Chapter: Maori Purpose Zone

Feedback No.	Sub- section/Plan Provision	Feedback				
<u>132.7</u>	MPZ – Maori purpose zone	MAORI PURPOSE ZONE The re-zoning of the land will significantly decrease the market value of the Freehold General Land. The land was purchased in good faith believing the zonin be included in this proposed zone. The word Maori is not representative of the large number of Non-Maori Land Owners who own land and live in the purpose only have a certain area of Maori Land in the Proposed area. Not all of Waipopo is in it or the Milford area which we were of the understanding that the Milfore seems strange that this isn't included. Outcome we seek That only Land that is classed as Maori Land be included in the Maori Purpose Zone				
<u>141.143</u>	MPZ – Maori purpose zone	PZ - Māori Purpose Zone has an interest in the provisions of the Māori Purpose Zone to the extent that it is not an uncomment situation for growers to lease Maori land for e intent of the Zone, while also ensuring that existing activities consistent with the underlying zone (e.g. Rural) are able to continue.				
<u>143.74</u>	MPZ – Maori purpose zone	 The special purposes zones under the draft plan include only the Māori Purpose Zone. The Māori Purpose Zone provides an enabling regime for the use and development of land subject to the zone (primarily ancestral inclusive of marae, papakāinga housing and other forms of housing, customary activities and community (social/recreational/educationa activities. The policy framework allows for the identification of future locations that the zone could be applied to, beyond the two areas proprinear Temuka on the banks of the Opihi River, and also allow for alternative infrastructure solutions where reticulated services are not available. Development standards consist of height, setback, outdoor storage, and servicing standards (to be read alongside district wide rule) 				
		 support the inclusion and enabling nature of the Māori Purpose Zone. acknowledge the limited spatial extent of the Māori Purpose Zone and that the policy framework provided for the future identification of land to zone similarly. ubmission query if there is scope to accommodate papakāinga housing within other zones in addition to this zone; rural zones and residential zones specifically. This would obviate the need for plan changes to allow for the 'enabled' establishment of papakāinga housing outside of the two areas proposed to be zoned Māori Purpose. This is consistent with the intended approach of other Council's draft / proposed district plans around New Zealand, that the policy framework provided for the future of the submitted on. 				
<u>150.2</u>	MPZ – Maori purpose zone	Don't have an issue with MPZ zone but do with the boundaries of it, do not want own land included in the zone. Remove Non Maori land titles from the MPZ				
<u>17.1</u>	MPZ – Maori purpose zone	Submission against the re-zoning of the area "Waipopo" Maori Purpose Zone. I am a private landowner within the area outlined in the Draft Plan "Maori purpose Zone" Waipopo. My property is located at the second of the following - Lack of consultation with both Maori and non-Maori landowners. Many landowners have recieved no notification of the proposal. I also object due to concerns over the regulations that impact on what I currently use my land for. Consents that may be required from the Runanga for certa				



