



Chapter: Maori Purpose Zone

Feedback No.	Sub-section/Plan Provision	Feedback				
132.7	MPZ – Maori purpose zone	<p>MAORI PURPOSE ZONE</p> <p>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 zoning to be RURAL. Our General Land should not 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 purposed zone. Why does the Maori purpose Zone 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 Milford area was where the original Marae was. It seems strange that this isn't included.</p> <p>Outcome we seek</p> <p>That only Land that is classed as Maori Land be included in the Maori Purpose Zone</p>				
141.143	MPZ – Maori purpose zone	<p>MPZ - Māori Purpose Zone</p> <p>██████ has an interest in the provisions of the Māori Purpose Zone to the extent that it is not an uncommment situation for growers to lease Maori land for growing operations; that being said we support the intent of the Zone, while also ensuring that existing activities consistent with the underlying zone (e.g. Rural) are able to continue.</p>				
143.74	MPZ – Maori purpose zone	<table border="1" data-bbox="513 974 2303 1585"> <tr> <td data-bbox="513 974 706 1297">Planning Provisions</td> <td data-bbox="706 974 2303 1297"> <ul style="list-style-type: none"> · 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 land), inclusive of marae, papakāinga housing and other forms of housing, customary activities and community (social/recreational/educational) activities. · The policy framework allows for the identification of future locations that the zone could be applied to, beyond the two areas proposed near 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 rules). </td> </tr> <tr> <td data-bbox="513 1297 706 1585">Submission</td> <td data-bbox="706 1297 2303 1585"> <ul style="list-style-type: none"> · ████████ 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. · ████████ query if there is scope to accommodate papakāinga housing within other zones in addition to this zone; rural zones and the 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 ████████ has submitted on. </td> </tr> </table>	Planning Provisions	<ul style="list-style-type: none"> · 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 land), inclusive of marae, papakāinga housing and other forms of housing, customary activities and community (social/recreational/educational) activities. · The policy framework allows for the identification of future locations that the zone could be applied to, beyond the two areas proposed near 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 rules). 	Submission	<ul style="list-style-type: none"> · ████████ 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. · ████████ query if there is scope to accommodate papakāinga housing within other zones in addition to this zone; rural zones and the 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 ████████ has submitted on.
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150.2	MPZ – Maori purpose zone	<p>Don't have an issue with MPZ zone but do with the boundaries of it, do not want own land included in the zone.</p> <p>Remove Non Maori land titles from the MPZ</p>				
17.1	MPZ – Maori purpose zone	<p>Submission against the re-zoning of the area "Waipopo" Maori Purpose Zone.</p> <p>I am a private landowner within the area outlined in the Draft Plan "Maori purpose Zone" Waipopo. My property is located at ████████.</p> <p>My objection is based on the following -</p> <p>Lack of consultation with both Maori and non-Maori landowners. Many landowners have recieved no notification of the proposal.</p> <p>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 certain activities.</p>				

