

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
2	2.1	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Amend the definition of General Title Land to include a range of other Māori ownership structures, including Māori Land Trusts and Māori Incorporations.	<p>The Plan Change introduces a definition for General Title Land:</p> <p><i>GENERAL TITLE LAND (IN RELATION TO PAKĀINGA DEVELOPMENT): means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993.</i></p> <p>The submitter seeks inclusion of other Māori ownership structures within the definition, including Māori Incorporations and Māori Land Trusts.</p>
2	2.2	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Amend the definition of Papakāinga Development to be include other Māori ownership structures, including Māori Land Trusts and Māori Incorporations.	<p>Papakāinga Development is defined as follows:</p> <p><i>PAPAKĀINGA DEVELOPMENT: means the integrated development of multiple DWELLING UNITS, that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993.</i></p> <p>The submitter seeks inclusion of other Māori ownership structures within the definition, including Māori Incorporations and Māori Land Trusts.</p>
2	2.3	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Support	Retain the definition of Papakāinga Development on General Title, subject to the amendment of the definition of General Title Land as sought above.	<p>Definition for Papakāinga Development on General Title Land:</p> <p><i>PAPAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND: means the development of multiple DWELLING UNITS that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on general title land that is owned by Māori.</i></p> <p>This is supported subject to an amendment to the General Title Land definition to enable Papakāinga Development on other Māori ownership structures, including Māori Land Trusts Māori and Incorporations.</p>

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2	2.4	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Amend	Support permitted activity standard but remove reference to land held under Te Ture Whenua Māori Act 1993 in 3.1.1 (f).  Whilst the majority of PKW whenua is Māori freehold, we do not believe the permitted activity status should be limited to Māori Freehold Whenua and should enable papakāinga on all land ownership classifications.	Clarity is sought in relation to 3.1.1(f): <i>3.1.1 (f) – Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  PKW supports the provision of permitted activity status for Papakāinga but seeks to enable Papakāinga as a permitted activity regardless of underlying land classification.
2	2.5	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Amend	Support permitted activity standard but remove reference to land held under Te Ture Whenua Māori Act 1993 in 4.1.1 (e).  Whilst the majority of PKW whenua is Māori freehold, we do not believe the permitted activity status should be limited to Māori Freehold Whenua and should enable papakāinga on all land ownership classifications.	Clarity is sought in relation to 4.1.1(e): <i>4.1.1 (e) – Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  PKW supports the provision of permitted activity status for Papakāinga but seeks to enable Papakāinga as a permitted activity regardless of underlying land classification.
2	2.6	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Amend	Support permitted activity standard but remove reference to land held under Te Ture Whenua Māori Act 1993 in 5.1.1 (e).  Whilst the majority of PKW whenua is Māori freehold, we do not believe the permitted activity status should be limited to Māori Freehold Whenua and should enable papakāinga on all land ownership classifications.	Clarity is sought in relation to 5.1.1(e): <i>5.1.1 (e) – Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  PKW supports the provision of permitted activity status for Papakāinga but seeks to enable Papakāinga as a permitted activity regardless of underlying land classification.

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2	2.7	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Amend	Provide for Papakāinga as a controlled activity when one or more performance standards are not met but exclude the reference to Te Ture Whenua Māori Act 1993 in 3.1.2 (b).	<p>Clarity is sought in relation to 3.1.2(b): <i>3.1.2 (b) - Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 3.2.</i></p> <p>Controlled Activity provision is supported as drafted with the exception of the reference to land classification relating Te Ture Whenua Māori Act 1993 and should rather relate to Papakāinga in general as per submission point above.</p>
2	2.8	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.2 CONTROLLED ACTIVITIES	Amend	Provide for Papakāinga as a controlled activity when one or more performance standards are not met but exclude the reference to Te Ture Whenua Māori Act 1993 in 4.1.2(a).	<p>Clarity is sought in relation to 4.1.2(a): <i>4.1.2 (a) - Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements (Rule 4.2.9).</i></p> <p>Controlled Activity provision is supported with the exception of the reference to land classification relating Te Ture Whenua Māori Act 1993 and should rather relate to Papakāinga in general as per submission point above.</p>
2	2.9	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.2 CONTROLLED ACTIVITIES	Amend	Provide for Papakāinga as a controlled activity when one or more performance standards are not met but exclude the reference to Te Ture Whenua Māori Act 1993 in 5.1.2 (a).	<p>Clarity is sought in relation to 5.1.2(a): <i>5.2.1 (a) - Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2.</i></p> <p>Controlled Activity provision is supported with the exception of the reference to land classification relating Te Ture Whenua Māori Act 1993 and should rather relate to Papakāinga in general as per submission point above.</p>

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2	2.10	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 3: RURAL ZONE RULES	Support	Retain as drafted.	<p>3.1.1 (a) (v) – Papakāinga development is exempt from the above maximum number of dwellings units.</p> <p>Parininihi ki Waitōtara support performance standard 3.2.1 (a) (v).</p> <p>3.2.1 (a) (i) – (v) is supported as drafted.</p>
2	2.11	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 4: RESIDENTIAL ZONE RULES > 4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES > 4.2.1 Net Site Area	Support	Retain as drafted.	<p>4.2.1 (a) (iii) – Papakāinga development is exempt from the above net site area performance standards set out in 4.2.1 (a) (i) and (ii).</p> <p>4.2.1 (a) (i) – (iii) is supported as drafted.</p>
2	2.12	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 5: TOWNSHIP ZONE RULES > 5.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES > 5.2.1 Number of Dwelling Units and Minimum Site Area	Support	Retain as drafted.	<p>5.2.1 (c) – Papakāinga development is exempt from the above minimum number of dwelling unit performance standards set out in 5.2.1 (a) and the net site area performance standards set out in 5.2.1(b).</p> <p>5.2.1 (a) – (c) supported as drafted.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
2	2.13	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Issues	Amend	Amend and provide new wording for 2.7.5 to enable the collaboration of Māori Incorporations and Māori Land Trusts in supporting Iwi, hapū and whanau with Papakāinga Development.	<p>Clarity is sought in relation to 2.7.5: Issues 2.7.5 Providing for development by Iwi, hapū and whānau (e.g. Marae, papakāinga housing) that enhances their social, cultural and economic well-being while sustainably managing the environment.</p> <p>The submitter seeks inclusion within wording to extend to other Māori ownership structures, include Māori Incorporations and Māori Land Trusts.</p>
2	2.14	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Objectives	Amend	Amend and provide new wording for 2.7.8 to enable the collaboration of Māori Incorporations and Māori Land Trusts in supporting Iwi, hapū and whanau with Papakāinga Development.	<p>Clarity is sought in relation to 2.7.8: Objective 2.7.8 – To recognise and provide for development by Iwi, hapū and whānau that enhances their social, cultural and economic well-being in a way that achieves sustainable management of the environment.</p> <p>The submitter seeks inclusion within wording to extend to other Māori ownership structures, include Māori Incorporations and Māori Land Trusts.</p>
2	2.15	Richard Buttimore for Parininihi Ki Waitotara Incorporation	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Policies	Amend	Amend and provide new wording for 2.7.21 to enable the collaboration of Māori Incorporations and Māori Land Trusts in supporting Iwi, hapū and whanau with Papakāinga Development.	<p>Clarity is sought in relation to 2.7.21: Policies 2.7.21 – Recognise and provide for development and a range of activities by Iwi, hapū and whānau on key sites to meet the needs and values to Tāngata Whenua.</p> <p>The submitter seeks inclusion within wording to extend to other Māori ownership structures, include Māori Incorporations and Māori Land Trusts.</p>
3	3.1	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Delete definition of ANCESTRAL LAND	The Plan Change proposes to introduce a definition of ANCESTRAL LAND. The justification for the need for the definition is unclear and is considered to be unnecessary. Te Korowai are of the opinion that the definition adds no value to the interpretation of the Plan.