		The effect this proposal may have on land valuation. Future difficulty in selling the property, and also implications for morgage held over property if land values of a project management plan that supports development. Also concerns for future rates
		water, sewage and roading.
		Proposed community development in a known flood zone. I am concerned this may have implications in the event of an evacuation and pose risk to those tr
		I am however not against the Timaru District Council working with Maori in regard to development of Maori land that is suitable for development and "fit for
		The Auditor General's report on Government Planningand support for housing on Maori land - Nga whakatakotoranga kaupapa me te tautoka a te kawanata
		Maori suggests ways loca lCouncils can work with Maori in relation to their land.
		Such as - no Maori Purpose Zone, but a "discretionary activity" under General Provisions in the Plan.
		Approving developments on the basis of a suitable land management plan
		Development of tools and models to support sustainable housing projects.
		Dedicated specialist Planner to work with Maori
		Looking at options such as these also allow for Maori who have Maori land outside the proposed zones (both Waipopo and Arowhenua) to also be considered development.
		No special purpose zone also reduces the impact on private landowners who are non-Maori.
		Nga mihi
<u>26.1</u>	MPZ – Maori	Kia ora koutou,
	purpose zone	My feedback is to indicate why I am AGAINST the proposal to rezone the Waipopo/Barrett Rd area to Maori Purpose Zone.
		I'm aware that the intention of rezoning areas of land to MPZ is to break down the barriers to whanau to allow development on maori land that is not being
		the requirement of consents under RMA 1991 made this very difficult.
		* Us homeowners have lived here for years, looking after our homes and the surrounding environment. This area is self-sustaining due to the committment of
		(land), wai (water), as well as one another.
		* Waipopo cannot sustain new infrastructure that would be needed if "development" were to take place.
		* It is very uncertain how the proposed change to MPZ for Waipopo and Arowhenua benefits any of the existing residents, or is detrimental. It is also question
		Kati Huirapa
		A key point is that the land here in Waipopo is well looked after, and it is our home. This land is not under-utilised or under-developed.
		Waipopo is our hau kainga.
		Nga mihi,
<u>27.1</u>	MPZ – Maori	Tena koutou katoa,
	purpose zone	I am submitting to show that I am against the proposal to rezone the area of Waipopo and Arowhenua to Maori Pupose Zone
		From my understanding, the intent of the council proposing to rezone an area(s) of land to Maori Purpose Zone is to acknowledge the rights of Tangata When
		This intent has been guided by the RMA and TTWM Bill, therefore it should be acknowledged that both pieces of legislation have been and are under review.
		It is also apparent that the purpose of the rezoning is to aid in Maori being able to utilise land connected to their whakapapa that is otherwise completely
		or significantly underdeveloped. The proposed change seeks to remove barriers to Maori to be able to develop land for the benefit of the iwi/hapu.
		I would like to address some of the areas that have been identified as the 'Purpose' of rezoning: "to provide for social, cultural, environmental and economic
		Runanga to est. Marae, papakainga housing, and social/cultural activities to meet the need of K.H. (see more on TDC DP proposal).
		The environment in which we live here in Waipopo is of great significance to all residents. Many of us can remember when a lot of this land was like a swamp
		My grandfather made his home here in the early 90s, and this whare and whenua has been a pillar for our whanau ever since.
		Since Grandad first moved here, the whare has gone from swamp land, to a beautiful garden with lots of natives.
		Looking after the land was and still is a high priority in our community. Vege gardens, fruit gardens, eggswe all share. We also know this is a way to replenis
		Caring for the water is a priority for everyone, as well as our friends that reside therethe eels that have lived here for many years

value decreases. tes increases to support any development, is e trying to leave the area. for purpose". tanga ki te hanga whare i runga i te whenua ered in relation to Papakainga housing ng used. Owing rates on unused Maori land and t of residents to look after our whenua tionable how the proposed change would benefit henua. w. nic wellbeing of Kati Huirapa". ---Enables the mp. nish the land.

