our position

WHAKATUTUKITANGA

We will achieve our goals

10 year strategy.



Strategic Objective 1

Investigate and unlock the potential of Te Kopua No.3 Block through the development of a concept/precinct plan to establish mara kai (gardens/orchard) and other uses that achieve social (includes education), economic, cultural and environment outcomes sought by whānau/beneficiaries.

Strategic Objective 2

Investigate and unlock the potential of Te Kopua No.4 Block through the development of concept/precinct plans that understand the constraints of the land, to create and provide opportunities and options for whānau/beneficiaries so that Te Kopua Trust can:

- Invest and/or use of funds to:
 - Establish business ventures and create employment
 - Protect and restore areas/sites of importance that are on Te Kopua No.4 Block
 - Protect its investment interests from current and future risks and effects arising out of storm events and rise in sea-level.
- Generating income to:
 - Maintain protected and restored areas/sites of importance that are on, and surrounding, Te Kopua No.4 Block

Strategic Objective 3

Actively engage with other Tainui hapū whānau administrated trusts to work together with the intent to support, and create benefits/opportunities for, whānau/beneficiaries and widely Tainui.



10 year strategy.



year 1 - 2021/22

Goal 1 - All Trustees have undertaken training for financial literacy and good governance, and policy and procedure development and succession planning

Goal 2 - Have in place an engagement and communication plan to work with, and disseminate information to, whānau/beneficiaries

Goal 3 - Concept Plan for Tainui Āwhiro Campground Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Extent of development and extension of the campground and the inclusion of supporting commercial visitor activities

Goal 4 - Cost Plan and Project Plan for Tainui Āwhiro Campground Precinct

Goal 5 - Concept/Precinct Plan for the Kōhanga and Kōkiri Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Pursuit and development of new social (includes educational), health and cultural activities, and
- Improvements, and extension, of the existing Kōhanga and Kōkiri Centre

Goal 6 - Have hosted one hui/wānanga with other Tainui hapū whānau whānui and other whānau administered trusts to discuss opportunities to align and integrate

year 2 - 2023

Goal 7 - Cost Plan and Project Plan (incl staging) for Kōhanga and Kōkiri Centre Precinct

Goal 8 - Building Plans (not building consents) for the Kōhanga and the Kōkiri Centre

Goal 9 - Resource consent application lodged with the Waikato District Council and Waikato Regional Council for staged development of Tainui Āwhiro campground

Goal 10 - Concept/Precinct Plan for the Low Impact Designed Development (Wet) Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Extent of soil contamination on Te Kopua No.4 Block to ensure health and safety of community if there is a change in land-use
- Pursuit and development of new activities suitable for the Precinct area
- Soil remediation/transition plan

Goal 11 - Concept/Precinct Plan for the Low Impact Designed Development (Dry) Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Pursuit and development of new activities suitable for the precinct area

10 year strategy.



year 3 - 2024

year 5 - 2026

year 7 - 2028

year 10 - 2031

Goal 12 - Cost Plan and Project Plan (incl staging) for Low Impact Designed Development (Wet) Precinct

Goal 13 - Cost Plan and Project Plan (incl staging) for Low Impact Designed Development (Dry) Precinct

Goal 14 - Resource consent and building consent applications lodged with the Waikato District Council for building and construction works associated with Kōhanga and Kōkiri Centre Precinct

Goal 15 - Cropping activities on Te Kopua No.3 Block and Te Kopua No.4 Block discontinued

Goal 16 - Completion of Tainui Āwhiro Campground Precinct in accordance with resource and building consents

Goal 17 - Completion of improvements, and extension, of the existing Kōhanga and Kōkiri Centre

Goal 18 - Soils within Low Impact Designed Development (Wet) Precinct are remediated

Goal 19 - Concept Plan for Existing Business(es) Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Pursuit and development of new activities suitable for the precinct

Goal 20 - Cost Plan and Project Plan (incl staging) for Existing Business(es) Precinct

Goal 21 - Concept Plan for Te Kopua No.3 Block Precinct that outlines the:

- Profile including topography, geographical features, sites/areas of significance to Te Kopua Trust, and suitability and stability of the soils
- Pursuit and development of new activities suitable for the precinct

Goal 22 - Cost Plan and Project Plan (incl staging) for Te Kopua No.3 Block Precinct

Goal 23 - Completion of Kōhanga and Kōkiri Centre Precinct

Goal 24 - Stage One of Low Impact Designed Development (Wet) Precinct completed

Goal 25 - Stage One of Low Impact Designed Development (Dry) Precinct completed

Goal 26 - Completion of Te Kopua No.3 Block Precinct

3 year implementation plan.



