

**BEFORE TAUPO DISTRICT COUNCIL
INDEPENDENT HEARING COMMISSIONERS**

UNDER

The Resource Management Act 1991 (**the Act**)
pursuant to Schedule 1 of the Act

IN THE MATTER

of the Proposed Private Plan Change 37 –
Nukuhau by AN Rajasingham LPT Trustees No
124 Limited, Thiru Trustee Company Limited (at
24 Acacia Bay Road), Lexus Trustees Limited (at
48 Acacia Bay Road), CN Top Investment
Limited (at 6 Poihipi Road) to rezone 77.78
hectares of Rural Environment zone to a mix of
General Residential and Medium Density
Residential land.

**JOINT STATEMENT OF EVIDENCE OF
MR ALEC WILSON (CHAIR RANGATIRA E TRUST)
AND
MR ALEX WILSON (TREASURER/SECRETARY RANGATIRA E TRUST)**

9 November 2021

Mr Alec Wilson

1. My name is Alec Wilson, Ngati Whakaue, Ngati Ruingarangi, Ngati Rauhoto and Ngati Te Urunga, Ngati Raukawa. I was chair of Te Arawa Maori Trust Board and I am still highly involved in Te Arawa affairs. I am presently Chair of the Rangatira E Trust, Waiteti No 2, Waikuta No 2 Fairy Springs Land Trust and Rotohokahoka F6. Ms Gloria Mclaughlin is a trustee of Rangatira E Trust Rangatira 8A17. Ms Mclaughlin does not speak for Rangatira E Trust.
2. The iwi and hapu from which Rangatira E Trustees and beneficiaries originate from Ngati Ruingarangi, Ngati Rauhoto and Ngati Te Urunga.
3. The Trust lands comprise 994 hectares and are located at Acacia Bay on the western shores of Lake Taupo, in the central North Island.
4. There are 3,461 owners in the Trust. I represent their views and the Trust makes decision on behalf of these owners. The parcel owned by Rangatira E Trust is not “culturally” significant in any way other than it is required to be used in a manner that delivers on the interests of the owners. In considering how the land is developed, we need to provide for the future of our people – that is why we have wanted to develop our land, but been told by council to wait, while we watch others, like the applicants developing their land.
5. Despite the statements made by Mr Hickman and Mr Crawford for the Applicants, I have not met with the applicants, nor have I received communications to discuss our concerns. The Applicants have never written to the Trust to consult us. We did not pull out of the Growth Plan proposals in 2018. We have been excluded on the basis that land in the ownership of multiple owners is difficult to develop. That is a matter for us to deal with, not a matter that results in us being excluded. As late as May this year we were meeting with the Council to discuss development on Rangatira E’s land.
6. Consultation has to be real and meaningful - that has not happened here. It is not good enough to say that this is Council’s job.

Mr Alex Wilson Junior

7. My name is Alex Wilson Junior Ngati Whakaue, Ngati Ruingarangi, Ngati Rauhoto and Ngati Te Urunga, Ngati Raukawa, Ngai Tuhoe, Ngati Awa, Ngati Porou.
8. I hold a Bachelor of Management Studies majoring in Accounting and Finance. I am a Chartered Accountant and also hold a Public Practising Certificate.
9. I am a Partner at Deloitte. I am based in the Rotorua office. I have been appointed as the secretary and treasurer of Rangatira E Trust.
10. The Trust land is vested in four trustees, who have been elected by the owners and appointed by the Maori Land Court. They remain as a trustee until they die, resign, or are

removed. It is their responsibility to manage the Trust land and other assets in accordance with the Trust Order.

