

Form 5

Submission on Plan Change 54: Papakāinga

Schedule 1 of the Resource Management Act (RMA) 1991

To: Matamata-Piako District Council

Submitter's details:

Name: _____
(Organisation / Individual)

Contact person: _____
(If different from above)

Address for correspondence: _____

Phone: _____

E-mail: _____

This is a submission on Plan Change 54: Papkāinga

The specific provisions of the plan change that my submission relates to are: _____

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views; attach additional pages if necessary): _____

I seek the following decision from Council (please give precise details):

☐ Accept the plan change

☐ Decline the plan change

☐ Accept the plan change with the following amendments

☐ If the plan change is not declined, make the following amendments

I wish to present at the council planning hearing:

☐ Yes ☐ No

PLEASE NOTE: IF YOU DO NOT TICK EITHER "YES" OR "NO" ABOVE, THEN IT WILL BE ASSUMED THAT YOU DO NOT WISH TO BE HEARD.

I would be prepared to present a joint case at the hearing with others making a similar submission:

☐ Yes ☐ No

I could gain an advantage in trade competition through this submission.

☐ Yes ☐ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of this submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

☐ Yes ☐ No

Signed: JS Date: _____
signed on behalf of TPNH

Notes:

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4.30pm, Monday, 13 February 2023.**
- Please send the completed form before the closing date to: Matamata-Piako District Council, PO Box 266, Te Aroha or email to submissions@mpdc.govt.nz or complete online at mpdc.nz/papakaiinga; or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.
- Privacy Policy for MPDC can be viewed on the MPDC website <https://www.mpdc.govt.nz/contact-us/privacy-policy>

Office use only:

CM # _____ NAR # _____ Container: 22/16276



Under clause 6 of the First Schedule of the Resource Management Act
1991

SUBMISSION ON PLAN CHANGE 54 OF THE MATAMATA PIAKO DISTRICT

PLAN

TE PUAWAITANGA O NGATI HINERANGI

Dated 2 February 2023

To: **Matamata Piako District Council**

Name of Submitter: **Te Puawaitanga o Ngati Hinerangi**

This is a submission on the Proposed Plan Change 54 (**PC54**)

Introduction and Overview

1. Te Puawaitanga o Ngati Hinerangi (TPNH) is the post settlement governance entity who are mandated to further Ngati Hinerangi interests within the rohe. There are four marae within the Ngāti Hinerangi region including Hinerangi Tawhaki, Te Ohaki, Tangata and Tamapango. These marae are all based in Okauia. All four of these marae are within the Matamata Piako District Council boundary.
2. TPNH therefore has an interest in several aspects of the Proposed Plan Change and how its provisions as notified, will impact on TPNH current and future interests and aspirations of the whenua and their marae.

Scope of Submission

3. TPNH's submission covers the following:
 - (a) The proposed Māori Purpose Zone Rezoning.
 - (b) The proposed District Wide Provisions.
4. TPNH seeks such other consequential amendments to PC54 in addition to that above as necessary to give effect to the matters raised and relief sought within this submission, including any required amendments falling out from the submission.

Rezoning land to Māori Purpose Zone

5. The submission relates to the Proposed Plan Change's Planning Maps as applicable to the four marae of Ngati Hinerangi being:
 - a) Te Ohaaki
 - b) Hinerangi Tawhaki
 - c) Tama Pango

- d) Tangata
6. The submission also relates generally to land owned, administered or have an interest in within the Ngati Hinerangi rohe.

Support/Oppose/Seek Amendments

7. TPNH **support in part** the provisions within the Māori Purpose Zone PREC1 and PREC2. Unless specifically stated, TPNH supports the provisions of the Māori Purpose Zone.

Relief Sought

8. For those provisions that TPNH don't support in full, the following relief via amendment is sought:
9. **Amend** MPZ PREC1 Papakainga Tahī to allow for one kainga per 2,500m² of site area;
10. **Amend** building coverage for MPZ PRE 35% C-1 to be site coverage where sites are under 1ha, 10% where sites are over 1ha.
11. **Extend** the Māori Purpose Zone to cover more of Māori Freehold Land.
12. **Amend** the required yards to be 10m side yards.
13. **Amend** MPZ within Te Ohaki Marae Planning Map to include urupā block within adjoining farmland.