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3	3.2	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Propose a new definition encompassing the relationship that hapū, iwi, marae, whānau and uri, have with their ancestral lands. Include in the definition land returned by Treaty Settlement.	<p>The Plan Change proposes to add a definition of GENERAL TITLE LAND (IN RELATION TO PAKĀINGA DEVELOPMENT).</p> <p>Te Korowai consider this definition is too narrow and does not capture the range of land tenures in iwi, hapū, whānau, uri and trust ownership. Specifically for Te Korowai, land reacquired through the Treaty Settlement process and the Whenua Reacquisition Programme with Ngā Hapū o Ngāruahine.</p> <p>A new definition is required that reflects the types of whenua included for papakāinga and those excluded (when interpreting the rule framework). This is consistent with advice Te Korowai provided to Ngā Kaitiaki Roopū.</p>
3	3.3	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	<p>Amend the wording of the definition of MARAE.</p> <p>Correction of errors in relation to Schedule 7.</p> <p>Provide the definition of MARAE in te reo Māori.</p>	<p>There are eight existing marae in Ngāruahine takiwā (detailed in Schedule 7), many have recently been re-developed or are currently under redevelopment. All of our marae are located within the Rural Zone; however, this does not preclude further marae being developed across the takiwā. Our marae provide for diverse activities and uses. The definition of marae must be broad enough to ensure it captures all activities that are and could be undertaken on marae.</p> <p>In accordance with the Ngāruahinetanga pou and Te Uru Taiao o Ngāruahine, the definition of MARAE should be provided in te reo Māori.</p>

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3	3.4	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	<p>Amend the definition of PAKAKĀINGA DEVELOPMENT, ensuring Papakāinga, are comprehensive developments and use of whenua. Amend the definition to remove reference to land tenure.</p> <p>Propose a new definition broadening the inclusions for whenua identified for papakāinga, including Treaty Settlement whenua.</p>	<p>Papakāinga are comprehensive developments which enable whānau to use the whenua in a way they can live in accordance with their aspirations.</p> <p>The Plan Change proposes some amendments to the existing definition of PAKAKĀINGA DEVELOPMENT. Te Korowai consider the definition of PAKAKĀINGA DEVELOPMENT should be amended to not reference land tenure.</p> <p>A new definition is sought which broadens the inclusions for whenua identified for papakāinga, including Treaty Settlement whenua. This will ensure the rule framework does the heavy lifting instead of the definitions themselves.</p>
3	3.5	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	<p>Delete definition of PAKAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND.</p> <p>Propose a new definition broadening the inclusions and exclusions for whenua identified for papakāinga, including Treaty Settlement whenua.</p>	<p>The Plan Change proposes to add a definition of PAKAKĀINGA ON GENERAL TITLE LAND.</p> <p>Te Korowai consider this definition is unnecessary and does not capture the range of land tenures in iwi, hapū, whānau, uri and trust ownership. Specifically for Te Korowai, land reacquired through the Treaty Settlement process and the Whenua Reacquisition Programme with Ngā Hapū o Ngāruahine.</p> <p>A new definition is required that reflects the types of whenua included for papakāinga and those excluded (when interpreting the rule framework). This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.</p>
3	3.6	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 2: OBJECTIVES AND POLICIES	Amend	<p>Amend the wording of sections 2.1 – 2.4, including addition or amendments to objectives and policies to accurately reflect the tangata whenua context in these environments.</p>	<p>The takiwā of Ngāruahine is vast and varied. The land use activities and explanation of policies must make reference to ancestral land, tangata whenua and the scarce nature of whenua Māori and Māori land as a resource. In addition to our marae, these are all features which form part of the character and amenity of those zones. In the absence of these details in the descriptions, the explanation of the zone and the application of the objectives and policies and assessment criteria are incorrect.</p>

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3	3.7	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.6 CROSS REFERENCING TABLE	Amend	Amend the wording of sections 2.1 – 2.4, including addition or amendments to objectives and policies to accurately reflect the tangata whenua context in these environments.  Consequential amendments may be required to the relevant sections of the cross-referencing table.	The takiwā of Ngāruahine is vast and varied. The land use activities and explanation of policies must make reference to ancestral land, tangata whenua and the scarce nature of whenua Māori and Māori land as a resource. In addition to our marae, these are all features which form part of the character and amenity of those zones.  In the absence of these details in the descriptions, the explanation of the zone and the application of the objectives and policies and assessment criteria are incorrect.
3	3.8	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Support	Retain the wording of rule 3.1.1 (e)	Te Korowai o Ngāruahine support (e) Marae being a permitted activity in the Rural Zone. As described throughout this submission, currently our Ngāruahine marae are located in the Rural Zone.
3	3.9	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Oppose	Retain Papakāinga as a permitted activity in the Rural Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as '(f) PAPA KĀINGA on WHENUA MĀORI'.	Te Korowai o Ngāruahine support papakāinga being a permitted activity in the Rural Zone. In line with the proposed amendments sought to the definition of PAPA KĀINGA DEVELOPMENT, the deletion of the definition of GENERAL TITLE LAND and ANCESTRAL LAND and the proposed addition of a new definition which broadens the whenua types in which papakāinga can be undertaken on as a permitted activity.
3	3.10	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Amend	Amendments are sought to the rule in line with amendments to definitions.	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.



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3	3.11	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as “3.1.3 Restricted Discretionary Activities – (o) Papakāinga developments not on general title land <del>and</del> <del>whenua Māori</del> that comply with the permitted activity performance standards in section 3.2”	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.
3	3.12	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES	Support	Retain as proposed.	Te Korowai o Ngāruahine support the exemption for the number of whare in a papakāinga.
3	3.13	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES	Oppose	Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.	Te Korowai seek that the bulk and location requirements for papakāinga in the Rural Zone are removed to ensure the scarce resource of whenua Māori is able to be developed in a way which meets the aspirations for iwi, hapū, whānau, marae and uri.
3	3.14	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Support	Retain the wording of 4.1.1 Permitted activities – (d) marae	Te Korowai o Ngāruahine support (e) Marae being a permitted activity in the Residential Zone. As described above, we support the opportunity to establish marae in the Residential Zone.
3	3.15	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Oppose	Retain Papakāinga as a permitted activity in the Residential Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as ‘(f) PAKĀINGA on WHENUA MĀORI’.	Te Korowai o Ngāruahine support papakāinga being a permitted activity in the Residential Zone.  In line with the proposed amendments sought to the definition of PAKĀINGA DEVELOPMENT, the deletion of the definition of GENERAL TITLE LAND and ANCESTRAL LAND and the proposed addition of a new definition which broadens the whenua types in which papakāinga can be undertaken on as a permitted activity.
3	3.16	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES >	Amend	Amendments are sought to the rule in line with amendments to definitions.	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.

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			4.1.2 CONTROLLED ACTIVITIES			
3	3.17	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as "4.1.3 Restricted Discretionary Activities – (f) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 4.2" and similarly for rule 4.1.3 (g).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.  This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.
3	3.18	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES > 4.2.1 Net Site Area	Support	Retain the wording as proposed.	Te Korowai support Papakāinga development being exempt from the net site area performance standards set out in 4.2.1(a)(i) and (ii).
3	3.19	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES	Oppose	Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.	Te Korowai seek that the bulk and location requirements for papakāinga in the Residential Zone are removed to ensure the scarce resource of whenua Māori is able to be developed in a way which meets the aspirations for iwi, hapū, whānau, marae and uri.
3	3.20	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Support	Retain the wording of 5.1.1 Permitted activities – (d) marae.	Te Korowai o Ngāruahine support (e) Marae being a permitted activity in the Township Zone. As described above, we support the opportunity to establish marae in the Township Zone.

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3	3.21	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Oppose	Retain Papakāinga as a permitted activity in the Township Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as '(f) PAKĀINGA on WHENUA MĀORI'.	Te Korowai o Ngāruahine support papakāinga being a permitted activity in the Township Zone.  In line with the proposed amendments sought to the definition of PAKĀINGA DEVELOPMENT, the deletion of the definition of GENERAL TITLE LAND and ANCESTRAL LAND and the proposed addition of a new definition which broadens the whenua types in which papakāinga can be undertaken as a permitted activity.
3	3.22	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.2 CONTROLLED ACTIVITIES	Amend	Amendments are sought to the rule in line with amendments to definitions.	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.
3	3.23	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as "5.1.3 Restricted Discretionary Activities – (f) Papakāinga developments not on general title land <del>and</del> whenua Māori that comply with the permitted activity performance standards in section 5.2" and similarly for rule 5.1.3 (g).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.  This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.
3	3.25	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES	Oppose	Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.	Te Korowai seek that the bulk and location requirements for papakāinga in the Township Zone are removed to ensure the scarce resource of whenua Māori is able to be developed in a way which meets the aspirations for iwi, hapū, whānau, marae and uri.
3	3.24	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.2 PERFORMANCE STANDARDS - PERMITTED	Support	Retain the wording as proposed.	Te Korowai support Papakāinga development being exempt from the minimum number of dwelling unit performance standards set out in 5.2.1(a) and the net site area performance standards set out in 5.2.1(b)

