

# Te Awa Lakes Waikato-Tainui Iwi Consultation Report

Prepared for Perry Group Limited

14 July 2017





## Document Quality Assurance

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## 1.0 Introduction

- 1.1 Perry Group Limited ("PGL") requests a private plan change to enable the development of their landholding in the north of Hamilton city. PGL seek to establish a tourism and recreational destination for the region, supported by new residential and business uses. Their landholding is currently zoned for industrial use within the (Partially Operative) Hamilton City Council District Plan ("HCDP").
- 1.2 This plan change relates to approximately 62 hectares of land bound by the Waikato Expressway to the west, the Waikato River to the north and east, and Hutchinson Road to the south. The site is a former sand quarry which has been in the process of disestablishing since May 2016 and is held in its entirety by PGL.
- 1.3 In September 2016, PGL engaged a team of experts to undertake a masterplanning exercise for their landholding; the purpose of which was to explore options consistent with the overall vision including an adventure park, tourism precinct, mixed use precinct and a supporting residential community structured around a series of high amenity water bodies.
- 1.4 Through the masterplanning exercise, the "Consultant Team" formed of Bloxam, Burnett & Olliver (planning and civil engineers), Boffa Miskell (masterplanners, urban designers and landscape architects, Traffic Design Group (traffic engineers), CKL (stormwater engineers), CMW Geosciences (geotechnical engineers), Marshall Day (acoustic engineers), Coffey Services (environmental site investigations), Kessels Ecology (ecology), Dr Caroline Phillips (archaeology), and RCG (economics), have developed and tested a range of preliminary masterplan options. Distilling from these options a series of planning maps for the site which are to be inserted into the HCDP and enable development of the site accordingly.
- 1.5 This report sets out the Waikato-Tainui Iwi Consultation Report for the Te Awa Lakes Plan Change Area. It is one of a suite of technical reports that has been prepared to inform and support the preparation of the structure plan and request for the Te Awa Lakes Plan Change.

## 2.0 Background

- 2.1 The Te Awa Lakes Project aims to create a tourism and recreational destination for the region, integrated with a new way of living through a comprehensively master planned, mixed-use development.
- 2.2 The site's location, next to the Waikato Expressway at the northern most edge of Hamilton City near Horotiu, sits within the tribal boundary of Waikato-Tainui, and as such Waikato-Tainui has the Mana Whakahaere (authority) over its lands and resources, including the Waikato River and its associated natural environs.
- 2.3 In accordance with the Waikato-Tainui Environmental Plan: Tai Timu, Tai Pari, Tai Ao, Waikato-Tainui encourages pre-application consultation on proposed development activities of this nature, to ensure appropriate consideration is given to matters of importance to Waikato-Tainui. Perry Group is committed to follow this process.