year 1 - 2021/22

actions.	aspiration.	goal.
2021- June -December <ul style="list-style-type: none"> Identify Trustees that require financial literacy and governance training Identify and approach potential/future trustees Identify courses (incl costs) that provide financial literacy and governance training, policy and procedure development and succession planning Stocktake of current policy(s) and procedures 	WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA WHAKAWHANAUNGATANGA	Goal 1
<ul style="list-style-type: none"> Stocktake on current methods of communication and engagement Hui/wānanga with whanau/beneficiaries to identify important aspects of the Whenua Māori Master Plan and operations of Te Kopua Trust they wish to know about and how they wish to be engaged 	ALL	Goal 2
<ul style="list-style-type: none"> Apply to funding agencies seeking funding for Whenua Māori Master Plan Engage Surveyor to perform topography, identify sites/areas of significance and areas not subject to erosion and inundation on Te Kopua No.3 Block and Te Kopua No.4 Block Engage Engineers to investigate suitability and stability, and contamination, of soils of Te Kopua No.3 Block and Te Kopua No.4 Block 	ALL	Goal 3, 5, 10, 11, 19 and 21
<ul style="list-style-type: none"> Survey/stocktake on internal capacity and capability of trustees or whanau/beneficiaries to manage projects 	ALL	Goal 4
<ul style="list-style-type: none"> Initiate discussions with other Tainui hapū whanau lands trust to collaborate and work together 	ALL	Goal 6

3 year implementation plan.



year 1 - 2021/22

actions.	aspiration.	goal.
2022- January-December <ul style="list-style-type: none"> Develop new, and review/update existing, policies and procedures for Te Kopua Trust GOAL ACHIEVED when: by 31/12/22 All Trustees have completed financial literacy and governance training and Te Kopua Trust confirms its set of policies and procedures 	WHAKAWHANAUNGATANGA WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA	Goal 1
<ul style="list-style-type: none"> Develop and confirm an Engagement and Communication Plan/Policy that outlines the "what" and "how" on engagement with, and communication to, whānau/beneficiaries GOAL ACHIEVED when: by 31/12/22 Te Kopua Trust approves an Engagement and Communication Plan/Policy 	ALL	Goal 2
<ul style="list-style-type: none"> Use surveyor and engineering information to inform and identify potential commercial and operational activities for the Tainui Āwhiro Campground Precinct Combined engagement (hui and wānanga) with whanau/beneficiaries to confirm commercial and operational activities for the Tainui Āwhiro Campground Precinct and the Kōhanga and Kōkiri Centre Precinct Complete concept plan for the Tainui Āwhiro Campground Precinct GOAL ACHIEVED when: by 30/06/22 Te Kopua Trust endorses a concept plan for the Tainui Āwhiro Campground Precinct 	ALL	Goal 3
<ul style="list-style-type: none"> Get costings on concept plan for the Tainui Āwhiro Campground Precinct Develop project management plan for the implementation of the Tainui Āwhiro Campground Precinct Cost Plan and Project Plan for the Tainui Āwhiro Campground Precinct GOAL ACHIEVED when...by 31/12/22 Te Kopua Trust approves a Cost Plan and Project Plan for the implementation of the Tainui Āwhiro Campground Precinct 	ALL	Goal 4

3 year implementation plan.



year 1 - 2021/22

actions.	aspiration.	goal.
2022- January-December cont. <ul style="list-style-type: none">• Use surveyor and engineering information to inform and identify potential social, cultural, health and operational activities for the Kōhanga and Kōkiri Centre Precinct• Combined engagement (hui and wānanga) with whanau/beneficiaries to confirm commercial and operational activities for the Tainui Āwhiro Campground Precinct and the Kōhanga and Kōkiri Centre Precinct• Complete concept plan for the Kōhanga and Kōkiri Centre Precinct• GOAL ACHIEVED when: by 31/12/22 Te Kopua Trust endorses a concept plan for the Kōhanga and Kōkiri Centre Precinct	WHAKAWHANAUNGATANGA WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA	Goal 5
<ul style="list-style-type: none">• Host hui/wānanga with other Tainui hapū whānau administrated trusts to discuss opportunities to align and integrate and collaborate• GOAL ACHIEVED when: by 31/12/22 Te Kopua Trust has hosted a hui/wānanga with other Tainui hapū whānau	ALL	Goal 6

3 year implementation plan.