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			ACTIVITIES > 5.2.1 Number of Dwelling Units and Minimum Site Area			
3	3.26	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.1 PERMITTED ACTIVITIES	Support	Retain the wording of 6.1.1 Permitted activities – (xiii) marae	Te Korowai o Ngāruahine support (xiii) Marae being a permitted activity in the Commercial Zone. As described above, we support the opportunity to establish marae in the Commercial Zone.
3	3.27	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.1 PERMITTED ACTIVITIES	Oppose	Retain Papakāinga as a permitted activity in the Commercial Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as '(xiv) PAPA KĀINGA on WHENUA MĀORI'.	Te Korowai o Ngāruahine support papakāinga being a permitted activity in the Commercial Zone.  In line with the proposed amendments sought to the definition of PAPA KĀINGA DEVELOPMENT, the deletion of the definition of GENERAL TITLE LAND and ANCESTRAL LAND and the proposed addition of a new definition which broadens the whenua types in which papakāinga can be undertaken on as a permitted activity.
3	3.28	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.2 CONTROLLED ACTIVITIES	Amend	Amendments are sought to the rule in line with amendments to definitions.	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.
3	3.29	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as "6.1.3 Restricted Discretionary Activities – (e) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 6.2" and similarly for rule 6.1.3 (f).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.  This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
3	3.30	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES	Oppose	Te Korowai o Ngāruahine seek removal of the performance standards requirements for Papakāinga.	Te Korowai seek that the relevant performance standards are removed 6.2.1, 6.2.3, 6.2.4, 6.2.10 requirements for papakāinga in the Commercial Zone are removed to ensure the scarce resource of whenua Māori is able to be developed in a way which meets the aspirations for iwi, hapū, whānau, marae and uri.
3	3.31	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as “3.1.3 Restricted Discretionary Activities – (o) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 3.2”	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.
3	3.32	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as “4.1.3 Restricted Discretionary Activities – (f) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 4.2” and similarly for rule 4.1.3 (g).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission. Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.  This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.
3	3.33	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as “5.1.3 Restricted Discretionary Activities – (f) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 5.2” and similarly for rule 5.1.3 (g).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.  This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.
3	3.34	Te Aorangi Dillon for Te Korowai o Ngaruahine Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.3 RESTRICTED	Oppose	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as “6.1.3 Restricted Discretionary Activities – (e) Papakāinga developments not on <del>general title land</del> <u>whenua Māori</u> that comply with the permitted activity performance standards in section 6.2” and similarly for rule 6.1.3 (f).	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.  Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
			DISCRETIONARY ACTIVITIES			This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.
3	3.35	Te Aorangi Dillon for Te Korowai o Ngāruahine Trust	SECTION 16: FINANCIAL CONTRIBUTION RULES	Support	Remove the requirement for financial/ development contributions for papakāinga in the Plan through the rule framework.	<p>Te Korowai o Ngāruahine made a submission to the STDC Draft Long-Term Plan 2024 – 2034 in relation to the removal for the requirement of financial/ development contributions for papakāinga and housing provision on whenua Māori. The removal of the financial/ development contributions on papakāinga would remove further barriers for iwi, hapū, marae, whānau and uri in the development of papakāinga.</p> <p>Whilst we appreciate that submission was made under the Local Government Act requirements, we consider it appropriate that this is reflected in the Plan. Te Korowai o Ngāruahine understand there are provisions under the Resource Management Act which enable this consideration.</p>
4	4.1	Health NZ National Public Health Service Te Manawa Taki - for Health New Zealand / Te Whatu Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Ensure the definition is clear and incorporates a broad understanding of what papakāinga and 'home' represent to Māori.	To protect and enhance public health.
4	4.2	Health NZ National Public Health Service Te Manawa Taki - for Health New Zealand / Te Whatu Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua	Not Stated	Ensure that there is a focus on increasing health and wellbeing outcomes when the provisions of this plan change are applied to applications for developments, including addressing social determinants of health and increasing the availability of healthy housing for Māori as well as enabling Māori whanau and hapu to live in a way that reflects their own priorities and aspirations.	To protect and enhance public health.
4	4.3	Health NZ National Public Health Service Te Manawa Taki - for Health	SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND	Amend	Ensure that there is a communication plan associated with this plan change so that residents, whanau, iwi and hapu are aware of the opportunities for development that may be available to them.	To protect and enhance public health.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
		New Zealand / Te Whatu Ora	ASSESSMENT MATTERS			
4	4.4	Health NZ National Public Health Service Te Manawa Taki - for Health New Zealand / Te Whatu Ora	GENERAL MATTERS	Support	Retain proposed provisions as notified.	The submitter supports the increased provision for papakāinga development in the District Plan.
5	5.1	Kāinga Ora - Homes and Communities - for Kāinga Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Support	Retain as notified.	Kāinga Ora supports the definition.
5	5.2	Kāinga Ora - Homes and Communities - for Kāinga Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Support	Retain as notified.	Kāinga Ora supports the definition.
5	5.3	Kāinga Ora - Homes and Communities - for Kāinga Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	MARAE: means the land and buildings for the use of a Māori community family, hapū or tribe, and includes wharenui (meeting house), wharekai (dining rooms), wharepaku (ablution blocks inclusive of toilets, showers and changing rooms), wharekarakia (church), and other marae-based facilities, such as papakāinga development, community activities, kohanga, childcare activities, <del>and</del> health care facilities, <del>and</del> <u>urupā- education, homebased business and associated commercial activities.</u>	Kāinga Ora supports this definition, however, considers that it could be expanded to provide for education, home based business and associated commercial activities which provide for Māori social, economic and cultural wellbeing.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.4	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	PAPAKĀINGA DEVELOPMENT: means the integrated development of multiple DWELLING UNITS, that may include Marae, supporting cultural information/tourism centres, <u>education, homebased business and associated commercial activities</u> and other community building and recreation facilities on Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993/Māori Land Act 1993) <u>and general title land.</u>	Kāinga Ora supports this definition, however, considers that it could be expanded to provide for education, home based business and associated commercial activities, which provide for Māori social, economic and cultural wellbeing.  Kāinga Ora also seeks the inclusion of general title land as part of the definition, papakāinga and associated activities should be a provided for on both Māori Title Land and general title land.
5	5.5	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	<del>PAPAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND: means the development of multiple DWELLING UNITS that may include Marae, supporting cultural information/tourism centres, and other community building and recreation facilities on general title land that is owned by Māori.</del>	Consistent with submission point 4 above, Kāinga Ora seeks the deletion of this definition, papakāinga and associated activities should be a provided for on both Māori Title Land and general title land.
5	5.6	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Objectives	Support	Retain as notified.	Kāinga Ora supports this objective, particularly with reference to enhancing iwi, hapū and whānau social, cultural and economic well-being.
5	5.7	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Objectives	Amend	To provide for papakāinga development on land owned by <del>Tangata Whenua</del> iwi, hapū and whānau.	Kāinga Ora support this objective however papakāinga should not be limited to Tangata Whenua and should be available instead to iwi, hapū and whānau.
5	5.8	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Policies	Support	Retain as notified.	Kāinga Ora supports this objective allowing for papakāinga on General Title Land.



Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.9	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Policies	Amend	Include a definition for 'key sites'.	Kāinga Ora supports this policy, however, it should be noted that 'key sites' is not identified anywhere in the Definitions section and should be included.
5	5.10	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Explanation of Policies	Amend	Amend as follows: Provision is made for papakāinga on General Title Land in the District Plan where applicants can demonstrate long-term ownership and maintenance of the land title to ensure these developments are retained by Iwi, hapū and whānau long-term. In these cases, <del>demonstrating whakapapa evidence such as historic titles that shows the land has been held in whānau ownership, and</del> or holding the land in a Trust can be utilised.	Kāinga Ora supports this explanation in part, however, it is too restrictive and instead should focus on whakapapa, not on historic titles. The current explanation defeats the purpose of enabling papakāinga on General Title Land and does not provide for future acquisition of General Title Land for papakāinga purposes.
5	5.11	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua	Support	Retain as notified.	Kāinga Ora supports the methodology in providing for papakāinga on Māori owned land, papakāinga will be provided for on land held under Te Ture Whenua Māori Act 1993; and allowed on general title land owned by Māori where it can be demonstrated that there is a whakapapa or ancestral connection to the land, and the land will remain in Māori ownership.
5	5.12	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Amend	(f) Papakāinga development on land held under Te Ture Whenua Māori Act 1993 <u>and on general title land.</u>	Kāinga Ora supports this activity status, however, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be treated as a permitted activity on general title as well.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.13	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Amend	<p>Amend as follows:</p> <p><del>(b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 3.2.</del></p> <p>Matters to which the Council restricts its control:</p> <p>(i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.  <del>(ii) Effects on character and amenity values.</del>            (iii) Measures proposed to avoid or mitigate potential reverse sensitivity effects.  <del>(iv) Connection to services.</del>            (v) In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</p>	<p>While Kāinga Ora supports the activity status as a Controlled activity, this should also include papakāinga on general title land. Additionally, some of the matters of control are too broad. In particular 3.1.2 (ii) does not provide certainty to applicants and gives Council too much discretion for a Controlled Activity. In addition, 3.1.2 (i) provides Council scope to address those effects relevant to the non-compliance, while also providing certainty for the applicant.</p> <p>Discussion on this is provided in section 5.7 of the Te Puni Kōkiri publication Analysis of District Plan Papakāinga Rules dated 30 April 2024.</p> <p>Kāinga Ora seeks for matter 3.1.2 (ii) to be removed from the rule.</p> <p>Following this matter 3.1.2 (iv) is redundant and is covered by 3.1.2 (v), this matter should be removed.</p>
5	5.14	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>(e) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 3.2, subject to demonstrating:</del></p> <p><del>(ii) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</del></p> <p><del>Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account. The matters that Council will seek advice from iwi authorities on include:</del></p> <p><del>(a) Where the papakāinga is on general title</del></p>	<p>Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted or controlled activity and seeks the deletion of this rule.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
					land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; (b) Any other matter related to tikanga Māori.	

