



Timaru District Plan Review

Māori Purpose Zone



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW

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Māori Purpose Zone

Next hui: 29 May 10am St Joseph's Hall, Corner Denmark Street and Wilkin Street, Temuka

All welcome. This will be a chance for whānau, landowners and those with an interest in the Waipopo and Arowhenua areas to further express their aspirations for the area.

Tēnā koe,

A hui is being held on the 29 May 2021 to discuss the Māori Purpose Zone as included in the Draft Timaru District Plan.

We are aiming to make the hui as informative, productive and collaborative as possible. Attached is an information sheet which will explain why Timaru District Council and others around the country are looking at including a Māori Purpose Zone within the District Plan, to explain a little bit about what it means.

The hui is for anyone who believes they are impacted by or have an interest in the proposed Māori Purpose Zone. The invitation to attend is open to all.

Introduction

Over the last few years councils have taken a greater responsibility in planning, not only to manage and protect the resources of communities but also to provide opportunity for communities to thrive by allowing scope for them to undertake activities and use resources in a way that suits the cultural, spiritual and economic needs of the community. The evolution of Māori Purpose Zones (while an awkward term) has filtered down from research and consultation that has indicated that tangata whenua desire more autonomy and scope to use resources and make decisions that are influenced by tikanga and focus on the wellbeing of the community. The Māori Purpose Zone within the Timaru Draft District Plan is an attempt to provide this scope and opportunity to Tangata Whenua.

Read from page 24 of this 2018 document: [Tangata Whenua Provisions in Resource Management Plans](#) to gain an understanding of why councils are moving in this direction.

The hui on 29 May is a further attempt to consult and gain feedback on the Draft Plan, and an opportunity to share with council the aspirations that you may have for Arowhenua and Waipopo. Come prepared to talk about what you would like to see happening in this zone and see how it aligns with the permitted uses proposed in the Draft Plan.

Things to do prior to the hui

We also ask that, those attending the hui do the following:

1. Read the information package we will email or post to you when you RSVP.
2. To RSVP please email dprteam@timdc.govt.nz (Refreshments will be provided so it would help us to know how many we are catering for.)
3. Feel free to let others know of the hui, we have placed a public notice in the Timaru Herald, the Christchurch Press and Te Panui Rūnaka, and have emailed those we have addresses for. Spread the word!
4. If the Māori Purpose Zone impacts you, or is of interest to you and your whānau, please discuss amongst yourselves prior to the hui – a few questions are included at the back of this document, to prompt your discussion.
5. Come prepared to provide feedback. A feedback form is attached. You will be welcome to present your feedback at the hui, keeping it brief ensuring everyone gets a chance to have a say. Alternatively, you may wish to provide written feedback, on the form provided, which can be popped into a box at the hui. You are welcome to speak to a TDC staff member on the day too.
6. If you wish to attend the hui via Zoom – please contact dprteam@timdc.govt.nz and we can provide you the details of how to join.

Timaru District Council

District Plan Review Māori Purpose Zone Information

Why is Timaru District Council reviewing its District Plan?

Timaru District Council is currently reviewing its District Plan. The District Plan contains rules that manage land use and subdivision activities within the district.

The current District Plan was completed in 2005 and currently makes very little provision for Māori. As required by law, the District Plan must be reviewed, a process which started in 2015.

Resource Management Act 1991

The RMA governs the creation of District Plans. Key requirements include:

- the requirement for local authorities to consult the relevant iwi authorities.
- Promotion of sustainable management, including providing for social, economic, and cultural well-being.
- Recognition and provision for the relationship of Māori with their ancestral lands, as a matter of national importance.
- Taking into account the principles of the Treaty of Waitangi.

Where did the idea for a Māori Purpose Zone come from?

National Planning Standards were gazetted in 2019, signalling a move to make district plans simpler to use providing more consistency across the country, these include a 'Māori Purpose Zone' which is defined as:

"Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities".

The introduction of these National Planning Standards provided the opportunity for Timaru District Council to explore the use

of this zone for our District. As District Plans around the country are reviewed and updated, more and more Districts are adopting a Māori Purpose Zone including Porirua City Council and New Plymouth District Council.

