

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP



Meeting Minutes

Date:	Tuesday 27 September 2022, 10:00am	Venue:	Council Chamber
Present:	<u>In person:</u> Te Aroha Hohaia (Facilitator), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (minute-taker). <u>Via Teams:</u> Hinewai Katene, John Hooker, Mark Wipatene and Katie Maxwell (Boffa Miskell)		
Apologies:	Danny Broughton, Dion Luke, John Niwa and Martin Davis.		

1. Welcome and Introductions

- The group was welcomed and went around the room for introductions. Te Aroha Hohaia was introduced as the new facilitator of the meeting.
- The apologies for Danny Broughton and Dion Luke were noted and the apologies for John Niwa and Martin Davis were received.

2. Terms of Reference Review

- The group discussed their initial reactions to the draft terms of reference, which were circulated prior to the meeting. An overview of the feedback received noted that the iwi felt the draft terms of reference were narrow in scope, limiting and should be better aligned with the Council/Iwi Partnership Strategy that is currently being discussed by Iwi and Council in a separate forum. Ngāti Ruanui rejected the terms of reference draft, in reference to the email sent by Graham Young to Council on 31 August 2022 with suggestions of adjustments to be made.
- STDC acknowledged that the terms of reference was taken from a previous version of the Ngā Kaitiaki group and little emphasis was put on the issues related to this forum and therefore left broad.
- Ngāti Ruanui will provide comments over email for updating the terms of reference.
- It was noted that the terms of reference lists fuel compensation expenses as 77 cents per km, however many organisations have updated this to 83 cents per km.
- A suggestion was made that the STDC team look into the papakāinga housing tool used by Hasting District Council.

DECISION MADE:

- The terms of reference will be re-written broader and simpler, with a focus on how STDC and Iwi work together in alignment with the Council/Iwi Partnership Strategy.

3. Hui Dates and Topics

- The revised meeting dates were circulated prior to the meeting. The purpose of revising the dates was for the meetings to better align with the internal deadlines STDC and Boffa Miskell have set to progress work.
- It was suggested that the scope of topics be widened as they are written based on the current terms of reference.
- Ngāti Ruanui had submitted some ideas on topics in an email sent to Council on 31 August 2022. They are open to discussing these, noting they think the terms of reference do not need to contain the discussion topics, rather should be about the ability to have the discussions and therefore the topics should come as a result of said discussions. All iwi representatives present agreed with the statement.

4. Working Together Moving Forward

- Discussion was had on the possibility of hosting Ngā Kaitiaki Group meetings off site instead of all taking place in the Council Chamber in Hāwera, so to allow for better engagement. Ngāti Ruanui volunteered to host as a venue for the next meeting, otherwise it was agreed the default would be at STDC if no alternative venues were found.
- It was suggested that the next hui would discuss the National Policy Statement (NPS) for Highly Productive Land, papakāinga and rural zoning. Council suspects that Ōpunakē will be impacted by the NPS for Highly Productive Land.
- It was suggested that a representative from the Parihaka Papakāinga Trust (PPT) could be included in the meetings due to Parihaka being included in the policy for special provisions, as well as the possibility to have

the special provisions extended. PPT, Will Edwards (Papakāinga Research Project) and Te Puni Kōkiri (TPK) were all proposed as possible inclusions who may provide insight. In addition to this, it was agreed that existing papakāinga where need to be included in future discussions. The group would like to see a pros and cons list or risk analysis of the changes, the benefits and impacts for the across-the-board changes. This is to be included in the next meeting pre-circulation material.

5. General Business

- A note was made that the Iwi admin teams are to invoice the Council for their time and attention to Jessica.

ACTION LIST:

ACTION	WHO	WHEN
Ngāti Ruanui to provide comment over email to STDC on re-writing the terms of reference and/or provide tracked changes to document.	Ngāti Ruanui (Graham Young)	Next meeting 25/10/2022
STDC/Boffa Miskell to provide a risk analysis, benefits and impacts of the plan change.	STDC/Boffa Miskell	Next meeting 25/10/2022
STDC and Boffa Miskell to review the Hastings District Council papakāinga housing tool.	STDC/Boffa Miskell	Next meeting 25/10/2022

Meeting closed at 11:00am

Next meeting date: Tuesday 25 October 2022, 10:00am

Next meeting location: Venue to be confirmed

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP
 Meeting Minutes



Date:	Tuesday 25 October 2022, 10:00am	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person:</u> Te Aroha Hohaia (Facilitator), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner),), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (minute-taker).</p> <p><u>Via Teams:</u> Hinewai Katene, John Hooker, Dion Luke, Ferinica Hawe-Foreman and Katie Maxwell (Boffa Miskell).</p>		
Apologies:	Te Aorangi Dillon and Martin Davis.		