		The 15-odd ducks that are here day in day out, and all residents care for them.
		There has been growing concern regarding the water level of the creek as well as potential contaminants. I am aware that ECAN has been called a number of
		A major concern is regarding what this change could mean for the community as well as the environmental impacts implied.
		Waipopo has been home to many for decades. A change to MPZ could see potential extensive development, leading to a huge increase in the need for impro-
		increased heavy traffic, increased pollution; therefore a further strain on our natural resources.
		Another concern relates to worries about access in and out of Waipopo if an emergency (natural or otherwise) occurs. As has occurred in the past, it is clear to (include to floading) there is only one route both in and out of the proc
		(ie: due to flooding), there is only one route both in and out of the area. Under the proposed changes the growth of certain plants will be disallowed or at least restricted. Us residents of Waipopo care for the land,
		therefore take the care we need to.
		Harakeke is important to us all; native to our whenua - the growth of harakeke replenishes the whenua, and can be utilised in line with Tikanga Maori for rare
		culture and heritage) and can also be interpreted as an social, economic and cultural issue.
		Another concern from myself and many other residents is the lack of consultation regarding the changes. There hasn't been any. Council representatives hav place, but yet none have.
		These a just a few of my concerns regarding this proposal to rezone our area to Maori Purpose Zone, and why I am firmly against this proposed change. I also would like to make a verbal submission.
		Nga mihi ki a koutou,
<u>33.1</u>	MPZ – Maori	Hi there,
	purpose zone	I am against the change to Maori Purpose Zone for the Waipopo/Barrett Road areas, as well as Arowhenua/Huirapa Road. We've lived here for years and are
		land and each other, as whanau do. Again, I'll say that I and many (if not all) of the community here are against the proposal to change our area to Maori Purpose Zone. We hope that you'll lister
		Regards
<u>34.1</u>	MPZ – Maori	I do not support the change to Maori Purpose Zone for Waipopo.
	purpose zone	Our reasons for this:
		- Uncertainty regarding the house we live in - Care for the animals (ducks, eels, trout etc)
		- Possibility of increased development in an area not equipped to maintain this
		These are a handful of concerns out of many. I hope you will take these onboard.
<u>35.1</u>	MPZ – Maori purpose zone	Proposed plan does not give any real detail about what is or not permissible. There is little detail of the possible flow on affects to the current landowners an addition we do not understand why there are only certain areas of Waipopo included in the proposal and not all of Waipopo? E.g. Why haven't the areas of P excluded among others
		There appears to have been little or scant consultation with the Iwi among members. There has been no prior consultation with Property owners or people li
		received a letter from the council dated ???? regarding the proposed changes however this did not go out to everyone.
		There is little information available in the plan regarding what changes & permitted activities could be allowed under the Plan if the Zoning plan goes ahead. changes to the land or land use will need to be reviewed by the Ruananga? There is no clear information regarding any activities that currently exist and how
		What will be the procedures and guidelines for having these activities assessed as being suitable to carry out in the area. What about the current activities be
		what will be the procedures and guidelines for having these activities assessed as being suitable to carry out in the area. What about the current activities being suitable to carry out in the area.
		landowner will have to apply to the Runanga for permission for these to continue? The Rules of the new Zoning as outlined seem to be very permissive and a
		landowner will have to apply to the Runanga for permission for these to continue? The Rules of the new Zoning as outlined seem to be very permissive and a Rules. The question is raised as to who will control what is and isn't acceptable if the new Zoning goes through
		landowner will have to apply to the Runanga for permission for these to continue? The Rules of the new Zoning as outlined seem to be very permissive and a

of times to investigate. We all care.

proved infrastructure, which in turn leads to ar that in the event residents need to evacuate

aranga (a practice well established in Maori

ave said meeting with residents would take

are a tight-knit community; we all look after the

ten to our feedback.

and people who live in the Waipopo area. In of Peterson Park and The Opihi Reserve been

living in the Waipopo area. Some landowners

d. Does this mean under the new zoning that any ow they will be affected by the proposal. Is being undertaken could this mean the current d a massive departure from the Current Zoning