To see what's happening elsewhere, please check out the following:

[Porirua District Plan](#)

[New Plymouth District Plan](#)

The Timaru Draft District Plan

As the new district plan is currently 'a work in progress', it has been called the Draft District Plan and is a first cut – nothing has been finalised. The Draft District Plan was released for feedback in October 2020.

Draft District Plan status

It is important to note that the Draft District Plan:

- does not have status for Council decisions on resource consents;
- it is not a statutory plan;
- was undertaken as an additional consultation step to capture input from communities.

This Draft includes a Māori Purpose Zone which aims to help deliver:

- the exercise of rangatiratanga by Kati Huirapa
- a tikanga-based community on ancestral land
- cultural, economic and social activities that are needed to sustain the community
- flexibility to configure development to suit a communal lifestyle
- a practical response to flood hazard that enables development while keeping people safe.

The detail of the draft Māori Purpose Zone as included within Timaru's draft District Plan, can be found [here](#)

The intention of the Māori Purpose Zone was to place less controls on mana whenua to use their land.

What is permitted in the draft Māori Purpose Zone?

These are activities that would not require resource consent in the Zone.

- Residential
- Any number of residential units on land owned by Runanga or if person owning land can demonstrate whakapapa to it
- Home occupations
- Home stays
- Marae complexes
- Hākinakina (sports and recreation facilities)
- Whare taonga
- Urupā (burial site)
- Pou (carved post)
- Mahinga kai (food gathering)
- kura kaupapa (education)
- Community facilities
- Ahu whenua (farming)
- Public amenities
- Kōhanga reo (education)
- Whare Hauora (health facility)
- Māori cultural activities
- Conservation activities

What activities need resource consent in the draft Māori Purpose Zone?

The draft Zone also allows for commercial services, offices and retail as restricted discretionary activities. These are activities that require resource consent from the Council, but discretion is restricted, which means only certain matters can be considered in processing the consent. Consent is likely.

Industrial and rural industrial activities are classified as discretionary activities in the Draft District Plan. Resource consent is required from the Council and applications are decided on their merits. If consent is granted, it is normally subject to conditions, to ensure effects are minimised and the activity is appropriate for the area.

Non-Complying activities are normally not appropriate, and consent may or may not be granted. Non-complying activities listed in the Māori Purpose zone include mining and quarrying, plantation forestry, intensive farming, wastewater and effluent ponds.

Feedback on the Draft District Plan

Later in this information sheet, a summary of all the feedback on the draft zone received by Timaru District Council is provided. However, some frequently asked questions and concerns have been raised on the following topics:

Residential units

In general, like many other zones within Timaru District, one house per site is allowed. However, if the land is owned either by a person who can demonstrate whakapapa to the land, or the Rūnanga, any number of houses could be allowed. This ensures that mana whenua can live in a traditional communal manner. These houses will still have to meet standards relating to distances from boundaries and building heights and will require access to potable water. Even though the draft Māori Purpose Zone is in areas which have a rural character, the ability to have more than one house and with smaller setbacks from boundaries (than rural areas), could create more of an 'urban scale' environment.

The role of Rūnanga

Timaru District Council has received feedback on the role of Rūnanga in consultation of the plan, and within the draft plan itself. The Rūnanga being Te Rūnanga o Arowhenua. At present,

the idea included within the draft plan, is that rūnanga will be notified of some resource consent applications. It is however, important to note that Timaru District Council would still be the decision maker on any application.

Under the RMA, Timaru District Council has an obligation to consult with Ngai Tahu, the registered iwi authority. Ngai Tahu has instructed TDC to consult with Te Rūnanga o Arowhenua. AECL¹ is the Rūnanga environmental consultancy that deals with district planning matters. TDC has been in regular consultation with them, including consultation on issues and options including a discussion document on Māori values.