- Introductions
- Karakia
- Confirmation of the agenda and previous minutes – confirmed
- Apologies – received

1. Terms of Reference

- The group discussed the Terms of Reference, to which Ngāti Ruanui had been the only one to provide comment on the document so far. Dion noted they agreed with the comments and edit suggestions made by Graham.
- Nga Rauru were happy with the flow of things and the number of changes that have been made. Hinewai will speak to Martin Davis to get his comments at a later date.
Action: To follow up with Mark at the Parihaka hui this week.

2. Overview of Papakāinga and Māori Purpose Zone Provisions/Risk Analysis

- Discussion was had on the two documents circulated detailing the provisions and risk analysis for papakāinga and the Māori Purpose Zone. Ngāti Ruanui and Ngā Ruahine agreed on comment that the provisions were too complex with a paternalistic approach they felt was no longer appropriate, and that they did not like the idea of having a Māori Purpose Zone; but that it would be better having provisions contained within the rural zone as opposed to having multiple zones. Graham noted he felt the current provisions were constricting by forcing development on specific sites instead of applying to land Māori wanted to develop generally. John H agreed with Graham’s comments, noting a development plan is required and would like to see Iwi, Hapū and family/trusts included to enable good quality housing in a planned fashion.
- Dion queried whether there is any direction under the regional policy statement around papakāinga and where the numbers came from for 3 additional employees on industrial sites in the provisions.
Action: Sarah Capper-Liddle will look into these and feedback to Dion.
- Dion queried if STDC could look at the combined West Coast plan as they have a Iwi/Hapū management plan that takes precedence over the District Plan.
Action: STDC to look into the Combined West Coast plan.
- It was noted for STDC’s consideration that the rules and performance standards should reflect the environment and realities faced in South Taranaki, not extending for issues that do not current exist in the District such as mass urban development within the rural zone.

Summary: The papakāinga provisions are too complex, papakāinga and Māori Purpose Zone should be combined into one concept instead of being separate. Ngāti Ruanui and Ngā Ruahine agreed they did not like the current format of papakāinga development and wish to see more enablement.

3. HAWERA STRUCTURE PLAN

- Graham noted Ngāti Ruanui were comfortable with what is in the plan.
- Ngā Rauru had nothing to add.
- Jessica noted an ecologist has been engaged for this section of work.

- Dion queried how the National Policy Statement for Highly Productive Land will impact the residential part of the plan. Katie noted the Hāwera Structure Plan will not be affected by the National Policy Statement due to the subdivision retaining overall productive capacity of the land over the long term.

4. Other business

- Meeting venue will remain at the Council Chamber unless advised otherwise.
- Karakia to close.

ACTION LIST:

ACTION	WHO	WHEN
To follow up Mark's comments on the Terms of Reference at Parihaka hui	Iwi	Next Meeting 15/11/2022
To review the direction from the regional policy statement around papakāinga and where the numbers come from for the additional 3 employees.	Sarah Capper-Liddle	Next Meeting 15/11/2022
To review the combined West Coast plan.	STDC	Next Meeting 15/11/2022
Follow up on Dion's question on the National Policy Statement for Highly Productive Land impacting the papakāinga plan change.	Katie, Sarah	Next Meeting 15/11/2022

Meeting closed at 10:50am

Next meeting date: Tuesday 15 November 2022, 10:00am

Next meeting location: Council Chamber

South Taranaki District Council
DISTRICT PLAN CHANGE NGĀ KAITIAKI GROUP



Meeting Minutes

Date:	Tuesday 15 November, 10:00am	Venue:	Council Chamber & MS Teams
Present:	<u>In person:</u> Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young, Reg Korau (STDC Iwi Liaison Advisor), and Jacinta Fitzgerald (Executive Assistant – Environmental Services). <u>Via Teams:</u> Maria Hokopaura, Dion Luke, Mark Wipatene, John Hooker, Ngawai Terry and Katie Maxwell.		
Apologies:	Hinewai Katene and Martin Davis.		

