



MAITAHĪ AND BAYVIEW PRIVATE PLAN CHANGE REQUEST IWI ENGAGEMENT SUMMARY

Proof of Consultation with Te Tau Ihu o te Waka a
Māui iwi on the Maitahi Bayview Development

December 2020

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1.0 Introduction

This paper is a summary document and proof the consultation with Te Tau Ihu o te Waka a Māui iwi: Ngāti Koata, Ngāti Rārua, Te Ātiawa, Ngāti Kuia, Ngāti Tama, Ngāti Apa ki te Rā Tō, Ngāti Toa Rangatira and Rangitane with the applicant 'CCKV Maitahi Dev Co LP and Bayview Nelson Limited' for the Maitahi-Bayview Private Plan Change Request (PPCR) in the Kaka Valley, Maitahi Nelson. Te Tau Ihu iwi are manawhenua, mana moana, Treaty Partners and have Statutory Acknowledgement over the Maitahi Awa and surrounding area. Te Tau Ihu iwi are therefore governors and decision-makers and are kaitiaki in their own right when it comes to RMA matters and ensuring taonga are managed accordingly for future generations.

The CCKV Maitahi Dev Co LP and Bayview Nelson Limited project team and partners decided upfront that as Treaty partners it was crucial that the project was to engage directly with Te Tau Ihu iwi and they were part of the planning and design of the development at the inception of the project and that the success of the project would be determined by the relationship with Te Tau Ihu iwi.

This document will therefore briefly identify the project scope and outline the process of engagement and consultation with Te Tau Ihu o te Waka a Māui iwi to date, discuss the next steps and intentions of the project, and how Te Tau Ihu iwi will be engaged in the project moving forward. There will be a short overview section of the iwi feedback for the PPCR and the minutes of iwi hui and feedback will be attached as an appendix to this document.

2.0 Project Outline

This project is being coordinated between two property owners, Bayview and Maitahi Development who collectively own 316-hectares in close proximity to Nelson City. The Kaka Valley area has been identified as a priority by NCC/TDC as an area to accommodate residential growth as set out in the Nelson Tasman Future Development Strategy 2019. The developers are undertaking a full assessment of the site to identify opportunities and constraints, all part of coming up with a Structure Plan to guide future development. There are significant opportunities to enhance freshwater and wider ecological values, expand local walkway and cycleway linkages, provide roading connections, and create an urban landscape that achieves best practice urban design principles. Engagement with iwi is considered to be a key part of the wider project at each stage in the wider process.

3.0 Iwi Engagement and Consultation Process

As stated CCKV Maitahi Dev Co LP and Bayview Nelson Limited identified very early on the importance to engage Te Tau Ihu iwi of the Maitahi Awa and area. Koata Ltd.¹ have an invested interest in the development as shareholders and directors of the project and have provided a strong foundation for iwi engagement and ensured that the project team work closely with iwi.

CCKV Maitahi Dev Co LP and Bayview Nelson Limited, engaged Mark Lile from Landmark Lile as the lead planner for the project. Mark and the team then engaged Aneika Young a cultural environmental consultant from Te Aranga Environmental Consultancy to facilitate connection with Te Tau Ihu iwi to assist the team and ensuring that there is meaningful engagement with manawhenua iwi. Te Aranga Environmental consultancy was initially engaged on 14th of November 2019 and soon after an engagement and communication strategy was formed.

The initial iwi engagement commenced with pulling together a contact list of Te Tau Ihu iwi entities and identifying key whānau within that list. It was decided that the first email would be targeted at the Chairs, General Managers, Admin and Taiao Practitioners from Ngāti Koata, Ngāti Rārua, Te Ātiawa, Ngāti Kuia, Ngāti Tama, Ngāti Apa ki te Rā Tō, Ngāti Toa Rangatira and Rangitane. An initial email was sent out to iwi with information to initially inform iwi of the project and to organise the first meeting. To date the Maitahi project team has engaged Te Tau Ihu iwi in the following ways:

1. Initial email and documentation to inform iwi of the project was sent out in February 2020.
2. A calendar invite for a hui was sent out on the 5th of March for an initial kānohi kitea (face to face) to be held on the 15th March 2020 at the Ngāti Koata offices. This hui was postponed as a result of Covid-19.
3. The first information Zoom hui and Q & A with the project team was held on the 6th May 2020, post Covid-19 which was well attended (see minutes in Appendix 1). The minutes were also sent out to iwi post the hui;
4. A follow-up Zoom hui with iwi to finalise the approach for a collaborative CIA report and re-zoning and further Q & A, which was held on the 15th June 2020 (See Appendix 2).
5. Further email correspondence providing information on the project to date, re-zoning and collaboration on report, summary of project.
6. Site visit 1 – 10th July 2020, Shane Graham (Ngāti Rārua CEO), Kura Stafford (RMA Kaitiaki, Ngāti Tama) and Alice Woodward (Environmental Officer, Ngāti Koata)
7. Site visit 2 – 17th July 2020
8. Further documentation sent to inform iwi of proposed CIA structure and early draft of the Structure Plan.
9. Kānohi kitea hui with Te Ātiawa Taiao team to address issues and concerns and provide clarification and further information on the 17th of September 2020.

