

Perspectives of Matakana Island

“The Jewel of the Bay”



Compiled by Western Bay of Plenty District Council Policy and Planning Team
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For the purpose of informing the Matakana Whole of Island Plan

Table of Contents

Executive Summary	3
1.0 Introduction	5
2.0 Methodology	5
3.0 Issues.....	6
4.0 Issues Explored	7
5.0 Current land use	12
6.0 Conclusion	15

Executive Summary

This report is part of the process to develop the Matakana 'Whole of Island Plan' (WOIP) as anticipated by the Proposed District Plan and as subsequently directed by the Environment Court.

The WOIP will be a stand-alone, non statutory document that will identify policies and principles for the use and development of land on Matakana Island.

In parallel to the development of the WOIP, tangata whenua have prepared a Cultural Values Assessment and will be developing a collective Hapu Management Plan.

It is acknowledged that this report does not represent the views of tangata whenua, whose perspectives will be incorporated following separate hui. In the meantime it only reflects the views of residents owning general freehold land on Matakana Island (as opposed to Māori freehold land), owners of the forested land blocks and other key stakeholders with an interest in Matakana Island. A few of these stakeholders are also tangata whenua, for example, the Chief Fire Officer and staff from the local hauora, kura and kohanga reo. While Council consulted them in the context of the position they hold within their organisation, views expressed are to some extent likely to also reflect their thoughts as tangata whenua.

This report has been prepared following interviews and conversations with landowners and stakeholders and has followed a methodology consistent with that used by tangata whenua to prepare the Cultural Values Assessment.

Matakana Island is unique for many reasons.

- Cultural – there is a very high percentage of Māori residents on Matakana Island most of whom are tangata whenua.
- Social – tangata whenua on Matakana Island represent a tight knit community with a strong sense of identity due largely to Matakana Island's isolation and the residents' shared whakapapa (geneology). The Matakana Island 'way of life' is one of self reliance and self sufficiency.
- Environmental – Matakana Island is a special place for indigenous species and is of national importance for the NZ Dotterel and Katipo spider and numerous other species. It is New Zealand's only "raised sand barrier island" and is a nationally significant geological site.
- Economic – Matakana Island offers limited employment opportunities which have become more acutely constrained following the closure of the mill and the downturn in forestry. Due to technological advances in milling it is unlikely that such an operation will ever return to the Island.

Matakana Island is often viewed from the outside as laid back and idyllic but it is constrained by a lack of employment opportunities and on-going problems with sustaining an affordable and reliable means of sea access to the mainland.

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COMMENTS FROM PRELIMINARY COMMUNITY CONSULTATION

Residents have identified a range of on-going environmental concerns including coastal erosion, wastewater treatment and recycling/solid waste disposal.

The sand bar is largely forested, having been originally planted in the 1920's. The bulge has been developed into farming and orchard blocks.

Matakana Island forms part of an extensive archaeological landscape within the Bay of Plenty. It is important because it has the potential to not only contain numerous early settlement sites but also provides an insight into how the island was used.

Matakana Island, due to its proximity to a growing Tauranga City, has been seen as a "wasted opportunity" by some of the development community over the years and consequently from time to time there has been pressure for residential/tourism expansion.

The majority of those interviewed believed that development of some form was inevitable and on that basis stated a preference for low impact, small scale development.

Conversely, the owners of the forested land blocks indicated a preference for larger scale development, acknowledging the imperative for an economic return on their land investment as well the economic, social and environmental value that would be derived from such development.

The nature and 'scale' of development was not defined precisely by those interviewed beyond conveying a preference for 'low scale' or 'large scale'.

The preference expressed by the main community providers on Matakana Island (Te Awanui Hauora, Te Kura O Matakana and Te Matakana Island Kohanga Reo), was that the existing residents know what is best for them and therefore they need to be in control of what development occurs to ensure development does not overwhelm the existing community.

1.0 Introduction

1.1. Rationale for this document

The Proposed District Plan identifies as a significant issue the interest that has been expressed for more intensified development of Matakana Island. The Plan goes on to acknowledge the rich cultural history of Matakana Island, and how sensitive the landscape and natural environment is to misuse, and for this reason requires that any consideration of intensive or large-scale development must be preceded by a WOIP plan that deals with issues in an holistic manner. This requirement is the subject of an appeal to the Environment Court. The Environment Court has issued a timetable for the development of the Matakana WOIP.

Similarly, the Environment Court decision on the Blakely Pacific Limited 48 lot subdivision application for the northern sand bar of Matakana Island directed Council to facilitate the development of a Matakana WOIP. This was in recognition of the differing views of landowners as to the actual and potential development of land on Matakana Island.

