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As requested by the Commissioners at last weeks TTPP hear please find attached a copy of the statement I presented statement.

In summary, I believe there are several questions need addressing before the TTPP Committee can include SASM's into the Plan:

1. If the land is of significance to Maori, and indeed was already Maori Land, why did Mawhera Incorporation (owned by Iwi) spend one year clearing the land to the General Land Register via the Maori Land Court?
2. Similarly, if the land is of significance to Maori, why did the Maori Land Court not identify this and prevent the transfer to the General Land Register?
3. Conversely, if the land is not significant to Maori, as one would expect given the Order Determining Status of Land handed down by the Maori Land Court, why does it fall within a Site and Area of Significance to Maori?
4. Why did the Maori Land Court email me telling me that no land on the West Coast had been transferred from Maori Land to General Land, when I have copies of the Order Determining Status of Land for two titles dated 29/10/2021?
5. How many more titles of land on the West Coast have been transferred from Maori Land to General Land between January 2018 and September 2022?
6. How many titles of land have Mawhera Incorporation (owned by Iwi) sold since a point in time when Iwi began consulting to the TTPP Committee on new proposed SASM's?

Good Morning,

I would like to thank you in advance for giving me an audience today.

My submission is in relation to the Sites and Areas of Significance to Maori, in particular SASM 62.

In early 2021 my wife and I were contacted by Mawhera Incorporation asking us if we were interested in purchasing two titles of land from them, as we are the adjacent landowners.

Mawhera explained to us that the titles still needed to go before the Maori Land Court to transfer them from the Maori Land Register to the General Land Register in order for them to be sold, and that this process could take over one year.

The following year, in early 2022 Mawhera again contacted us, and this time advised us the two titles had now undergone the process of transference to the General Land Register via the Maori Land Court and would shortly be available for sale on the market if we were still interested.

We were advised a few senior Iwi members still needed to sign off on the sale and they would let us know when this had occurred.

We instructed our solicitors to immediately commence due diligence on the proposed purchases, including special focus on any nearby locations of interest to Maori. The advice we received back was that the titles were free from encumbrance, and we could go ahead with the deal.

In May 2022 we finally settled the deal to purchase both titles from Mawhera.

Eight short weeks later we were not only disappointed, but also shocked and surprised to receive notification of Te Tai O Poutini Proposed Plan where-in our two newly purchased titles, the titles we purchased from Mawhera, were now zoned "Sites and Areas of Significance to Maori" and with "immediate legal effect".

We would like to know, if the site is of such significance to Maori, given that they already owned it, why did they contact us twice to purchase it from them? And why did the senior Iwi members sign off on the sale?

Also understand that the lengths Mawhera went to in order to rid themselves of this Site of Significance to Maori, were quite protracted. The land needed to be put before the Maori Land Court to check that no interests within the broader Iwi opposed the sale.

Therefore, this land was not sold by Mawhera out of spontaneity, or on a whim.

Why did they sell what they already owned and controlled? When you really think about what has transpired here, in a logical rational manner, it simply defies belief!

All the time during this process, that was eventually successful I might point out, the same Iwi was negotiating with the Committee over which areas would be significant to them under the new TTPP, including the two titles they themselves were clearing through the Maori Land Court to sell to us.

It would appear Mawhera engaged with my wife and I, and others on separate titles of land, in a disingenuous and insincere manner regarding the sale of land they owned, and if the TTPP goes ahead in its current form the Committee will effectively be endorsing and supporting this kind of underhand and Duplicitous..... behaviour.

We are no longer in the 1800's, we must move forward as a country, and this system or method of selling something one day and then claiming various rights over it the next, can not be allowed or encouraged to continue.

Not in a modern society part of a modern world, it can't. We can't live in a country where that sort of deceptive trickery is allowed to prevail.

If it does, how will anyone have enough certainty to invest in the future? Why would I invest further on the West Coast? What will be pulled out of the hat next time - eight weeks later?

But, unfortunately, there is more to this story.

The Mawhera website still today, holds a list of freehold properties for sale as at May 2018.

Several of the listed addresses fall within various Sites and Areas of Significance to Maori under the TTPP, but does not include the two purchased by my wife and I. So more have obviously been added since that date.

I was curious how many of the listed addresses had been cleared through the Maori Land Court to the General Land Register in order to be sold from 2018 – August 2022.

After several emails and phone calls to the Maori Land Court in Christchurch I was advised by email that the answer was none. Zero. No properties on the West Coast had gone through the Maori Land Court during those dates.

And yet, here I have an Order Determining Status of Land In the Maori Land Court of New Zealand dated October 2021, for the two titles we purchased from Mawhera and well within the dates I had enquired about.

How is it that the Maori Land Court omitted this Order Determining Status of Land from their reply to me?

Did they omit anymore Orders Determining Status of Land in their reply? If so, how many more?

Well, it is not possible to find out. I have been unable to not only find out the answer, but to even get further response from The Maori Land Court to my question. I have been stonewalled.

I can't rely on the Official Information Act to seek this data either, because Courts do not fall under the jurisdiction of the OIA.

So, the question that now begs:

Is Mawhera on behalf of West Coast Iwi divesting themselves of land they own, that will fall within new Sites and Areas of Significance to Maori, all while the same Iwi are consulting to the TTPP Committee on which areas will be new Sites and Areas of Significance to Maori? .....and its impossible as I have proven, to get a clear picture from the Maori Land Court the true extent of property being brought through the Court system onto the General Land Register.

To conclude, my wife and I engaged as emptors in good faith to purchase two titles of land from Mawhera Incorporation. I respectfully suggest to Te Tai o Poutini Plan Committee that the proposed SASM 62 should be removed from the Plan, or at least titles sold by Mawhera since a point in time when consultation commenced with Council, be exempt from any and all future Sites and Areas of Significance to Maori limitations, controls, requirements, or actions to that effect.

And finally, I would like to quote to you a few words from the late Professor Harold Wellman. Wellman was a Professor of Geology whom among other things was credited with the discovery of the Alpine Fault.

Before his passing the Alexander Turnbull Library collected 8 hours of audio recording with him about his early career which coincidentally began here near Hokitika as a goldminer during the Great Depression.

One question in particular that was put to him by the interviewer stood out to me.

When asked how local Maori diggers got along with Europeans diggers, Wellman replied

“ they are good enough fellows but they enjoy nothing more than playing a trick on the European and getting one over him”

I think that is exactly what is happening here with my situation.

Thank you .