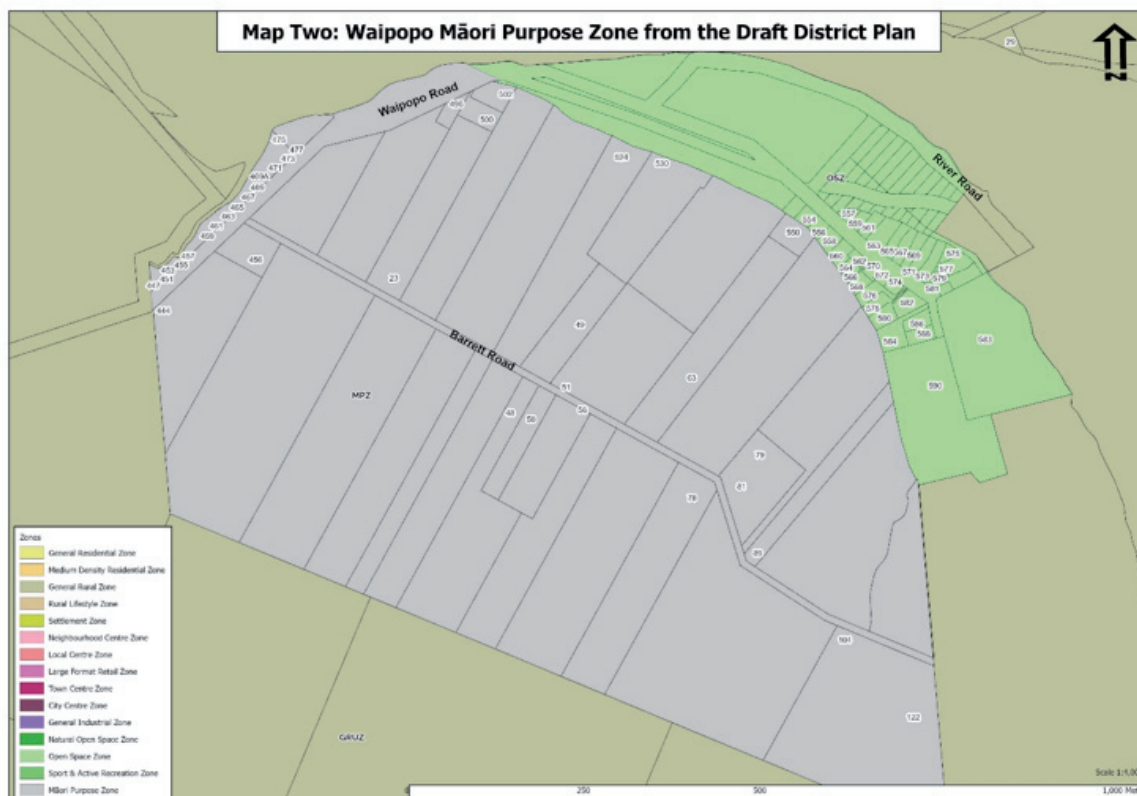
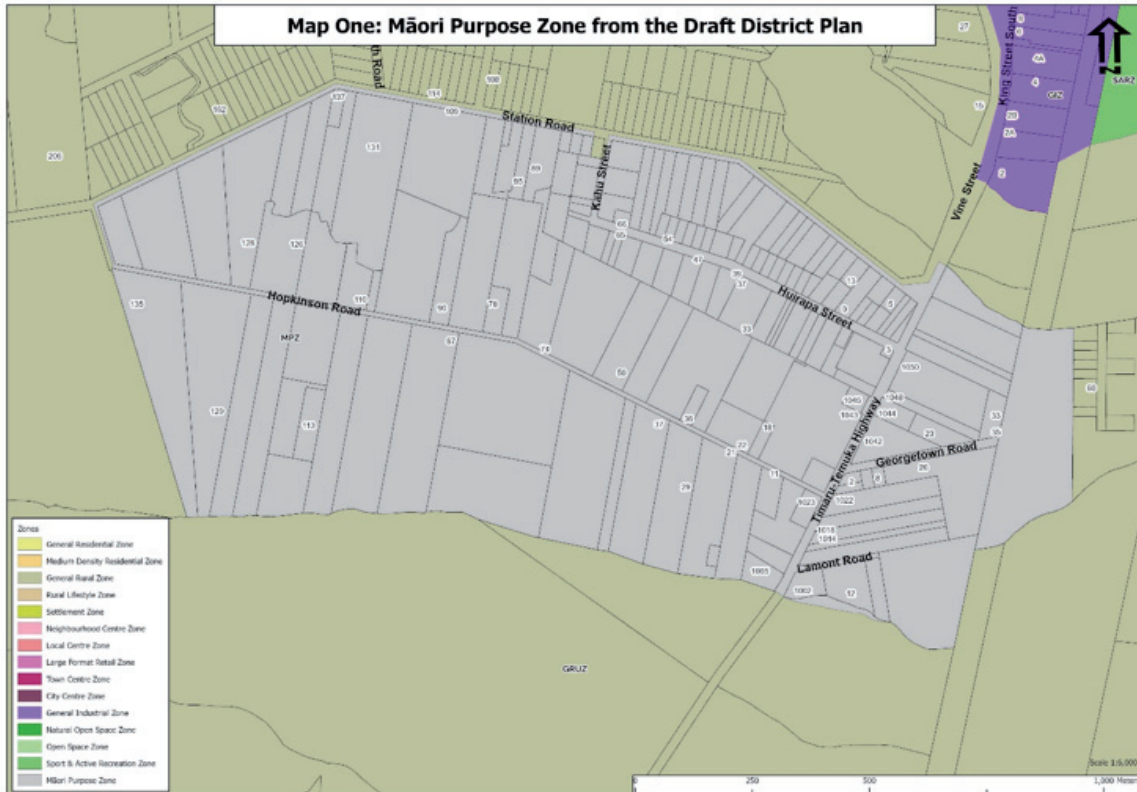
AECL requested that Timaru District Council provide a Māori Purpose Zone (in line with the National Planning Standards) to provide for the needs of Māori communities. Subsequently Council and AECL formed a working group to work on the draft plan provisions that relate to the sites of significance to Māori and the provisions of the Māori Purpose Zone.