		<p>The effect this proposal may have on land valuation. Future difficulty in selling the property, and also implications for mortgage held over property if land value decreases.</p> <p>The lack of infrastructure to support any development. No evidence of a project management plan that supports development. Also concerns for future rates increases to support any development, is water, sewage and roading.</p> <p>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 trying to leave the area.</p> <p>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 purpose".</p> <p>The Auditor General's report on Government Planning and support for housing on Maori land - Nga whakatakotoranga kaupapa me te tautoka a te kawanatanga ki te hanga whare i runga i te whenua Maori suggests ways local Councils can work with Maori in relation to their land.</p> <p>Such as - no Maori Purpose Zone, but a "discretionary activity" under General Provisions in the Plan.</p> <ul style="list-style-type: none"> 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 <p>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 in relation to Papakainga housing development.</p> <p>No special purpose zone also reduces the impact on private landowners who are non-Maori.</p> <p>Nga mihi </p>
26.1	MPZ – Maori purpose zone	<p>Kia ora koutou,</p> <p>My feedback is to indicate why I am AGAINST the proposal to rezone the Waipopo/Barrett Rd area to Maori Purpose Zone.</p> <p>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 used. Owing rates on unused Maori land and the requirement of consents under RMA 1991 made this very difficult.</p> <ul style="list-style-type: none"> * Us homeowners have lived here for years, looking after our homes and the surrounding environment. This area is self-sustaining due to the commitment of residents to look after our whenua (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 questionable how the proposed change would benefit Kati Huirapa <p>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.</p> <p>Waipopo is our hau kainga.</p> <p>Nga mihi, </p>
27.1	MPZ – Maori purpose zone	<p>Tena koutou katoa,</p> <p>I am submitting to show that I am against the proposal to rezone the area of Waipopo and Arowhenua to Maori Purpose Zone</p> <p>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 Whenua. 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.</p> <p>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.</p> <p>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 wellbeing of Kati Huirapa". ---Enables the Runanga to est. Marae, papakainga housing, and social/cultural activities to meet the need of K.H. (see more on TDC DP proposal).</p> <p>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.</p> <p>My grandfather made his home here in the early 90s, and this whare and whenua has been a pillar for our whanau ever since.</p> <p>Since Grandad first moved here, the whare has gone from swamp land, to a beautiful garden with lots of natives.</p> <p>Looking after the land was and still is a high priority in our community. Vege gardens, fruit gardens, eggs...we all share. We also know this is a way to replenish the land.</p> <p>Caring for the water is a priority for everyone, as well as our friends that reside there...the eels that have lived here for many years</p>

		<p>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 times to investigate. We all care.</p> <p>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 improved infrastructure, which in turn leads to increased heavy traffic, increased pollution; therefore a further strain on our natural resources.</p> <p>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 that in the event residents need to evacuate (ie: due to flooding), there is only one route both in and out of the area.</p> <p>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.</p> <p>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 raranga (a practice well established in Maori culture and heritage) and can also be interpreted as an social, economic and cultural issue.</p> <p>Another concern from myself and many other residents is the lack of consultation regarding the changes. There hasn't been any. Council representatives have said meeting with residents would take place, but yet none have.</p> <p>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.</p> <p>I also would like to make a verbal submission. Nga mihi ki a koutou, ██████</p>
33.1	MPZ – Maori purpose zone	<p>Hi there, 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 a tight-knit community; we all look after the land and each other, as whanau do.</p> <p>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 listen to our feedback.</p> <p>Regards</p>
34.1	MPZ – Maori purpose zone	<p>I do not support the change to Maori Purpose Zone for Waipopo. Our reasons for this:</p> <ul style="list-style-type: none"> - 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 <p>These are a handful of concerns out of many. I hope you will take these onboard.</p>
35.1	MPZ – Maori purpose zone	<p>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 and people who live in the Waipopo area. In 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 Peterson Park and The Opihi Reserve been excluded among others</p> <p>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 living in the Waipopo area. Some landowners received a letter from the council dated ???? regarding the proposed changes however this did not go out to everyone.</p> <p>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. Does this mean under the new zoning that any 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 they will be affected by the proposal.</p> <p>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 undertaken could this mean the current 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 massive departure from the Current Zoning Rules. The question is raised as to who will control what is and isn't acceptable if the new Zoning goes through</p> <p>Currently the area of Waipopo is mainly rural farming and lifestyle blocks and the possibility of multiple dwellings being permissible raises concerns regarding the change in character and lifestyle Occurring in the Waipopo area.</p> <p>-Flooding risk & Tsunamis .</p>

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53.1 MPZ – Maori purpose zone

[REDACTED] are opposed to the re-zoning of our are to Maori Purpose Zone.
As freehold landowners we have had no prior consultation from Timaru District Council, Runanga at Arowhenua marae or any other parties who have submitted this proposed change to our current Recreation One & Two Zone at any stage since it was apparently been in discussion for almost two years.
As an infected party to the changes we were only informed to this change to zone 3 weeks prior to the proposed District Draft plan where submissions needed to be submitted by 31st November 2020.