- Introductions
- Karakia
- Confirmation of the agenda and previous minutes – confirmed
- Apologies – received

1. Matters Arising

- Terms of reference:
The terms of reference will be left on hold and left for a time when the group is in a better position to make confirmation.
- Māori Purpose Zone:
Based on the feedback received at the previous meeting, it was decided to remove the Māori purpose zone from the provisions. Council has chosen to review this at a later time.
- National Policy Statement for Highly Productive Land impacting papakāinga:
Development on Māori titled land can go limited discretionary to stop just anyone developing on it.
- Follow up on Dion’s additional 3 employees query:
Sarah agreed it made no sense to have any provisions on number of staff moving forward.

2. Structure Plans Proposed Provisions

- The group had discussion on the proposed provisions on the structure plans, the key following points were made:
 - The Structure Plans will sit as a new chapter to slot into the District Plan.
 - The provisions put forward have been made to be broad in terms of structure plans and urban growth.
 - The provisions contain Hāwera, whereas Ōpunakē will be put on hold until more knowledge can be obtained on the National Policy Statement of High Productive Land, as well the completion of more modelling. The provisions have been left broad enough that they can include Ōpunakē at a later time.
 - There is not yet a template in mind for the papakāinga development plan.

ACTION: Katie to check if Kapiti has anything specific that could be looked at, Dion can also provide something the hapū are working on to help inform.

 - **ACTION:** A separate discussion is to be had on whether the Objective and Policy structure is robust enough to be attached throughout the structure plan provisions. Māori development will be put on hold under further review and discussion is complete.
 - The mention of Te Mana o Te Wai in objective 5 did not make sense with no clear connection in the context of open spaces.
ACTION: Sarah to amend the connection.
 - It was noted the policies are very specific on residential but not commercial and industrial. It was agreed that the Urban Growth components be combined as opposed to separated by zones.
ACTION: Caitlin to combine the zones in the policy.
 - It was noted reference can be made to Te Mana o Te Wai under Ecological Values – Hydrological.

- Graham and Maria agreed that 5 metres was too low for a subdivision to be undertaken near a waterbody. It was suggested to change this to 10 metres.
- Work on the natural hazards and freshwater is put on hold until STDC can align with TRC.

3. Papakāinga Development Provisions

- The group discussed the papakāinga development provisions, the key following points were made:
 - There are changes in wording and more performance standards.
 - It was noted that Council would struggle to argue that Māori didn't have ancestral connection to the land.
- Graham Young noted the following changes in the provisions:
 - Queried who Policy 2.7.14 is aimed at – as it seems to encourage Māori to consult with themselves. Suggested to change the wording from 'encourage' to 'require'.
 - 2.7.2 – suggested changing the wording to 'recognising the treaty', not the ~~principal principle~~.
 - Objective 2.7.11 – there are issues with the definitions between Tangata Whenua vs Māori owned land.
 - Suggested to change 'regard' to 'take into account' in the 8th bullet point in methods of implementation.
 - To change 'Actively encourage' to 'require applicants'.

ACTION: Graham to do tracked changes in the document.

 - It was noted the terminology needs to be clarified and made to be consistent throughout the document.

ACTION: Maria to provide detail on the barriers her whanau are facing with the development of papakāinga under their general titled land. STDC to test this against the provisions to see what the consenting process would look like.
- John noted the following changes:
 - 2.7.21 – change to 'activities by Iwi, hapū and whanau on key sites'.
 - 3.1.3 – discussion on general title land, would like to debate on this. Maria suggested looking at other mechanisms to provide for endorsing ancestral link. There are questions on legalities of this.

4. Other business

- Next steps for Council: To go to District Plan Committee to get some of the structure plans and papakāinga across the line before going notified next year.