The Matakana WOIP will be a stand-alone document that will identify policies and principles for the use and development of land on Matakana Island. It will not have statutory power in its own right but it will direct future changes to Council's Proposed District Plan regarding Matakana Island.

A number of specialist studies have been completed which include ecology and natural values, archaeology, landscape, social and economic analyses, coastal hazards and cultural values assessments. Tangata whenua of Matakana Island are developing a collective Hapu Management Plan which will capture tangata whenua's vision for Matakana Island and how it can be achieved.

This paper is one of several strands of consultation Council will be undertaking to make sure the process of developing a Matakana WOIP as inclusive as possible. The result should be a robust plan reflective of the vision for Matakana Island.

1.2. What is in this report?

Council is engaging with stakeholders and landowners that may not be represented in the Hapu Management Plan process to get an understanding of their interests and concerns as they relate to land use and development. This paper documents the initial part of this process.

2.0 Methodology

Owners of land on Matakana Island not in Māori multiple ownership were identified from a desk top GIS study. Land owners and other parties such as the barge operator, Chief Fire Officer and large non-Māori lease holders were invited to engage with Council staff in individual interviews to express their vision and concerns for their own land and Matakana Island overall. The questionnaire and aerial maps were sent to those interviewed to stimulate discussion (a copy of the questionnaire is attached to this report as Appendix 1). Notes from the interviews were sent to those interviewed to check that their views had been accurately captured and notes were amended based on any feedback received.

In addition, key central government and local government agencies were also consulted as to their view of Matakana Island including:

- Bay of Plenty Regional Council (BOPRC)
- Tauranga City Council (TCC)
- Department of Conservation (DOC)
- Bay of Plenty District Health Board
- Ministry of Education
- New Zealand Historic Places Trust (NZHPT)
- Port of Tauranga (POT)
- New Zealand Transport Agency (NZTA)

Council staff also met with community service providers on the Island including:

- Te Awanui Hauora,
- Te Kura Moutere o Matakana Kotukutuku
- Matakana Island Kohanga Reo.
-

A full list of those interviewed is attached in Appendix 2.

3.0 Issues

From the questionnaires and meeting notes a series of common issues were identified that form the basis of this report. For ease of understanding these have been grouped by theme and are discussed in more detail in Section 4 of this report.

Island Lifestyle

- Access to Matakana Island by water – cost of the barge – limited trips due to tide – possible stopping of barge to Sulphur Point;
- Matakana Island lifestyle – simple, self sufficient, self policing;
- Culture of work ethic lost after mill closed;
- No access to the unemployment benefit;
- Lack of Council infrastructure e.g. footpaths, street lights, reserves, sealed roads, water supply;
- Cannabis cultivation and use;
- Limited access to social, education and health services.
- Uniqueness of Matakana Island e.g. 97% Māori, only stand alone kura in NZ without a mainstream school;
- Access to Ocean Beach;
- Desire of whanau to move back and live on their traditional land.

Island Environment

- Visual appearance of Matakana Island from the water;
- Coastal erosion issues;
- Pest control;
- Roads dust/condition/health implications;
- Lack of solid waste disposal and recycling services;
- Lack of sustainable approaches to waste water treatment and water use.

Future Development

- Development seen as inevitable;

- Low impact /small scale development was the most commonly described form of development;
- Peoples views of development have been influenced to an extent by previous development proposals;
- Forestry owners prefer larger scale development as economic return is a driver. The status quo is considered to be unsustainable whereas development will improve economic, social and environmental opportunities for all Matakana Islanders;
- Local community providers advocate for tangata whenua control and influence over development to ensure it enhances the wellbeing of tangata whenua;
- A sustainable Matakana Island economy can only be achieved if transportation options to and from the Matakana Island are also sustainable. Savings and advantages from economies of scale available to businesses and industry located on the mainland are not available to businesses on Matakana Island and this adds to the vulnerability of the Matakana Island economy.
- Potential economic opportunities - tourism options, excellent micro climate for horticulture

4.0 Issues Explored

4.1. Island lifestyle (social and cultural)

Matakana Island has a number of unique social, cultural and natural environmental features that are treasured by the local residents, both Māori and Non-Māori. In comparison to the bustle of the city of Tauranga the ways of Matakana Island are less complicated and it offers a relaxed lifestyle in an exceptional climate with easy access to the ocean and harbour. The local tangata whenua regard themselves as a close knit community and the residents, both Maori and non-Maori) are fiercely protective of a lifestyle that to them is largely self sufficient, self reliant and self policing.

Of the resident population 97% identify themselves as Māori, making Matakana Island one of the most heavily Māori populated locations in the country. The Māori population are largely all tangata whenua and whakapapa to one or more of the five Matakana Island hapu.

