

NGA MUKA DEVELOPMENT TRUST

3 July 2017

Simon Ash
Lakeside Development 2017 LTD.
Level 2, 33 Shortland St
Auckland 1010.

Tena koutou,

Nga Muka Development Trust (Nga Muka) as representative of the marae cluster including Maurea, Horahora, Waikare, Taniwha and Okarea marae provide this support of the Winton Partners Lakeside Development at Te Kauwhata.

The Winton Partners - Lakeside Developments team including consultants have to date carried out the following consultation meetings with Nga Muka and other Iwi stakeholders.

- Initial meeting with Tim Manukau Waikato Raupatu Lands Trust
- Meeting with Glen Tupuhi Nga Muka Development Trust 10 November 2016.
- Attended Nga Muka meeting at Hora hora Marae 1 December 2016.
- Attended Nga Muka meeting at Waikare Marae 8 March 2017.
- Representatives of 5 marae, Lakeside Developments and Waikato District Council visited the Rotorua Wastewater Treatment Plant.
- Attended Nga Muka meeting at Okarea Marae 9 May 2017
- In addition to these Iwi specific consultation meetings they have presented the development proposal to the Te Kauwhata community.
- Interspersed by meetings and correspondence between members of both parties.

The quality of engagement and transparent consultation has resulted in the positive efficacy of the relationship between Nga Muka Development Trust and Lakeside Developments.

Find attached a letter Tony Whittaker, General Manager Strategy and Support Waikato District Council dated 3 July 2017 that covers ongoing discussions with Lakeside Developers in greater detail.

Nga Muka Development Trust supports the residential development of Lakeside Developments 2017 Ltd.

Kia hora te marino;



Glen Tupuhi
Chair Nga Muka Development Trust
0212844440

cc:

Tony Whittaker, General Manager Strategy and Support Waikato District Council.
Tim Manukau, Waikato Tainui.

NGA MUKA DEVELOPMENT TRUST

3 July 2017

Tony Whittaker
General Manager Strategy and Support
Waikato District Council
Private Bag 544
Ngaruawahia 3742

RE: Lakeside Development Te Kauwhata.

Tena Koe Tony,

Waikato Tainui have a network of marae clusters across its traditional and shared rohe. Nga Muka Development Trust is a cluster of 5 marae from Rangiriri to Waiterimu valley namely Maurea, Horahora, Waikare, Okarea, Taniwha marae. Environmental protection and restoration is one of the core functions of the Nga Muka Development Trust, the Waikato Tainui Environment Plan Tai Timu Tai Pari Tai Ao provides the overarching policy direction for all land and water based activities. The other core functions are cultural, economic and social development.

Lakeside Development, Te Kauwhata

Since initiating contact with Nga Muka Development Trust the Winton Partners - Lakeside Developments team including consultants have to date carried out the following consultation meetings with Nga Muka and other Iwi stakeholders.

- Initial meeting with Tim Manukau Waikato Raupatu Lands Trust November 2016.
- Meeting with Glen Tupuhi, chair Nga Muka Development Trust 10 November 2016.
- Attended Nga Muka meeting at Hora hora Marae 1 December 2016.
- Attended Nga Muka meeting at Waikare Marae 8 March 2017.
- Representatives of 5 marae plus 2 Huntly marae, Lakeside Developments and Waikato District Council staff visited the Rotorua Wastewater Treatment Plant, 27 March 2016.
- Attended Nga Muka meeting at Okarea Marae 9 May 2017.
- In addition to these Iwi specific consultation meetings they have presented the development proposal to the Te Kauwhata community.
- Interspersed by meetings and correspondence between parties.

The quality of engagement and transparent consultation has resulted in the positive efficacy of the relationship between Nga Muka Development Trust and Lakeside Developments.

Faced with the inevitability of development in the area Nga Muka Development Trust entered into the RMA resource consent consultations with Lakeside Developments determined to establish a relationship that produced outcomes of mutual benefit to both parties as well as the wider community. Of particular interest to Nga Muka was the offer by Lakeside Developments to construct a wastewater treatment facility that could replace and substitute the current wastewater treatment facility and capability.

