

District Plan Review Hui notes

Topic:	Maori Purpose Zone Hui
Date:	11.3.21
Venue:	Arowhenua Marae
Timaru District staff/Elected Members/Consultants present	Steven Bragg – Facilitator (SB) Andrew Dixon – Infrastructure Group Manager (AD) Mark Geddes – District Planning Manager (MG) Megan Geng – Senior Planner Alex Wakefield – Senior Planner (AW) Loren Brown – Senior Planner Nigel Bowen – Mayor Bede Carran – Chief Executive Councillor Richard Lyon –Pleasant Point/Temuka Ward Liz White – Planz consultants
Other attendees	Joanne Gordon – Maori Land Court John Henry - Te Runanga o Arowhenua Executive Committee chairman Approximately 70 Landowners/residents
Purpose of these notes	To capture the main discussion points and future actions Not a detailed minute The initial welcome and introductions/mihi not included Unless raised by a Council representative, no names have been recorded against comments An email list was gathered at the hui, to be used for distribution of these notes and for future correspondence from TDC

1. Council opening points

- MG welcomed everybody and stated that the purpose of this hui is to obtain information from landowners about: what aspirations are for their land; and to get their advice on how this land should be managed under our new district plan. He also acknowledged the unhappiness with this process and said the session was about listening so we can be absolutely certain we understand your position. Despite our best endeavors, we've clearly not met your expectations on this matter. We accept that and tonight is an opportunity to get it right.
- AD highlighted issues with infrastructure issues. Arowhenua has restricted water supply and there is limited capacity roading infrastructure. Even more restricted at Waiapopo.
- MG outlined the intention of the Council was to create a new Maori Purpose Zone which is enabling and facilitating of development. The aim was to help create a place for whanau to come back to.
- MG opened the discussion up for what we can do differently/better to capture local aspirations. People were thanked for their feedback, which is all being considered and worked through. Differences in views had been received. Timeframe for the preparation of the Proposed District Plan was between July and October 2021. The draft District Plan was an additional, non-statutory step which has no weight.

- TDC wants to open the discussion today with a clean slate/ piece of paper to start working towards a Maori Purpose Zone within the Proposed District Plan.

2. Feedback from the floor

- How can the Council be confident that landowners are represented? There are so many and given there are so many, the timeframe for the PDP is impossible and not realistic to impose.
- Concerns were raised that non-Maori are making feedback and having a say on Maori Land.
- The Draft Plan is racist, Maori can have a few houses; non-Maori only one. That's not fair.
- People are worried their investments will be affected. Values will drop given the new zoning.
- The 1868 Kemp Deed was discussed, which sectioned off and set aside land for people. That was the settlement, this is not part of the Nga Tahu settlement and not part of the process for AECL.
- Who are AECL? Answer: Aoraki Environmental Consultancy Limited. Under the Resource Management Act, Timaru District Council has obligation to consult with tangata whenua. Nga Tahu are the registered iwi authority and have directed TDC to consult with Te Runanga o Arowhenua. AECL is the runanga environmental consultancy that deals with district planning matters. TDC has been working with them in developing the draft plan chapter on the Maori Purpose Zone. Council recognise now that we also needed to be consulting with whanau and landowners in the area.
- What determined the extent for the Maori Purpose Zone? Answer: It was the intention that it was based on the original Maori Reserve, as was requested by ASCL as the runanga. This will need to be revisited as the boundaries haven't been captured correctly. But we are open to suggestions as to what the Maori Purpose Zone should cover.
- Additional concerns raised about the process so far.
- MG mentioned TDC are open for suggestions as to how to move forward, but initial suggestion is for 3-5 representatives from the hui/whanau to join the Steering Group on the Maori Purpose Zone. Those representatives would work with whanau, represent their views, work with the Council planners to develop appropriate zoning.
- More credibility would be added to the process, the more people that are involved.
- A new zone with appropriate development enabled could be seen as the best thing to happen to the area in a long time and could be used as an opportunity for people to move back and take control of our whenua.
- Maori Land Court offered their services to help invite and involve as many landowners. They have contact list and can support getting the word out.
- Mahinga Kai hasn't even been mentioned. AW said it is provided for in the Draft Plan but open to suggestions.
- There was discussion that Arowhenua and Waiapopo need to be recognised as two separate and different places. Different infrastructure and different flood risks etc.
- How will infrastructure be sorted? The lack of infrastructure has always stymied what we can do on the land. We had no water, we did it ourselves. We had no sewerage, we did it ourselves. But limitations. We couldn't build and our people sold up and moved out. Response: Council were looking to be flexible about what sort of infrastructure there is and how it is funded. Flooding is difficult but it's not all of the land is as flood prone as other parts and we may be able to look at how design solutions could help.
- The Maori Land Court representative, Joanna Gordon, outlined their role and how they might be able to help whanau with banks and mortgages. She highlighted that having a Maori Freehold title is not supposed to limit potential. The MLC can help if you feel you are being treated unfairly at the bank – if you can service a loan, you should be able to get a mortgage and now more banks are offering packages to assist Maori Freehold landowners. She can help with this.
- The issue that papakainga means different things to different people needs to be acknowledged. It can encompass houses but it could be spiritual connection/mahinga kai. TDC want to be helped to understand this. SB outlined that only hapu can determine what papakainga is and those that whakapapa to the land.
- Examples were discussed including some work the Rātana Church did on papakainga and density; Raupaki papakainga in Christchurch and some work in Hastings. All could provide good learnings to help build up some suggestions on how papakainga could work.
- Concerns were raised about the cultural competency of Timaru District Council.
- The Steering Group concept was discussed as being flawed, as it doesn't sit well in the Maori World, where whanau need to korero with whanau – it takes time and having representatives will be hard to agree.

- TDC outlined that the steering group concept was up for discussion but the idea was that they would meet perhaps twice, offering ideas and providing feedback on suggestions made by staff. Working closely with staff to try reach a consensus on the relevant parts of the District Plan.
- Concern was raised that a Trust of the big landowners didn't even know about the hui.
- Concerns that zoom facilities weren't good and notification of the meeting was poor.
- Feedback provided that the process needs to be slowed down and be more inclusive of everyone.
- If we are using a Steering Group we need to know how many people; their skill sets; what proportions of the various types of landowners i.e. freehold landowners, trusts, those that whakapapa to whenua, those that live there etc.
- Concerns were raised that this hui is the first many people knew of the changes and the District Plan has been under review since 2015. MG noted that there has been consultation at issues stage, and issues and options stage, and the draft plan was an extra consultation step not formally required.

3. Agreed next steps

Maori Land Court Hui

- The Maori Land Court hui would be advertised with 3 week's notice.
- An agenda would be pre-circulated.
- All landowners they have on their records would be notified.
- Probably on a weekend.
- Agenda to include representation and/or alternatives to the Steering Group, papakainga and other relevant matters.

Email distribution list

- A sheet of paper was circulated to gather names and contact details of those attending the hui.