ling the change in character and lifestyle

		All of the Waipopo area is recognised as a serious risk of flooding. Increased landowners and people living in the Waipopo area would lead to an increase of is issue is there is only 1 road out of the Waipopo area and with an increased population living there this adds to the risk and danger. Is there any mitigation pla -Environmental Factors How will the proposed plan deal with issues such as Sewerage, Wastewater, Electricity Allocation & Water supply. Currently residents at Waipopo have no ac wastewater and sewerage is managed by septic tanks on each individual property – again not sure how an increase in population would be accommodated. Roads - The current roading would not be able to cope with an increase in population. Barrett road currently is shingle based, single laned, there are no footp or Waipopo Roads, Neither are there any proper drains Currently after heavy rain flooding on Barrett Road and the surrounds is an issue. My understanding of the proposed change of Zoning the land at Waipopo is to allow and provide more opportunity for local Maori to have the opportunity for my understanding is other Councils in New Zealand have been able to ???????? without resorting to changing their zoning ???????????????????????????????????
<u>42.1</u>	MPZ – Maori purpose zone	We as landowners are vehemently opposed to the proposed 'Maori Purpose Zone'. The re-zone of our land will significantly decrease the market value of our land in good faith believing the zoning to be Rural. Our General Land should not be included in this proposed zone. 47 landowners signed this feedback point as listed in the attachment
<u>42.2</u>	MPZ – Maori purpose zone	We as landowners are vehemently opposed to the proposed 'Maori Purpose Zone'. The name is racist and exclusive and a specific ethnicity should not be draw MAORI is exclusive rather than inclusive and is a misues of the word when you are adopting it to General Land. A more beneficial name would be MIXED LIFES representative of the large number of Non-Maori Land Owners who own land and live in the purposed zone. 40 landowners signed this feedback point as listed in the attachment.
<u>42.5</u>	MPZ – Maori purpose zone	The Council have stated that the boundary of the proposed zone was determined by including all land originally being Maori Reserve Land. If this is correct wh zone? it appears permitted for the Council to pick and choose to exclude their land from the zone but not allowed for any other land owners within the 'reserve We are opposed to the fact that the Timaru District Council gets to choose not to be included in the proposed zone even though the land is 'part of the Reserve 2 landowners signed this feedback point as listed in the attachment.
<u>51.1</u>	MPZ – Maori purpose zone	 wish to advise the Timaru District Council they oppose the re-zoning of the area indicated in the Draft Plan at Waipopo . have been appointed by the Maori Land Court to manage the land on behalf of the owners. They are accountable to the Landowners for any december of the received no notification from the District Council in regard to the re zoning proposal. Before any changes that may impact on landowners are affected parties needs to take place. This has not happened, and therefore is a breach of rights for those concerned. The Kotare Bloc k has been included in the pro po sal , but not the Waipopo Block (also Maori Land). We have been unable to determine the reasoning behind There is no benefit to the to the landowners in re-zoning either of these areas. Therefore we request The Timaru District Council provides a full consultation with the waipopo in regard to any proposed changes to these land blocks.
<u>52.1</u>	MPZ – Maori purpose zone	From Residents, landowners, & homeowners of the Waipopo Community wish to advise the Timaru District Council of their opposition to the re-zoning of an area or "Maori Purpose Zone. Reasons for objection to proposal. Lack of consultation process with landowners and residents Maori and non-Maori. Conflicting information. Plan states "Private landowners may require resource consent to undertake some activities that are currently permitted". The letter NZ Post states "the provisions are intended to enable private landowners to continue what they are doing". We do not approve of privately owned land being Some landowners are still unaware of the proposed changes, they had have no notification. The Kotare Block should remain as a "Hut Precinct" the same as Waipopo Huts. These are both under the management of the Kotare & Waipopo Trusts, and zoning proposal. The use of the term Rangatiratanga. This means ownership/sovereignty. Kaitiakitanga means guardianship. No other District Council has used the term Rang. Runuka having "ownership" of privately owned land. Lack of respect shown to Manawhenua in regard to consultation.

f issues at times of Civil Defense Disasters.The planned for this?

access to water apart from wells The

otpaths, walkways or gutters, on either Barrett

for small scale activities on the land however

ur Freehold General Land. We purchased our

rawn into the naming of a Zone. The word ESTYLE ZONE. The word Maori is not

why is this piece of land not included in the erve' to choose not to be included. erve'

lec isi on made in regard to management. s are to be considered full consultation with

ind this.

a of Waipopo (as indicated in your Draft Plan)

er that some (not all) landowners received via ing re-zoned "Maori Purpose"

and should not be implicated in any re-

angatiratanga. We do not approve of the

The reliability of the "advisors" used in the consultation process. When the Advisor is also the Chairperson of the Runaka we believe there to be a conflict of interest, and the possibility of "selfinterest" involved in the proposal.

Land valuation - decrease in land value is a concern, also the implication if trying in the future to sell a property.

Investments in rural lifestyle blocks may be disadvantaged. Different rules for Non-Maori

Runaka consent for certain activities. Privately owned land should not require Runaka consent.

Infrastructure - there is currently no infrastructure to support community development at Waipopo. - ie water, sewage and roading.

The plan indicates "future proofing for water supply and wastewater services"

How is this to be achieved? What will the implications be on current residents? Who will bear the cost? Where will new roading go? Will there be loss of land to support these services? Where is the evidence of a project management plan that supports these provisions? Is the land fit for purpose? The answer is NO

Waipopo has a high flood risk. A community which has in the past been isolated due to extreme weather events. An emergency management plan was implemented a couple of years ago due to the concerns re the safety of the community. Further community development may increase the risk to life in the event of an evacuation.