year 2 - 2023

actions.	aspiration.	goal.
2023- January-June <ul style="list-style-type: none"> Get costings on concept plan for the Kōhanga and Kōkiri Centre Precinct Develop project management plan for the implementation of the Kōhanga and Kōkiri Centre Precinct Cost Plan and Project Plan for the Kōhanga and Kōkiri Centre Precinct GOAL ACHIEVED when: by 30/06/23 Te Kopua Trust approves a Cost Plan and Project Plan for the implementation of the Kōhanga and Kōkiri Centre Precinct 	WHAKAWHANAUNGATANGA WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA	Goal 7
<ul style="list-style-type: none"> Survey/stocktake on internal capacity and capability of trustees or whanau/beneficiaries in building and construction Engage Builder and Draughtsperson to compile information and plans for the use of, alterations to, existing Kōhanga and Kōkiri Centre buildings 	ALL	Goal 8
<ul style="list-style-type: none"> Feasibility of supporting commercial visitor activities/business with extension of Tainui Āwhiro campground Engage planning consultancy to put together resource consent application(s) for Tainui Āwhiro campground 	ALL	Goal 9
<ul style="list-style-type: none"> Use surveyor and engineering information to inform and identify potential social, commercial, cultural, health and operational activities for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct Combined engagement (hui and wānanga) with whanau/beneficiaries to confirm activities for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct Te Kopua Trust informs farmer/farming operations that it is investigating the potential change in use of the cropping area within Te Kopua No.4 Block and will look to cease all cropping activities by end of 2024 	ALL	Goal 10, 11 and 15

3 year implementation plan.



year 2 - 2023

actions.	aspiration.	goal.
2023- July-December <ul style="list-style-type: none">Implement Engagement and Communication Plan/Policy with whanau/beneficiaries on potential Building PlansGOAL ACHIEVED when: before 31/12/23 Te Kopua Trust endorses the proposed Building Plans for the Kōhanga and Kōkiri Centre buildings	WHAKAWHANAUNGATANGA WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA	Goal 8
<ul style="list-style-type: none">Resource consent application(s) for the development and extension of the Tainui Āwhiro Campground is completedGOAL ACHIEVED when: before 31/12/23 Te Kopua Trust approves and pays the application fee for the lodgement of resource consent application(s) with Waikato District Council (and other authorities if necessary)	ALL	Goal 9
<ul style="list-style-type: none">Concept plans for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct are completedGOAL ACHIEVED when: by 31/12/22 Te Kopua Trust endorses the concept plans for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct	ALL	Goal 10 and 11

3 year implementation plan.



year 3 - 2024

actions.	aspiration.	goal.
2024- January-June <ul style="list-style-type: none"> Get costings on concept plan for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct Develop individual (if appropriate) project management plans for the implementation of both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct 	WHAKAWHANAUNGATANGA WHAKAMĀRAMATANGA WHAKAPAKARI WHAKATUTUKITANGA	Goal 12 and 13
<ul style="list-style-type: none"> Engage Planner to compile information and plans, and preparation assessment of environmental effects for the building extension and construction onsite for the Kōhanga and Kōkiri Centre buildings 	ALL	Goal 14
<ul style="list-style-type: none"> Te Kopua Trust informs farmer/farming operations that it has endorsed a concept plan to change the use of the cropping area within Te Kopua No.4 Block and will cease all cropping activities by end of 2024 	ALL	Goal 15
2024- June - December <ul style="list-style-type: none"> Cost Plan and Project Plan for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct GOAL ACHIEVED when: by 31/12/24 Te Kopua Trust approves a Cost Plan and Project Plan for both the Low Impact Designed Development (Wet) Precinct and Low Impact Designed Development (Dry) Precinct 	ALL	Goal 12 and 13
<ul style="list-style-type: none"> Resource consent application(s) for the Kōhanga and Kōkiri Centre buildings is completed GOAL ACHIEVED when: before 31/12/24 Te Kopua Trust approves and pays the application fee for the lodgement of resource consent application(s) with Waikato District Council (and other authorities if necessary) 	ALL	Goal 14
<ul style="list-style-type: none"> GOAL ACHIEVED when: before 31/12/24 Te Kopua Trust confirms that cropping activities on Te Kopua No.3 Block and Te Kopua No.4 Block have discontinued 	ALL	Goal 15



spatial plan.

Refer section 4.4.1 of Baseline Report, for descriptions of Precinct Areas for Development

Kōhanga and Kōkiri

**Tainui Āwhiro
Campground**

**Te Kopua
Number 3
Block**

**Entrance
and Tomokanga**

**Low Impact
Designed
Development
(Dry)**

**Low Impact
Designed
Development
(Wet)**

**Existing
Business(es)**