¹ Note that Koata Limited is the commercial entity of Ngāti Koata, not the iwi Trust.



Figures 2 & 3: Site Visit with Ngāti Rārua, Ngāti Koata and Ngāti Tama 10th July 2020



Figures 4 &5: Site Visit with Te Ātiawa 17th July 2020

4.0 Plan change and Re-zoning

Step 1: Plan Change Request

The Maitahi portion of the site is currently located within the *Rural Zone- Small Holdings Area*, while the Bayview land is located in the *Rural Zone*. The Small Holdings Area provides for subdivision of the site into allotments of 1ha average and with minimum lot size of 5000m². It is estimated that approximately 40 lots (fully serviced) could be developed as of right on this part of the site, in accordance with the current underlying zoning. The Rural Zone provides for titles of 15ha minimum. The site has frontage to the Maitahi River with the Kaka Stream located in the valley catchment. Other features of the site include Kaka Hill on the eastern side and ridgeline on the western and northern sides. The lower section of the Kaka Stream is dry for summer months in the valley floor and so there is no permanent connection to the River.

Step 2: Rezoning

The first step is to rezone the site to provide for residential development on land suitable for that purpose, while also use the Small Holdings Zoning on other areas.

Comprehensive information has been gathered that is leading up towards a new zoning pattern for the site. For example, we have mapped the geotechnical suitability of the site, the landscape values and also the flooding risks. The new zoning pattern will also be supported by a Structure Plan, that will show a high-level layout that future subdivision design must follow. The Structure Plan will identify roading and walkway linkages, areas for ecological enhancement, riparian corridors, and neighborhood reserves.

The project team therefore requested feedback from iwi about the re-zoning and if there were any issues that were front of mind for iwi. The following outlined the zoning changes and what iwi considered at that time providing feedback.

The zoning changes include:

- Zone boundaries now refined to follow contours in logical locations.
- removal of the Small Holdings area adjacent to the south-west corner. That area now shows a large Open Space zoned area adjoining the Centre of NZ reserve.
- redesign of the valley floor zoning pattern which now shows the small commercial zone in the location of the existing Barn, and the Open Space esplanade corridor also refined.
- a reduced area of residential zoning in the back of the Valley, with that area now showing as Smaller Holdings;
- the esplanade corridor at the head of the valley has been extended to adjoin the neighboring property which will create a biodiversity corridor. This corridor also extends up onto the elevated ridgeline and which would be a reserve area.
- refinements to the different residential density areas.