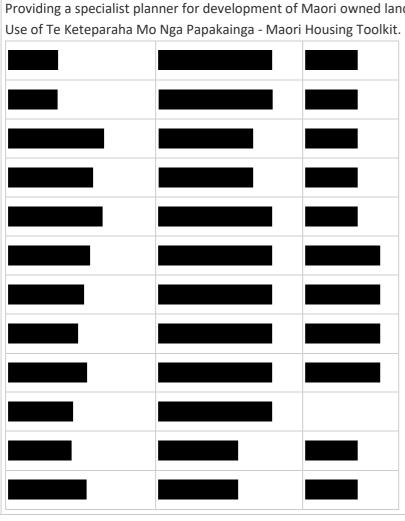
Implications on local food suppliers

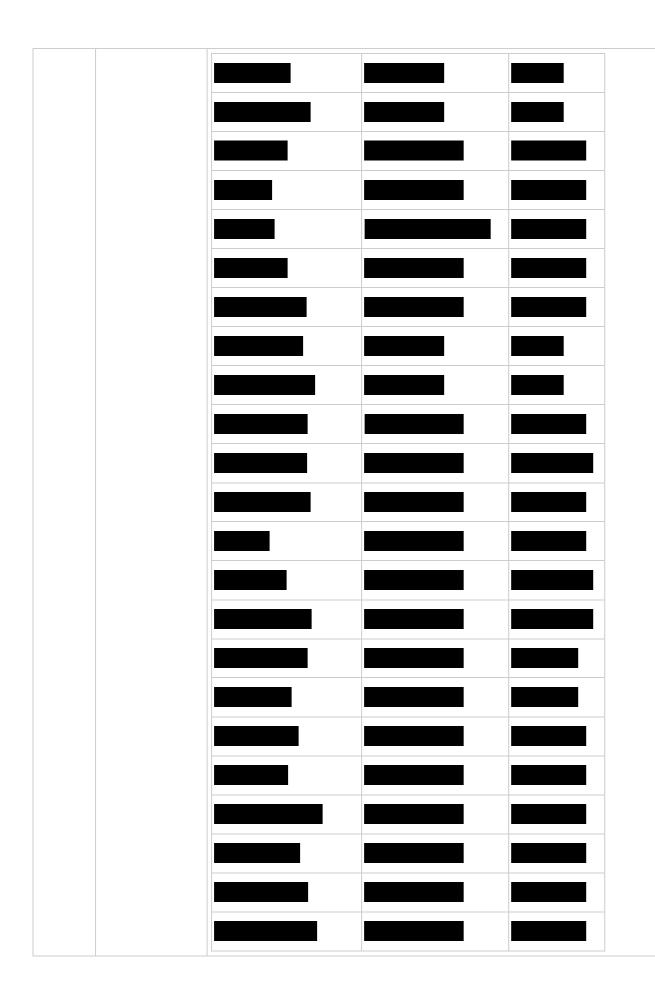
Loss of versatile land (high class soil) to building development Effect on culture and recreation of the area.

Impact on community - way of life and values.

Increase in atmospheric pollution due to increase in traffic, dust, fires (home heating) What will the impact of coastal erosion look like in 20 years?? The Waipopo Community also supports those at Arowhenua who oppose the re-zoning proposal.

The Community does support the initiative shown by the Timaru District Council in regard to working with Maori in regard to their land. However we believe re-zoning is not the best way to achieve this. A discretionary activity under general provisions in the District Plan would enable the Council to work with owners of suitable Maori land to achieve positive outcomes. A land management plan for development, with a case by case approach, provides much more flexibility for development without using prescriptive rules. Providing a specialist planner for development of Maori owned land. Providing guidance and advice at no charge





<u>53.1</u>	MPZ – Maori		are oppos	ed to the re-zoning of our are to Maori Purpose Zone.
	purpose zone		sultation from T	een in discussion for almost two years.
				change to zone 3 weeks prior to the proposed District Draft plan where submissions need

omitted this proposed change to our current

eeded to be submitted by 31st November 2020.

