

**BEFORE INDEPENDANT HEARING COMMISSIONERS
APPOINTED BY THE TIMARU DISTRICT COUNCIL**

UNDER: the Resource Management Act 1991

IN THE MATTER OF: Submissions and further submissions
in relation to the Timaru Proposed
District Plan

**STATEMENT OF EVIDENCE OF GERALD ALISTER HENRY HARGREAVES
ON BEHALF OF WESTGARTH, CHAPMAN, BLACKLER ET AL
(SUBMITTER NO. 200)**

HEARING STREAM E2: CULTURAL VALUES

Dated: 23 January 2025

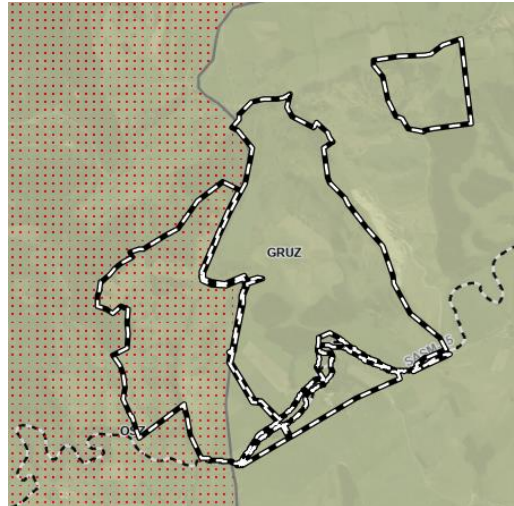
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INTRODUCTION

1. My full name is Gerald Alister Henry Hargreaves.
2. Our property, Kakahu Farm, is located at 1422 Winchester Hanging Rock Road, Kakahu. My family has farmed this property for over 100 years. It is a sheep, beef, and dairy farm. We were one of the largest Angus studs in New Zealand, buying all over New Zealand and in parts of Australia. Our Angus stud provided semen to the dairy industry, with both Angus and Charolais going overseas too. I am a 51% shareholder in Kakahu Farm Limited, and my son Tom Hargreaves does the day-to-day running of the farm.
3. We were awarded Waitrose Producer of the Year in 2007. I have been a member of the Vet Club Board for over 50 years. I have also sat on the New Zealand Angus Council, and the Kakahu Irrigation Board.
4. I am a member of the Limestone Group (*Westgarth, Chapman, Blackler et al.*, submitter number 200 and further submitter number 269) that made an original submission and further submission on the Proposed Timaru District Plan (**Proposed Plan**).
5. My son, Tom Hargreaves, also made a submission (submitter no. 29) outlining his concerns about the Proposed Plan in relation to our property.
6. I am providing this evidence in support of those submissions as they relate to the Proposed Plan's provisions applying to Sites and Areas of Significance to Māori (**SASM**). My evidence:
 - (a) Describes the SASM that are located on our property;
 - (b) My concerns about the Proposed Plan's SASM overlays and provisions, and the recommendations of the Timaru District Council's (**TDC's**) reporting officer, Ms Whyte; and
 - (c) The changes that I believe need to be made to address those concerns.

SASM OVERLAY

7. Part of our property is subject to SASM-7, Wāhi Taoka: Kakahu Basin and Foothills, and SASM-15, Wai Taoka Lines: Te Kākaho (Kakahu) River, which are shown below:



 Wāhi Taoka  Wai Taoka Lines

8. I have not been able to find any information in the documents produced by TDC or its consultants/advisors to support the Proposed Plan that describe the values of those SASM that need to be protected and therefore justify the extensive land area covered by the overlays and the related resource consenting requirements under the Proposed Plan. Nobody has been to our property to view the areas subject to the SASM overlay.

OFFICER'S REPORT

9. In her report, Ms Whyte has outlined a number of changes to the Proposed Plan's SASM provisions that she considers are appropriate to address issues raised in submissions.
10. I support Ms Whyte's proposed changes in relation to the rules. However, I remain concerned about the extent of the SASM overlay on our property and the process that district planning process TDC followed, including that no site visits to our property were conducted before the SASM overlay was mapped.
11. My key concerns are that:

