



Form 5: Submission

on notified proposed District Plan or Plan Change or Variation or Policy Statement.

Clause 6 of Schedule 1, Resource Management Act 1991.

To: South Taranaki District Council

Name of submitter (full name) Te Aorangi Dillon - Te Korowai o Ng ruahine Trust

This is a submission on the following proposed policy statement (or on the following proposed plan or on a change proposed to the following policy statement or plan or on the following proposed variation to a proposed policy statement or on the following proposed variation to a proposed plan or on the the following proposed variation to a change to an existing policy statement or plan) (the **proposal**):

Name of

proposed or existing policy statement or plan (where applicable) change or variation

Papak inga Plan Change 3

***I ~~could~~/could not** gain an advantage in trade competition through this submission**

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

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

*Delete entire paragraph if you could not gain an advantage in trade competition through this submission

** Select one

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

'Please refer to attached submission'

[Give details]

My Submission

[Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your view]

'Please refer to attached submission'

I seek the following decision from the local authority

'Please refer to attached submission'
[give precise details].....
.....
.....
.....
.....
.....
.....
.....
.....

I wish/do not wish** to be heard in support of my submission.

I will/will not** consider presenting a joint case with others presenting similar submissions.

** Select one

Signature

**Signature [or person authorised to sign on behalf of submitter]

Date

**A signature is not required if you make your submission by electronic means

Your details

our preferred methods of corresponding with you are by email and phone

Electronic address for service of submitter [email] Tearangi@ngaruahine.iwi.nz

Telephone [work] 0275 057 306 [home] [mobile]

Postal Address [or alternative method of service under section 352 of the Act] 147HighStreet, TeH wera

..... Postcode 4610

Contact person [name and designation, if applicable] Te Aorangi Dillon

I wish for my postal address to be withheld from being publicly available

Notes to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Your submission and contact details will be made publicly available.

- > In accordance with clause 7 of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under clause 8A of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- > Section 352 of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes above.

31 May 2024

South Taranaki District Council
Private Bag 902
Te Hāwera 4640

BY EMAIL planchange@stdc.govt.nz

Attention: Mayor Phil Nixon and South Taranaki District Council Councillors

Tēna koe Matua Phil koutou ko ngā kaikaunihera o Te Kaunihera ō Taranaki ki Te Tonga

TE KOROWAI O NGĀRUAHINE TRUST – SUBMISSION TO SOUTH TARANAKI DISTRICT COUNCIL – PLAN CHANGE 3: PAPAĀINGA DEVELOPMENT

1. Te Korowai o Ngāruahine Trust ('Te Korowai o Ngāruahine' or 'Te Korowai') is the Post Settlement Governance Entity ('PSGE') for Ngāruahine Iwi. Te Korowai has responsibility of managing and growing the Ngāruahine treaty settlement assets – for the benefit of Ngāruahine uri, whānau, hapū and Iwi. Te Korowai also has the responsibility to ensure an enduring settlement and that Te Tiriti rights of Ngāruahine are upheld by government.
2. The Ngāruahine area of interest extends from the Taungatara Stream at the northern-most boundary to the Waihi Stream at the southern-most boundary. The area also encompasses Te Papa-Kura-o-Taranaki, including te Tupuna Koro o Taranaki (Taranaki Maunga) and overlaps with Taranaki Iwi (west), Te Ātiawa (north), Ngāti Maru (north-east) and Ngāti Ruanui (east).
3. Ngā Hapū o Ngāruahine¹ are identified as:
 - a. Kanihi-Umutahi hapū;
 - b. Okahu-Inuawai hapū;
 - c. Ngāti Manuhiakai hapū;
 - d. Ngāti Tū hapū;
 - e. Ngāti Hāua hapū;
 - f. Ngāti Tamaahuroa-Titahi hapū.
4. This submission outlines the general view of Te Korowai as informed by our purpose, strategies, plans and policies – which can be found at can be found on our website www.ngaruahine.iwi.nz.
5. This submission is particularly informed by the following Pou of our Ka Ora Taku Toa Strategy², including:
 - a. Poua Te Patūtū (Kāinga) – Ngāruahine uri have access to warm and healthy housing;
 - b. Ngāruahinetanga – Growing the creative and cultural wealth of Ngāruahine and strengthening and celebrating the unqieu identity of Ngāruahine. Ngāruahine uri are culturally confident and connected. Our Ngāruahine tikanga, reo and taonga tuku iho is protected and preserved;
 - c. Tupua Te Mauri (Taiao) – Our natural environment is protected for generations to come.