	As legal landowners we are opposed due to possibly in the future not being able to make decisions upon changes / or repair or to what we can or can not do There is already limited infrastructure being water, sewage and roading in our area, so would not support anymore housing or pressures on the resources. We would also like to know who would end up footing the bill for any infrastructure upgrades if this proposal goes ahead.
55.1 MPZ – Maori purpose zone	 I absolutely do not agree with any part of this proposal. This land at is owned outright and I see no reason why I should have to approating the council that I pay my rates to not the Runanga. In my opinion the risk of the properties being worth less is high due to the restrictions and requirements that could be placed on the title if this change council prepared to cover the deficit in any selling price that could be created by any change to current property rights. This property in this location was purchased 20 years ago for the lifestyle that it off ers. If additional buildings were placed on the surrounding land this structure. Services are not currently in place to cope with an increased demand of properties in this area if it was permission would be able to be granted to build this time. The upkeep of properties already owned by the Runanga at Waipopo are disgraceful to say the least and if this is the standard that would be accepted to change that could only be detrimental to not only the present lifestyle but also for land/house valuation. In my opinion this entire process has been appalling. There was no consultation and to this day I have not received a letter of proposal. It would appear by someone who has a conflict of interest. I have paid rates and owned property in this area for over 40 years this proposal and the negative changes to lifestyle and environment that it would create the sum of the
56.1 MPZ – Maori purpose zone	 We submit against the rezoning of the area of Waipopo "Maori purpose" as indicated in the Timaru District Council Draft Plan. <u>Reasons</u> No consultation with landowners, both Maori and non-Maori. Little information available in regard to impact on private landowners. Concerns for future valuation of privately owned property with the zone area. Concernation of privately owned property. Lack of infrastructure to support any housing development. No water, sewage. Effect on rural landowners within the proposed zone.
58.1 MPZ – Maori purpose zone	HOWEVER today here we are fighting for our right to call it our proposed Zone change from rural to Maori purpose under your proposal we will have to apply to the Runanga to what we can do with our land, whether w cut down - come on this is our land that we purchased 36 years ago also is this not the same Runanga whom the majority of the members were totally unaw weeks ago apart from 2 people, extremists or benefactors. We have made this area home, although I have lived in the Seadown area all my life and my famile the historical nature of the area I have quoted a statement from the Late Michael O'Connor - "The Waipopo was used mainly for getting food - fish, eels, whit Milford side where the Connolly farm is at Orakapoa and then they moved up to Arowhenua " - from the Seadown history book. Michael O'Connor was born was a small Maori community made up of only 5 families. I acknowledge the area being a holder of Maori history however not nearly as significant as we are within South Canterbury where the rezoning could be applied to. As we age our lifestyle block, may become too much to us and we will have to look to move into town however, our investment here will be eroded under you the property will be greatly devalued. To the many impracticalities both social and physical to your proposal we have joint a group to submit our concerns too, this our view regarding our section a the proposal reeks of a form of separatism are we not ONE PEOPLE.
59.1 MPZ – Maori purpose zone	To Timaru District Council regarding the changes to Arowhenua & Waipopo Maori Purpose Land. It appears information given to you at the moment was Nd is without any consultation with local Iwi and Maori land / lease holders. This is unfair to the recip Also supporting infrastructure capability issues appear to have been unaddressed or ignored. I suggest you refer to the example and precedence set by the N regulations etc put in place for their new Maori Purposes legislation as it appears to be very relevant to our situation locally.

do on privately owned land.

oach the Runanga to get permission to operate

ge was to go ahead. Are the

nis would impact on the entire environmental

ild on the land already owned as it is at

d for any further buildings under this proposed

ear that much of this process for change is driven

create are not acceptable.

ncerns regarding rules of what will and won't be one.

ur own, by you the Timaru District Council we can graze stock, what trees we can plant or aware of these suggested changes until a few nily some 90 years during this time we both have Regarding

whitebait etc. the old original pa was over on the orn in Waipopo in 1913 and he also states it only re led to believe there are several other areas

your proposal as stated by Real Estate agents,

and finally in closing it is also our view

cipients of any law changes that may be made. New Plymouth Council in relation to the