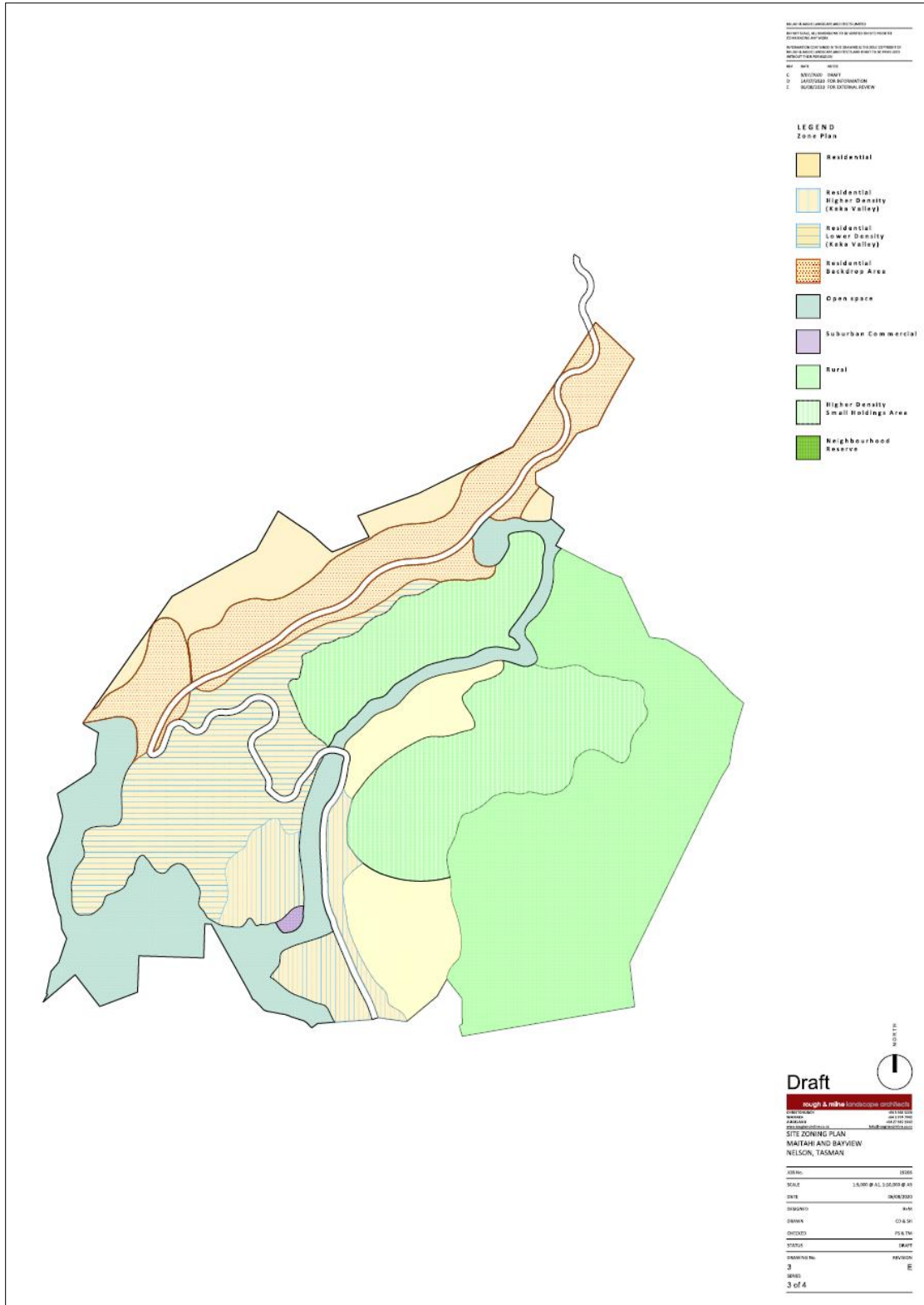


Figure 5: Draft Site Zoning Plan Maitahi Bayview Nelson Tasman that was circulated to iwi

5.0 Iwi Feedback for the plan change and re-zoning

The project team requested feedback from iwi and documentation or/and an email around a 'proof of consultation' outlining their support and 'acknowledgement' that they were happy with the process of engagement to date. The team also requested feedback on the draft structure/zoning plan. Emails, maps and information documents were provided to iwi to ensure they had adequate information to make a decision/provide feedback. Some iwi requested further information and asked further questions. Some also acknowledged that it was helpful to go on site to get a better understanding of the area that was to be re-zoned. The team are still working with iwi who have raised issues in this matter.

- Te Rūnanga o Ngāti Rārua support the applicant's consultation and engagement process as well as the PPCR.
- Ngāti Tama have acknowledged the applicant's process of engagement and consultation to date and the information provided and have noted that further engagement will occur with Ngāti Tama as the details of the structure/zoning plan progresses through the statutory processes.
- Ngāti Koata is satisfied with the consultation that has been undertaken to date in regard to the proposed zoning changes within the Kaka Valley and they support the proposed plan change and look forward to working with the team in future.
- Ngāti Kuia has stated that the applicant has sought to actively engage with iwi over the last few months but that further consultation will need to take place on specific issues and to provide the full cultural lens of the proposal in the consenting part of the project as well as outlay design. They state that the re-zoning and plan change should be in line with best practice².
- Te Ātiawa mentioned that the plan change should be put on hold until the NRMP is publicly notified. This was considered by the team and addressed through a kānohi kitea hui which reassured iwi through clarification and further information (see appendix 3).

As well as providing support the iwi also highlighted issues through their feedback highlighting the following: Cultural values, social considerations, environmental effects, impacts of infrastructure and further developments on natural environment, water quality, housing considerations for iwi, proposed papakāinga as a zoning option, wāhi tapu, schooling and public spaces, transport, provision of cycle links, acknowledgement of manawhenua status, managing and protecting taonga, providing biodiversity corridors, zoning information has been limited and it has been hard to make decisions based on information available, enhancement of riparian margins, provide iwi monitoring.

² Please note that we haven't had any feedback from Rangitane and Ngāti Toa Rangatira and that they will be a part of the next consenting phase. Ngāti Apa has also provided support in the first hui but we are yet to hear from them. They will also be engaged in the next stage of the project.

The team will manage these issues primarily through the resource consent process and the development of a Cultural Values Preliminary report that will look at how to mitigate these issues. Further face to face hui and further information will be provided to ensure we deal with the issues raised by iwi appropriately.

6.0 Further Engagement and Next Steps

Once we have worked through the issues and have support for the plan change and re-zoning the next stage of engagement will be through the RMA resource consenting process. The iwi have agreed to develop a collaborative report and will be part of that process.

