

My name is Hemi Toia and I work for Ngāti Koata as Chief Executive for its commercial arm Koata Limited. I also represent Koata Limited as a Shareholder Director of CCKV the 'Maitahi' entity making this Private Plan Change Application with our neighbouring land owner the 'Bayview' entity.

From a Ngāti Koata perspective I need to lighten some emotional burden.

CULTURAL APPROPRIATION

Ngāti Koata Kaumātua noted the abundant use of te reo maori in many submitters against this private plan change. While the liberal use of te reo maori is appreciated, Ngāti Koata Kaumātua expressed great dismay in the way it was used and the context. In the expert view of Ngāti Koata Kaumātua, this "cultural appropriation" of our language, songs and practices was not appropriate and was, in reality, highly offensive to Ngāti Koata.

ASSERTION OF PRIVILEGE

From the past few days of submissions, a very common theme emerged that I can summarise this way: "We want to walk and/or drive our car into the Maitai Valley and enjoy the recreational opportunities and make as much joyful noise as we like – but we don't want new families driving to their new homes in Kākā Valley and creating noise pollution with lawn mowers and leaf blowers."

This privileged hypocrisy is polluting.

Talking about noise pollution, the silence on Ngāti Koata's right and opportunity to connect with its ancestral land, to be involved in a housing development for Ngāti Koata families on its land.....is deafening.

I NEED TO SET AN IMPORTANT CONTEXT FOR MY CLOSING STATEMENT

On the 21 December 2012 Ngāti Koata signed a Deed of Settlement with the Crown. This Deed of Settlement included the following apology, in part:

“The Crown apologises to Ngāti Koata for its failure to ensure Ngāti Koata retained sufficient land for their future needs.”

This apology is not based on uninformed opinion or quasi expert opinion.

It is based on thoroughly researched, proven and established fact!

We have heard a great deal from submitters about the history of the Maitai Valley, the recent European history. Unfortunately the maori history that predated the submitters history was conveniently ignored – is the maori history of little significance?

In the context of the Crown’s apology *“for its failure to ensure Ngāti Koata retained sufficient land for their future needs”* – I will discuss two key themes:

1. The Maitai Valley as a Recreational Treasure
2. Housing via New Development or Intensification

FIRST THEME: THE MAITAI VALLEY AS A REREATIONAL TREASURE

Ngāti Koata agree - the Maitai Valley is absolutely a treasure.

Nelson City owns sports fields and access to swimming holes in what has been referred to as the lower Maitai Valley. All of these valuable community amenities will continue to be available – this Private Plan Change will not change that.

What submitters conveniently forget or ignore is that the rest of the Maitai Valley, hundreds of hectares of land used for recreational purposes by walkers, runners and bikers – think Codgers/Maitai, Fringed Hill, Maitai Face, Sharlands – is land that is all owned by Ngāti Koata, land that Ngāti Koata currently allow public use and enjoyment of. Community Expectation fulfilled by Ngāti Koata generosity.

Kākā Valley however, is privately owned land and is not accessible for recreational purposes – this Private Plan Change could change that. I have heard submitters proclaim a distorted view that the Maitai Valley and Kākā Valley is “my park.” Let me clarify the truth, just like your piece of land, your beautiful green backyard is not “my park”, Kākā Valley is not “your park”. Access to and use of what is correctly claimed as “your park” – land owned by NCC, will not change. Your children and your children’s children will continue to enjoy these treasured natural recreational facilities as will my children and my children’s children.

Ngāti Koata, as iwi, as tangata whenua, have an obligation and an inherited responsibility, inherited responsibility, to do the right and best thing by the environment we live in and are connected too.

I acknowledge that having a beautiful green area to recreate, to enjoy quiet and peaceful relaxation is good for one’s health and wellbeing, but I am of a stronger opinion that having a home to live in and an area to recreate and relax in is even more important for one’s health and wellbeing. Current and future children of Nelson need warm, healthy homes to live in, like, no doubt, most of those who have opposed PPC28 already do.

SECOND THEME: HOUSING VIA NEW DEVELOPMENT OR INTENSIFICATION

Ngāti Koata's clear view is that both types of development are needed as part of normal growth and housing provision. It is not a matter of one or the other, both have their own unique challenges and opportunities. If approved, the Applicants for PPC28 will deliver new housing on this greenfield / new development.

Objectors wish to further deny Ngāti Koata the 'privilege' to provide housing on land it owns. Objectors to this application have espoused the many negative impacts of greenfield developments and argued strongly against greenfield development. I wonder if these same individuals have taken their passionate arguments and objected to all other greenfield developments in Nelson, or even their own greenfield developments? I believe not - Why would that be I wonder?

I also wonder, how many of their own homes were built on land, even rural land that had a plan change and/or was sub-divided. I also noted that some key people behind a campaign to stop this plan change proudly announced that they actually live in the Maitai Valley.....on land, no doubt, that was at some time rural land and sub-divided. What a 'privilege'.

Many submitters also stated that this development is in the "wrong place." I ask, where is the right place? Is it anywhere but in my back yard? Anywhere but in "my park" – which in reality is not "your park."

Access to land is the key for Ngāti Koata's housing strategy [Repeat] – *remember the Crown apology: its failure to ensure Ngāti Koata retained sufficient land for their future needs* – that future is now. Yes intensification is an option for increasing housing supply, but is not a solution for Ngāti Koata housing needs. This Private Plan Change creates an opportunity for Ngāti Koata who have the desire, the financial resources and partner expertise to deliver an outstanding housing development for Ngāti Koata and the community of Nelson. Ngāti Koata whanau, like Kimiora, also dream of the 'privilege' of owning their own home.

In closing, I reiterate, in part, the vision Ngāti Koata and our Partners have for the Kākā Valley:

- ❖ a vibrant community that connects with and enhances its natural environment and setting;
- ❖ a vibrant community that connects with each other, people connecting with people;
- ❖ a place families will call home;
- ❖ a place where families will be able to buy their first home, their next home, their last home; and
- ❖ a place where people will connect with tangata whenua – socially, culturally and environmentally.

It is my view and Ngāti Koata's view that this Private Plan Change 28 be approved.