		<p>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 on privately owned land.</p> <p>There is already limited infrastructure being water, sewage and roading in our area, so would not support anymore housing or pressures on the resources.</p> <p>We would also like to know who would end up footing the bill for any infrastructure upgrades if this proposal goes ahead.</p>
55.1	MPZ – Maori purpose zone	<ul style="list-style-type: none"> • I absolutely do not agree with any part of this proposal. This land at [REDACTED] is owned outright and I see no reason why I should have to approach the Runanga to get permission to operate my land. It is 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 was to go ahead. Are the 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 offers. If additional buildings were placed on the surrounding land this would impact on the entire environmental 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 on the land already owned as it is at 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 for any further buildings under this proposed 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 that much of this process for change is driven 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 are not acceptable.
56.1	MPZ – Maori purpose zone	<p>We submit against the rezoning of the area of Waipopo "Maori purpose" as indicated in the Timaru District Council Draft Plan.</p> <p>Reasons</p> <p>No consultation with landowners, both Maori and non-Maori.</p> <p>Little information available in regard to impact on private landowners. Concerns for future valuation of privately owned property with the zone area. Concerns regarding rules of what will and won't be allowed on our property. Lack of infrastructure to support any housing development. No water, sewage. Effect on rural landowners within the proposed zone.</p> <p>Risk in regard to further residential development in a flood zone.</p>
58.1	MPZ – Maori purpose zone	<p>[REDACTED]</p> <p>[REDACTED] HOWEVER today here we are fighting for our right to call it our own, by you the Timaru District Council 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 we can graze stock, what trees we can plant or 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 unaware of these suggested changes until a few 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 family some 90 years during this time we both have [REDACTED] Regarding 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, whitebait etc. the old original pa was over on the 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 in Waipopo in 1913 and he also states it only 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 led to believe there are several other areas within South Canterbury where the rezoning could be applied to.</p> <p>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 your proposal as stated by Real Estate agents, the property will be greatly devalued.</p> <p>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 and finally in closing it is also our view the proposal reeks of a form of separatism are we not ONE PEOPLE.</p>
59.1	MPZ – Maori purpose zone	<p>To Timaru District Council regarding the changes to Arowhenua & Waipopo Maori Purpose Land.</p> <p>It appears information given to you at the moment was not without any consultation with local Iwi and Maori land / lease holders. This is unfair to the recipients of any law changes that may be made. Also supporting infrastructure capability issues appear to have been unaddressed or ignored. I suggest you refer to the example and precedence set by the New Plymouth Council in relation to the regulations etc put in place for their new Maori Purposes legislation as it appears to be very relevant to our situation locally.</p>

