

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 37 - Nukuhau (private) by AN Rajasingham LPT Trustees No 124 Limited anors to the Taupo District Council to rezone c.78ha of land in the Nukuhau area from Rural Environment to a mix of General Residential and Mixed Density Residential with a Neighbourhood Shopping Centre overlay.

**SUMMARY STATEMENT AND REPLY STATEMENT OF EVIDENCE OF HAMISH
GRANT CRAWFORD (PLANNER AND PROJECT MANAGER)**

Dated 5 November 2021

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INTRODUCTION

1. This document is a summary of my statement of evidence dated 20 October 2021 (**statement**) with a particular focus on the iwi consultation aspects. It also addresses one point in reply.
2. I confirm my qualifications and experience as described in my statement. I also confirm that I am familiar with the Code of Conduct for Expert Witnesses in the current Environment Court Practice Note (2014). I also confirm that I have complied with the Code in the preparation of my statement and of this summary.

SUMMARY OF EVIDENCE

3. Set out below is a brief summary of the iwi consultation steps undertaken on behalf of the applicant. The full account of that consultation can be found at paragraphs 59 -83 of my statement.
4. As discussed in my statement, four of the major landowners within the Plan Change area were involved in the early discussions that led to our commissioning. Letters were sent to all other Plan Change area owners and occupiers in January 2019 seeking their contact details and to invite further engagement.
5. Prior to the detail of the Plan Change getting 'locked in', we wanted to obtain community engagement at an early stage. To facilitate this, we invited nearby residents to an 'Open Day' held over about 5 hours held in a meeting room up at the AC baths. A letter drop was undertaken to nearby residents to invite them to this open day. The Open Day was very successful, a conservative

estimate of 150 – 200 people attended and gave views. Many of which were able to be incorporated into the proposal.

6. In regards to mana whenua consultation, we engaged early with Gloria McLaughlin and Andrew Kusabs who represented Rangatira 8A17. They provided valuable input into the early development of the Plan Change and associated Structure Plan.
7. Structure Plan Reports were provided to 5 iwi authorities on 20 March 2020. At that stage, the Plan Change proposal had not been drafted, and the purpose of this consultation was to consider and where appropriate incorporate any iwi authority views into the proposal.
8. I offered to visit the iwi authorities in person, to talk through the materials provided, but the earlier arrival of Covid made direct attendance too problematic.
9. I had a number of phone calls and emails with Maria Nepia of Tuwharetoa Maori Trust Board, who advised on 22 June that their interest in the Plan Change was limited to Storm Water components and any other part of the development that might have an effect on Taupo waters. Maria noted that the trustees of Rangatira 8A17 would be no doubt be keeping local marae well informed.
10. I conversed via email with Ms Hinemoa Wanikau of Te Kotahitanga o Ngati Tuwharetoa, who requested the Plan Change document prior to providing feedback. Hinemoa was then going to provide that document to local affected hapū.

11. I had a number of emails with Harry Carlson of Te Arawa River Iwi Trust. Harry reinforced the advantage of meeting face to face, but the inability to do so during Covid times. Harry was very complimentary on the comprehensive nature of the reports, and suggested their primary concern would be around the added pressure on infrastructure, particularly wastewater infrastructure and the pipe going over the river. Harry acknowledged this is primarily an issue for Taupo District Council to resolve.
12. Emails to Raukawa Charitable Trust as Iwi Authority in terms of Area of Interest and Statutory Acknowledgement Area, and also Raukawa Charitable trust as River Iwi Authority, were initially missed by them, and then discovered in late July 2020. Following the re-sending of the reports to them, which was acknowledged, no further comments were received.
13. All Iwi Authorities were emailed the Plan Change proposal on 12 September 2020. Other than the initial areas of interest identified by Tuwharetoa Maori Trust Board and Te Arawa River Iwi Trust, no further comments were received.
14. I approached the two local marae on 5 July 2021 for comment. Dominic Bowden of Nukuhau pa advised me that they had no comment at that time. I met with Lisa Walker of Te Rangiita Marae on 13 July 2021, not as formal engagement but for the purpose of me being able to more fully explain the proposal. Lisa raised the matter in 2 or 3 monthly marae committee meetings, and has not yet received direction from the marae committee on this issue. Lisa had thought the outcomes might be to invite me onto the marae to explain the proposal further, or that they may make a decision if they felt they had sufficient information. I have remained available to continue engagement with them, noting that it is anticipated that marae engagement would continue as the plan change progresses to more detailed development planning.

15. In regards to Rangatira E, my engagement was based on the knowledge that that they had no immediate development ambition, which has been the advice to me of Gloria McLaughlin, and also the fact they requested to be removed as a 'Future Development Area' in the original 2005 TD2050 Urban Growth Management Strategy.
16. Following their submission, I requested a meeting with Brett Farquhar (who wrote the submission and evidence for Rangatira E) and John Lenihan, Architect, who also represented Rangatira E. Only John attended the meeting, and he had not been overly involved in the drafting of the submission, meaning he was unable to fully engage in discussions.
17. Based on the discussions however, it is my opinion that the development of PC37 is a logical first step to allow development of the Rangatira E land beyond the Plan Change area. Development of land within the Plan Change area can be designed and controlled to ensure that development of the Rangatira E is enabled and facilitated. I do note that any downstream infrastructure, such as sewage pipes, would need to be sized appropriately to include future development on Rangatira E land, and assuming Council obtains the necessary approvals, there is no engineering reason why larger downstream infrastructure could not be achieved to cater for development on Rangatira E land.

Reply

18. I refer to the evidence of Mark Chrisp for Contact Energy. The Memorandum of Understanding which was discussed on our meeting of 10 June 2021 was provided to me on 22 October 2021. I have been liaising between the relevant landowners, C N Top, and Mr Chrisp who represents Contact. Whilst the terms

of the Memorandum of Understanding are agreed to in principle by the landowner, they are undertaking due diligence on that document and the suggested no-complaints covenant, as would be expected. We are hopeful of having the MOU signed up and therefore the entire Contact issue resolved prior to the conclusion of the hearing. However, at the time of preparing this statement the matter is not fully resolved.

Hamish Crawford

5 November 2021