		Hoping my submission is considered.					
<u>64.1</u>		We are totally appalled and opposed by the Timaru District Council and two other persons plan on the proposed change of our land from Rural Zone to Maori Why Change					
		We have owned this land for the past 35 years and it is our choice to live in this area as we like the lifestyle to be close to the River and Sea for fishing, white H Real Estate Agents have advised us that our property will devalue dramatically if changed to Maori Purpose Zoning and of the restrictions of land use. Maori Purpose Zoning will affect the area of Wai po po deteriorate to the disgraceful mess like the huts on Maori Land down Wai po po Road near the Opihi F The houses down there were maintained with pride until they went back into Maori Ownership and now they are disgusting and some properties are unliveal Other district councils have taken a different approach to this proposed plan and left freehold Rural land out of this plan. It was stated in the letter from Tima land owners' -The first we heard of this change from Rural Zone to Maori Purpose Zone was through a letter from Timaru District Council being such an impor registered letter? To this day many of our neighbours have not yet received a letter If we sell our property banks do not look at Maori Land favourable for Mortgages. Why change Waipopo when Milford has more significant history with the original Maori Pa being there.? As a council committee we feel confident that you will be investigating this proposed plan to be assured that there is no hidden agendas by other parties.					
<u>106.1</u>	MPZ – Maori purpose zone I currently live at Waipopo on Maori land and am more than a little concerned with the dew process adopted by the TDC regarding creating and From the feedback that has been published, I am not the only one to hold such reservations. It would be fair to say that the council was unaware of the current land ownership, land use, occupation, and habitation from observation. Whi current situation on the ground in Waipopo, or what would be feasible or possible moving forward? I believe that there needs to be a consultive process adopted by the council, which currently is not there. There has been little publicity regarding word of mouth, and in such fashion that it was a done deal, with no hope of submission or appeal! There has been a lot of anxiousness created within the community by the councils' cultural insensitivity in approaching and drafting the proposities position. There have been reassurances given, but there is that lingering doubt when living with fragile tenure. At the end of the day, what does it mean for the people who live on or own land at Waipopo currently? It would be good to see a collaborative approach that meets all the stakeholders' goals and aspirations. Forcing the situation by setting deadling what the proposed changes will mean to the people living on the land will alleviate many concerns. From looking on, that is the key aspect that is not being addressed. On a personal level, I think that it is a great idea. However, listening to some of the rhetoric, there appear to be gaps in knowledge to what is fe available resources, current and proposed land use, adherence, and compliance to current council regulations and by-laws. Does a one-page document address the many aspects of the creation of a Maori purpose zone at Waipopo?						
<u>43.127</u>	MPZ – Maori MPZ-O1	Retain as proposed or preserve the original intent.					
<u>96.64</u>	MPZ-P3 Infrastructure provision	supports this policy and request a minor amendment to make clear the Code of Practice and where it can specify the alternate water supply connection Insert below the existing policy as follows: In relation to water supply for firefighting, the New Zealand Fire Service Code of Practice outlines alternative methods for water supply, outside of having a content of the service code of the service code of the service outlines alternative methods for water supply, outside of the service code of the service					
<u>43.128</u>	MPZ-P1	Retain as proposed or preserve the original intent.					
141.144	MPZ-P2 Range of	MPZ-P2 Support Support listing farming in the list of activities that are enabled (subject to our submission elsewhere to refer to rural production					

aori Purpose Zoning

te baiting and recreational use.

hi Reserve.

eable.

maru District Council 'with discussions with the portant issue should that not have been a

ng the proposed changes to the district plan.

nal, the draft proposal is it reflective of the

osed changes, many finding out about it through

. The constant flow of rumors has exasperated

be the best way to proceed. I think that knowing

nissible, and what is not based on infrastructure,

ions.

connection to a reticulated network.

ion activities).