ACTION LIST:

ACTION	WHO	WHEN
Katie to check if Kapiti has anything specific that could be looked at, Dion can also provide something the hapū are working on to help inform.	Katie	Next Meeting 14/12/2022
A separate discussion is to be had on whether the Objective and Policy structure is robust enough to be attached throughout the structure plan provisions. Māori development will be put on hold under further review and discussion is complete.	Jessica	Next Meeting 14/12/2022
Sarah to amend the connection on Te Mana o Te Wai in objective 5 for the Structure Plan.	Sarah	Next Meeting 14/12/2022
Caitlin to combine the zones in the policy.	Caitlin	Next Meeting 14/12/2022
Graham to do tracked changes for his suggested marks in the papakāinga provisions.	Graham	Next Meeting 14/12/2022
Maria to provide details on the barriers her whanau are facing with the development of papakāinga under their general titled land. STDC to test this against the provisions to see what the consenting process would look like.	Maria, STDC	Next Meeting 14/12/2022

Meeting closed at 11:25am

Next meeting date: Wednesday 14 December 2022, 10:00am

Next meeting location: Council Chamber

Date:	Friday 28 April, 1:00pm	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person</u></p> <p>Liam Dagg (STDC GM-Environmental Services), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young (Ngāti Ruanui), Dion Luke (Ngā Ruahine), Te Uraura Nganeko (Ngā Ruahine), Nicola Coogan (Ngāti Ruanui), Reg Korau (STDC Iwi Liaison Manager), and Jacinta Fitzgerald (Executive Assistant – Environmental & Infrastructure Services).</p> <p><u>Via Teams</u></p> <p>John Hooker (Ngā Ruahine) and Katie Maxwell (Boffa Miskell).</p>		
Apologies:	Nil.		
	<ul style="list-style-type: none"> • Karakia • Introductions 		
1. Matters Arising			
	<ul style="list-style-type: none"> • Notification date has been pushed back to 1 July 2023. 		
2. Urban Growth			
	<ul style="list-style-type: none"> • An update was given on Urban Growth. • Graham Young noted he was okay with the Longview rezoning continuing without having it included in the Cultural Impact Assessment (CIA). • The CIA is currently on Graham's desk for review. 		
3. Papakāinga			
	<ul style="list-style-type: none"> • An update was given on the Papakāinga provisions. • There was some concern around the use of 'integrated development'. To remove the second definition and tighten up the objective, policies and rules. • Long term ownership: Graham expressed concern on how Council would be able to manage whether land remained in Māori ownership long-term. Council noted it could alter the wording to say, 'intended to remain in Māori ownership'. It was suggested it could be demonstrated through a trust or having multiple ownerships listed on the title. • Graham noted he wasn't certain on iwi needing to be involved in the 'approval' process for ancestral connection demonstration as it may be a difficult thing to do regardless of whether it was true or not. The group wasn't sure how well having to ask others for validation of their connection would work if at all without insult. • John Hooker noted he would like 'whanau' included in the 2.7.5 objective in relation to general title land. • Iwi are fairly comfortable with STDC undertaking the assessment on ancestral connection on their behalf. 		
4. Other business			
	<ul style="list-style-type: none"> • Nil. 		
ACTION LIST:			
	<ul style="list-style-type: none"> • Update the definition of Papakāinga development so it reads like marae etc can be included but don't need form Papakāinga development. • Delete the general title definition. 		

- Amend 2.7.5 and 2.7.18 to include 'whanau'.
- Combine (II) and (III) in the restricted discretionary activity.

Meeting closed at 2:30pm

Next meeting date: To be confirmed.

Next meeting location: To be confirmed.

