

Submission on Plan Change 3 (PC3) to the Operative South Taranaki District Plan (District Plan) under Schedule 1 of the Resource Management Act 1991 (RMA).

Name of submitter: Petrus Johannes Franciscus Rodeka on behalf of Rodeka and Waikerepuru whānau.

I could not gain an advantage in trade competition through this submission.

I am not directly affected by an effect of the subject matter of the submission :

- a) Adversely affects the environment; and
- b) Does not relate to trade competition or the effects of trade competition.

Specific provisions of the proposal that my submission relates to are:

- Update the operative Papakāinga Development provisions to better support Iwi aspirations for Papakāinga Development, including definitions, objectives and policies, and zone-based rule frameworks.
- Enable a pathway for Papakāinga Development on General Title Land.

My submission

The Waikerepuru whānau have whakapapa links to Taranaki whenua.

We support the two proposed plan changes.

We acknowledge that New Zealand remains in a housing crisis and that this plan change is a proactive step by South Taranaki District Council towards alleviating this crisis, especially for its Māori population.

We are presently engaged in a papakāinga development on Māori Land under the current District Plan, so write from experience of the process.

We wish to demonstrate one benefit that we think would accrue to whānau when papakāinga are developed on General Land.

Presently our New Zealand banking system requires security for loans on Māori Land to have houses built on pile foundations. The banks obviously view Māori Land as high risk and therefore require houses to be removed should loan defaults occur. Some would consider this punitive and draconian.

In our instance this has meant we cannot build houses with an attached garage on a concrete floor foundation. We are required to build a stand-alone garage, with all the extra expense and extra land space this requires. In terms of amenity value for a neighbourhood, houses with attached garages are surely preferable. These are also more likely to be using fewer building materials (less carbon expended) and help as a buffer against the elements for a warmer, drier living space. Interior access from a garage also accrues health benefits, especially for tamariki and kaumatua. Overall, the environment also benefits.

I seek the following decision from the local authority.

That the South Taranaki District Council adopt the proposed plan changes.

We would be looking forward to further changes in future District Plans to enable the development of papakāinga. Please refer to Section 6. Conclusion. Improving planning rules to enable papakāinga. Analysis of District Plan Papakāinga Rules, Te Puni Kokiri, New Zealand Government, 30 April 2024 p.27).

I do wish to be heard in support of my submission.

I will consider presenting a joint case with others presenting similar submissions.

Signature P.Rodeka

Date 29 May 2024

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