Reasons

14. There is insufficient evidence to justify a larger building setback/yard than what is currently within the rural zone purely because a development is papakainga. The implication that papakainga will not be of a high quality is an unsubstantiated prejudice rather than an appropriate rationale in regard to setting a higher standard of compliance than what currently exists under the Rural Zone provisions.
15. Building coverage would be better aligned to land size rather than a generic rule. To better enable efficient use of Māori owned land, amending the rule to provide for two site coverage rules based on land size would enable Māori to better utilize and develop papakainga.
16. As acknowledged in the Section 32, only 2% of the Matamata Piako District is in Māori Freehold ownership. Despite the obvious harmful implications this caused on Ngati Hinerangi people, to restrict development further because neighbours are not used to it is not a justifiable reason.

17. Amend the rule for 1 papakainga per 5,000m² to 2,500m². Land within the Matamata Piako District owned by Māori and eligible to utilize the proposed rules, are not of a size or scale that 1 per 5000m² would actually enable efficient and practical papakainga, this would reinforce a large rural residential lifestyle as opposed to papakainga development. Furthermore, provisions within the rural zone enable some rural lifestyle development at this size. Provided a papakainga development plan is provided and infrastructure is appropriately planned, managed, and constructed, there is little justification to push for 1 per 5000m² other than further inhibiting the ability for Māori to develop their lands.
18. Amending Te Ohaaki Planning map to include a spot zoning over the urupā will ensure that this area and its surrounds are appropriately identified, and surrounds maintained from any potential development or inappropriate use. This area has identified that land to the north would provide for the expansion of the urupā in the future.
19. Where possible, TPNH support the inclusion of any/all Māori freehold land in the district.

District Wide Provisions

Support/Oppose/Seek Amendments

TPNH **support in part** the provisions within the District Wide Chapter of Plan Change

Relief Sought

20. **Amend** Policy Papakainga – P2 b) to include **hapu and/or iwi** ownership in perpetuity.
21. **Remove** requirement 1.4.30 Providing information on management structures for the papakainga.
22. **Amend** Provision 6.1.1 1 to enable Kainga per 2,500m².
23. **Amend** the activity status for Discretionary activity for communal living arrangement to be a restricted discretionary activity.
24. **Amend** the yard provisions for side yards as they relate to papakainga and a standard over and above what is anticipated in the rural zone.
25. **Amend 4.4.1 2)** building coverage rules to be site coverage where sites are under 1ha, 10% where sites are over 1ha.
26. **Amend** 5.9.1 2 wording to include or where available wireless provisions can be

utilized.

27. **Amend** Subdivision rules for Papakainga from Discretionary to Restricted Discretionary

Reasons

28. The reason for the proposal to amend the policy regarding whanau ownership is that whanau can be considered a narrower term than that of hapu and iwi.
29. The requirement for Māori to provide management structures to Council appears to extend the reach of the RMA and Council role (other than the affects it may have on any Council infrastructure). This undermines Māori ability to manage their papakainga as appropriately culturally by requiring yet another stop gate.
30. Building coverage would be better aligned to land size rather than a generic rule. To better enable to efficient use of Māori owned land, amended the rule to provide for two site coverage rules based on land size would enable Māori to better utilize and develop papakainga.
31. There is insufficient evidence to justify a larger building setback/yard than what is currently within the rural zone purely because a development is papakainga. The implication that papakainga will not of a high quality is an unsubstantiated prejudice rather than an appropriate rationale in regard to setting a higher standard of compliance that what currently exists under the Rural Zone provisions.
32. The request to amend the activity status of both communal living arrangement and papakainga is that a discretionary status appears to be a overreach for Council. A restricted discretionary would enable Council to reserve control over the matters which effect Council but would give Māori developing papakainga a greater level of certainty over what Council can and will consider for papakainga proposals.

Further additional and/or consequential relief

33. TPNH seeks such other consequential amendments to the Proposed Plan in addition to that above as necessary to give effect to the matters raised and relief sought within this submission.

Request to be heard;

34. TPNH wishes to be heard in support of this submission.

On behalf of Te Puawaitanga o Ngati Hinerangi

Date: 13 February 2023

Address for service of submitter:

Te Puawaitanga o Ngati Hinerangi

Griffith Street, Matamata

Attention: Hinerangi Vaimoso, CEO

Email: hinerangivaimoso@ngatihinerangiwi.co.nz