This Cultural Values Preliminary Report (CVPR) is to provide iwi values and cultural context of the proposed site, providing cultural significance of the site, the iwi engagement process to date with CCKV Maitahi Dev Co LP and Bayview Nelson Limited, legislative and planning context, the initial re-zoning stage, identify potential issues and how they can be remedied and mitigated and outline how iwi would like to be involved in the project moving forward. The CVPR will also be used to make recommendations that will inform the resource consent process once the re-zoning has taken place to ensure mana whenua iwi of Te Tau Ihu are integrated throughout the process.

The CVPR identifies the relationship iwi have with this site in particular the Mahitahi Awa, potential key issues that the proposed works may have and the key iwi cultural values that will inform how the project will meet iwi needs. The iwi values identified include maintaining customary use and access; impacts on water, ecosystems; wāhi tapu, customary minerals; visual effects, design, signage and interpretation.

Iwi will also be involved in the design process moving forward as a result of applicant volunteering the PCVR to be adopted as best practice. This process acknowledges iwi status as decision-makers and kaitiaki while delivering on the Treaty Partnership and Statutory Acknowledgements in relation to the area.

7.0 Conclusion

Iwi generally feel there has been adequate consultation and engagement and are supportive of the approach we have taken. There have been recommendations from all iwi that they want to be part of the resource consenting stage of the project to ensure that all cultural matters are dealt with appropriately and further contribute to design, ecological considerations and other resource consent matters. Most of the iwi are supportive of the plan change and re-zoning and the team will work with those iwi who require further information. This document highlights the consultation and engagement to date but does not cover the work that would be completed through a Cultural Impact Assessment Process.

8.0 Appendices

8.1 Appendix 1

Maitahi/Bayview Development - Iwi Engagement Hui Minutes

Zoom hui “Zui” hosted by Ngāti Koata

Wednesday 6th May 2020

09:30am – 10:30am

Facilitators: Hemi Toia (Ngāti Koata), Aneika Young (Cultural Consultant) and Mark Lile (Planner Landmark Lile).

Present: Joanie Wilson (Chair Ngāti Koata), Dave Ashcroft (Maitahi Development), Mark Lile (Planner), Hemi Toia (CE Koata Ltd and Maitahi Director), Julia Eason (Ngāti Apa, Ngāti Kuia), Justin Carter (GM Ngāti Koata), Alice Woodward (Environmental Manager, Ngāti Koata), Andrew Spittal (Maitahi Director), Kura Stafford (RMA, Ngāti Tama), Sylvie Herd (Te Ātiawa Kaitiaki team), Neil Donaldson (Project Manager), Shane Graham (Ngāti Rārua CEO), Daren Horne (Te Ātiawa Kaitiaki Team), Brendon Wilson (Ngāti Apa ki te Rā Tō).

Apologies: Julia Eason had to leave at 10:00am, Richard Pollock.

Karakia Whakatimatanga: Joanie Wilson (Ngāti Koata).

Mihimihi – Around the screen self-introductions.

Overview of the project – Hemi Toia

PowerPoint presentation (see attached).

- Harley family and others previously owned the land. Sold major share in 2019 to Richie and Leanna Pollock.
- NCC - Nelson – Tasman Technical Background Report started engagement with iwi and councils on Future Development Strategy in October 2018 to May 2019
- Location and scale - Where are we talking? – Maitahi Valley plus Bayview, Total of 66x hectares within Maitahi portion in Kaka
- Masterplan a successful development – future proofed and thinking about the future and therefore working with the Nelson City Council

- Ngāti Koata perspective – whatever we do we want to do a mana enhancing project environmentally, economically, socially and culturally.

Planning process and update – Mark Lile

- NCC are excited about the collaboration between two major landowners as this provided a new opportunity for development close to Nelson City, walkways and other amenities it provides in support of Nelson City.
- This is on the back of the Future Development Strategy – some of you are familiar with that work
- We have been working with the NCC with the draft Nelson Plan and iwi have been involved with that process and it's hard to know when that document will be available. Not sure how long that process will take in terms of consultation. NCC have said that we could progress with the private plan change, we have been focusing our efforts in that area
- Tonkin & Taylor have been handling the technical services – Geotech, ecological, flooding and stormwater with regard to the proximity to the Maitahi River.
- We are looking at freshwater enhancement projects for the project. Lots of potential given the historical farming activities.
- This is a fully serviced proposal.
- We have a traffic engineer, landscape architect with experience working for Ngai Tahu on Master planning and with positive ecological outcomes at the forefront.
- Archaeological Assessment by Amanda Young
- Productive Land Assessment been undertaken
- Economist with the NCC perspective to support the Nelson City
- Aneika has been engaged in the project to cover off cultural component and facilitate iwi engagement
- Statutory Acknowledgements are significant with Maitahi Awa
- Where are we at the process – drafting the plan change request, coordinating sustainable framework.
- Specific design – development layout, lots, stormwater, subdivision process etc.
- Structured plan to be developed.