Te Whanau o Tauwhao;
Te Ngare;
Ngai Tuwhiwhia;
Ngai Tauaiti;
Ngai Tamawharuia.

New Zealand Historic Places Trust (NZHPT) noted that for the hapu of Ngaiterangi that live on Matakana Island, these are their only traditional lands. There isn't anywhere else in Tauranga where they share a stronger connection with the land. Whilst buyer/sellers of land at Matakana Island may leave and settle elsewhere, tangata wheua are anchored to the Island through their whakapapa (genealogy) and have an inherent obligation as kaitiaki to protect their traditional lands in the best interests of their descendents.

Te Awanui Hauora (the Hauora) was established in 2003 by its own independent Trust with a vision of "hauora for whanau for life". The Hauora operates from its own building providing a broad range of health and social services including:

- Weekly GP and nurse visits;
- First Response Team linked to St Johns ambulance;
- Youth centre;
- After school and holiday programmes;
- Provides information / communication technology for community members;
- Kuia and kaumatua support;
- Modern gym facilities.

The Hauora was recently refurbished and provides a range of community services. Matakana Island has no resident general practitioner and so the residents are both reliant on the weekly general practitioner and nursing clinic provided at the Hauora, or on travelling to mainland clinics and medical services. Unless appointment times are scheduled around the barge timetable and adequate time is provided for travel to and from Tauranga Hospital, they are frequently missed.

The use and cultivation of cannabis was mentioned by a number of those interviewed. The perceived influence of cannabis varied from minimal to those who were concerned about the impact drug use was having on the health and wellbeing of users. Lack of employment or income generation opportunities were identified as possible causes for cannabis cultivation with the potential impairment of those using cannabis highlighted by some who were interviewed as a very real barrier to individuals sustaining paid employment even if such opportunities were available on the Island.

Matakana Island has the only stand alone kura in New Zealand offering bicultural education that has been established without a mainstream school. The kura is a key community facility with a roll that remains steady at around 40. The vision of the kura is to achieve 'Matakanatanga'.

Many of the wider Matakana Island community have a vision to attract whanau back which would help ensure the longer term sustainability of the school. Whilst not having the playgrounds of other mainland schools Matakana Island offers a unique natural environment for the children to explore. Horse riding and going to the sea to fish, dive and swim are popular activities.

Te Kohanga Reo O Matakana Island is well established and is located next to the kura. There are approximately 17 children enrolled.

Discussions are commencing, led by the Bay of Plenty District Health Board and Ministry of Social Development, to adopt a 'whanau ora' approach to service delivery which aims to achieve improved community wellbeing outcomes through a more integrated, flexible and responsive approach to service delivery.

Another long standing success is the Matakana Island Environment Group (MIEG) that seeks to address and restore Matakana Island back to its natural state through ecological restoration. Their aim is -

"To restore, protect and enhance our biodiversity on Matakana Island whilst providing employment and education for our people – Mana Whenua, Mana Moana, Mana Tangata"

For the last ten years tangata whenua have been working in partnership with the DOC in the management, protection and monitoring of the endangered New Zealand Dotterel. This is now the most successful New Zealand Dotterel breeding programme in the country. Through this project the need to establish and promote biodiversity practices and management of Matakana Island 'taonga tuku iho' was recognised. The uniqueness of the wetlands, freshwater, coastal, inter-tidal zones and Matakana Island itself has been scientifically realised through research by nationally recognised scientists. This research reiterates the fact that Matakana Island is extremely vulnerable and of the upmost importance not only to tangata whenua but to the whole of the Western Bay of Plenty and New Zealand (taken from the Matakana Island Environment Trust webpage, <http://matakanaislandnz.org>).

There have been other restoration initiatives many of which used the native plants grown at the plant nursery located near the school. The nursery is managed by a local resident, is a school learning and adult education resource and is considered a community success.

In contrast to these social, cultural and environmental positives there are a number of on-going issues that have a negative impact on life on Matakana Island.

4.2. Lack of employment opportunities

Employment opportunities on Matakana Island are now extremely limited following the closure of the sawmill and the downturn in forestry activity. A Ministry of Social Development policy, administered by Work and Income New Zealand, precludes Matakana Island residents from claiming unemployment benefit. Lack of employment opportunities and lack of access to the unemployment benefit is seen by some as a major barrier to realising the vision of tangata whenua returning to the Matakana Island permanently.

There are a limited number of permanent agricultural jobs on the dairy farms (that are often filled by whanau members) and some seasonal employment in the horticultural sector. Other opportunities have been explored including aquaculture, and the forming of a Trust to lease land for agriculture, horticulture and educational tourism etc.

DOC has employed local people for weed and animal pest control with the MIEG Committee vetting applicants. Due to the lack of employment opportunities on the Matakana Island positions are always over subscribed.