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.15	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Not Stated	Delete:  <del>(p) Papakāinga developments on general title land that do not comply with one or more of the permitted activity performance standards in Section 3.2. Matters to which the Council restricts its discretion: (i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. (ii) Effects on character and amenity values. (iii) Measures proposed to avoid or mitigate potential reverse sensitivity effects. (iv) Connection to services. (v) In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga. In relation to papakāinga developments on general title land are the additional matters of discretion: (vi) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land. (vii) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account. The matters that Council will seek advice from iwi authorities on include: (a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; (b) Any other matter related to tikanga Māori.</del>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be treated as a permitted or controlled activity and the deletion of this rule.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.16	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Amend	(e) Papakāinga development on land held under Te Ture Whenua Māori Act 1993 <u>and on general title land.</u>	Kāinga Ora supports this activity status, however, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be treated as a permitted activity on general title as well.
5	5.17	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.2 CONTROLLED ACTIVITIES	Amend	Amend as follows:  <del>None.</del> a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements (Rule 4.2.9).  Matters to which the Council restricts its control: (i) Site Layout. (ii) Scale and design of buildings. <del>(iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</del> (iv) Location, function and amenity of on-site open space. (v) Access, extent of impervious surfaces and landscaping.	Kāinga Ora support the activity status, however, this should also cover papakāinga on general title land.  In addition, some of the matters of control are too broad, in particular 4.1.2 (iii) creates uncertainty to applicants and provides Council too much discretion for a Controlled Activity. In addition, the definition of Papakāinga as provided by Council may conflict with the existing residential character of most areas and is therefore inappropriate.  Matters 4.1.2 (i) and (ii) provides Council scope to address these effects, while also providing certainty for the applicant. Kāinga Ora seeks for matter 3.1.2 (iii) to be removed from the rule. Discussion on this is provided in section 5.7 of the Te Puni Kōkiri publication Analysis of District Plan Papakāinga Rules dated 30 April 2024.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.18	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	Delete:  <del>f) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 4.2 Matters to which the Council restricts its discretion: (i) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land, (ii) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account. The matters that Council will seek advice from iwi authorities on include: (a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; (b) Any other matter related to tikanga Māori.</del>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be treated as a permitted or controlled activity and the deletion of this rule.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.19	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>g) Papakāinga developments on general title land that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements (Rule 4.2.9).</del></p> <p>Matters to which the Council restricts its discretion:</p> <p><del>(i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. Matters include:</del></p> <p><del>(i) Site Layout</del></p> <p><del>(ii) Scale and design of buildings.</del></p> <p><del>(iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</del></p> <p><del>(iv) Location, function and amenity of on-site open space.</del></p> <p><del>(v) Access, extent of impervious surfaces and landscaping.</del></p> <p><del>(ii) Effects on residential character and amenity values.</del></p> <p><del>(iii) Connections to services.</del></p> <p><del>In relation to papakāinga developments on general title land are the additional matters of discretion:</del></p> <p><del>(iv) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land.</del></p> <p><del>(v) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</del></p>	<p>Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land.</p> <p>Kāinga Ora seeks for papakāinga to be treated as a permitted or controlled activity and the deletion of this rule.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
					<p><del>Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account.</del></p> <p><del>The matters that Council will seek advice from iwi authorities on include:</del></p> <p><del>(a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</del></p> <p><del>(b) Any other matter related to tikanga Māori.</del></p>	



Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.20	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 4: RESIDENTIAL ZONE RULES > 4.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES > 4.2.1 Net Site Area	Support	Retain as notified.	Kāinga Ora supports that there are no density requirements for papakāinga.
5	5.21	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Amend	(e) Papakāinga development on land held under Te Ture Whenua Māori Act 1993 <u>and on general title land.</u>	Kāinga Ora supports this activity status, however, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted activity on general title as well.
5	5.22	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.2 CONTROLLED ACTIVITIES	Amend	Amend as follows:  <del>None.</del> (a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2. Matters to which the Council restricts its control:(i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. (ii) Effects on character and amenity values. (iii) Connection to services.	Kāinga Ora support the activity status as a Controlled activity, however, this should also cover papakāinga on general title land.  Some of the matters of control are too broad, in particular 5.1.2 (a)(ii) creates uncertainty to applicants and provides Council too much discretion for a Controlled Activity. Matters 5.1.2 (a)(i) provides Council scope to address these effects, while also providing certainty for the applicant.  Kāinga Ora seeks for matter 5.1.2 (a)(ii) to be removed from the rule. Discussion on this is provided in section 5.7 of the Te Puni Kōkiri publication Analysis of District Plan Papakāinga Rules dated 30 April 2024.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.23	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>(f) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 5.2.</del></p> <p><del>Matters to which the Council restricts its discretion:</del></p> <p><del>(i) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land.</del></p> <p><del>(ii) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</del></p> <p><del>Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account.</del></p> <p><del>The matters that Council will seek advice from iwi authorities on include:</del></p> <p><del>(a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</del></p> <p><del>(b) Any other matter related to tikanga Māori</del></p>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted or controlled activity and the deletion of this rule.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.24	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>(g) Papakāinga developments on general title land that do not comply with one or more of the permitted activity performance standards in Section 5.2.</del></p> <p><del>Matters to which the Council restricts its discretion:</del></p> <p><del>(i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</del></p> <p><del>(ii) Effects on character and amenity values.</del></p> <p><del>iii) Connection to services.</del></p> <p><del>iv) Connection to services.</del></p> <p><del>In relation to papakāinga developments on general title land are the additional matters of discretion:</del></p> <p><del>(iv) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land.</del></p> <p><del>v) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</del></p> <p><del>Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account.</del></p> <p><del>The matters that Council will seek advice from iwi authorities on include:</del></p> <p><del>(a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</del></p> <p><del>(b) Any other matter related to tikanga Māori.</del></p>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted or controlled activity and the deletion of this rule.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.25	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 5: TOWNSHIP ZONE RULES > 5.2 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES > 5.2.1 Number of Dwelling Units and Minimum Site Area	Support	Retain as notified.	Kāinga Ora supports that papakāinga is exempt from any density standards.
5	5.26	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.1 PERMITTED ACTIVITIES	Amend	Amend as follows:  (xiv) Papakāinga development on land held under Te Ture Whenua Māori Act 1993.	Kāinga Ora supports this activity status, however, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land.  Kāinga Ora seeks for papakāinga to be treated as a permitted activity on general title as well.
5	5.27	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.2 CONTROLLED ACTIVITIES	Amend	Amend as follows:  (b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 6.2. Matters to which the Council restricts its control: (i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. <del>(ii) Effects on character and amenity values.</del> (iii) Connection to services.	Kāinga Ora support the activity status as a Controlled activity, however, this should also cover papakāinga on general title.  Some of the matters of control are too broad, in particular 6.1.2 (b)(ii) creates uncertainty to applicants and provides Council too much discretion for a Controlled Activity.  Matters 6.1.2 (b)(i) provides Council scope to address these effects, while also providing certainty for the applicant. Kāinga Ora seeks for matter 6.1.2 (b)(ii) to be removed from the rule. Discussion on this is provided in section 5.7 of the Te Puni Kōkiri publication Analysis of District Plan Papakāinga Rules dated 30 April 2024.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.28	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>(e) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 6.2.</del></p> <p><del>Matters to which the Council restricts its discretion:</del></p> <p><del>(i) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land.</del></p> <p><del>(ii) Evidence that the land will remain in Māori ownership in the long term.</del></p> <p><del>This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</del></p> <p><del>Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account.</del></p> <p><del>The matters that Council will seek advice from iwi authorities on include:</del></p> <p><del>(a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</del></p> <p><del>(b) Any other matter related to tikanga Māori</del></p>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted or controlled activity and the deletion of this rule.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
5	5.29	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Delete:</p> <p><del>(f) Papakāinga developments on general title land that do not comply with one or more of the permitted activity performance standards in Section 6.2. Matters to which the Council restricts its discretion: (iv) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met; (iv) Effects on character and amenity values; (v) Connection to services. In relation to papakāinga developments on general title land are the additional matters of discretion: (vi) Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; (vii) Evidence that the land will remain in Māori ownership in the long term. This may be through the use of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. Note: For resource consent applications under this rule, the Council will obtain advice from the relevant iwi authority and will take this advice into account. The matters that Council will seek advice from iwi authorities on include: (a) Where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land; (b) Any other matter related to tikanga Māori.</del></p>	Kāinga Ora opposes this rule, there should be no distinction in activity status between papakāinga on Māori Freehold or General Title land. Kāinga Ora seeks for papakāinga to be a treated as a permitted or controlled activity and the deletion of this rule.
5	5.30	Kainga Ora - Homes and Communities - for Kainga Ora	SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS	Amend	<p>Amend as follows:</p> <p>(f) For applications on General Title Land, whether evidence of an ancestral connection to the land and maintenance of the land title has been demonstrated. Appropriate legal mechanisms to demonstrate this may include:</p>	<p>Kāinga Ora support the matters of assessment, however, the maintenance of the land title is a private matter and is inappropriate matter for Council to assess this as part of a resource consent.</p> <p>Kāinga Ora seeks that this should be removed from the assessment matters.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
					(i) Historic Record of Titles. (ii) Managing the land via a Trust.	
6	6.1	Tane Manukonga for Nga Mahanga Hapu	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Unclear what role this definition plays within the plan. Remove the definition of Ancestral Land.	The Plan Change proposes to introduce a definition of Ancestral Land. This definition is not used anywhere else within the plan.
6	6.2	Tane Manukonga for Nga Mahanga Hapu	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Amend the definition of General Title Land to exclude a range of other typical mana whenua iwi, hapū or whānau ownership structures or titles.	<p>The Plan Change introduces a definition for General Title Land: <i>GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA DEVELOPMENT)</i>: means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993/Māori Land Act 1993.</p> <p>This definition needs to include a number of other exclusions for general title land to recognise properties returned through Treaty Settlement Process, or that remain in iwi, hapū or whānau ownership under a different construct.</p>
6	6.3	Tane Manukonga for Nga Mahanga Hapu	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Amend the definition of Papakāinga Development to be inclusive of a range of other typical mana whenua iwi, hapū or whānau ownership structures or titles.	<p>Papakāinga Development is defined as follows: <i>PAPA KĀINGA DEVELOPMENT</i>: means the integrated development of multiple DWELLING UNITS, that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993/Māori Land Act 1993).</p> <p>This definition needs to be amended to provide for a range of other land tenures as per above.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
6	6.4	Tane Manukonga for Nga Mahanga Hapu	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Support	Retain the definition of Papakāinga Development on General Title.	<p>A new definition for Papakāinga Development on General Title Land is introduced as follows:</p> <p><i>PAPAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND: means the development of multiple DWELLING UNITS that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on general title land that is owned by Māori.</i></p> <p>This is supported on the basis that amendment to General Title Land definitions are made to enable papakāinga to be built on the range of land tenures associated with mana whenua iwi, hapū or whānau.</p>
6	6.5	Tane Manukonga for Nga Mahanga Hapu	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	<p>The plan change proposes to amend the rule to read as follows: <i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i></p> <p>The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.</p>



Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
6	6.6	Tane Manukonga for Nga Mahanga Hapu	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Amend	Amend the rule as follows:  (b) <del>Papakāinga developments on land held under Te Ture Whenua Māori Act 1993</del> that do not comply with one or more of the permitted activity performance standards in Section 3.2. Matters to which the Council restricts its control: i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. ii. Effects on character and amenity values. iii. Measures proposed to avoid or mitigate potential reverse sensitivity effects. iv. Connection to services. v. In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.	The Plan change introduces a new sub-rule that reads as follows: <i>(b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 3.2. Matters to which the Council restricts its control:</i> <i>i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>ii. Effects on character and amenity values.</i> <i>iii. Measures proposed to avoid or mitigate potential reverse sensitivity effects.</i> <i>iv. Connection to services.</i> <i>v. In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</i>  Amendments to the rule is required consistent with the changes to definitions outlined above.
6	6.7	Tane Manukonga for Nga Mahanga Hapu	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	The plan change proposes to amend the rule to read as follows: <i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
6	6.8	Tane Manukonga for Nga Mahanga Hapu	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.2 CONTROLLED ACTIVITIES	Amend	<p>Amend the rule as follows:</p> <p>a. <del>Papakāinga developments on land held under Te Ture Whenua Māori Act 1993</del> that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements (Rule 4.2.9).</p> <p>Matters to which the Council restricts its control:</p> <p>vi. Site Layout.</p> <p>vii. Scale and design of buildings.</p> <p>viii. Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</p> <p>ix. Location, function and amenity of on-site open space.</p> <p>x. Access, extent of impervious surfaces and landscaping.</p>	<p>The Plan change proposes to add the following controlled activity:</p> <p>a. <i>Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements Rule 4.2.9).</i></p> <p><i>Matters to which the Council restricts its control:</i></p> <p>i. <i>Site Layout.</i></p> <p>ii. <i>Scale and design of buildings.</i></p> <p>iii. <i>Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</i></p> <p>iv. <i>Location, function and amenity of on-site open space.</i></p> <p>v. <i>Access, extent of impervious surfaces and landscaping.</i></p> <p>Amendments to the rule is required consistent with the changes to definitions outlined above.</p>
6	6.9	Tane Manukonga for Nga Mahanga Hapu	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Oppose	<p>Retain the operative plan rule which reads as follows: <i>Papakāinga development</i></p>	<p>The plan change proposes to amend the rule to read as follows: <u><i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i></u></p> <p>The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
6	6.10	Tane Manukonga for Nga Mahanga Hapu	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.2 CONTROLLED ACTIVITIES	Amend	Amend the rule as follows: <del>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2. Matters to which the Council restricts its control:</del> <i>i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>ii. Effects on character and amenity values.</i> <i>iii. Connection to services.</i>	The Plan change proposes to add the following controlled activity: <del>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2.</del>  <i>Matters to which the Council restricts its control:</i> <i>i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>ii. Effects on character and amenity values.</i> <i>iii. Connection to services.</i> Amendments to the rule is required consistent with the changes to definitions outlined above.
6	6.11	Tane Manukonga for Nga Mahanga Hapu	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	The plan change proposes to amend the rule to read as follows: <i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.
6	6.12	Tane Manukonga for Nga Mahanga Hapu	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.2 CONTROLLED ACTIVITIES	Amend	Amend the rule as follows: <del>a. Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 6.2.</del>  <i>Matters to which the Council restricts its control:</i> <i>iv. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>v. Effects on character and amenity values.</i> <i>vi. Connection to services.</i>	The Plan change proposes to add the following controlled activity: <del>b. Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 6.2.</del>  <i>Matters to which the Council restricts its control:</i> <i>i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>ii. Effects on character and amenity values.</i> <i>iii. Connection to services.</i>  Amendments to the rule is required consistent with the changes to definitions outlined above.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.1	Karl Adamson for Ngāti Hāua Hapū	SECTION 1: INTRODUCTION AND DEFINITIONS	Amend	Provide section describing tangata whenua in the Taranaki ki te Tonga rohe. This could include iwi, hapū and marae, as well as PSGEs.	The introduction provides useful context for the purpose and statutory requirements for the District Plan. It identifies the relationship of the District Plan with other key documents. The introduction also provides the Council waiata with no context for the waiata or its meaning. It would be appropriate in this section to describe tangata whenua in the rohe to provide context to the plan user, rather than providing as part of the objectives and policies.
7	7.2	Karl Adamson for Ngāti Hāua Hapū	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	<p>Clarity is sought in regard to the necessity of the definition of ANCESTRAL LAND. Ngāti Hāua do not consider the definition is required and should be deleted. If required, the definition must be empowering for tangata whenua and our relationship with our ancestral lands and alternative wording is sought.</p> <p>Consistent use of te reo Māori throughout the District Plan including the definition of ANCESTRAL LAND.</p> <p>Ensure words and terms throughout the Plan are easily identified as being defined in the Definitions section. Ngāti Hāua suggest the use of defined words as underlined, bolded or italics to clearly set out which words are defined and which are not.</p>	<p>Ngāti Hāua seek a number of changes in relation to definitions across the plan.</p> <p>They understand there are large amounts of case law regarding ANCESTRAL LAND in Aotearoa. 'Ownership' has the potential to undermine, diminish and narrow the relationship Māori have with our ancestral lands, particularly the application of sections 6(e), 7(a) and 8 of the RMA.</p> <p>The justification for the need for the definition is unclear. It does not appear to add any value and is not required to interpret the objectives and policies and/ or the rule framework.</p> <p>Further to this, consistent te reo Māori should be utilised throughout the Plan.</p> <p>It is difficult when using the Plan to understand what words are defined in the Definitions chapter.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.3	Karl Adamson for Ngāti Hāua Hapū	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Delete definition and amend rule framework. Propose a new definition encompassing the relationship that hapū, iwi, marae, whānau and uri, as well as PSGEs, have with their ancestral lands. Alternatively, amend definition to avoid confusion.	<p>The proposed addition of this definition to the Plan creates unnecessary complexities, in addition to confusion. It is unclear if the definition is identifying both General land owned by Māori and General land. The definition does a lot of 'heavy lifting' and could create confusion referencing land tenure through the Plan.</p> <p>Ngāti Hāua Hapū are also concerned that if they reacquire whenua in the future, and it is within the Rural Zone, there is a risk that the Papakainga framework would be unavailable to them due to the rule framework not permitting it on General Title Land (see submission on the definition).</p> <p>Whilst Ngāti Hāua understand the Council's intention is to empower tangata whenua to provide papakāinga and restrict developers being able to utilise the papakāinga provisions for their own gain, the wording will have unintended consequences for Ngāti Hāua Hapū and whānau Māori.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.4	Karl Adamson for Ngāti Hāua Hapū	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	Amend the wording of the definition of MARAE. Correction of errors in relation to Schedule 7.  Provide the definition of MARAE in te reo Māori.	Ngāti Hāua Hapū are not entirely sure of the purpose of Schedule 7: Marae and note there are errors in this in relation to their two Marae.  Ngāti Hāua Hapū support the addition of 'urupā' to the definition; however, it should be noted that urupā may not always be associated directly with marae i.e. not on the same whenua. They also request the definition be in te reo Māori given marae are features of Te Ao Māori. This is consistent the Ngāti Hāua Hapū reo Māori strategy 'Whakatipuria hei kauwae parāoa', section 6(e) of the RMA and Te Uru Taiao o Ngāruahine.  For consistency within the Plan they recommend the addition of 'reo' to kohanga, to read 'kohanga reo' (see the Childcare Facility definition).