Q & A Session – Hemi and Aneika

Q: Kura – Is the Master Plan 66 hectares? **A: Hemi:** The 66 hectares is Maitahi then you have the Bayview north of it. The valley floor is where we will have a more residential style/density. The master plan will combine with Bayview.

Mark - Plan change is for both Maitahi and the Bayview land. There is development opportunity of Bayview as well. Combined.

Andrew – More simplistic opportunity for a big parcel of land to master plan the whole area. There is a lot of land there. We could develop 200 hectares. Design a whole new 10 – 30-year project. The opportunity is too great to not do this right. Master Planning approach.

Q: Kura – Do the governments ‘shovel ready projects’ with infrastructure provide an opportunity here?

A: Hemi – Yes, there is an opportunity for the three waters and roading from the NCC perspective.

Q: Daren – How many lots are there within the Maitahi 66 hectares?

A: Hemi – with the current plan 40 lots, but there is scope with the plan change to develop over 300 lots depending on the lot size.

Q: Brendon – what do you see from the iwi involvement in this project?

A: Hemi – Good to be part of the development, we want to get your feedback, how can we ensure we are progressing that supports iwi, feedback from cultural and environmental, is it a collective CIA?, iwi as shareholder, how do we engage?. We want this to be a mana enhancing project.

Joanie - from a NK perspective from the summary document, there are some key areas here for NK and wider korero with chairs, employment and training, opportunities for iwi to co-design the who, if we are talking about whakamana for whanau for tomorrow.

Hemi – the shovel ready projects are part of the whole kaupapa from the Crown, around procurement from a business point of view.

Q: Kura – Are you requiring support for the plan change? It is a Statutory Acknowledgment Area?

Q: Brendon – How long will the plan change take can it run hand in hand with the RC. There are some opportunities to stream-lining?

A: Mark - There are streamlining opportunities in the Act already, the Gov streamlining processes with RMA for big projects including housing. They are aiming to have that done by the end of June. Covid-19 has brought this up the ladder. Takes a few months to go through the council steps. RC design process will follow. The color of the planning maps is the immediate issue. It's not residential land and so we have to go through those planning processes.

Brendon – I think the more we can collaborate the better. NCC they engage with iwi at the beginning of the RC process. Is that your understanding Kura? Working in process. For all of us to do separate CIA is just dumb, we must develop a methodology to work together and then one CIA and then the relationship with Council will be better.

Hemi – When we engage with iwi early then we can demonstrate what we are trying to do.

Joanie – engage early, be inclusive, there is a spectrum of engagement, opportunity for co-design and for iwi to exercise tino-rangatiratanga and mana motuhake. A kaupapa like this does engage.

Kura – I just want to tautoko Brendon's kōrero, this is a perfect opportunity to work together on this working collectively, very supportive to work together and to show to our region this is about an inter-regional development to move forward. We can do that. What would be good for me is a timeline as we are all juggling many projects. The shovel ready and it would be helpful for me, a timeline and key markers and the ACT when it does come in and when it might go to an expert panel. There are some concerns from the iwi around that process. How can we be involved without going to that expert panel?

Andrew – It's great to get the opportunity to speak now. Normally it's the council that dictates this conversation so it's really good to engage with the right people e.g. iwi. (Fish example) how can we restore this, so having you on board now its great so we can tell the council what is going on now.

Joanie – I'm sure there are other plan changes and policy's that need iwi input, and there are opportunities for iwi to have input into the design.

Daren – just while we are all here, that this is an influence that Mahitahi is a taonga, and it needs to be clearly stated now that Maitahi is a wāhi taonga.

Sylvie – General support for early engagement, would like to be involved with the CIA work.

Shane – supportive of the joint approach and to be working on a collaborative CIA. Project looks great, we want to be assured on the protection on the wāhi tapu and great to see the working on the mana enhancement aspect and from a Rārua perspective.

Brendon – comment on what Andrew was saying, the Kōtahitanga Alliance, that starts from Greymouth and the large-scale landscape projects, of which Nature Trust is involved, just a question of those kind of things, there could be an opportunity to engage with those existing models for the environmental aspects.

Alice – Have just started as Ngāti Koata Environmental Officer and aware of this type of work through my previous roles with TDC and Planscapes local consultancy. That sounds positive, NCC are very excited about this project.

Andrew - Richard Pollock has put in his apologies in, he is putting in his own \$ to do fencing of the Kaka Stream and is dedicated to the project.

Hemi - There was consensus that it is a great opportunity to collaborate on the CIA. All attendees thanked for their participation and support. No final comments.

Next steps – Aneika to facilitate the following:

1. Provide information around timeframes for CIA and Plan Change.
2. The minutes of this hui will be distributed around the group.
3. Obtain initial feedback from iwi on who will be their key point of contact for this project.
4. Project team will pass on more information as it comes to hand.
5. Aneika proceeds to prepare the CIA with information gathered and additional feedback received.

Karakia Whakamūtunga: Joanie Wilson.

End of Zui – 10:30am.