A sole tourism venture (Matakana Island Tours) operates on an "as requested" basis providing horse trekking, wagon rides and a hangi. There are locals who see eco-tourism as having potential on Matakana Island. There is currently no commercial overnight accommodation available, although the marae offer occasional overnight accommodation to cultural and educational groups. There is talk of a range of tourism ventures including education focused trips to the Island, organised day tours for cruise ships and local tourists, as well as suggestions for a small boutique B&B conference venue, although it was a widely held view of the

local community that tourists stay for only a night or two, rather than for extended periods.

4.3. Matakana Island external and internal access issues

Being an island, the lack of employment opportunities and inability to gain certain welfare benefits, are compounded by access issues and the additional costs of getting to and from the Island. Matakana Island is serviced by three privately owned and operated barges to two wharves on Matakana Island at Opureora and Panepane Point. The Blakely Pacific Limited "Skookum" barge operates from the Port of Tauranga to Panepane but does not offer a regular commercial service as it is primarily used for Blakely Pacific forest operations.

The Forest Lady barge operates a commercial truck transport service from the Cross Road boat ramp at Sulphur Point to Panepane on an "as requested" basis. There are concerns that this service will not be available in the near future primarily because of the costs associated with on-going maintenance and maritime regulatory compliance issues. If this service was discontinued it would have a large impact on the horticulture sector of the Island.

The Forest Lady barge now docks at a boat ramp owned by TCC. There are no parking/loading areas in the vicinity of this ramp and traffic movements in the surrounding area are at capacity. NZTA have expressed concern regarding the consequent implications for port traffic if there was significant increase in residential development on Matakana Island that would in turn increase demand for use of the Cross Road boat ramp.

The regular commercial service used by residents and visitors to Matakana Island is the Matakana Island Ferry service that departs from the Omokoroa boat ramp four times a day. This service in particular is a "lifeline" for residents and landowners as it brings in the majority of goods, services, tradesmen, Fonterra milk tanker servicing the five dairy farms, agricultural contractors' machinery and additional fire fighting appliances in times of emergency. The timings of this service are constrained by the tides as the route used by this barge has become impassable for 1½ hours either side of low tide due to silting of the channel.

The cost of the service is prohibitive for regular commuter travel using a car (with a driver) at \$50 return. Passengers are currently charged \$10 return and children \$5. For Matakana Island residents the Regional Council provides a subsidy of \$1.50 (ex GST) for adult passengers and \$1.00 (ex GST) for children, but there is no concession for vehicles. An application to introduce the central government-funded SuperGold Card free travel concession for Matakana Island resident seniors was declined by NZTA in June 2010. Ferry and barge costs considerably increase the costs of commercial operations on Matakana Island.

Access issues impact on all aspects of life on Matakana Island yet their isolation is not recognised by government departments who take into account only distance, not the water between the mainland and Matakana Island. Consequently they are unable to access 'isolation' subsidies. For example, the school is not eligible for the Ministry of Education isolation allowance because it is within 5km of a city with a population of more than 60,000 but has to absorb the additional costs of transport to the mainland. Given the access issues, most secondary school students from

Matakana Island go to boarding school or students stay with whanau on the mainland during the school term and especially during the winter.

The quality of roading infrastructure on Matakana Island remains a concern to the resident population who would like to see better maintenance and dust suppression. The locals know the few roads and find that it is generally visitors who are involved in accidents usually caused by speeding.

Access to the Panepane boat ramp is through the forest along the Hume Highway which is an unformed private forest road used by oversized logging trucks. Locals are aware of the potential traffic conflict when using the road but visitors may be less so. By agreement with the forest owners Island residents are allowed to use this road.

Maintaining access to the ocean beach through the forest land is of primary importance to residents. The beach has been used for fishing and the gathering of kaimoana since Māori first arrived and settled. There are concerns that additional numbers of people accessing the beach via the forest will greatly increase the risk of forest fire. There have been only three house fires in the past 20 years. In the past three years forest fires have been most common, caused by lightening strikes. This is a real concern as during the day (and working week) the numbers of resident fire fighting volunteers falls as they go to jobs off the Island. In the event of a major forest fire a monsoon bucket and helicopter is used but again this is dependent on its availability. Likewise, any additional fire fighters and equipment have to wait for an available ferry/barge to access the Island.

4.4. Other issues and concerns

One of the interviewees raised the issue of the pipeline which is buried in the harbour floor, takes treated wastewater from the Katikati wastewater treatment plant and runs over Matakana Island to an ocean outfall 650 metres off the beach. This has long been a source of controversy on Matakana Island especially among Māori due to cultural issues surrounding the disposal of effluent to water. The consent for the Katikati wastewater treatment plant (including the pipeline) is due for renewal by November 2016. The system is operating at capacity within the consent conditions and it is unlikely that it will be decommissioned at this stage.