NGA MUKA DEVELOPMENT TRUST

The concerns of the Nga Muka Development Trust is summarised as follows;

- Lake Waikare is a taonga that has been subjected to successive environmental and developmental insults, resulting in a very degraded water body.
- Local Iwi have historically been left out of the decision making processes that have culminated in the current degraded state of the lake and surrounding environs.
- Local Iwi have consistently voiced opposition to the discharge of treated wastewater into Lake Waikare.
- Significant numbers of local Iwi did not provide informed consent to the decision to pump wastewater from Springhill Prison to Te Kauwhata wastewater treatment plant and ultimately to Lake Waikare, that opposition prevails.
- Nga Muka Development Trust and members of local Iwi have concerns about the current and forecasted population and development growth of Te Kauwhata and surrounding area.
- Since the construction of the Springhill Prison there has been a rise in the population of inmates, staff, contractors, tutorial, therapeutic, cultural and family visitors on a daily basis to that facility. Consequently impacting on the volume of generated wastewater that is being treated at the Te Kauwhata plant and ultimately discharged into Lake Waikare.
- The tourism/education initiatives that are inevitable in the Rangiriri settlement post the completion of the expressway re-alignment and re-construction of the battle site will progressively result in more daily visitors.
- Te Kauwhata is a bi-cultural township unlike the distinct separation of cultures that occurs across Auckland or in Huntly and Ngaruawahia where the river serves as an unintentional cultural divider. Our concern is that the degree of residential development occurring in the Te Kauwhata township has the inevitable impact of escalating the cost of housing thus causing over time, a "brown" exodus from that community. There is ample research in regards to employment, economic and housing inequalities for Maori including the plummeting Maori home ownership rates.
- Rates increases are inevitable in order to provide or increase amenities including the wastewater treatment facility in order to cater to a growing population. Investor landlords will pass such increases on to their tenants.
- Nga Muka Development Trust is a member of the Te Kauwhata Wastewater Consultation Group which to date has proven to be devoid of a viable alternative to the wastewater discharge concerns and consequently heading toward yet another renewal of the existing consent.
- The recently revived proposal to pump wastewater to a yet to be constructed wastewater treatment facility based in Huntly has obvious engineering and cost implications. That proposal will have to navigate more concerted and organised Iwi opposition and safeguards in regards to the ultimate discharge to land or water especially in light of the progression of the Healthy Rivers implementation. The time factor of completing a project of that scale and continuation of the current discharge to Lake Waikare in the face of projected growth is a concern to Nga Muka Development Trust.

It is against that backdrop that the proposal by Lakeside Development to construct a wastewater treatment plant under a Private Public Partnership (PPP) the terms of which are yet to be decided, with Waikato District Council and hopefully central government via the MBIE Housing Infrastructure Fund amongst other enabling mechanisms has been positively considered by the Nga Muka Development Trust.

NGA MUKA DEVELOPMENT TRUST

Nga Muka Development Trust position;

In March members of Nga Muka Development Trust including representatives from 2 Huntly based marae visited the Rotorua Lakes Council Wastewater Treatment plant organised by Lakeside Developments, we were also accompanied by Waikato District Council staff. We received a tour of the plant by the Water Operations Environmental Scientist Alison Lowe who shared information about the 5-stage Bardenpho wastewater treatment process that preceded discharge via ground to Lake Rotorua. We also take into account other key factors such as the level of national protection over the highly sensitive inter-connected Rotorua lakes as well as the support that Rotorua Iwi have provided to the installation of that particular wastewater treatment model. Furthermore Nga Muka Development Trust is an initiator and partner in a research site based at the Matahuru stream inlet into Lake Waikare. The purpose of the research is to measure what and how effective native plants especially manuka and kanuka, are in reducing nitrogen and other pathogens that are harmful to the water quality of the lake such as e-coli, campylobacter etc. Other partners in this research include the Centre for Integrated Biowaste Research (CIBR), Institute of Environmental Science and Research Limited (ESR), Lincoln University, Waikato Regional Council (including land water science capacity) and a connection via Ecoquest Education Foundation to the University of New Hampshire USA. Waikato District councillor Jan Sedgwick is on the governance body of this research project. Access to this scientific partnership capability has provided Nga Muka Development Trust with considerable technical advice about water quality issues and in particular wastewater treatment and discharge.

Consequently Nga Muka Development Trust has changed its policy of zero tolerance to wastewater discharge into Lake Waikare based on the following absolutes. The construction of a treatment facility that has the capability to treat consistently wastewater to the level of quality determined via legal consent, by the Rotorua Lakes Council wastewater treatment plant. That the treated wastewater is then filtered by constructed wetland to Lake Waikare. Via this proposal the wastewater will traverse the lake and Whangamarino wetlands and ultimate enter the Waikato River north of Meremere, therefore downstream of the current Watercare outlet for greater Auckland consumers.

Taking all that into account as well as other matters Nga Muka Development Trust supports the Lakeside Development 2017 Ltd development proposal.

Kia hora te marino;



Glen Tupuhi
Chair Nga Muka Development Trust
0212844440

- Attached letter of support to Lakeside Developments 2017 Ltd.
- Letter to Mr Ashley Angus Procurement Officer MBIE.