¹Aoraki Environmental Consultancy is the Te Runanga o Arowhenua's environmental consultancy

How the draft Māori Purpose Zone has been mapped

The intention is that the draft Māori Purpose Zone will follow the original Māori Reserve Land. Māori Reserves were set aside specifically for the settlement and use of Māori. Since the 1880s some land within those reserves has been alienated (sold) which is now very difficult to do under the Te Ture Whenua Māori Act 1993. Some of the land within the draft Zone is privately owned general land and some of it is Māori Freehold Land. There is a mixture of Māori and general land.

Two areas, Arowhenua and Waipopo have been zoned Māori Purpose Zone because they were set aside for settlement in the 1880s. The feedback has highlighted that the Māori Purpose Zone might not quite capture all the original Māori Reserves. However, the intention is that it would only include reserves set aside for settlement such as Arowhenua and Waipopo. This matter will be looked at again in light of other feedback about the extent of the Zone.



Summary of feedback on the Draft District Plan

The feedback period on the Draft District Plan closed at the end of last year and drew feedback from approximately 160 groups, individuals and businesses. The Māori Purpose Zone drew approximately 30 feedback points. The feedback, amongst other things, has highlighted to Council, there was unintentionally limited engagement on the draft Māori Purpose Zone with Māori and non-Māori people alike. The full feedback on the Māori Purpose Zone, as received by the end of the feedback period in 2020 can be found on our [website](#).

Although, not possible to capture every feedback point in this summary, the feedback can be grouped under the following major headings:

<p>Lack of consultation</p>	<ul style="list-style-type: none"> - Lack of consultation with landowners - We had no time to respond to draft plan - Some people got letters, others did not - Full consultation is needed - Collaborative approach
<p>Land within the draft Zone</p>	<ul style="list-style-type: none"> - Remove all non-Māori Land from the zone - Waipopo can't sustain development, but the community looks after the whenua, wai and each other - Waipopo is not underutilised, it is our home - There is no detail as to why certain areas are included in the zone and others areas are not, Peterson Park and Opihi River Reserve should be excluded - There will be big changes to the community and the environment of this zone - Timaru DC has not included its own land in the zone - The Kotare Block is included but not all of the Waipopo Block, makes no sense - Why is the Waipopo area included but not Milford which is more significant, as there was a pa
<p>Lack of infrastructure</p>	<ul style="list-style-type: none"> - Waipopo has no infrastructure and there is no plan to provide more - The current infrastructure can't cope with more development - Who is going to pay for infrastructure needed to allow the growth to happen
<p>Role of Rūnanga</p>	<ul style="list-style-type: none"> - Conflict of interest in that Council advisor is Chair of Rūnanga - Oppose getting consent from Rūnanga
<p>Activities within the Zone</p>	<ul style="list-style-type: none"> - There are not clear benefits of the zone for Kati Huirapa - Plan gives no detail on what is possible in the zone - It is unclear what happens to existing activities – do they need consent from Rūnanga - The activities are very permissive - There is to be big changes to the character and lifestyle of the area - Concerns that there are controls on planting - Objection to the use of rangatiratanga, it's wrong and gives some 'ownership' to the Rūnaka - Oppose not being able to make decisions on changes and repairs to own property - Retain the zone included within the draft plan - Support permitted activity status for farming - Oppose intensively farmed stock as a non-complying activity - Oppose urupa as a permitted activity - Re-establish a village at Waipopo, that is safe and provides Māori social housing - Support the provision that requires all residential and habitable buildings to have access to potable water and water for firefighting purposes - Waipopo huts are not included?