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.5	Karl Adamson for Ngāti Hāua Hapū	SECTION 1 : INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	<p>Amend the definition of PAKĀINGA DEVELOPMENT, ensuring Papakāinga, are comprehensive developments and use of whenua, can be undertaken on whenua and in the takiwā where Ngāti Hāua have a relationship.</p> <p>Amend the PAKĀINGA definition to remove reference to land tenure. Propose a new definition encompassing the relationship that Ngāti Hāua and our uri, have with our ancestral lands.</p> <p>For the purposes of providing clarity in this submission, the definition could for example be described as Whenua Māori.</p>	<p>Ngāti Hāua Hapū are concerned that describing the types of activities and uses within the definition could limit how papakāinga are built and lived.</p> <p>Ngāti Hāua are opposed to the reference to land tenure in the definition. In our opinion, the definition as worded is having to do a lot of unnecessary 'heavy lifting' on its own, particularly in the absence of a specific Special Purpose Māori Purpose Zone. Māori land is, unfortunately, complex in nature often with multiple owners.</p> <p>They acknowledge their support for enabling papakāinga, and wish for further changes to empower them to use their whenua in the least encumbered way possible, in line with our aspirations, irrelevant of underlying tenure.</p> <p>They recommend the addition of a new definition that enables the relationship of Ngāti Hāua with our ancestral lands to be recognised and provided for through Papakāinga, in the absence of a Special Purpose Zone. They also request a definition be provided in te reo Māori given papakāinga are features of Te Ao Māori.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.6	Karl Adamson for Ngāti Hāua Hapū	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Delete definition of PAPA KĀINGA DEVELOPMENT ON GENERAL TITLE LAND.	<p>The proposed addition of this definition to the Plan creates unnecessary complexities, in addition to confusion. It is unclear if the definition is identifying both General land owned by Māori and General land.</p> <p>It is considered more appropriate that what is being sought under the definition is managed through the rule framework wording. This is consistent with the alternative wording sought through the definition of PAPA KĀINGA DEVELOPMENT.</p> <p>Whilst Ngāti Hāua understand the Council's intention is to empower tangata whenua to provide papakāinga and restrict developers being able to utilise the papakāinga provisions for their own gain, the wording will have unintended consequences for Ngāti Hāua Hapū and whānau Māori.</p>



Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.7	Karl Adamson for Ngāti Hāua Hapū	SECTION 2: OBJECTIVES AND POLICIES	Amend	<p>Amend the wording of section 2.1, including addition or amendments to objectives and policies.</p> <p>Consequential amendments may be required for 2.2-2.5 and the relevant sections of the cross-referencing table.</p>	<p>Section 2.1 land use activities and explanation of policies makes no reference to ancestral land, tangata whenua, the scarcity of Māori land as a resource, the muru me te raupatu, marae (including Schedule 7), other uses of whenua Māori by tangata whenua, hapū, iwi and Māori and the landscape from a tangata whenua perspective, including Taranaki Maunga and Te Papa-Kura-o-Taranaki. Amendments may also be required for sections 2.2, 2.3, 2.4 and 2.5.</p> <p>In the absence of any of these references, the objectives and policies in Section 2.1 and the explanation of the Zone and the policies are flawed and a complete understanding of the Zone and the environment is not provided for.</p> <p>Ngāti Hāua consider reference to those matters described above are required to ensure Plan users undertake use and development of the area in a way that they understand the environment they live, work and play in, including that papakāinga have, do and will exist in the area.</p> <p>Description of these matters, uses and features are required to recognise and provide for the relationship of Ngāti Hāua with our ancestral lands and our activities including papakāinga.</p> <p>This will also ensure alignment with the tangata whenua objectives and policies which Ngāti Hāua understand will be given more weight in the assessment of the rules in the rule framework. Those objectives and policies will be given more weight than the Zone objective and policies. This change may also require consequential changes in the Cross-Referencing Table.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
7	7.8	Karl Adamson for Ngāti Hāua Hapū	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Issues	Amend	<p>Amend the section 2.7 resource management issues of significance to tangata whenua.</p> <p>The commentary following the issues to be amended as a result of consequential amendments to definitions and the rule framework as proposed through this submission.</p>	<p>Ngāti Hāua consider this section of the Plan does a lot of heavy lifting as the scene is not set for the Plan user in Section 1 (as described above).</p> <p>They are concerned that the STDC District Plan considers that ‘development’ for hapū and iwi is limited to ‘marae and papakāinga’ (Issue 2.7.5). In the absence of a Zone which would enable us them to be entirely Māori, tangata whenua ‘issues’ should not to be limited to only marae and papakāinga.</p>
7	7.9	Karl Adamson for Ngāti Hāua Hapū	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Objectives	Oppose	<p>Amend and provide new wording for the section 2.7 objectives and policies to support the aspirations of Ngāti Hāua, including Objective 2.7.11 and policy 2.7.18.</p> <p>Addition of proposed objective/s and policy/ies to ensure papakāinga supported across the Plan.</p>	<p>The submitter raises concerns that the section 2.7 objectives and policies do appear to repeat the wording of the section 6 and 7 matters of the RMA. It is unclear if the proposed wording will provide for the aspirations of Ngāti Hāua.</p> <p>They also state it is unclear what weighting is given to the objectives and policies in the assessment of a restricted discretionary activity. We are of the opinion that in terms of the development of papakāinga, the tangata whenua objectives would be given more weight than the underlying zone objectives and policies. Clarity is sought in this regard. Consequential amendments may also be required to the Rural Zone objectives and policies to ensure tangata whenua objectives and policies are given more weight.</p> <p>Clarity is sought in relation to the following wording:</p> <ul style="list-style-type: none"> <li>• Objective 2.7.6– clarity sought as to why ‘(including mauri)’ has been included in the objective.</li> <li>• Objective 2.7.8 – should the objective include development and use of whenua.</li> </ul>

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7	7.10	Karl Adamson for Ngāti Hāua Hapū	SECTION 2: OBJECTIVES AND POLICIES > Section 2.7 Tangata Whenua > Policies	Oppose	<p>Amend and provide new wording for the section 2.7 objectives and policies to support the aspirations of Ngāti Hāua, including Objective 2.7.11 and policy 2.7.18.</p> <p>Consequential amendments required to explanation of policies to reflect changes sought to rule framework.</p> <p>Addition of proposed objective/s and policy/ies to ensure papakāinga supported across the Plan.</p>	<p>The submitter raises concerns that the section 2.7 objectives and policies do appear to repeat the wording of the section 6 and 7 matters of the RMA.</p> <p>As with submission point 7.9 they raise concerns over the weight given to the objectives and policies in the assessment of a restricted discretionary activity.</p> <p>They are of the opinion that in terms of the development of papakāinga, the tangata whenua objectives would be given more weight than the underlying zone objectives and policies. Clarity is sought in this regard. Consequential amendments may also be required to the Rural Zone objectives and policies to ensure tangata whenua objectives and policies are given more weight.</p> <p>Clarity is sought in relation to the following wording:</p> <ul style="list-style-type: none"> <li>• Policy 2.7.18 – Would require consequential amendments as a result of proposed rule framework amendments.</li> <li>• Policy 2.7.19 – Marae form part of the Rural Environment character and amenity. The scarce nature of whenua Māori should ensure residential, commercial and rural activities should not effect how we use and develop our whenua.</li> <li>• Policy 2.7.21 – it is unclear what ‘key sites’ means.</li> </ul> <p>They also suggest consequential amendments required to the ‘Explanation of Policies’ to reflect proposed changes sought to rule framework.</p>

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7	7.11	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Amend	Proposed amendments, deletions and new definitions as described above. This will ensure consistency between definitions and that a definition does not consequentially result in the need for consent.	Ngāti Hāua Hapū support (e) Marae being a permitted activity in the Rural Zone. As described throughout this submission, currently our two marae are located within the Rural Zone. A diverse range of activities and uses are undertaken on our marae.
7	7.12	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Oppose	<p>Retain Papakāinga as a permitted activity in the Rural Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as '(f) PAKAKĀINGA on WHENUA MĀORI'.</p> <p>Amend relevant performance standards for Papakāinga, including though not limited to, removal of setback distances from adjoining side and road boundaries in the Rural Zone.</p>	<p>Whilst the submitter supports Papakāinga being a permitted activity in the Rural Zone, where (types of whenua Māori) and how it is provided must be broadened to recognise and provide for the relationship of Ngāti Hāua and their ancestral lands.</p> <p>In the absence of a Special Purpose Māori Purpose Zone, to ensure Ngāti Hāua are able to utilise our whenua for papakāinga to its full potential, Ngāti Hāua seek amendments to reduce all relevant performance standards including, though not limited to, removal of setback distance requirements from adjoining side and road boundaries to those currently existing in the Rural Zone – similarly to the Parihaka Cultural Area</p>