141.145	MPZ-R14 Ahuwhenua	MPZ-R15 Ahuwhenua (farming), excluding Intensively farmed stock	Support in part	<p>██████ supports a permitted activity rule for farming – subject to amendments consistent with the remainder of our submission (i.e. reference to rural production activities, building height in the rural zone etc.).</p> <p>As expressed elsewhere, ██████ has reservations with regard to the way intensively farmed stock is defined and managed in the Plan.</p> <p>-</p>
42.4	MPZ-R20 Mining and Quarrying activities,	<p>Intensively Farmed Stock is a 'Non-Complying' activity. We as Lifestyle Farming Landowners are vehemently opposed to the definition of Intensively Farmed Stock which suggests that farming cows, cattle, deer and pigs are not allowed activities.</p> <p>We are extremely concerned that the farming conditions are overly restrictive compared to any other lifestyle zone. The restrictions suggest that you may continue to farm animals as per usual, but as a potential activity for a new farmer. NO OTHER RURAL LAND HAS SUCH PUNITIVE RESTRICTIONS. How are you supposed to sell a lifestyle block when there are such restrictions to farming animals! We as landowners are vehemently opposed to the suggestion that future owners of these rural titles of farming land will be restricted also. We suggest the farming conditions and restrictions within the proposed zone are looked at more closely by a qualified rural planner to ensure there is a balance between cultural and rural planning. In no other regional or local council plans, within New Zealand, can you find such unfair restrictions placed on rural lifestyle blocks.</p> <p>41 landowners signed this submission point as listed in the attachment.</p>		
141.146	MPZ-R20 Mining and Quarrying activities	MPZ-R20 Mining and Quarrying activities, Plantation forestry and Intensively farmed stock	Oppose in part	<p>As expressed elsewhere, ██████ has reservations with regard to the way intensively farmed stock is defined and managed in the Plan.</p> <p>-</p>
42.3	MPZ-R6 Urupa Maori purpose zone Act	<p>We as Landowners are vehemently opposed to allowing an Urupa/Cemetery to be a permitted activity. there is already an allocated Urupa in Arowhenua which is quite fit for purpose. It is unfair to suggest that your neighbour has unrestricted license to erect a cemetery should they wish to.</p> <p>41 landowners signed this feedback point as listed in the attachment.</p>		
105.1	MPZ-R1	<p>Change of land zoning in the Waipopo area</p> <p>Carpet Zoning; impacts on privately owned land?</p> <p>For the proposed zoning change to " Maori purposes land, "there are many privately owned parcels of land within the proposed area. Land ownership within New Zealand carries both obligations and rights that are widely accepted and have been well tested over time; precedents have evolved accordingly.</p> <p>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 sale of land and transfer of ownership, the previous owner's rights and obligations do not transfer with the sale of land.</p> <p>Clear Title;</p> <p>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 a "clean title," a "just title," and a "free and clear title."</p> <p>There is an expectation when it comes to land ownership.</p> <p>Reading the Draft proposal, creating a blanket zoning within the Waipopo area could significantly impact private owners' ability to use and utilize their land. In some cases, ownership and habitation have been for substantial and sustained periods of time from observation.</p> <p>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 appropriate channels.</p> <p>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 ownership and a defined path for remedies.</p> <p>The responsibility sits on the council's shoulders. Redress should not be at the landowner's expense!</p> <p>Either way, there needs to be a thorough consideration given.</p>		
43.137	MPZ – Maori purpose zone Standards	<p>Retain as proposed or preserve the original intent.</p> <p>Consistent with the CRPS provisions related to integrated management of servicing.</p>		
96.65	MPZ – Maori purpose zone	<p><u>MPZ-S4</u></p>		

	Standards	<p>█ supports that requirement for all residential or habitable buildings to be provided with access to potable water. The matters listed in the matters for discretion are also supported, inclusion the adequacy for storage volume of water for firefighting purposes.</p>
9.1	<p>MPZ – Maori purpose zone</p> <p>Standards</p>	<p>█ █</p> <p>This is a submission on the Draft Timaru District Plan - Proposed Maori Purpose Zones.</p> <p>I could not gain an advantage in trade competition through this submission.</p> <p>The specific provisions of the proposal that my submission relates to are:</p> <p>MW5.3 Consultation expectations</p> <p>MW5.1 Formal agreements</p> <p>MW.2.2.6 Consideration of Mana Whenua concerns in the district plan</p> <p>MW2.1.6 Rakatirataka</p> <p>MW2.1.5 Kaitiakitaka/ Takata tiakitaka</p> <p>MW2.1.4 Mauri</p> <p>MW2.1.3 Ki uta ki tai</p> <p>MW2.1.2 Tikaka</p> <p>MW2.1.1 Overveiw</p> <p>Objectives</p> <ul style="list-style-type: none"> - MPZ-01 Exercise of Rakatirataka - MPZ-02 Meeting Maori needs <p>My Submission is:</p> <p>In opposition to the Maori Purpose Zone.</p> <p>For these reasons:</p> <p>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.</p> <p>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 been able to participate in the full planning processes.</p> <p>I find your consultation in relation to Te Tiriti O Waitangi to be the bare minimum. Timaru District Council can do better.</p> <p>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.</p> <p>I seek the following decision from the local authority:</p> <p>A review of your consultation process.</p> <p>It is your responsibility to ensure rate payers are consulted through the whole processes.</p> <p>Signed:</p>