Hazards and environmental concerns

- Flooding issues have not been addressed
- More development will lead to environmental damage such as heavy traffic, pollution, strain on natural resources
- What is the solution to Waipopo with only one road in and out, this is a big hazard if a more developed area needs to be evacuated
- Loss of versatile soils
- Hazard zoning makes it hard to do anything

Alternative approaches

- Remove the MPZ and replace with general provisions that make it discretionary to undertake activities subject to a suitable land management plan;
- Use tools and models for sustainable affordable housing and have a dedicated planner working with whānau
- The RMA and TTWM Bill are under review
- Other councils have allowed for small scale activities for Māori without changing the zoning
- The use of a 'Māori' zone is exclusive and does not represent all the landowners in the area
- Kotare Block should stay a hut precinct
- Use the Te Keteparaha Mo Nga Papakainga – Māori Housing Toolkit
- A solution could be individual and bespoke zoning
- Rezone to Rural Lifestyle or General Rural. Look at how Waimakariri and Western BOP have planned
- Rezone the Trust land to residential

Property value effects

- The zoning will decrease property values
 - It will be hard to sell in the future
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Consultation continues...

On the 11 March 2021, a hui was held at Arowhenua Marae to give landowners and whānau the chance to offer opinions about the process to date and importantly to outline their aspirations for the area. These aspirations could then be used to help Council finalise the Proposed District Plan.

The minutes for that hui and some of the information presented and gathered can be located on our website [here](#)

The questions put to attendees were:

- What are your aspirations for your land?
- What activities do you want to enable?
- What activities don't you want?
- What cultural values should be included?
- What are the issues with the draft plan?
- Extent of the MPZ, what land should be in it?

May 2021 hui

The information shared by attendees at the hui in March, as well as the written feedback received at the end of 2020, provided Council staff some great information to help shape the draft District Plan and how to relook at future management of the area. However, as an initial kick-off meeting there was limited time to cover everything in full. Also, some whānau present raised concern that not everyone knew about the hui or even that the Council were making a new District Plan.

It was therefore agreed that the Māori Land Court would help organise and facilitate a second hui.

Tangata Whenua Steering Group

Another issue that was raised at the March hui was a discussion that the existing Tangata Whenua Steering Group (TSWG), containing Timaru District Council and AECL could be expanded to include landowners. The TSWG discuss the issues and options for the Māori Purpose Zone and look at technical solutions for how the District Plan can be improved. We would like to discuss this again, with people putting themselves or others forward to be part of the Steering Group.

It is hoped that representatives on the TSWG would be able to communicate ideas put forward by landowners and whānau and also communicate back to them, how this is influencing the development of the Plan. It is hoped that an additional 2-3 additional Steering Group members would help better represent landowner interests.

It is intended that the TSWG will meet twice prior to the release of the Proposed District plan later this year. The group would consider the feedback raised and possible options to address this, supported by technical staff.

Next hui

29 May 10am St Joseph's Hall, Corner Denmark Street and Wilkin Street, Temuka

All welcome.

This will be a chance for whānau, landowners and those with an interest in the Waipopo and Arowhenua areas to further express their aspirations for the area.

Agenda

Agenda for 29 May hui

1. Welcome and karakia
 2. Papakāinga/Papakāika potential – discussion and presentation by MLC Takitimu
 3. Feedback – verbal from the floor
 4. A discussion about Steering Group Representation – and call for nominees
 5. Questions for Māori Land Court and Timaru District Council
 6. Next steps
- Lunch provided

Question: What do you consider most special about the Arowhenua area? Waipopo area?