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7	7.13	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Oppose	<p>Ngāti Hāua seek amendments to the rule framework as a result of amendments to definitions, deletion of definitions and addition of definitions, as well as amendments to section 2.1.</p> <p>The rule framework must ensure the relationship of Ngāti Hāua Hapū and Ngāti Hāua uri with our culture and traditions and our ancestral lands within our takiwā is recognised and provided for and not just enabled.</p>	<p>The submitter has proposed amendments to definitions including deletions and new definitions, in addition to amendments to performance standards for Papakāinga; Ngāti Hāua also seek amendments to section 2.1, character description – all which would require consequential amendments to this rule.</p> <p>They also request the Rural Zone environment description be updated to reflect Māori purpose activities, uses and development that Ngāti Hāua undertake in the zone, as well as the scarce nature of whenua Māori and the direct relationships with our ancestral lands as a result of the muru me te raupatu. This ensures any consideration of character and amenity and the environment, including tangata whenua, is accurately articulated.</p> <p>They also note that in the absence of Ngāti Hāua Hapū and Ngāti Hāua uri being able to undertake development of papakāinga as a permitted activity as proposed, they would be supportive of the use of a controlled activity for papakāinga; however, consequential amendments required to rule framework and definitions, as described.</p>
7	7.14	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.3 RESTRICTED DISCRETIONARY ACTIVITIES	Oppose	<p>Ngāti Hāua seek amendments to the Rural Zone rule framework for papakāinga, including matters of discretion, as a result of amendments to definitions, deletion of definitions and addition of definitions, as well as amendments to section 2.1 which accurately reflect the environment, including the tangata whenua aspects of the environment.</p> <p>The rule framework must ensure the relationship of Ngāti Hāua Hapū and Ngāti Hāua uri with our culture and traditions and our ancestral lands within our takiwā is recognised and provided for. As an example, the rules could be ‘PAPAKĀINGA not on WHENUA MĀORI’.</p>	<p>The submitter requests amendments to the Rural Zone rule framework and matters of discretion to ensure their relationship with their ancestral land is not unnecessarily narrowed.</p> <p>The section 32 report suggests it is necessary that developments on general title land are restricted discretionary activities to enable assessment against matters such as the National Policy Statement for Highly Productive Land (‘NPS -HPL’). Ngāti Hāua are of the view that this prohibitive, strong wording of the NPS - HPL would inappropriately and unnecessarily restrict development of whenua for papakāinga in our takiwā, with much of the whenua in our takiwā being Classes 1 – 3.</p> <p>The matters of discretion must ensure that the expert advice of Ngāti Hāua is sought, as tangata whenua in our takiwā, not relying on a note which suggests advice would be sought from iwi authorities (who are not tangata whenua) and only taken in to account.</p>

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					<p>The matters of discretion must ensure that the expert advice of Ngāti Hāua, as tangata whenua within our takiwā, is engaged and provided.</p> <p>This is consistent with the active decision making requirement described at section 2.7 and the tangata whenua objectives and policies. Amend the wording of the matters of discretion.</p>	<p>The section 32 report on a number of occasions suggests '[papakāinga] may generate social changes that existing communities are not accustomed to'. Clarity is sought in relation to this statement, our initial opinion is this unfairly prejudices Māori.</p> <p>The submitter requests a number of other changes to the matters of discretion, to reflect section 6 of the RMA matters.</p>
7	7.15	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES	Support	Retain as proposed.	For Ngāti Hāua, papakāinga may vary in activities and uses, including dwelling and building numbers. Ngāti Hāua support performance standard 3.2.1 (a) (v).
7	7.16	Karl Adamson for Ngāti Hāua Hapū	SECTION 3: RURAL ZONE RULES	Oppose	Ngāti Hāua seek amendments to the bulk and location (a) height and location requirements for Papakāinga.	<p>As whenua Māori is a scarce resource and in most instances there are a number of owners of Māori land, to ensure the whenua is able to be utilised to provide for the relationship of Ngāti Hāua and our culture and traditions, the submitter recommends the removal of the bulk and location requirements for papakāinga.</p> <p>This is similar to the requirements for the Parihaka Cultural Area.</p>
7	7.17	Karl Adamson for Ngāti Hāua Hapū	SECTION 16: FINANCIAL CONTRIBUTION RULES	Support	Remove the requirement for financial/ development contributions for papakāinga in the Plan through the rule framework.	<p>Ngāti Hāua made a submission to the STDC Draft Long-Term Plan 2024 – 2034 in relation to the removal for the requirement of financial/ development contributions for papakāinga and housing provision on whenua Māori.</p> <p>They stated in our submission that <i>'the Council's proposed Revenue and Financing Policy must go further to ensure tangata whenua are able to utilise our whenua in the least encumbered way possible and to support the principles set out in the Preamble to Te Ture Whenua Māori Act 1993. Development contributions are another barrier for us in successfully utilising our ancestral lands in a way that meets our needs and aspirations. We recommend Papakāinga and housing developments on whenua Māori are exempt from development contributions and this be reflected in the Proposed Revenue and</i></p>

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						<p><i>Financing Policy. This also acknowledges the significant housing needs amongst our community'.</i></p> <p>Whilst we appreciate that submission was made under the Local Government Act requirements, we consider it appropriate that this is reflected in the Plan. Ngāti Hāua understand there are provisions under the Resource Management Act which enable this consideration.</p>
7	7.18	Karl Adamson for Ngāti Hāua Hapū	SECTION 20: RESOURCE CONSENT INFORMATION REQUIREMENTS AND ASSESSMENT MATTERS	Oppose	Clarity sought in relation to how section is utilised. Consequential amendments sought to ensure the provision of expert advice of tangata whenua to inform resource consent applications.	Ngāti Hāua are unclear how this section is utilised. We recommend amendments to ensure the engagement of the expert advice of tangata whenua to inform resource consent applications.
7	7.19	Karl Adamson for Ngāti Hāua Hapū	GENERAL MATTERS	Oppose	<p>Ensure that further submission notification processes to iwi, hapū, marae, Māori and Post-Settlement Governance Entities is completed.</p> <p>As per the Ngāti Hāua submission to the STDC Draft LTP 2024 – 2034, we invite STDC to Ngāti Hāua to better understand our aspirations for our hapū, whānau and uri, as well as our takiwā and environment.</p>	<p>Ngāti Hāua understand that notification of Plan Change 3 occurred through delivery of rates notices. As described in the introduction, Ngāti Hāua Hapū do not own or hold whenua, therefore we do not receive rates notices and did not receive notification of the Plan Change.</p> <p>Section 35A of the RMA requires Council to keep up to date records, including contact details, for hapū and iwi. This is a Council responsibility and would ensure appropriate notification to hapū, iwi and marae.</p> <p>Whilst Te Korowai o Ngāruahine may have received notification of the Plan Change, this is a Council process, prescribed by the RMA and therefore it is not the responsibility of the PSGE to advise hapū, marae and uri of a Plan Change which will most definitely have an effect. The Section 32 report also suggests consultation has occurred with tangata whenua in the development of Plan Change 3. Ngāti Hāua, as tangata whenua in and over our takiwā, have not been engaged to inform the plan change.</p>
7	7.20	Karl Adamson for Ngāti Hāua Hapū	GENERAL MATTERS	Amend	Deletion of the word 'development' in the title of Plan Change 3 and throughout the provisions when referencing PAPAĀINGA.	Ngāti Hāua consider Papakāinga are not 'development' – Papakāinga are a way of life, the use of whenua Māori for tangata whenua – not development in the Western sense of use of land.

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					Deletion of the word 'housing' where it follows Papakāinga throughout the chapters and provisions. There are instances in the provisions where only 'papakāinga' is utilised.	Papakāinga are also not limited to 'housing' as detailed in the Papakāinga definition.
8	8.1	Petrus Johannes Franciscus Rodeka	GENERAL MATTERS	Support	Retain provisions as notified.	Update the operative Papakāinga Development provisions to better support Iwi aspirations for Papakāinga Development, including definitions, objectives and policies, and zone-based rule frameworks.
8	8.2	Petrus Johannes Franciscus Rodeka	GENERAL MATTERS	Support	Retain the provisions as notified.	Enable a pathway for Papakāinga Development on General Title Land.
8	8.3	Petrus Johannes Franciscus Rodeka	GENERAL MATTERS	Support	That the South Taranaki District Council adopt the proposed plan changes.	We support the two proposed plan changes.
9	9.1	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Oppose	Remove the definition of Ancestral Land	The Plan Change proposes to introduce a definition of Ancestral Land, however this is the only place within the plan where this term is used, and it is not clear what the role of this definition is in respect to the Plan Change.