There appears to be an increasing awareness amongst residents on Matakana Island of the importance of sustainable environmental practices. Wastewater treatment and disposal on Matakana Island in general was raised. Some residents believe that any future development, no matter where on Matakana Island, should be as eco-friendly as possible (e.g. waterless composting toilets, but acknowledge issues with ongoing maintenance) and incorporate grey water systems and potentially the reuse of this water. This could be a strong driver in the future as the majority of the residential buildings on Matakana Island collect rainwater as a primary supply. With predicted changing weather patterns in the future, prudent use of such a necessary resource will become increasingly important.

Coastal erosion, especially of the cliff areas around the "bulge" is of concern to landowners. They would like to see further investigations by both the District and Regional Council with a view to developing a guide to simple protection measures that could be implemented by the landowner at modest cost to prevent further erosion without the need for resource consent.

The lack of solid waste disposal and recycling facilities has been raised by many residents as an issue that they would like Council to investigate. Upgrading of the Omokoroa recycling facility in the future could offer the opportunity to provide Matakana Island with recycling options.

5.0 Current land use

Matakana Island has two distinct parts. The seaward sand bar is dominated by pine forestry operations and the “bulge” in the harbour has a variety of horticultural and agricultural activities, community facilities (school, marae, sports grounds) and the majority of the existing residential properties.

The microclimate of Matakana Island provides for “early start” kiwifruit and ideal maize growing conditions. In the past Matakana Island had extensive vegetable gardens and a thriving kauri gum industry.

5.1. Environmental issues

DOC, NZHPT and MIEG observe that Matakana Island (6,000 ha) is a special place for indigenous biodiversity as it is New Zealand’s only “raised sand barrier island” and is also classed as a nationally significant geological site. There are large complexes of freshwater and estuarine wetlands, as well as extensive sand dunes which extend along the entire length of Matakana Island, a distance of 28 km. Coastal sand dunes and freshwater wetlands are nationally threatened habitats with more than 10 nationally threatened species of avi-fauna. Unsustainable land-use practices such as repeated annual cropping of maize have led to the degradation of the land.

Prior to human habitants, Matakana Island would have been covered mainly in coastal forest dominated by kauri, tanekaha, kahikatea, rimu, totara, northern rata, pohutukawa, maire, kamahi, and perhaps hard beech. The main period of deforestation coincided with human occupation around 800 years ago, however some native forest cover may have survived until as recently as 150 years ago. A low cover of indigenous scrub, shrublands and grasslands would have developed following deforestation, subject to occasional burning. By the late 19th century a sheep and cattle station was established on the seaward strip, however establishment of exotic forestry plantations started in the late 1920s and these now cover most of the dunes, excluding the seaward margin and freshwater wetlands at the northern end of Matakana Island.

The diversity of indigenous vegetation and habitats reflects the range of habitats present, including freshwater wetlands, freshwater-estuarine wetland complexes, sand dunes, harbour margins and associated sand spits and high tide roosts, intertidal flats, sand dune communities and unmanaged pine forests on dunes, scarps, and gullies. Over 100 indigenous plant species are present on Matakana Island and this list is not exhaustive. Taxa presently include six nationally-threatened species including some of the best populations of these species in the Bay of Plenty Region.

Indigenous avi-fauna are also well represented with 10 nationally threatened species present. Other threatened fauna known to be present are katipo and the long-tailed bat. Very little is known about freshwater fisheries on Matakana Island,

but any streams, drains or wetlands with unimpeded access to the harbour will have native freshwater fish, including eels, inanga, possibly banded kokopu, and other species.

Threats to indigenous biodiversity include pest animals, pest plants, human activities, off-road vehicles, trampling and disturbance, management of adjacent pine plantations (mainly during harvest and replanting), rubbish dumping, fire, domestic pets, grazing, and drainage.

DOC's vision for Matakana Island is that it becomes a pest free environment. In conjunction with DOC, MIEG has been extremely successful at reducing animal pest numbers of Matakana Island.

Matakana Island is already in a unique position as opposed to the mainland. It is free of deer, goats, wallabies, hedgehogs, hares, ferrets and weasels. It does have pigs, possums, stoats, rats (ship and Norwegian), mice, rabbits (escaped from the mill in 1930's) and feral cats. The cat numbers have been dramatically reduced by trapping over the last few years.

