

**BEFORE INDEPENDENT HEARING COMMISSIONERS
APPOINTED BY THE WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991
(**RMA**)

AND

IN THE MATTER of the Proposed Waikato District Plan

BETWEEN **RANGITAHİ LIMITED**

Submitter [No. 343]

AND **WAIKATO DISTRICT COUNCIL**

Local Authority

**STATEMENT OF EVIDENCE OF
ANGELINE NGAHINA GREENSILL IN SUPPORT OF THE
SUBMISSION OF RANGITAHİ LIMITED**

17 February 2021

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SUMMARY OF EVIDENCE

1. My name is Angeline Ngahina Greensill.
2. I am authorised to provide this statement of evidence on behalf of the Tainui Hapū (Tainui) in support of the submission by Rangitahi Limited (Rangitahi) for a Structure plan for Whāingaroa/Raglan.
3. My evidence addresses the reasons for Tainui support for a planned approach to growth in Raglan.
4. A primary concern for Tainui is the need for Waikato District Council to commit to a wastewater plant upgrade, prior to further land being zoned for urban development.
5. Other key concerns which should be addressed by a structure planned approach, with tangata whenua input, preceding further residential rezoning include:
 - (a) Connecting the Tangata Whenua chapter provisions to the objectives and policies for Raglan;
 - (b) Recognition of papakainga on multiply-owned Maori freehold land, and provision of infrastructure to support their development.
 - (c) A confirmed commitment to upgrade infrastructure such as wastewater and the single lane bridge prior to further residential rezoning at Rakaunui, Takapaunui and TeHutewai.
 - (d) Effects of residential development on sites of cultural significance and Raglan character.
6. I summarise my evidence, according to the key headings in this statement, as follows:

7. Connections to the Tangata Whenua chapter

Tainui support policy provisions which provide certainty to long term growth in Raglan West .In terms of the strategic objectives, ensure that there are connections between the policies and objectives in the Tangata whenua chapter and the policies for growth in Raglan.

8. Papakainga housing

The development of papakainga on Maori Freehold land, has been an aspiration for whanau for years. Tainui support the structure plan approach and agree with Rangitahi that it should be prepared separately and inform a future plan change

9. Infrastructure

Raglan has become a destination attracting thousands of visitors. The need to upgrade Opotoru bridge to cater for increased traffic volumes is self-evident. Wastewater continues to be a major issue as the current system struggles to cope with the existing population.

Further land should not be zoned residential in Raglan West until Council makes a commitment to build the new bridge to help minimise traffic congestion,.

10. Effects of residential development

11. Residential development needs to be planned to ensure that pa, kumara pits, and other culturally significant sites such as those on Kirkiripu and Pukewhau are acknowledged rather than destroyed to accommodate development.

12. Current live zones, future urban zones as well as infill areas, must avoid damage to Maori cultural sites of significance.

INTRODUCTION

13. My name is Angeline Ngahina Greensill. I am of Tainui descent, was born, grew up and continue to be a resident on hapu land at Te Kopua, Whāingaroa.
14. I am the Chairperson of Tainui o Tainui Charitable Trust, a Trustee and chairperson of Whaingaroa Ki te Whenua Charitable Trust, chairperson of Nga Hapu o Te Uru Customary fisheries forum, and the environmental spokesperson for the Tainui hapu of Whaingaroa.
15. I hold the qualifications of Trained Teachers Certificate, a Bachelor in Law, Bachelor in Social Sciences (Honours) and Masters in Social Science.
16. I lectured at the University of Waikato for 15 years ,specialising in British Colonial treaties and Tribal lands, Maori Geography and Resource Management before leaving to focus on the resolution of Tainui hapu treaty claims, coastal restoration projects, papakainga development, training programmes for local unemployed youth, biodiversity surveys on Multiply-owned Maori land, and monitoring the impact of public behaviour which negatively affects the local environment.
17. My first experience with Structure Planning concerning Whaingaroa was in 2004 when the Proposed Waikato District Plan, required that Coastal Structure Plans be prepared for any proposed subdivision in the Coastal Zone. Tainui multiply-owned Maori land was affected. After several years an appeal to the Environment court and mediation, Council agreed that Tainui could have more than one house on their land blocks as long as housing was restricted to a number of development cells and policies in terms of earthworks, and clearance of indigenous vegetation were followed.
18. 10 years later two out of the eight occupation orders for one Whaanga block have been approved by owners.