11. I have been the secretary and treasurer for the Trust since 2018/19 after taking over from my previous colleague Peter Faulkner.
12. I feel privileged to be able to work along side my Uncle Alec as Chairman of the Trust and the other Trustees to help safe guard the whenua for future generations, ensure the economic operations of the assets of the Trust are ongoing and look to maximise the development opportunities for the Trust and ultimately the benefit of the 3,461 owners including myself as a future shareholder, my children, their children and their descendants.
13. During my short time as secretary for the Trust I have witnessed the lack of engagement from the Taupo District Council on what I consider important matters for the Trust, yet full engagement on matters that are important for the Taupo District Council and the Taupo community at large are made a priority.
14. Examples of this is include working closely with Council to install Fresh Water Infrastructure and concrete walk ways along the stretch of Acacia Bay Road. Rangitira has also been accommodating to allow the Council's contractors to use part of the Farm to store machinery, materials and construct the infrastructure free of charge for the purpose of these works.
15. Prior to my time other examples include working with council to establish Waste Water Pump Facilities with a promise from Council to allow capacity in this system for future development for Rangatira E and setting aside overland pathways for storm water run off in a major rain fall event.
16. It seems to me that Rangatira E has and is consistently assisting the Taupo District Council on many matters which ultimately benefits the Taupo Community yet the favour is never returned.

Response to issues with Proposed Plan Change 37

17. The Trust is not opposed to the development of the applicant's land. That is why the Trust's submission was specific to development issues raised by the proposed plan change. We commissioned and worked with Mr Farquhar of Stratum Consultants Limited and Mr Lenihan from RCG Limited.
18. The aspirations of the Trust have already been expressed to some extent through the resource consent issued in 2007 to develop some the Trusts land. This was appealed to the Environment Court but was settled. However, the resource consent was not implemented. The inability to implement that consent does not mean that Rangatira E wishes to stand by and see its land in Acacia Bay used to mitigate the effects of surrounding development. That is the key concern we have. We note that during the

hearing yesterday some of our concerns were reflected in the questions from the commissioners to the Applicant's experts.

19. This is all because there is an uncomfortable co-existence between the ideals of developers who see land as thing to be used and that of Māori landowners who see land has a long-term asset to be nourished and then to be used to help the community – it is whenua - It is the source that provides sustenance to its people. It is not something to be used and let go of. The Applicant (Ms Cleary) suggesting that no cultural impact assessment is necessary is unacceptable. An assessment to show the impact of the development on nearby multi-owned Māori land, like that of Rangatira E would allow effects of development to be comprehensively assessed. Use of land is a partnership – it is unacceptable that the Applicants have chosen to talk to some people and rely on views that suit their development interests.
20. The requirements that Rangatira E be involved arise not just from the RMA, but because Rangatira E is a recognised Maori land owner in Taupo and specifically noted in the Taupo 2050 Growth Strategy – it has mana not just as a landowner, but as māna whenua, which has been completely ignored yet again by the Council, in administering the plan change process, and the current applicant.
21. Rangatira E is not opposed to development – as acknowledged by the Chair, Mr Hill, Rangatira E had a resource consent to undertake its own development. Neither is Rangatira E opposed to the implementation of the structure plans set out in the Taupo growth management strategy. That strategy notes, that Rangatira E is a significant landowner and part of the growth management solution - in other words, the Council recognises that Rangatira E is a partner in its decision making, however, the Council has not in any way sought to be inclusive in requiring consultation with Rangatira E in the plan change process as an adjacent landowner. Given that no cultural impact assessment has been provided, and we raised the issue in our submission, we are concerned that the applicants have no real interest in engaging with us.

Consultation with Rangatira E Trust

22. Not once has there been a formal request from the applicant to the Chair of Rangatira E to consult on the plan change.
23. Mr Crawford states in his evidence that he wrote to us to meet with us. That is incorrect. We were not contacted in planning stages of the plan change. We did not provide any letters of support.
24. Mr Crawford wrote to Mr Lenihan a consultant we are working with. As Mr Lenihan was attending a meeting with us in May 2021, on that same date we agreed that Mr Lenihan could meet with Mr Crawford. That was on 14 May 2021. We did not hear from Mr Crawford after that.