<u>141.145</u>	MPZ-R14 Ahuwhenua	MPZ-R15 Ahuwhenua (farming), excluding Intensively farmed Support in part stock	nainder of our sul		
<u>42.4</u>	MPZ-R20 Mining and Quarrying activities,	Intensively Farmed Stock is a 'Non-Complying' activity. We as Lifestyle Farm deer and pigs are not allowed activities. We are extremely concerned that the farming conditions are overly restricting potential activity for a new farmer. NO OTHER RURAL LAND HAS SUCH PUN landowners are vehemently opposed to the suggestion that future owners of proposed zone are looked at more closely by a qualified rural planner to en- you find such unfair restrictions placed on rural lifestyle blocks. 41 landowners signed this submission point as listed in the attachment.	ive compared to ITIVE RESTRICTIC of these rural title	any other lifestyle zone. The restrictions suggest that you may co DNS. How are you supposed to sell a lifestyle block when there are es of farming land will be restricted also. We suggest the farming	
<u>141.146</u>	MPZ-R20 Mining and Quarrying activities	MPZ-R20 Mining and Quarrying activities, Plantation forestry and Intensively farmed stock	Oppose in part	As expressed elsewhere, has reservations with regard to farmed stock is defined and managed in the Plan.	
<u>42.3</u>	MPZ-R6 Urupa Maori purpose zone Act	We as Landowners are vehemently opposed to allowing an Urupa/Cemetery to be a permitted activity. there is already an allocated Urupa in Arowhenua whi suggest that your neighbour has unrestricted license to erect a cemetery should they wish to. 41 landowners signed this feedback point as listed in the attachment.			
<u>105.1</u>	MPZ-R1	Change of land zoning in the Waipopo area Carpet Zoning; impacts on privately owned land? For the proposed zoning change to " Maori purposes land, "there are many privately owned parcels of land within the proposed area. Land ownership within rights that are widely accepted and have been well tested over time; precedents have evolved accordingly. There is a consensus regarding land ownership that is widely accepted within the communities of New Zealand. One of the significant concepts is that on the previous owner's rights and obligations do not transfer with the sale of land. Clear Title; A clear title is a title without any type of lien or levy from creditors or other parties that would pose a question as to legal ownership. A clear title is also called clear title." There is an expectation when it comes to land ownership. Reading the Draft proposal, creating a blanket zoning within the Waipopo area could significantly impact private owners' ability to use and utilize their land. I been for substantial and sustained periods of time from observation. The rights of the private landowners need to be preserved, or if the proposal is to proceed, it would suggest that any impacts need to be tested through the a A solution could be to have individual and bespoke zoning that exists side by side within the proposed area—clear directives set about the impact on private The responsibility sits on the council's shoulders. Redress should not be at the landowner's expense!			
<u>43.137</u>	MPZ – Maori purpose zone Standards	Retain as proposed or preserve the original intent. Consistent with the CRPS provisions related to integrated management of so	ervicing.		
<u>96.65</u>	MPZ – Maori purpose zone	MPZ-S4			

nsistent with the height in the rural zone ly farmed stock is d Stock which suggests that farming cows, cattle, continue to farm animals as per usual, but as a are such restrictions to farming animals! We as ng conditions and restrictions within the l or local council plans, within New Zealand, can I to the way intensively which is quite fit for purpose. It is unfair to hin New Zealand carries both obligations and he sale of land and transfer of ownership, the alled a "clean title," a "just title," and a "free and d. In some cases, ownership and habitation have ne appropriate channels. te ownership and a defined path for remedies.

	Standards	supports that requirement for all residential or habitable buildings to be provided with access to potable water. The matters listed in the matters for discr adequacy for storage volume of water for firefighting purposes.
9. <u>1</u>	MPZ – Maori	
	purpose zone	
		This is a submission on the Draft Timaru District Plan - Proposed Maori Purpose Zones.
	Standards	I could not gain an advantage in trade competition through this submission.
		The specific provisions of the proposal that my submission relates to are:
		MW5.3 Consultation expectations
		MW5.1 Formal agreements
		MW.2.2.6 Consideration of Mana Whenua concerns in the district plan
		MW2.1.6 Rakatirataka
		MW2.1.5 Kaitiakitaka/ Takata tiakitaka
		MW2.1.4 Mauri
		MW2.1.3 Ki uta ki tai
		MW2.1.2 Tikaka
		MW2.1.1 Overveiw
		Objectives
		- MPZ-01 Exercise of Rakatirataka
		- MPZ-02 Meeting Maori needs
		My Submission is:
		In opposition to the Maori Purpose Zone.
		For these reasons:
		The Aoraki Environmental Consultancy Limited Planner, Mandated by Te Runanga o Arowhenua.
		Has made no attempt to inform or consult with land owners or Maori land successors.
		The consultation process that the Timaru District Council has employed while planning the Maori purpose zones was not adequate. As a landowner, I should have
		planning processes.
		I find your consultation in relation to Te Tiriti O Waitangi to be the bare minimum. Timaru District Council can do better.
		Trustees of any Maori entity must manage, maintain and complete the tasks of the trust for the betterment of the beneficiaries.
		Including systems, processes, culture, norms, policies, risk management and controls to safe guard and grow assets for beneficiaries.
		To ensure transparency, accountability and oversight of operations and to keep beneficiaries informed and involved in their assets.
		I seek the following decision from the local authority:
		A review of your consultation process.
		It is your responsibility to ensure rate payers are consulted through the whole processes.
		Signed:

liscretion are also supported, inclusion the

d have been able to participate in the full