



# Te Ngāi Tū Ahuriri Rūnanga Inc.

219 Tuahiwi Road RD1 Kaiapoi Phone 03 313 5543 Fax 03 313 5542

Email: [tuahiwi.marae@ngaitahu.iwi.nz](mailto:tuahiwi.marae@ngaitahu.iwi.nz)

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6 September 2022

Waimakariri District Council

Private Bag 1005

Rangiora 7440

Emailed [developmentplanning.govt.nz](mailto:developmentplanning.govt.nz)

RE: Te Ngāi Tūāhuriri Rūnanga opposes Variation 2.

The reasons for this opposition are:

- 1 The Council has not undertaken its duty to consult with mana whenua in accordance with the principles of Tiriti o Waitangi and to engage with Ngāi Tūāhuriri Rūnanga as a partner. Specifically, the Council has failed to:
  - (a) respond to the particular matters of concern that were listed in a memo prepared by Mahaanui Kurataiao on behalf of Te Ngāi Tūāhuriri Rūnanga; and
  - (b) the Council's s32 report records that whilst Council recognises that Variation 2 will be a barrier to descendants who may wish to provide for housing, it simply dismisses this outcome in a single sentence (and without any discussion) as a high cost to the Council (page 8 of the s32 report).
- 2 The proposed financial contributions are additional to the development contributions which Council is currently proposing to impose on development in the Special Purpose Kāinga Nohoanga Zone. Ngāi Tūāhuriri Rūnanga is concerned that the cumulative effect of Council regulation is continuing to undermine the ability of descendants to occupy and use Māori Land for the purpose for which it was intended under Kamps Deed.
- 3 In its written advice to Council on behalf of Ngāi Tūāhuriri Rūnanga, Mahaanui recorded Council's verbal advice that it considered intensification of housing within Woodend and Ravenswood would be unlikely to compromise or delay infrastructure or services to MR873 due to an anticipated slow up-take in density. The memo asked Council to confirm this view in writing, but Council has not provided this confirmation. Ngāi Tūāhuriri Rūnanga is now increasingly concerned by the content of the s32 report which suggests that if intensification occurs (in areas such as Woodend and Ravenswood), that Council will seek financial contributions for up-grades from later development. Acknowledging that development within MR873 will be inter-generational this raises concerns for Ngāi Tūāhuriri Rūnanga that the costs of future up-grades will fall on Māori landowners.

Regards

Tania Wati

Chair, Te Ngāi Tūāhuriri Rūnanga Inc