- (a) Landowners did not have any involvement in the mapping of the SASM.
- (b) I have no clear understanding of the values that Rūnanga consider need to be protected on my property.
- (c) The extent of the SASM that have been mapped is unnecessarily broad and does not take account of the specific values of each SASM that are considered necessary to be protected under the Proposed Plan's rules.
- (d) The effort the Limestone Group have gone to, and the attitude we have towards protecting the cultural values we understand to be on our properties (as a representation of all farmers in the Timaru District), has been undermined by accusations and/or comments that are being used to justify broader buffer areas for SASM in the Proposed Plan.¹
- (e) The increased costs to ratepayers and to farmers seeking resource consents, due to greater consultation requirements and a less permissive rule framework.
- (f) The cost the Limestone Group has fronted (in addition to that which we contribute as ratepayers) in order to raise its concerns with the Proposed Plan's SASM provision, when those concerns could have been addressed through collaboration between landowners, Rūnanga representatives and TDC officers before the Proposed Plan was publicly notified.
- (g) The uncertainty for the future of farming if the overlays are left as they are, and the possibility that additional rules may be added in future plan changes that affect our property and family farming business through greater restrictions on existing farming activities and future changes to existing land use, and through provisions allowing access to the sites across our property.

¹ For example, at paragraph 22 his evidence dated 9 December 2024, Mr John Henry refers to the risk of sites being "*damaged or destroyed through things like amateur archaeologists exploring the site*".

(h) The infringement of our property rights through more regulation.

12. In the following sections of my evidence, I outline in more detail my concerns regarding the lack of consultation with landowners in the district plan review process and expenses that will need to be met by landowners to obtain resource consent under the Proposed Plan's SASM rules. I feel very strongly about these concerns, which has motivated me to participate in the District Plan process.

Consultation and engagement

13. My family has farmed our property for 100 years, which has given us an understanding of the land that could have been used to meaningfully assist in the mapping of the SASMs. I am not an expert on the cultural values associated with my land, but there were many observations I could have made about the land that could have assisted during the mapping process.
14. We understand the importance of these sites and areas from a cultural perspective and have therefore looked after them over the years in the best way that we can. This is illustrated in the photos below, taken on our property in 1906 and 2024 respectively:



15. We have never been approached by representatives of Rūnanga to visit our property, as part of the district plan review process or otherwise. This seems unusual given that Rūnanga have identified sites/areas on our property that are of significance to them. I will not allow access to our property for any further observations or ground truthing until my concerns are heard and remedied, as I do not want my property rights to be diminished even further.
16. I believe if we had been consulted in the early stages of the district plan review, we would have a much better understanding of the values of the SAMS on our property. Identification of those values could have then been used to define the boundaries of the proposed overlays considered necessary to protect those values from future activities regulated by the Proposed Plan. I do not support the generalised approach that appears to have been taken in defining the boundaries of the SASM overlays, as they do not reflect what is actually needed to protect the values of individual SASM. I am also frustrated that, to my understanding, the SASM overlays and the SASM rules have the biggest effect on rural landowners, as opposed to urban landowners.
17. Mr Hart has outlined the Limestone Group's wider concerns regarding the planning process and conflict of interest arising from Rūnanga's involvement in developing the SASM provisions whilst also benefiting from fees generated from consultation requirements for resource consenting processes. I agree with his comments regarding those issues. I am also particularly interested in the history relating to his property that he outlines in his evidence.

Expenses

18. I want to acknowledge that the Limestone Group has gone to considerable expense throughout the District Plan process, to:
 - (a) Understand the Proposed Plan as notified, and how the SASM Chapter affected the activities we undertake on our properties; and
 - (b) Understand how to participate in the District Plan process, and learn how we can participate in a process that has drastic implications on our farming businesses and our properties; and

- (c) Review the high volumes of high-level material that has been provided, in order for us to meaningfully participate in the hearing process and assist the Hearings Panel find an outcome that effectively considers the costs and benefits of proposed planning restrictions for all parties involved.
- 19. If we had been involved in the process earlier, I expect this expense would have been much lower.
- 20. The Limestone Group's other witnesses will address the expenses they have incurred in consultation with Rūnanga and the completion of cultural assessments required as part of recent resource consenting processes.
- 21. I am also aware that the presence of SASM overlays has precluded the sale of at least one local farm.
- 22. I believe that those expenses and implications of SASM are relevant factors in the Panel's assessment of the costs and benefits of the Proposed Plan's SASM provisions.

CHANGES REQUESTED

- 23. I support the changes to the Proposed Plan's provisions for SASM that are requested in the evidence of other members of the Limestone Group.
- 24. In my view, the extent of the SASM overlays on our property need to be reduced to encompass only the land area required to protect against the effects of activities regulated by the Proposed Plan on identified values of the SASM.

Gerald Alister Henry Hargreaves

23 January 2025