



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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Planning Provisions</td> <td style="padding: 5px;"> <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 style="width: 20%; padding: 5px;">██████ Submission</td> <td style="padding: 5px;"> <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>

		<p>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 issues at times of Civil Defense Disasters. The 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 planned for this?</p> <p>-Environmental Factors</p> <p>How will the proposed plan deal with issues such as Sewerage, Wastewater, Electricity Allocation & Water supply. Currently residents at Waipopo have no access to water apart from wells. The wastewater and sewerage is managed by septic tanks on each individual property – again not sure how an increase in population would be accommodated.</p> <p>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 footpaths, walkways or gutters, on either Barrett or Waipopo Roads, Neither are there any proper drains. Currently after heavy rain flooding on Barrett Road and the surrounds is an issue.</p> <p>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 small scale activities on the land however my understanding is other Councils in New Zealand have been able to ?????????? without resorting to changing their zoning ??</p>
42.1	MPZ – Maori purpose zone	<p>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 Freehold General Land. We purchased our land in good faith believing the zoning to be Rural. Our General Land should not be included in this proposed zone.</p> <p>47 landowners signed this feedback point as listed in the attachment</p>
42.2	MPZ – Maori purpose zone	<p>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 drawn into the naming of a Zone. The word MAORI is exclusive rather than inclusive and is a misuse of the word when you are adopting it to General Land. A more beneficial name would be MIXED LIFESTYLE ZONE. The word Maori is not representative of the large number of Non-Maori Land Owners who own land and live in the proposed zone.</p> <p>40 landowners signed this feedback point as listed in the attachment.</p>
42.5	MPZ – Maori purpose zone	<p>██████████ This land is in Arowhenua on the north side of the Opihi River and on the west side of State Highway one. ██████████</p> <p>██████████ it is described as 'Part of Reserve, Arowhenua'</p> <p>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 why is this piece of land not included in the 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' to choose not to be included.</p> <p>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'</p> <p>2 landowners signed this feedback point as listed in the attachment.</p>
51.1	MPZ – Maori purpose zone	<p>██████████ wish to advise the Timaru District Council they oppose the re-zoning of the area indicated in the Draft Plan at Waipopo .</p> <p>██████████ 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 decision made in regard to management.</p> <p>██████████ have received no notification from the District Council in regard to the re zoning proposal. Before any changes that may impact on landowners are to be considered full consultation with affected parties needs to take place. This has not happened, and therefore is a breach of rights for those concerned.</p> <p>The Kotare Block has been included in the proposal, but not the Waipopo Block (also Maori Land). We have been unable to determine the reasoning behind this.</p> <p>There is no benefit to the ██████████, or the landowners in re-zoning either of these areas.</p> <p>Therefore we request The Timaru District Council provides a full consultation with ██████████ in regard to any proposed changes to these land blocks.</p>
52.1	MPZ – Maori purpose zone	<p>From ██████████</p> <p>Residents, landowners, & homeowners of the Waipopo Community wish to advise the Timaru District Council of their opposition to the re-zoning of an area of Waipopo (as indicated in your Draft Plan) "Maori Purpose Zone.</p> <p>Reasons for objection to proposal.</p> <p>Lack of consultation process with landowners and residents Maori and non-Maori.</p> <p>Conflicting information. Plan states "Private landowners may require resource consent to undertake some activities that are currently permitted". The letter that some (not all) landowners received via 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 re-zoned "Maori Purpose"</p> <p>Some landowners are still unaware of the proposed changes, they had have no notification.</p> <p>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 should not be implicated in any re-zoning proposal.</p> <p>The use of the term Rangatiratanga. This means ownership/sovereignty. Kaitiakitanga means guardianship. No other District Council has used the term Rangatiratanga. We do not approve of the Runuka having "ownership" of privately owned land.</p> <p>Lack of respect shown to Manawhenua in regard to consultation.</p>

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53.1	MPZ – Maori purpose zone	<p>[redacted] are opposed to the re-zoning of our are to Maori Purpose Zone.</p> <p>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.</p> <p>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>																																																																														