8.2 Appendix 2

MAITAHI/BAYVIEW DEVELOPMENT IWI FOLLOW-UP HUI MINUTES

Zoom Hui 'Zui' Hosted by Ngāti Koata

Monday 15th June 2020

09:30am – 10:15am

Facilitators: Aneika Young (Cultural Consultant), Hemi Toia (Koata Ltd. – CEO and Maitahi Director), Mark Lile (Landmark Lile - Planner).

Present: Hemi Toia, Mark Lile, Aneika Young, Daren Horne (Te Ātiawa – Kaitiaki Taiao), Joanie Wilson (Ngāti Koata - Chair), Kura Stafford (Ngāti Tama - RMA), Sylvie Herd (Te Ātiawa - Kaitiaki Team), Neil Donaldson (Maitahi Project Manager), Julia Eason (Ngāti Kuia – Taiao Planner), Dave Ashcroft (Maitahi Project Team).

Apologies: Justin Carter (Ngāti Koata - GM), Simon Karipa (Ngāti Apa ki te Rā Tō - GM), Nick Chin (Rangitane - GM), Andrew Spittal (Maitahi Director), Shane Graham (Ngāti Rārua - CEO), Jacqui Ngawaka (Ngāti Tama - GM), Alice Woodward (Ngāti Koata - Environmental Officer), Brendon Wilson (Ngāti Apa ki te Rā Tō), Naomi Solomon (Ngāti Toa), (Richard Pollock – Bayview Director).

Karakia Whakatimatanga: Daren Horne

Mihimihi: Hemi - Everyone is familiar with those in attendance.

Minutes of the last meeting: Noted.

1.0 Update of the Project - Re-zoning Presentation (Mark)

- Outlining of the re-zoning document – share screen.
- What we are trying to conclude, what land are we going to set aside, stream, archaeological values and cultural values to set aside.
- Timeframes – we are into the important part of that plan change preparation / drafting.
- Late last week we received this masterplan that has taken into account flooding, geotech, enviro corridors and what is possible in terms of a design.
- We are enhancing Kaka Stream to connect with the natural path of the Maitahi river

- Higher terrace, slightly bigger density, properties up to Bayview ridgeline
- Alternative route, to get into Nelson – resilience for transport efficiency
- This is a high-level master plan – 4000m² neighborhood reserve, neighbourhood retail activity, high density design, provide for a different range of density 300m³
- From a cultural perspective – 4 or 5 hectre for ecological enhancement, stormwater enhancement, spoke with the Friends of the Maitai, potential to do something special. Rezoning plan, significant open space corridor, landscape sensitivities and small holdings areas. Kaka Hill not suitable for long-term development potential for restoration planting etc – yet to be decided.
- The first step is to rezone, with the second step the detail and design that would come through the resource consent process

Patai for Mark

Q - Julia: Water quality enhance in terms of the new objectives of the draft Nelson Plan, roading a new source of pollution and how that would impact on the site?

A - Mark: When it come to the RC design we will be dealing with the NPS and new freshwater rules in the Nelson Plan. What we have here there is a significant space and area for stormwater, potential for a wetland for stormwater, we need to do better on stormwater management. Feel free to help us with that along the way and if you have any suggestions and how we can incorporate those things then feel free to suggest them.

Q - Julia: One of things is how we support transport needs, carparking requirements, there is a need for swales and capture are there other ways of reducing traffic. Is there a walking track or cycleway?

Q - Joanie: In terms of the cultural impact those questions would provide some whakaaro for solutions that is what we are talking about.

A - Mark: One of the important reasons council are excited about this site for the resource management is that it is 2.5km from the Nelson Cathedral 'Pikimai', it is important that we have growth on this side of the city so people can walk and use their bikes, and we have the opportunity to tap into the walking tracks e.g. Nelson Centre of NZ, and other linkages. We met with some residents last week and some of the other directors suggesting to make this a project where people don't have a car, and not providing two carparks for house.

A - Hemi: We are having conversations with engineers and council regardig carpark requirments, high level design project with a cycleway brigde down Maitai Valley Rd, some kind of linkage for this development concepts and ideas will come to fruition in the RC process.

Q - Julia: Not familiar with the Nelson Plan and their carpark plans. The other thing is connectivity to schools and if there is contact, whether there is proposal for young

childhood centre, in terms of use, as well as looking at the biodiversity corridor if we are looking at the connection to the Brooke Sanctuary and planting, which is around zoning. I'm not familiar with the Nelson Plans.

A - Mark: These have been referred to as biodiversity corridors as well. There are the small holdings, there is one carpark for two bedroom unit, in the last few years the council are far more willing to relax those.

Q - Daren: Whether there is a need for a treatment plant on-site and could there be a system that discharges to land.

A - Mark: Wastewater is reticulated that is going into council network, treatment in terms of stormwater treatment.

Feedback of re-zoning proposal: How do you want to do that? Letter of endorsement or email? part one of the CIA?