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Question: What, if anything, about Arowhenua and/or Waipopo would you most like to change or improve?

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Does you, your whānau or family support a Māori Purpose Zone being included in the Plan?

Yes / No

What's in the Māori Purpose Zone?

The proposed boundaries of the Zone are those of original Māori Reserves, but which now includes land which is privately owned general land and some of it is Māori Freehold Land.

Question: What do you think should be included within the Zone (please tick)?

- None, there should not be a MPZ
- The original Māori Reserves seems about right, regardless of who owns it
- Only land that is in Māori Freehold title and/or within a Māori Trust, should be zoned Māori Purpose Zone
- Other. Please provide suggestions

Feedback has been provided that the name of the Zone could be changed to better reflect land ownership or to better identify the areas.

Question: Do you think the use of the name 'Māori Purpose Zone' is appropriate?

Yes / No

If no, please let us know why and any alternative suggestions.

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Land uses

The District Plan contains objectives and rules about the types of land uses which are considered to be appropriate in various locations. The 'first cut' or Draft District Plan allowed for some of the following uses. Some of these uses are already in the area, but perhaps there is a chance for more, or to allow for expansion of existing uses.

Question: Please indicate whether you support the range of uses promoted:

Cultural uses – such as marae complexes; cultural activities; pou;
Yes / No

Community facilities – such as Whare Hauora, Health services;
Yes / No

Urupā
Yes/No

There is an existing urupa at Arowhenua, is more land needed?
Yes / No

Hākinakina – sports and recreation opportunities
Yes / No

Health facilities – Whare Hauora
Yes / No

Mahinga kai – food gathering
Yes / No

Education facilities – such as kōhanga reo and kura kaupapa
Yes / No

Whare taonga – such as would house treasures
Yes / No

The Draft District Plan also allowed for residential activities, so for example, a house is allowed, just as it would be in any of the District’s residential or rural zones. However, it also allowed for multi-unit development (i.e. more than one house on a site) and papākainga. These provisions have drawn some feedback, so we want to understand a little more about people’s thoughts.

Question: Do you support provisions, which allow for multiple houses on a site.

Yes / No

Question: If no, can you explain concerns that you may have.

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Question: Also, if you answered no to the above question, in the Draft District Plan, having any house, including multiple houses, are required to meet setback rules (3m) and building height rules. Are there any other rules or ‘limits’ that could be added to such rules that might help address your concerns? i.e. limiting the size of the houses, or larger setbacks, limiting number of houses etc.

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At the hui, there will be a presentation on papakāinga

- 1. what does this term mean?
- 2. How do you go about developing one?

Question: Do you think papakainga – multiple residential unit complexes, should be allowed within the Arowhenua and/or Waipopo area?

Yes / No

Concern was raised in the feedback so far; about the impact the proposed Māori Purpose Zone would have on farming activities already happening in the area and on the future of farming. While the Draft District Plan, allowed for Ahu whenua (farming) as a permitted activity, it did include some restrictions on this. We want to understand what the community wants for farming in the area.

Question: Do you think farming is an appropriate land use in Arowhenua and/Waipopo area?

Yes / No

Question: Should ‘tighter’ limits on farming apply to the Māori Purpose Zone?

Yes / No

Question: Should the same provisions that apply to Māori Purpose Zone as the ‘General Rural Zone’?

Yes / No

Question: What type of rural activities do you think are appropriate?

Dairy farming	Yes / No	Grazing	Yes / No
Factory farming	Yes / No	Cropping	Yes / No
Outdoor pig farming	Yes / No	Commercial glasshouses/tunnel houses	Yes / No

Question: Do you think existing land uses, such as farming in particular, should be able to continue in the area?

Yes / No

The other uses in the Zone

The Māori Purpose Zone as included within the Draft District Plan provided for the introduction of some other uses into the area. How do you feel about the following uses?

Do you support these uses (subject to resource consent) being provided for within the Zone? Please tick your response.

Commercial service, this is essentially a business providing services to the general public	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Offices	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Retail uses - shops	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Industrial activities	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Rural industrial activities	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Mining	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Quarrying	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>
Plantation forestry	Should be allowed	<input type="checkbox"/>
	Should be controlled	<input type="checkbox"/>
	Should not be allowed	<input type="checkbox"/>

Question: Have you any further ideas that you would like to see included?

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