Date:	Wednesday 1 November, 1:00pm	Venue:	Council Chamber & MS Teams
Present:	<p><u>In person</u></p> <p>Liam Dagg (STDC GM-Environmental Services), Jessica Sorensen (STDC Planning & Development Manager), Sophie Canute (STDC Planner), Caitlin Moseley (STDC Planner), Sarah Capper-Liddle (STDC Planner), Graham Young (Ngāti Ruanui), Reg Korau (STDC Iwi Liaison Manager), Peter Moeahu (Taranaki iwi), Te Aorangi Dillon (Ngā Ruahine), Taylor _ (Ngā Ruahine) and Jacinta Fitzgerald (Executive Assistant – Environmental & Infrastructure Services).</p> <p><u>Via Teams</u></p> <p>Mark Wipatene (Taranaki iwi), Jaimee Canon (Boffa Miskell).</p>		
Apologies:	Nil.		
	<ul style="list-style-type: none"> • Karakia. • Introductions. • The last Ngā Kaitiaki meeting was held in April. This meeting will be one of the last opportunities to provide updates on the changes and timeframes before the end of the year. • Council is temporarily taking a step back with the structure plans due to the change in Government. 		
1. Matters Arising			
	<ul style="list-style-type: none"> • Nil. 		
2. Papakāinga Development			
	<ul style="list-style-type: none"> • A draft of the edited provisions has been provided and are now open for feedback. • The main change from the last meeting was the finalisation of some definitions, objectives and policies and changes to the zoning chapters. • Discussions have been had over time that most of the provisions aren't changing except to enable more papakāinga development on general title land. • The plan is to notify this plan change by the end of November/beginning December 2023. • Peter stated that he generally favoured the provision around papakāinga being built on customary land, however enquired whether they would be permitted to build in the Coastal Reserves. The answer was maybe, depending on where the sections were, otherwise may trigger Resource Consent. Graham noted that it may be impacted by the Reserves Act. Jess suggested getting an example area to run a test on. Peter to supply the information to Sarah. 		

- Te Aorangi commented that the doesn't envision any issues coming to building on Maori land but more issues with general title land. She asked what would be the mechanisms in place to take land from being a farm and turning it into papakāinga? The response was that there would be an assessment mechanism or process put in place. This has been a big point of discussion at previous hui.
- Peter asked whether there is anything in the memo that restricts hapu from doing their own development? The response was no.
- Graham acknowledged that it has been a long time in the making and that it is a complex section. He noted he felt this section was in the best place that they can get it and that Ngāti Ruanui would support what has been drafted. He added that Peter has made a valid point around reserves and that they don't want to see developers disadvantaging Maori by using papakāinga.
- Liam said he felt that STDC could still provide some more certainty of outcome and that the team may have more of a look at it. There may be scope to look at controlled activity standards and noted that the current wording on density provisions will always fail in rural and residential zones. There may be scope to generalise the current settings used in Parihaka. Graham agreed with Liam's points, adding that it'd be good to make it permissive, without prolonging the process.
- Liam noted that reference is not made to general title land in the Papakāinga Development definition. This was intentional as in previous hui it was discussed that the wording was too repetitive. He noted there may be a slight change require and should be an easy fix to include a reference to tie it all in.
- Liam made a final note that they will uncouple the need for having a marae in the papakāinga development definition. Sarah will work on adding a few words that state that both existing marae and greenfield are catered for.
- Mark supported Graham and Peter's comments and said that it would be good to investigate the changes, but happy for the process to be speedy and not to add further delay. He will have Ngawai contact Sarah with comments.
- Jess said that the team will work on getting something out to the group in the next few days to get finalised. The plan change must go through the Environment and Hearings Committee and Council before being notified.

3. Urban Growth

- The Hāwera Structure plan already exists within the District Plan; however it is being refreshed to enable developers and STDC to control how the growth is occurring. There is a demand for change in zoning of the area.
- The document is in its final stages with tracked changes made to the sections of the District Plan that have previously been seen fit to amend. Final feedback is now welcome.
- This plan change will be put on hold while we wait for the new Government to form and make their changes.
- Since the last hui, STDC has held an open evening with the relevant landowners. STDC is still waiting for some final feedback from bigger landowners, but the responses received so far have been helpful.

- Peter noted that he had some things to clarify but that he would think on it.
- No further comments were made on this plan change.

4. Financial Contributions

- The financial contributions part of the plan change was not underway back in April but has since developed.
- This issue has come to light due to the Hāwera Structure Plan.
- The main issue identified with financial contributions is that STDC does not take on the appropriate amount, so the remainder falls on to the Rate payer and Council.
- Graham noted that a lot could happen in this space politically and therefore felt that it needed to be parked until the Government makes its move in possibly rescinding the changes to the RMA.
- Graham stated that he would like to test an expression of rights from mana whenua.

Meeting closed at 1:53pm

Next meeting date: To be confirmed.

Next meeting location: To be confirmed.