## 3.0 Waikato-Tainui Engagement Purpose and Methodology

- 3.1 At the advice of the Waikato-Tainui Environmental Manager, Tim Manukau, I have been engaged by Perry Group in my capacity as Kaiarataki - Strategic Advisor at Boffa Miskell Limited, to facilitate the Iwi engagement process. My brief from Perrys is to design an appropriate engagement process and then facilitate its implementation by arranging representation, coordinating and arranging meetings and taking minutes and providing advice on protocols and processes.
- 3.2 I am affiliated to Waikato-Tainui Iwi, and Ngaati Whaawhaakia, Ngaati Naaho and Ngaati Mahanga hapuu. I have a Bachelor of Science (BSc) degree from the University of Waikato and over 18 years' experience in a wide range of projects including environmental management, strategy and best practise corporate - cultural relationship engagement. I have extensive knowledge and experience in working with whaanau, hapuu and iwi throughout Waikato-Tainui, to ensure compliance with regulatory and cultural frameworks both in the context of Plan Changes and resource consent applications. I also assisted in the facilitation and development of the Tai Timu Tai Pari Tai Ao, the Waikato-Tainui Environmental Plan, across Marae and hapuu of Waikato-Tainui.
- 3.3 The process and method of consultation follows that stipulated in section 6: 'Te Koorero Tahime Waikato-Tainui Consultation and Engagement with Waikato-Tainui' in Tai Timu Tai Pari Tai Ao includes the obligations of the Resource Management Act 1991, and is as follows:
- To engage with Waikato-Tainui in a timely, inclusive and participatory setting, seeking feedback and input into appropriate cultural and environmental mitigation solutions;
  - To ensure that adequate consultation with Waikato-Tainui has occurred, to ensure compliance with statutory/legal requirements;
- 3.4 The method of iwi engagement is kanohi ki te kanohi or face to face dialogue and meetings with appropriate Iwi and hapuu leaders. To date, the following meetings have been held:
- A meeting was held with Waikato-Tainui Environmental Manager Tim Manukau in April 2017 to identify and confirm the appropriate mana whenua groups/organisations that should be consulted. These groups included:
    - Waikato-Tainui Iwi Authority (Waikato Raupatu River Trust)
    - Turangawaewae Marae
    - Te Ha o Te Whenua o Kirikiriroa THaWK (an iwi group representing Ngaati Wairere, Ngaati Haua, Ngaati Mahanga, Ngaati Tama Inu Po as local mana whenua with historic ties to the Hamilton/Kirikiroa area)
    - Nga Mana Toopu o Kirikiriroa (NMTok)
  - In April 2017, Muna Wharawhara (Maaori Relationship Advisor) of the Hamilton City Council (HCC), provided his advice confirming the appropriate mana whenua organisation to consult is THaWK.

- 3.5 As four mana whenua groups have a shared interest in the area, Tim Manukau recommended that a tangata whenua working group (TWWG) be established, made up of members from each of the listed groups, to work under a collective consultation forum.
- 3.6 Based on advice from Waikato-Tainui and HCC, initial phone and email contact with the listed mana whenua groups were conducted in April 2017. This initiated face to face meetings with the leaders of Turanagwaewae Marae and THaWK, for the purposes of providing an initial overview of the proposed Te Awa Lakes Project, including the proposed timeframe for lodgement of the Plan Change to HCC. An invitation to the participate in the collective TWWG forum was also discussed. I was the facilitator of these meetings.
- 3.7 Email and phone communications between myself and NMTOK members Wiremu Puke and Boris Samujh, proved very challenging and difficult to advance a face to face meeting. NMTOK were reluctant to advance discussions via myself (as the iwi engagement facilitator) and asked for a meeting directly with Perry Group Project Co-ordinator Paul Radich. A letter dated 1 May 2017 was received from NMTOK insisting on its rights to be consulted as mana whenua and stating it will not have rights usurped by others for reasons of inclusive framework.
- 3.8 The approach and attempts to unify and collectivise these groups under a collective TWWG forum, was agreed by Waikato Raupatu Lands Trust, THaWK and Turangawaewae Marae. A draft terms of reference was resolved and approved in principle in a meeting held in June 2017. However, NMTOK remain reluctant to work within the TWWG forum and challenged the involvement and mandate of the other groups based on whakapapa, cultural and tikanga grounds. NMTOK have reaffirmed they have exclusive mana whenua status of the area and location of the Te Awa Lakes Project and have indicated they will lodge a challenge to this process.
- 3.9 On behalf of Waikato-Tainui Iwi Authority, Tim Manukau advised that we continue to engage and consult with the collective TWWG forum, as they have representation of the appropriate hapuu in the area. However, the opportunity and invitation remains open should NMTOK wish to enter into the TWWG collective consultation process.

## 4.0 Waikato-Tainui Consultation Meeting Schedule

- 4.1 We provide a brief summary of meetings held to date. An accurate record of discussion points and minutes have been collated and circulated to all parties, including Waikato-Tainui.

### 2 May 2017

Perry Group Te Awa Lakes Development presentation to tangata whenua /hapuu organizations to provide background on the project and introduce the various people involved. Presentation of a TWWG collective model aimed at collectivizing the mana whenua to engage and consult direct with Perry Group to advance kaitiaki requirements and cultural aspirations.