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9	9.2	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	<p>Amend the definition of General Title Land to exclude a range of other typical mana whenua iwi, hapū or whānau ownership structures or titles. Potential wording for the definition as follows:</p> <p><i>GENERAL TITLE LAND (IN RELATION TO PAPAKĀINGA DEVELOPMENT): means land that is owned by Māori but which is not:</i></p> <ol style="list-style-type: none"> <li><i>1. held under Te Ture Whenua Māori Act 1993/Māori Land Act 1993; or</i></li> <li><i>2. General Land that ceased to be Māori Freehold Land under Part 1 of the Māori Affairs Amendment Act 1967; and which is still owned by the persons or their descendants, who owned the land immediately before the land ceased to be Māori Freehold Land; or</i></li> <li><i>3. General land that is beneficially owned by 10 or more Māori – either individually or through whānau trust, Māori incorporation, Māori trust board, Marae committee or other similar legally incorporated Māori entity; or</i></li> <li><i>4. General land owned by a legally incorporated Hapū entity; or</i></li> <li><i>5. General land owned by an Iwi Authority, settlement trust or subsidiary entity; or</i></li> <li><i>6. Cultural redress properties; or</i></li> <li><i>7. Commercial redress properties including:</i> <ol style="list-style-type: none"> <li><i>a. Properties returned via deferred selection,</i></li> <li><i>b. Properties transferred to other iwi, hapū or whānau entities associated with the claimant group; and</i></li> <li><i>c. Properties transferred to a company in which the claimant group holds a controlling interest.</i></li> </ol> </li> </ol> <p>And any other consequential changes or amendments to the plan in accordance with this relief.</p>	<p>The Plan Change introduces a definition for General Title Land as follows:</p> <p><i>GENERAL TITLE LAND (IN RELATION TO PAPAKĀINGA DEVELOPMENT): means land that is owned by Māori but which is not held under Te Ture Whenua Māori Act 1993/Māori Land Act 1993.</i></p> <p>This definition needs to include a number of other exclusions for general title land to recognise properties returned through Treaty Settlement Process, or that remain in iwi, hapū or whānau ownership.</p>

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9	9.3	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 1: INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Amend	<p>Amend the definition of Papakāinga Development to be inclusive of a range of other typical mana whenua iwi, hapū or whānau ownership structures or titles. Potential amended wording as follows: <b>PAPAKĀINGA DEVELOPMENT: means the integrated development of multiple DWELLING UNITS, that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on:</b>  <b>1. Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993/Māori Land Act 1993);</b>  <b>or 2. General Land that ceased to be Māori Freehold Land under Part 1 of the Māori Affairs Amendment Act 1967; and which is still owned by the persons or their descendants, who owned the land immediately before the land ceased to be Māori Freehold Land;</b>  <b>or 3. General land that is beneficially owned by 10 or more Māori – either individually or through whānau trust, Māori incorporation, Māori trust board, Marae committee or other similar legally incorporated Māori entity;</b>  <b>or 4. General land owned by a legally incorporated Hapū entity;</b>  <b>or 5. General land owned by an Iwi Authority, settlement trust or subsidiary entity;</b>  <b>or 6. Cultural redress properties;</b>  <b>or 7. Commercial redress properties including:</b>  <b>a. Properties returned via deferred selection, b. Properties transferred to other iwi, hapū or whānau entities associated with the claimant group; and c. Properties transferred to a company in which the claimant group holds a controlling interest.</b></p> <p>And any other consequential changes or amendments to the plan in accordance with this relief.</p>	<p>Papakāinga Development is defined as follows:</p> <p><b>PAPAKĀINGA DEVELOPMENT: means the integrated development of multiple DWELLING UNITS, that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993/Māori Land Act 1993).</b></p> <p>This definition must be amended to provide for a range of other land tenures associated with mana whenua iwi, hapū or whānau entities within the District to develop Papakāinga within the scope of this definition.</p>

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9	9.4	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 1 : INTRODUCTION AND DEFINITIONS > 1.11 DEFINITIONS	Support	Retain the definition of Papakāinga Development on General Title.	<p>A new definition for Papakāinga Development on General Title Land is introduced as follows:</p> <p><i>PAPAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND: means the development of multiple DWELLING UNITS that may include Marae, supporting cultural information/tourism centres and other community building and recreation facilities on general title land that is owned by Māori.</i></p> <p>This is supported with the caveat that amendment to General Title Land definitions are made to enable papakāinga to be built on the range of land tenures associated with mana whenua iwi, hapū or whānau.</p>
9	9.5	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	<p>The plan change proposes to amend the rule to read as follows:</p> <p><i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i></p> <p>The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.</p>

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9	9.6	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 3: RURAL ZONE RULES > 3.1 CATEGORIES OF ACTIVITIES > 3.1.2 CONTROLLED ACTIVITIES	Amend	<p>Amend the rule as follows:<del>(b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993</del> that do not comply with one or more of the permitted activity performance standards in Section 3.2.</p> <p>Matters to which the Council restricts its control:</p> <p>i. Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</p> <p>ii. Effects on character and amenity values.</p> <p>iii. Measures proposed to avoid or mitigate potential reverse sensitivity effects.</p> <p>iv. Connection to services.</p> <p>v. In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</p>	<p>The Plan change introduces a new sub-rule that reads as follows:</p> <p><i>(b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 3.2.</i></p> <p><i>Matters to which the Council restricts its control:</i></p> <p>(i) <i>Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i></p> <p>(ii) <i>Effects on character and amenity values.</i></p> <p>(iii) <i>Measures proposed to avoid or mitigate potential reverse sensitivity effects.</i></p> <p>(iv) <i>Connection to services.</i></p> <p>(v) <i>In areas not serviced by reticulated wastewater, stormwater and water supply, on-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.</i></p> <p>Amendments to the rule is required consistent with the changes to definitions outlined above.</p>
9	9.7	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	<p>The plan change proposes to amend the rule to read as follows: <i>Papakāinga development <u>on land held under Te Ture Whenua Māori Act 1993.</u></i></p> <p>The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
9	9.8	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 4: RESIDENTIAL ZONE RULES > 4.1 CATEGORIES OF ACTIVITIES > 4.1.2 CONTROLLED ACTIVITIES	Amend	<p>Amend the rule as follows:</p> <p>(a) <del>Papakāinga developments on land held under Te Ture Whenua Māori Act 1993</del> that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements Rule 4.2.9).</p> <p>Matters to which the Council restricts its control:</p> <p>(vi) Site Layout.</p> <p>(vii) Scale and design of buildings.</p> <p>(viii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</p> <p>(ix) Location, function and amenity of on-site open space.</p> <p>(x) Access, extent of impervious surfaces and landscaping.</p>	<p>The Plan change proposes to add the following controlled activity:</p> <p><i>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards for bulk and location (Rule 4.2.2), private outdoor living area (Rule 4.2.3) or access and roading requirements Rule 4.2.9).</i></p> <p><i>Matters to which the Council restricts its control:</i></p> <p><i>(i) Site Layout.</i></p> <p><i>(ii) Scale and design of buildings.</i></p> <p><i>(iii) Effects on existing residential character and amenity, including privacy, loss of healthy mature trees and shading on neighbouring properties.</i></p> <p><i>(iv) Location, function and amenity of on-site open space.</i></p> <p><i>(v) Access, extent of impervious surfaces and landscaping.</i></p> <p>Amendments to the rule is required consistent with the changes to definitions outlined above.</p>
9	9.9	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.1 PERMITTED ACTIVITIES	Oppose	<p>Retain the operative plan rule which reads as follows: <i>Papakāinga development</i></p>	<p>The plan change proposes to amend the rule to read as follows:</p> <p><i><u>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</u></i></p> <p>The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.</p>

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
9	9.10	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 5: TOWNSHIP ZONE RULES > 5.1 CATEGORIES OF ACTIVITIES > 5.1.2 CONTROLLED ACTIVITIES	Amend	Amend the rule as follows:  <i>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2.</i>  Matters to which the Council restricts its control: (i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. (ii) Effects on character and amenity values. (iii) Connection to services.	The Plan change proposes to add the following controlled activity:  <i>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 5.2.</i>  <i>Matters to which the Council restricts its control:</i> <i>(i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met.</i> <i>(ii) Effects on character and amenity values.</i> <i>(iii) Connection to services.</i>  Amendments to the rule is required consistent with the changes to definitions outlined above.
9	9.11	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.1 PERMITTED ACTIVITIES	Oppose	Retain the operative plan rule which reads as follows: <i>Papakāinga development</i>	The plan change proposes to amend the rule to read as follows: <i>Papakāinga development on land held under Te Ture Whenua Māori Act 1993.</i>  The reference to Te Ture Whenua Māori Act 1993 is not considered necessary given the definition of Papakāinga Development already identifies the types of title and ownership where Papakāinga are able to be established as permitted activities.

Submitter Number	Submission Point Number	Name	Provision	Position	Decision Sought	Reason
9	9.12	Ngawai Terry for Te Kahui o Taranaki Trust	SECTION 6: COMMERCIAL ZONE RULES > 6.1 CATEGORIES OF ACTIVITIES > 6.1.2 CONTROLLED ACTIVITIES	Amend	Amend the rule as follows:  <i>(a) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 6.2. Matters to which the Council restricts its control: (iv) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. (v) Effects on character and amenity values. (vi) Connection to services.</i>	The Plan change proposes to add the following controlled activity:  <i>(b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted activity performance standards in Section 6.2. Matters to which the Council restricts its control: (i) Avoiding, remedying or mitigating of actual or potential effects deriving from noncompliance with the particular performance standard(s) that is not met. (ii) Effects on character and amenity values. (iii) Connection to services.</i>  Amendments to the rule is required consistent with the changes to definitions outlined above.