19. In 2009 Poihakena Marae made a submission on the Raglan Structure Plan Document and acknowledged the "positive value of working together with Council to develop utilise and plan growth opportunities whilst at the same time balancing the need to maintain and sustain the whenua, mauri, mana and tikanga of tangata whenua, landowner's/shareholders of whenua in Whaingaroa, Raglan".

20. They found the discussion document did not reflect the opinions and or views of many of our tangata whenua;

"The vision is devoid of recognition of Maori or their vision or the Maori landscapes. The vision is centred on economic and development issues and does not consider Maori or the character of Whaingaroa as it is today and in the recent past.

Inaccuracy of population figures

Lack of provision for the aspirations of tangata whenua especially at Te Whaanga

No early initial engagement process with tangata whenua, hapu/lwi".

Many of the criticisms then are the same today.

21. In preparing this evidence I have read the following documents:

(a) Rangitahi submission and further submission on the PWDP;

(b) The statements of evidence of Mr Ben Inger

(c) The s42A report: and.

(d) The Waikato 2070 Growth and Economic Development Strategy

22. In 2015 I provided a submission on Plan Change 12 to the Waikato District Plan. I am familiar with the development being undertaken by Rangitahi Land Company (RLC) within the Rangitahi Peninsula

Structure Plan, having been involved at each stage of the development from pre-consents through to staged developments.

23. In terms of Tainui views on Future Urban Zones (FUZ). I discussed structure planning two weeks ago at Poihakena Marae monthly Hui to allow hapu members input. I was advised to provide this statement of evidence in support of the Rangitahi submission on the Proposed Waikato District Plan (PWDP) seeking provision for a policy framework which **supports a structure planning approach to future urban growth** in Raglan.
24. The specific details of the relief being sought are outlined in Mr Ben Inger's planning evidence on behalf of RLC.
25. Unlike the structure planning approach used previously I understand that that sought by Rangitahi would be informed by consultation with tangata whenua and the wider local community, and would avoid ad hoc residential development. It would enable consideration of effects on infrastructure, sites of cultural significance to tangata whenua, landscape and the natural environment in a co-ordinated manner.
26. The structure planning process will enable Tainui Hapū to engage, to exercise kaitiakitanga to ensure development proceeds with appropriate provision for the protection of the values of Tainui and Whaingaroa and is supported by appropriate infrastructure.
27. In respect of the infrastructure, Tainui Hapū has had a particular interest in waste water infrastructure as the marine discharge which became operative in the mid-1970 continues to impact today on the mauri of Whaingaroa moana, and on Tainui who continue to work with Council and Watercare to find a land-based solution.

CHAPTER 2 TANGATA WHENUA

28. Tainui submitted on the PWDP and participated in the Iwi forum convened by WDC staff to contribute to Chapter 2 Tangata Whenua of the PWDP. The chapter contains overarching principles, which enable the use and development of Māori land including by removing barriers.
29. Tainui wish to ensure that there are connections between the policies for growth in Raglan and the policies in the Tangata Whenua chapter, that tangata whenua aspirations (including aspirations for papakainga development) are supported, and the objectives of affordable housing and Raglan character are promoted.