Cc: Simon Ash, Lakeside Developments 2017 Ltd.
Jan Sedgwick, WDC Whangamarino Ward Councillor
Tim Manukau Waikato Tainui.

Mr Ashley Angus
Procurement Officer
MBIE NZ Government and Property
P.O Box 1473
Wellington 6140.

10 April 2017

RE: Application for funding from the Housing Infrastructure Fund – Call for final proposals.

Tena koe Ashley

Nga Muka Development Trust (Nga Muka) is a cluster of marae under the umbrella of the Waikato Tainui tribal infrastructure. Marae of the Nga Muka cluster are in the Rangiriri, Te Kauwhata, Waerenga area.

This letter is to support in principle, the application to the “Housing Infrastructure Fund Call for Final Proposals” for and on behalf of the Winton Partners Lakeside development in Te Kauwhata.

Nga Muka Development Trust and Waikato Tainui as submitters to the current wastewater consent have consistently opposed the discharge of wastewater from the Te Kauwhata wastewater treatment Plant into Lake Waikare. This issue forms the primary basis of our support in principle of Winton Partners Lakeside Development that includes the development of wastewater treatment that will bring a cessation to the current wastewater discharge into Lake Waikare.

The historical importance of the wetlands, waterways including the aquatic and bird life of the Lower Waikato ecosystem to mana whenua is well documented. Lake Waikare is one of a group of seriously degraded inland water bodies in the country and whilst there are multiple factors that contribute to its current degraded state the cessation of wastewater discharge will remove another significant insult to the water quality and health of the lake. Lake Waikare is connected to the Whangamarino wetlands a Ramsar site on a list of wetlands of international importance. Ultimately the waters make their way back to the Waikato River all of which are subject to the implications of the Healthy Rivers plan change provisions.

The Te Kauwhata wastewater treatment is by modern best practice standards not appropriate to cope with current volume or projected growth. Apart from the volume of wastewater of the immediate Te Kauwhata township the plant has to cope with the following;

- Wastewater from the Rangiriri settlement. Now that the adjacent section of the Waikato expressway has been completed along with the restoration of the historic battle site of the invasion of Waikato tourism and related businesses are mushrooming. Those initiatives will inevitably attract more visitors to the settlement which will increase the volume of wastewater.
- Wastewater from Springhill Prison. Since the construction of the prison facility there has been increased inmate population resulting in increased staff, daily visitors ie tutorial, cultural, psychological-therapeutic and family-whanau etc. Which results in more wastewater volume than was originally stated or anticipated.
- The current and future growth of Te Kauwhata and immediately surrounding district. This development alone will double the size of the Te Kauwhata township.

Te Kauwhata is experiencing rapid growth and property investment has escalated property prices consequently placing pressure on rental increases and home ownership opportunities by Iwi members residing in the area. Therefore rates rise minimization is a factor in our efforts to date to find solutions with central and local government entities which is an aspect of the Winton Partners proposed wastewater development and investment into the community.

The removal of the discharge from Lake Waikare in as short a timeframe as possible is the collective aims of both applicants and opposing submitters in the current consent. The search for a solution that would result in the cessation of discharge into Lake Waikare has largely stagnated because of the complexities involved and the cost impact.

Options to the current situation circulating amongst Council and the Te Kauwhata Wastewater management group have included;

1. Discharge via created wetland seepage to Whangamarino or directly to the Waikato River both of which would encounter significant opposition and or protections.
2. Piping the wastewater to Maramarua Forestry and land dispersal similar to the Rotorua wastewater management programme. Apart from cost and the different terrain to the porous pumice sediment in Rotorua the treaty settlement process over the forestry and desire for alternative land use post settlement pose significant obstacles to this option.
3. Council plans to build a super wastewater treatment plant at Huntly. Cost, ratepayer mass and time are factors however there appears to be no reason why the wastewater development as proposed by Winton Partners could not ultimately be linked up to the proposed super plant for further treatment in the future one would think that a localized catchment and/or partial treatment would be built into that overall proposal anyway.

Thank you for consideration of these matters Kia hora te marino.

A handwritten signature in blue ink, appearing to read 'Glen Tupuhi', with a stylized flourish at the end.

Glen Tupuhi

Chair, Nga Muka Development Trust

16 Riverview Terrace Hamilton 3214.

Cc

Tony Whittaker, General Manager Strategy and Support. Waikato District Council Private Bag 544 Ngaruawahia 3742.

Simon Ash, Winton Partners Level 2, 33 Shortland St Auckland 1010