Mark: They can give feedback anyway they like and it will be recorded in the minutes.

2.0 CIA Collaboration Kōrero (Aneika)

Aneika: We need to seek feedback in the first instance for your thoughts on the re-zoning proposal followed by confirmation of a approach for a collaborative CIA framework.

From previous hui there was general consensus that we would develop a collaborative CIA, How would this work? I can produce a shared template – iwi send me a document of cultural context e.g significant sites, issues, and recommendations and I bring it all together into one document. A waka approach may work – Tainui, Tokomaru, Kurahaupo. I will email out to whānau who are not here a proposal of a shared CIA. We need the guidance from you all on how that will work.

In terms of the RC process there is opportunity to work through a **co-design approach** and therefore iwi might want to think about having an **iwi working party** for that part of the proposal.

Hemi: What are your thoughts around the collaborative CIA?

Julia: There are a few sites for Ngāti Kuia and we are planning a site visit for a next stage to look at cultural sites with Mike Scott (NCC). There is a question around cost, how much of our time we put into this process, I am not opposed we just want to agree on the structure. What are the issues what are the impacts?

Daren: I think that is a good project, there is potential for combined monitoring in the future e.g CHI.

Kura: Ngāti Tama are supportive of a collective CIA I think that is quite significant. Kurahaupo, Tokomaru and Tainui working on a collaborative CIA. Important the framework we are going to use and I just want to acknowledge the process. I have an expectation with regards to CIA, a site visit that we are involved in, projects in the Nelson Plan, sites of significance schedule that we have identified areas, then teeing up with Mike Scott. Is there an opportunity to step through the CIA. Two parts feedback for plan change.

Mark: we are in your hands and we need to do it properly, Understanding around Maitai and freshwater in particular, **if I would like feedback in the next two weeks.** Most of the other threads are coming together now so at a zoning level you can put in the detail around the plan change what we are talking about here is a broad feedback of zoning.

Hemi: is a site visit needed before a plan change.

Q - Kura: at this stage that would be good. Is it just residential or commercial? I just need some space to process. Is it totally residential?

A – Mark: There is a space that has been flagged for commercial zoning.

Neil: We can meet there on site for the plan change, and point out hazards etc. People can contact Neil directly 021547680. Aneika will work with Neil to confirm a date for a site visit and send out a doodle poll to iwi.

Aneika: I will send around a CIA template (skeleton document) with areas that need iwi will need to populate.

Q - Kura: Can we organise a iwi hui to walk through what the CIA report might look like and agree on the structure of the report? Kura needs to talk to her GM up the chain to confirm this is the process.

A - Hemi: the environment is good for developing a collaborative approach.

Sylvie: I support all the comments for a joint CIA and interested in a site visit. We have wider comments around subdivisions that may be useful.

Daren: I agree with what everyone has stated.

Mark: Timeframes for a site visit for two weeks? Will send out a doodle poll.

Hemi: If there is a cost we will cover a remuneration, decision made from board member.

Kura: We have a service schedule for CIA and there is budget there for our time, we also trigger for my cultural manager to bring in for Te Reo and values to have his oversight.

Hemi: Remuneration, send service schedule for your rate through to Mark for processing.

Next Steps and Action Points

- Minutes circulated to iwi and those in attendance (Aneika)
- Doodle poll sent around for a date on a potential site visit within the next two weeks and next iwi hui (Aneika, check with Neil for site visit)
- Iwi hui to confirm framework and structure for a collaborative CIA (Aneika)
- Provide feedback on the re-zoning request in the form of an email in the next two weeks (iwi)
- Inform and update those who are not present on potential collaborative CIA and feedback for re-zoning, confirm the process and next steps (Aneika).

Karakia Whakamūtunga: Joanie Wilson.

Meeting ended 10:15am.

8.3 Appendix 3

Maitahi Development Te Ātiawa Iwi Feedback Hui Minutes

Online Zoom Hui

17th September 2020

11:00am – 11:45am

Present: Ian Shapcott 'Shappy' (Kaitiaki, Te Ātiawa), Daren Horne (Kaitiaki, Te Ātiawa), Sylvie Herd (Kaitiaki, Te Ātiawa), Mark Lile (Landmark Lile Planner), Aneika Young (Cultural Environmental Consultant).

Background:

Te Ātiawa has provided the applicants with its consultation feedback (dated 27 August 2020). This hui was requested by the applicant to provide clarification as to the process selected (Private plan change using 21st century planning approaches) and to also reinforce the applicants sensitive approach.

Karakia whakatimatanga: Daren Horne.

Mark – (Overview of the proposed plan change) we want to achieve best practice 2020 – offset policy at a national level and the team want to be planning for best practice.

Shappy – Part of the FTS conversation I was involved in that process. We're talking water freshwater to the moana, and managing those so they are stable and the catchment is respected in terms of volumes. There's a regime in technical engineering circles, it's something that TDC have been applying to urban spaces, and it's about impervious services using intersection transpiration.