		<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>36 years ago, an one acre block of Maori land was placed on the market at Waipopo by a sole owner. Having purchased the property via a private sale, we set about building our home, fencing and developing our section from cropping farmland. Initially upon the purchased our lawyer had checked the authenticity of the sale and deemed correct, processed through the Land Courts and in later years this was repeated when we changed lawyers all accounted for and correct the land was ours. 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 been involved in various committees and coaching roles and my husband sat on the then local school BOT serving the community with the running of the local community pool and school bus. 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	MPZ – Maori purpose zone Standards	<p>Relationship: I am █, I help her manage her private land and Maori land successions. She is not technologically literate. This is a submission on the Draft Timaru District Plan - Proposed Maori Purpose Zones. 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</p> <p>Objectives - MPZ-01 Exercise of Rakatirataka - MPZ-02 Meeting Maori needs</p> <p>My Submission is:</p> <p>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 been able to participate in the full 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: █ █</p>
94.1	OSZ – Open space zone	<p>█ provides a significant amount of context on the history of the site, its planning history and their aspirations for the area. See original submission. The location of the █ is shown in Appendix 1, Figure 1. █ █ Land is part of a larger area known as the Waipopo Hut Settlement (the Waipopo Settlement or Settlement) and contains a number of small dwelling or huts.</p>

Submission

The submitter **opposes** the following parts of the Draft Timaru District Plan:

- the zoning of the properties of the Waipopo Settlement owned by the Waipopo Trust, being Open Space Zone, and the related rules regulating certain activities within the zone;
- the following mapping overlays which have the effect of inhibiting residential development and activity on the Trust Land:
 - the Coastal High Hazard (Inundation) Area;
 - the High Hazard Area; and the
 - Precinct: PREC6 – Holiday Huts Precinct; and
- the Trust opposes in principle the Maori Purpose Zoning, and the specific provisions of the Maori Purpose zoning, such as MPZ-R1 PER-1.

Alternative solutions to the current Open Space zoning, or to the Maori Purpose Zone, would be to:

- rezone the Trust Land to Rural Lifestyle Zone or General Rural Zone, along with the introduction of bespoke provisions to allow for papakainga housing on the Trust Land, subject to appropriate performance standards. Some examples of this type of approach can be found in:
 1. the Waimakariri District Plan, with regards to the Tuahiwi settlement. The Waimakariri District Plan was amended in 2015 to introduce provisions that were fit for purpose for the Tuahiwi Maori community. The new provisions allowed for “cluster housing” in the rural zone, within the specifically identified Maori Reserve as a permitted activity in a number of circumstances, and discretionary or non-complying in a number of others;
 2. the Western Bay of Plenty District Plan (**WBPD**). The WBPD recognises that much of the rural owned land in the District is Maori owned, and that there is a need to have special provisions allowing for Maori housing in the rural zones. The WBPD Rural Zones Chapter allows for multiple dwellings on Maori as controlled, restricted discretionary, or discretionary activities, depending on the circumstances.
 - rezone the Trust Land to a residential zone (e.g. General Residential or Low Density Residential) along with the introduction of bespoke provisions to allow for papakainga housing on the Trust Land, subject to appropriate performance standards.

Inhibiting effect of other mapping overlays in the Draft Timaru District Plan is not appropriate

In addition to the High Hazard overlay, mapping overlays regarding:

- the Coastal High Hazard (Inundation) Area; and
- Precinct: PREC6 – Holiday Huts Precinct.

Cause the replacement or modification of dwellings, and new buildings and structures to be a non-complying activity on the [REDACTED] Land.

The [REDACTED] considers that a more permissive planning regime is appropriate for these kinds of activities, because:

- The Crown has made a historical commitment to enabling Maori to carry out their needs and wants on the Waipopo Reserve (as discussed above);
- The common use of the Waipopo Settlement land is now permanent residential use, not intermittent holiday hut use. This is contrary to what the DTDP seeks to provide for; and
- The flood hazard risk in the area has been overstated (as discussed above).

General relief

Amend the DTDP to enable the [REDACTED] vision for the [REDACTED] Land, namely to re-establish the village that once occupied this land by upgrade and redevelopment of the [REDACTED] Land for safe residential use including for Maori social housing.

Specific relief

Amend the DTDP so that the Waipopo Reserve, and its historical and current significance to tangata whenua, is explicitly recognised.

Amend the DTDP to rezone the Trust Land to either rural, rural-open space or another appropriate zoning, as identified in consultation with the [REDACTED].

Amend the objective and policies of the DTDP to recognise and provide for the residential use and development within the [REDACTED] Land.

Amend the rules of the DTDP to enable new dwellings and dwelling upgrades to be undertaken on the Trust Land as a permitted activity subject to performance standards a required to mitigate the risk to environment or human health.

Make any alternative amendments, additional amendments, or consequential amendments, deletions, or additions that are necessary or appropriate to give effect to the intent of this submission.

Respond to the need to provide the Waipopo Settlement with adequate drinking water, wastewater and stormwater infrastructure.

Lastly, the submitter seeks that the Council consults fully with the [REDACTED] during the next stages in the formulation of the Proposed District Plan.

Further application of relief

The matters we are advancing here may be equally applicable to other Maori owned land within this area, including but not limited to the land owned by [REDACTED].