#### **In attendance:**

Paul Radich (Perry Group)

John Olliver (BBO)  
Norm Hill (Boffa Miskell)  
Timothy Manukau (Waikato-Tainui)  
Pokaia Nepia, and Denis Ngataki (Turangawaewae Marae)  
Rawiri Bidios (THAWK)

#### 15 June 2017

Perry Group Te Awa Lakes Development presentation including project update and archaeological presentation by Dr Caroline Phillips. There was considerable discussion on representation on the TWWG and particularly the position of NMTOK. It was agreed that an invitation to attend TWWG meetings could remain open to NMTOK. John Olliver outlined the project development process and the opportunities for the TWWG to provide input at various stages including the initial plan change, subsequent resource consents and detailed subdivision and engineering design.

**In attendance:**

Paul Radich, Mike Mc Clery (Perry Group)  
John Olliver (BBO)  
Caroline Phillips (Archaeologist)  
Norm Hill (Boffa Miskell)  
George Hopa (Ngaati Wairere)  
Sonny Matenga and Hone Tahana (Ngaati Tama Inu po)  
Denis Ngataki (Turangawaewae Marae)  
Rangihuaia Tai Rakena and Milton Ngaruhe (Ngaati Mahanga)  
Chris Atutahi Ariki and Sonny Karena (Ngaati Haua)  
Rawiri Bidois (THaWK)

#### 29 June 2017

Perry Group Te Awa Lakes Development presentation, including project update and ecological and storm water presentations.

**In attendance:**

Paul Radich (Perry Group)  
Norm Hill (Boffa Miskell)  
Bronwyn Rhynd (Stormwater expert)  
Gerry Kessels (Kessel Ecology)  
Kathryn Drew (Planner BBO)  
Denis Ngataki (Turangawaewae Marae)  
Weka Pene (Ngaati Haua)  
Milton Ngaruhe and Rangiuia Riki (Ngaati Mahanga)  
Sonny Matenga – (Tamainupo)

## 5.0 Matters of importance raised during consultation

5.1 Matters of importance raised by TWWG during discussions include:

- to work as a collective TWWG forum to uphold environmental and cultural values associated with the Te Awa Lakes Project;
- to ensure meaningful engagement and consultation with the TWWG as obligated under regulatory processes, conducted in a timely and efficient manner
- the need to undertake a Cultural Environmental Assessment of the area, so as to avoid, remedy and mitigate cultural, environmental concerns, past, present and future
- The significance of archaeological sites on land immediately to the south of Hutchinson Rd around the gully area
- upgrading the existing storm water outlet, including opportunity to enhance fish spawning, such as inanga
- The potential to protect the archaeological site adjacent to the river by including it in the proposed esplanade reserve
- The need to follow best practise storm water management methods
- Eco sourcing plants and ensuring species that reflect history of the area

## 6.0 Conclusion

- 6.1 The Te Awa Lakes engagement with Waikato-Tainui Iwi and hapuu has been guided by the Waikato-Tainui Environmental Manager, and follows the consultation provisions of the Waikato-Tainui Environmental Plan, Tai Timu, Tai Pari, Tai Ao and regulatory requirements of the RMA.
- 6.2 Waikato-Tainui and HCC provided the list of mana whenua to consult and best practise early engagement with the mana whenua has led to the establishment of a Tangata Whenua Working Group (TWWG) who have agreed to work with Perry Group, to uphold the local cultural, environmental and holistic well-being of the natural environs. This includes the commissioning of a Cultural Assessment Report provided by TWWG.
- 6.3 The TWWG will continue to operate as the project proceeds through the development process. Where required, consultants and experts will be invited to future meetings with TWWG to provide professional information and clarify and nullify any issues or concerns. Accordingly, Perry Group have scheduled on-going hui with the TWWG, to ensure iterative process of identifying and resolving issues as the project progresses.