Mark – There are a number of people on our team that are engineers and ecologists that need to make sure those issues are managed. We cannot increase runoff onsite because we will contribute to the flooding lower in the catchment so we need to be neutral. It is captured in the Tonkin and Taylor engineering report. There are many ways to achieve that, it is something that we have to deal with. It is planned to be in the services overlay and those constraints have to be dealt with the pre and post runoff.

Shappy – the host issue is the catchment. We are seeking restorative outcomes and you are seeking to leave Wakatu in a space that was better than it was before and the life of the people there is improved. And one of the issues we have have is affordability in the way it is done. The area needs to be enhanced.

Daren – What Shappy is identifying and what we are referring to is Ki Uta ki Tai, we are looking from the elevated tops of the catchment and the bird corridors up the Maitai River, our thinking is that the Subdivision is in the Ki Uta Ki Tai space. The connection between there and the Maitai River. Its not just about freshwater but the biodiversity. We are looking at all the tributaries and drains the water courses and they deposit into that space.

Mark – I mentioned the runoff from the ecologists. We have brought in Morphum, they are highly specialised in delivering high freshwater outcomes to remove any doubts to have experts involved to help us deliver on wider ecological outcomes, I will send you our link. How we are going to do that is populating the rules and have tougher controls than the current Nelson Management Plan which are more in line with NPS.

Shappy – It would be good to have CHI and cultural monitoring in this space and iwi working with these experts. You've got the NPS and the council and those kind of things. I would like your developers to know that we are setting the bar here this is why its done and we are attracting a community here where we will improve both their health and the wider ecology. We were talking about Barry Thompson who did a development in the Sounds that spoke to the place and landscape. And it improved the place. I'm suggesting that here too. Something that needs to be a conscious part of the developers thinking we want to leave a legacy of improvements and answer to the future generations. Lets call it an opportunity.

Mark – We have always had those aspirations. The team are keen to lead the way and do it right. They want to do this very well for Nelson. In the role that I'm in we are keen to have experts in the team. Thats why we have invited you into this process and we want to take you on the journey so we can have those outcomes. I appreciate I haven't given you much written material. I'm not sure if you want me to give this until it is near complete. I just want to give you that assurance and that I can alleviate any of your concerns.

Aneika – Some of the recommendations and issues you have raised will be addressed in the following engineering design phase of the project, like cultural monitoring and heritage archaeological, cycleway etc.

Mark – Affordability issue. The structure plan and the different zones have been selected and designed to provide for different densities. The issue of affordability is complex and this project is not just for capital gain. There will be elevated properties that will be expensive. However there is also a lot of valley with a range of lot sizes and opportunities. Affordability is best achieved on the valley floor in the high density areas.

Shappy – if you are interpreting your topography it will determine your choice. There is a lot of work overseas over the standard allotment protocol. Aggregating the units is much more community friendly.

Mark – we have been engaging with communities where we can have some conversations.

Shappy – I was at pegasus. The athletics are created. Desinged around community that provokes a community response and urban ecology. We don't have to reinvent the wheel.

Daren – I understand the focus is around the economic gains the higher and lower catchment and eveytime I hear about that I think about the ecological values and balance arond eco-coridors and in every subdivision we have seen there is a landscape there, Maitahi itself is part of the Maitahi and we expect this development to compliment the river. There is an oppoportinty here to enhance the catchment and the natural landscapes and not when we put gardens and they get mowed and sprayed. And there a number of areas there. I have concerns if we can work along side then we know that our thinking is in their mind.

Mark – the council has been working on the Maitahi project using Morphum and so we are integrating into that.

Aneika – We will be developing an iwi working party to include iwi into the design space moving forward.

Shappy – Lack of diveristy we dont want to be made an English Botancial Garden and the randomness, and that in reality we live in a natural fabric. We want to work with the landscape.

Mark – To summarise, this will be a private Plan Change Requesting using 21st century best practice measures. All the good stuff is all part of the proposal and that has always been our intention. The purpose of this meeting is to have that discussion. I will proceed to draft up the documents. We are also documenting the consultation process we are going through.

Shappy – Iwi are putting into collective energy and time into this process so will we be reimbursed?

Mark - The others involved are invoicing for their time. We need to confirm that and we need your input.

Shappy – good to connect with you Mark professionally we have been around for while and it's good to connect again.

Mark – our approach has always been to work with iwi. If anyone thinks we are going to pollute the Maitahi they're dreaming thats. We want iwi with us to ensure the best outcomes are achieved. I must say that everyone has appreciated the way we have been approaching this so look forward to further working with you all. We hope this further hui has helped clarify the applicants intentions and the sensitive approaches that are being incorporated. We welcome any further feedback in response this clarification.

Karakia Whakamūtunga: Daren Horne.