Possums and rabbits could be eradicated from Matakana Island. There is a problem with a population of up to 150 wild pigs that cause significant damage especially in the wetlands in the north of Matakana Island where they tend to congregate for fresh water in the summer. Some of the people interviewed expressed a view that although tangata whenua saw access to land for the purpose of pig hunting as a "right", very few regularly pig hunted. The Katikati Hunting Society also has a permit arrangement with the forest owners to hunt. The main problem with pig hunting is the dogs and potential disturbance to nesting birds. There is a precedent for the eradication of the population of feral pigs. With the blessing of tangata whenua the pig population of Tuhua Island was successfully culled a number of years ago.

5.2. Archaeological and cultural significance

The only built heritage item on Matakana Island to be registered with the New Zealand Historic Places Trust is the Te Kotukutuku School House (Category 1 registration #7768) located on Opureora Road.

In contrast to the lack of built heritage on Matakana Island there are numerous archaeological sites on both the "bulge" and the sand spit. Matakana Island forms part of an extensive archaeological landscape within the Bay of Plenty.

As commented by NZHPT, "To the prehistoric populations of the past it provided a desirable location to live both in terms of resources as well as its strategic/political position. The differing land types on the island provided an ideal landscape for agriculture/horticulture as well as settlement. The only other intensive archaeological landscape comparable to that of the Island is the Papamoa Dunes with its well-known intensive use and occupation. The archaeology of Matakana Island is important because it has the potential to not only contain early settlement sites but also provide information on how people utilised the island as a resource throughout history."

NZHPT noted that there is always a tension between the need to keep a sensitive area in a pristine state to preserve the archaeology and potential for development

to destroy it. Limited sensitive development in an archaeological sense may be beneficial as with care new sites and artefacts can be found as a result of earthworks.

5.3. Development

While it is recognised that Matakana Island has nationally important wildlife habitats, sites of cultural and archaeological significance and the social uniqueness of Matakana Island, there has been pressure for development to occur for many years. With the growth of Tauranga, Matakana Island has so far remained largely untouched and isolated. With all of its attributes it is easy to see why development pressure continues with many entrepreneurs regarding Matakana Island as a “wasted opportunity”. As a result some residents seem resigned to the fact that future development will be inevitable.

The forested land owners all supported development occurring on Matakana Island stating that the status quo was unsustainable and that a bigger population was required to sustain a Matakana Island lifestyle. The forested land owners were of the view that under the operative District Plan they have development rights which they would like to take up.

Attempts by the forested land owners to consult and negotiate with tangata whenua have occurred. The land owners made it clear that they are aware that things like access to urupa, waahi tapu sites, the beach and harbour edge are very important to tangata whenua and that they are willing to incorporate these desires into a development proposal.

Opportunities for development on the sand bar are in some respects constrained due to the need to retain the forest for the purposes of the Emissions Trading Scheme. While forestry had been a good investment, commercial forestry is now only marginally profitable due to the mill closing and the additional costs incurred by having the forest located on an island. Frustration was also expressed by the land owners with the delays and associated costs in undertaking development due to the Resource Management Act with one land owner stating that they commenced negotiations 37 years ago.

The nature and scale of any development would be informed, as with most developments, to some extent by the profit able to be derived from their land holdings. Provision of economic opportunities, social development and environmental improvements would also inform any development. This is reflected in the suggestions that a ‘Matakana Island’ brand should be developed to be the destination of social, cultural and environmental excellence. A management plan for development that addressed the four well beings (social, cultural, environmental and economic) was proposed as well as a management structure including land owners, iwi and authority representatives which would have some form of legal power and responsibilities.

The Hauora, kura and kohanga reo view is that for development to enhance wellbeing it needs to be done by tangata whenua. *‘Nobody is against development’*, the issue is more about the scale of any future development and who does the development. Tangata whenua do not want to be told by others what would be good for them. While they expressed an aversion to the numbers

being proposed in various developments, they were not averse to development per se.

Some of the interviewees concerns relate to the impact of new residents on the demand for community facilities and that new residents would naturally form a separate community who would not get involved and integrate into Island life. Tangata whenua consider Matakana Island as a whole, not just their land holdings. Consequently there is a real fear that if development is intensive tangata whenua will '*become aliens on their own land*'. There is also a concern that rates will rise if the value of properties increase, which could force tangata whenua to sell land, as has happened in other parts of Tauranga. Similarly, there is a concern that new residents could easily 'out number' existing residents and/or monopolise decisions about Matakana Island. More particularly, views were expressed that new residents would be better able to attract/lobby for Council infrastructure e.g. foot paths, sealed roads, street lights to the detriment of existing residents notwithstanding similar requests.

One of the people interviewed believed that the entire forested area was waahi tapu thus it would be inappropriate to dig up the forested part of the Matakana Island. Overall, relationships with the forest owners to provide access and protection to waahi tapu sites have been reasonable but new owners might not be as willing to allow access or provide protection to these sites.