PAPAKAINGA, CULTURAL AND BUSINESS DEVELOPMENT

30. Houselessness, is a major issue amongst tangata whenua in Whaingaroa, which some whanau are beginning to address.
31. Planning meetings focused on Papakainga at Te Kopua and Te Whaanga are in a preliminary stage but likely to come to fruition within the next 5-10 years.
32. Section 5.2 of Waikato 2070 identified growth cells. It is unfortunate that the overarching WDC Growth & Economic Development Strategy for the next 50 years ignores one of the proposed Rākaunui urban papakainga projects whanau have been planning for the past 5 years, and are now awaiting resource consents to begin their project.
33. Future Proof and other high level planning documents have focused on increasing residences in the urban areas ignoring the fact that the options for many Maori are multiply-owned Maori freehold land in rural zones.
34. In 1988, Tainui unveiled the Tihei Mauriora Plan, and in 1995 presented it to WDC for incorporation in the first Waikato District Plan. It was designed to cater for the cultural, economic, recreational, spiritual and

social needs of Tainui in response to hapu aspirations for Te Kopua following its return by the government to descendants of the original owners. Lack of capital has meant the development has not been completed as planned and new coastal inundation and natural hazard lines add another layer of complexity which Tainui are dealing with.

35. While the focus of this evidence is on Future Urban Zones for largely residential development, Tainui is hopeful that the structure planning approach will be conducive to Maori land use where a number of activities occur as part of living our culture in the 21st century as exemplified in the Tihei Mauriora Plan which is currently being reviewed.
36. Given that the light industrial buildings on Te Kopua have been used historically as trading and training centres, it makes sense that the Business zone designation be extended to the Te Kopua area which but for the river would be adjacent to each other. That is a topic for another day and will probably require a plan change.

INFRASTRUCTURE

37. Integrated planning for infrastructure is a key component of the structure planning process, and is addressed in RLC's evidence.
38. Tainui have consistently raised issues regarding the aging infrastructure eg. water, wastewater, storm water and roading.
39. Property developers wanting to build sustainable communities, need to create and follow a structure plan, ahead of rezoning and need to know that the infrastructure can cope.
40. Our major concern is the marine environment receiving increased quantities of effluent into a kaimoana area waiting nearly 50 years for relief.

41. **Relief sought:** . A new wastewater system needs to be installed prior to further land being zoned for residential and constructed ahead of development in new zoned areas

EFFECTS OF RESIDENTIAL DEVELOPMENT

42. Currently sites of cultural significance to Tainui such as Kirikiripu (Hills Road) Wainui Reserve (Te Pae o Te Kura) Rākaunui, and Nihinihi mission station have been archaeologically assessed and then developed. These sites should be recognised for both their tangible and metaphysical association to Maori to the extent enabled by planning and decision-making management of natural resources through objectives, policies and rules
43. An example of a structured planned approach is in 2.16.1(a) Policy-Whaanga Coast Specific Area which enabled the use and development of Maori land for a range of activities in accordance with tikanga Maori including kainga nohoanga and mahinga kai to support the social, cultural and economic aspirations of mana whenua on the Whaanga coast.
44. Tainui are concerned at the continuing destruction of cultural sites and biodiversity and seek to protect them and the values and Mātauranga associated with them from inappropriate development.
45. **Relief Sought;** Engagement with tangata whenua required prior to developments such as subdivisions being approved.

ISSUES RAISED IN SECTION 42A REPORT

Infrastructure and the need to refine areas within the proposed Future Urban Zone south of Rangitahi, are two issues that will need to be addressed through the Structure plan process.

CONCLUSION

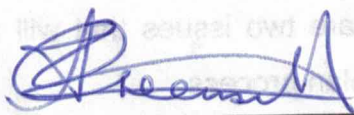
In summary, I conclude that:

- (a) Tainui support a Council led comprehensive structure planning approach to deal with the growth of Whaingaroa
- (b) Tainui have responsibilities to look after their taonga tuku iho and will continue to monitor activities that impact upon their environment, cultural values and customs.
- (c) Important considerations will include how growth is undertaken in an appropriate way to reflect Raglan's special character and to ensure consistency with the other strategic objectives of the plan.
- (d) Tainui has an expectation that there will be continuing engagement and opportunities for whanau and those affected by planned developments to contribute to a structure plan.

Relief sought:

- 46. Provide plans showing potential infill areas and statistics to justify redevelopment or infilling is necessary.
- 47. Enable Tainui to build papakainga within the urban zone within the 1-10 year period.
- 48. Upgrade infrastructure especially, the wastewater system prior to further land being zoned residential and constructed.

Dated this 17 day of February 2021



Angeline Greensill