25. It would be normal practice that the applicant would write to the Chair of Rangatira E Trust, through Deloitte and myself as secretary for the Trust, and we have a formal engagement process. For the Applicants to say that they spoke to a trustee about Rangatira's E's land, is simply not in our view good practice to satisfy the requirement to consult.
26. Even after our evidence was submitted on 29 October we still did not hear from the Applicants.
27. Recently, attempts have been made to engage in unusual ways by the applicant through text messages and emails suggesting that we are opposed to development. We simply want to work together.
28. The Applicant's planner said in her evidence that she does not consider that consultation is a requirement under the RMA. In light of the necessity for a holistic approach to planning, one that recognises the interests of the parties including Rangatira E, it is the council's role under the RMA to lead a plan review – The council has said on numerous occasions it is going to do that, however, it has not. We are left with a piecemeal approach to development such as this one and one where Rangatira E is locked out of the conversation and the planning.

2018 TDC 2050 Growth Plan

29. The applicant has said a number of times that Rangatira E "chose" not to be part of the Growth Plan and that it is not therefore affected by urbanisation of nearby land.
30. This is simply incorrect. We were removed due to difficulties council suggested arose from land held in our Trust structure. TD2050 specifically states this at page 14. It also states that a council led plan change is the answer. We are still waiting for that plan change.
31. As already noted Rangatira E has had and continues to have development aspirations which allow its 3,461 plus owners to benefit from the freehold ownership of this land. We say that we should be part of the conversation in the development of Taupo. If this was a council led plan change, we would have to be.

Response to applicant's evidence 8 November 2021

32. Stormwater, gully management and transport issues must be considered on a wider basis. Not parcel by parcel, as done in this instance. That is why this should be a council led plan change – the interest of private and Māori freehold land to deliver on Taupo's strategic vision in developing this part of Taupo.
33. We have not used our limited resources to appoint specialist technical experts to point out to the applicant what and how their development is problematic. We note that on transport the Council's consultant planner had pointed out the lack of road linkages. No

similar technical expert has looked at the stormwater issues from an integrated point of view. The concerns raised in the hearing as to a lack of stormwater management plan for the whole area, along with a gully management plan give us great concerns given that our rural land impacts on the flows through what will be urban land.

34. Before this plan change goes further, we would like to see a cultural impact assessment carried out. We do not think that a piecemeal approach to this is possible.
35. In this case, we are told by the applicant that at subdivision stage a number of technical issues will be remedied – that in our view is not good enough. At this stage, where the expectations of the community are being set there needs to be details of all technical issues. Otherwise, the community and Rangatira have be involved yet again with the planning process, only to be told, you're too late, the plan change allows the development in the form proposed.
36. We want to work with Council and other landowners in Acacia Bay to implement the growth management strategy – which in itself is outdated now - nevertheless there is development pressure in this area, and we want to be part of the solution.
37. In NZ Māori voices have been absent from local government decision making for too long. We will no longer sit by and watch as our whenua is used by others without input from us.

Conclusion

38. There is a Maori proverb, which goes, *'Ko te toto te kai o te tinana – blood is the food of the body. Ko te whenua to oranga o te lwi. – It is land that sustains the people.* Without both, our people will not survive. Our people have been here for 1000 years. Whether the owners and beneficiaries of Rangatira E Trust suffer or prosper, will depend on the decision reached on this application. It may appear extreme, but in the manner in which Māori treat land, this is a real issue. We cannot simply develop and sell like some of the other land owners in this region, we have to ensure the use of land is capable of sustaining our people for another 1000 years. That is why the issue of integrated land development is a particular concern.
39. This plan change should not be accepted – an integrated planning process, led by the council, with parties providing input and which looks at the effects of development on all available and developable land in the Acacia Bay area should be undertaken.

9 November 2021

Alec Wilson

Chair

Rangatira E Trust

Alex Wilson

Secretary/Treasurer, Deloitte, Rangatira E Trust