6.0 Conclusion

A commonly shared sentiment of the residents was that Matakana Island offers a unique lifestyle which is self sufficient, self policing offering easy access to the ocean, and a culturally rich history evidenced by the nationally significant ecological sites.

Transportation and access to the Island emerged as a key issue for the land owners and stakeholders.

The lack of employment opportunities and the implications of this was frequently mentioned as a cause for concern. The potential for tourism as well as the horticultural and agriculture potential provided by the mild climate were frequently mentioned as providing opportunities for economic development.

The sustainable delivery of infrastructure e.g. waste water and solid waste was a common concern, as was the coastal erosion occurring on Matakana Island.

The majority of those interviewed believed that development of some form was inevitable and stated a preference for low impact, small scale development. Forestry owners indicated a preference for larger scale development, indicating that their driver for development is economic return as well as providing opportunities for economic and social development as well as environmental improvements.

APPENDICES

APPENDIX ONE – QUESTIONNAIRE

Matakana Island Whole of Island Plan

In recognition of the differing views on the actual and potential development of land on Matakana Island, Council is required to facilitate the development of a Matakana Whole of Island Plan. The Environment Court has directed a timeframe within which to complete the Plan.

The Matakana Whole of Island Plan will be a stand-alone document that will identify policies and principles for the use and development of land on Matakana Island. It will not have statutory power in its own right but it will direct future changes to Council's District Plan regarding Matakana Island.

A number of specialist studies have been completed which include ecology and natural values, archaeology, landscape, social and economic analyses, coastal hazards and cultural values assessments. Tangata whenua of Matakana Island are developing a Hapu Management Plan which will capture tangata whenua's vision for the island and how it can be achieved. Simultaneously, Council is engaging with other stakeholders and landowners that will not be represented in the hapu management plan process to get an understanding of their interests and concerns as they relate to land use and development. This meeting is a part of this process.

These studies, the Hapu Management Plan and consultation with other landowners and stakeholders will inform the Whole of Island Plan which will be completed in mid-2012.

Council will be spending a significant amount of time in March 2012 working towards the first draft of the Whole of Island Plan so that sufficient time can be made available for feedback on the policies and principles contained within the Plan. Once all the feedback is received Council will make its final decisions and publish the Whole of Island Plan in June 2012. Any subsequent Plan Changes or Structure Plans required to meet Council's directions will then be initiated as a full public process.

Consultation questions for the Whole of Island Plan

Introduction

Due to a number of developments that have been proposed on Matakana Island over some time, the need to proactively plan for the future of Matakana Island has been identified. Most recently in an appeal upheld by the Environment Court to a rural subdivision consent on Matakana Island the need for a Whole of Island Plan was identified. The forestry land owners, tangata whenua and Council have agreed to progress the development of a Whole of Island Plan.

This is an opportunity for you to share your views on what you would like to see for Matakana Island now and into the future, with a focus on future land use. The information you share with us will inform the development of the Whole of Island Plan. It is our intention to summarise all the information received into one document. Completed questionnaires and other information received from individual landowners will not be made available to any other external party. Answers are confidential. No names will be used in the report unless permission is sought and obtained from the individual concerned.

Attached is a map upon which you can draw your ideas for discussion at our next meeting in January 2012.

Vision

1. If you were talking to a group of people about why Matakana Island is important to you, what types of things would you mention?

Comments: _____

2. What is one dream, hope and aspiration you have for Matakana Island?

Comments: _____

3. In 20 years time, what would you like to have happen on:

a. Your land

Comments: _____

b. The Island

Comments: _____

4. Are you a permanent resident on the Island? Please indicate.
- a. Yes
 - b. No
5. Do you travel backwards and forwards between the mainland and Matakana Island – if so how often and for what reasons?
- a. Yes
 - b. No

Comments: _____

6. If you answered 'No' to question 4 above, describe your relationship/connection with residents on the Island?

Comments: _____

7. What are some of the challenges or barriers to achieving your vision for your land/Island?

Comments: _____

Quality of the Environment

1. What do you think the state of the environment is for? Please tick ✓

- Water (rivers, wetlands, harbour, sea);
 - Heavily degraded;
 - Degraded;
 - Okay;
 - Pristine.

- Forests and bush;
 - All gone;
 - Some bush left;
 - Remnants only;
 - Not sure.

- Seafood;
 - All gone;
 - Hard to find;
 - Very rare;
 - Some ;
 - Plenty.

- Fauna e.g. birdlife, lizards etc
 - All gone
 - Rare sightings
 - Some
 - Plenty

2. What do you think are the main causes of environmental degradation?

Comments: _____

3. Response to more intensive development and land use change:

Please indicate your response to different kinds of development on Matakana Island with a tick ✓

Land uses	Strongly Opposed	Opposed	Neutral	Support	Strongly Support	Reasons
Farming						
Forestry						
Housing						

Horticulture						
Commercial						
Industrial						
Reserves/parks						
Aquaculture						
Water supply						
Wastewater reticulation						
Shops						
Air strips						
Airports						
Tourism operations						
Sports grounds and clubs						
Marinas						
Wharves						
Jetties						
Marae						
Roading						
Footpaths						
Cycleways						
Hotel/motel accommodation						

You may find it easier to use the attached map to indicate where and what types of development should/should not occur.

Please indicate your response to different kinds of development on your land with a tick ✓

Land uses	Strongly Opposed	Opposed	Neutral	Support	Strongly Support	Reasons
Farming						
Forestry						
Housing						
Horticulture						
Commercial						
Industrial						
Aquaculture						
Water supply						
Wastewater reticulation						
Marinas						
Wharves						
Jetties						
Roading						
Footpaths						
Cycleways						
Hotel/motel accommodation						

4. Have things changed much while you had been a resident/had land on the Island?
If yes, in what way and has this been positive and/or negative.

- a. Yes
- b. No

Comments: _____

5. What kind of changes would you support on the Island – economic, social, cultural, environmental? Do you have a view on how long change should take to happen?

- Economic
- Social
- Cultural
- Environmental

Comments: _____

6. Some developments e.g. a hotel/accommodation, may trigger the need for additional infrastructure e.g. roading, waste water, what are your views on that? (Note: input from planners maybe needed about the likely types of infrastructure required depending on the development suggested)

Comments: _____

7. Do you think new residents living here on Matakana Island will have an effect on the special character of Matakana Island, its people, the environment, ways of doing things? If yes, what do you think those effects would be? If the effects are negative, how could they be addressed?

Comments: _____

Infrastructure and Access

1. What kind of infrastructure would you like to see on the Island (and where)?
E.g. water supply, solid waste, waste water, roading, footpaths. You may find the attached map helpful to indicate where infrastructure should be located.

Comments: _____

2. Are you prepared to contribute to the costs of the infrastructure you have identified?
 - a. Yes
 - b. No

Comments: _____

3. How do you find existing means of transport to and from Matakana Island?
(Note: costs, mode of transport, regularity/reliability of transportation).

Comments: _____

4. Is there anything else you would like us to consider in the development of the Whole of Island plan?

Comments: _____

APPENDIX 2 – List of people and organisations interviewed

ORGANISATION	NAME	CONNECTION WITH ISLAND
Ratahi Holdings	D Johnson J Weeks	Landowner / farmer
Gorringe Brothers Ltd	A Gorringe	Maize Contractor
Matakana Volunteer Rural Fire Force	B Murray	Chief Fire Officer for the island
Neil Island Farms Ltd	T Neil	Landowner / horticulturalist
Gainford Family Trust	R & M Gainford	Landowner / horticulturalist
Tauranga Moana Maori Trust Board	M Ririnui	Landowner / horticulturalist
Scorpion Ltd Blakely Pacific Ltd Pritchard Group	G Lett B Faulkner J Lochhead P Taylor J Page	Forest Owner / Landowner
Te Awanui Hauora	T Palmer G Palmer T York H Taingahue A Ngatai E Ngatai P Waru	Health and social services provide on the island
Te Kura o te Moutere o Matakana Te Kohanga reo o te Moutere o Matakana	E Paki U Rolleston M Ngati	School and early childhood education providers on the island
Matakana Island Ferry	G Procter	Omokoroa barge owner / operator
Western Bay of Plenty District Council	Gary Allis Peter Watson Barry Low Alan Pearce Ulrich Glasner	Landowner Service provider Infrastructure owner
Tauranga City Council	Andy Ralph Campbell Larkin Antony Averil	Mainland Boat Ramp Owner SmartGrowth Partner
Bay of Plenty Regional Council	David Phizaklea James Low Ester Farquahar Robyn Skelton	Regional Coastal Plan Review SmartGrowth Partner
Bay of Plenty District Health Board	Kiri Peita John Welch	Funding of Hauora on the island
Ministry of Education	Mercia Yates Makoha Gardiner	Funding of school on the island

Department of Conservation	Chris Staite Paul Cashmore Keith Owen John Hefy	Dotterel programme / ecological protection
New Zealand Historic Places Trust	G Henry F Low B Jamieson T Ngata	Identification and protection of archaeological sites and historic school building
Port of Tauranga	T Reynish	Navigation aids on island
PowerCo	N Goodwin	Utilities Operator
NZTA	A Talbot	National roading infrastructure