¹ Section 13, *Ngāruahine Claims Settlement Act 2016*. Available at: <https://www.legislation.govt.nz/act/public/2016/0093/latest/DLM6536714.html>

² Te Korowai o Ngāruahine Trust (2021). *Ka Ora Taku Toa*. Available at: https://irp.cdn-website.com/9b6bde97/files/uploaded/TKNRT-Strategic_FINAL-3.pdf

6. The muru me te raupatu of whenua in Ngāruahine is well documented^{3,4,5}. That extent of the land loss rendered Ngāruahine landless. The landlessness has affected Ngāruahine iwi, hapū, whānau and uri for generations. Whilst the Crown, including South Taranaki District Council ('Council' or 'STDC'), as well as the community, have benefitted for many years from the confiscation of our whenua. The muru me te raupatu has limited Ngāruahine uri in being able to have an active relationship and fulfil our culture and traditions with our ancestral lands, wāhi tapu, water, taonga and other sites, including the ability of uri to live how we wish to, including through and as papakāinga.
7. The Ngāruahine Deed of Settlement⁶ identifies a number of Crown owned Deferred Selection Properties ('DSPs') and Right of First Refusal ('RFR') properties and the process by which Te Korowai can purchase those properties. An unfortunate constant reminder of the muru me te raupatu, we are required to use our financial redress to purchase these properties, ancestral Ngāruahine land, from the Crown. Most of these properties are returned as General Title Land and have a range of underlying zonings across the South Taranaki and Stratford District Council District Plans.
8. Te Korowai is working alongside Ngā Hapū o Ngāruahine to receive these properties back as part of our Land Reacquisition Programme. Alongside our Ngāruahine hapū and marae, we have completed desktop kāinga feasibilities and financial analysis on 16 properties to confirm if the properties are suitable for kāinga development, relative development cost and viability so trustees can make informed decisions about kāinga development on their whenua. Hapū and marae have prepared whenua strategies which have assisted in informing these feasibilities and analysis studies.
9. District Plan provisions which enable and empower our hapū, marae and whānau to develop papakāinga and utilise their whenua how they wish to are required and will go some way to addressing the on-going impacts of the muru me te raupatu now and for our mokopuna and future generations.
10. Te Korowai o Ngāruahine adopted *Te Uru Taiao o Ngāruahine, Ngāruahine Kaitiaki Plan* ('**Te Uru Taiao o Ngāruahine**'), in 2021. Te Uru Taiao o Ngāruahine has been lodged with South Taranaki District Council and this iwi management plan is a relevant planning document recognised by an iwi authority, for the purposes of plan/ plan change preparation⁷. Te Uru Taiao o Ngāruahine provides clear direction regarding the development of papakāinga in Ngāruahine.
11. Te Korowai o Ngāruahine appreciated the opportunity to participate in the Ngā Kaitiaki Roopū. The Roopū was consulted to provide some advice in the early development of Plan Change 3. However, we understand the Plan Change's development did not benefit directly from the

³ Ngāruahine and The Trustees of Te Korowai o Ngāruahine Trust and The Crown (2014). *Deed of Settlement of Historical Claims, 1 August 2014*. Available at: <https://www.tearawhiti.govt.nz/assets/Treaty-Settlements/FIND_Treaty_Settlements/Ngaruahine/DOS_documents/Ngaruahine-Deed-of-Settlement-1-Aug-2014.pdf>

⁴ Sections 8 and 9, *Ngāruahine Claims Settlement Act 2016*. Available at: <<https://www.legislation.govt.nz/act/public/2016/0093/latest/DLM6536714.html>>

⁵ Waitangi Tribunal (1996). *The Taranaki Report, Kaupapa Tuatahi. Wai 143 Muru and Raupatu. The Muru and Raupatu of the Taranaki Land and People*. Available at: <https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_68453721/Taranaki%201996.compressed.pdf>

⁶ Te Arawhiti (2024). *Ngāruahine*. Available at: <https://www.tearawhiti.govt.nz/te-kahui-whakatau-treaty-settlements/find-a-treaty-settlement/ngaruahine/#Ngaruahine_DOS_DOC>

⁷ Section 74 (2A), Resource Management Act 1991. Available at: <<https://www.legislation.govt.nz/act/public/1991/0069/latest/whole.html#DLM233667>>

advice of tangata whenua, hapū, marae and trusts and therefore a complete picture in terms of relationship with ancestral lands has not been drawn.

12. The submissions of Te Korowai o Ngāruahine to the provisions of Proposed Plan Change 3: Papakāinga Development are included in Table 1, attached.
13. Te Korowai o Ngāruahine support in principle the papakāinga provisions in the STDC District Plan being strengthened, Te Korowai o Ngāruahine oppose Proposed Plan Change 3 in the absence of a clear and robust, efficient and effective objectives, policies and rule framework in relation to Papakāinga. Te Korowai o Ngāruahine seek the amendments as described in Table 1 to Proposed Plan Change 3.
14. Te Korowai o Ngāruahine could not gain an advantage in trade competition through this submission.
15. Te Korowai o Ngāruahine is affected by an effect of the subject matter of this submission that; adversely effects the environment; and does not relate to trade competition or the effects of trade competition.
16. Te Korowai o Ngāruahine do recommend an independent hearing commissioner who is experienced in kaupapa Māori and tangata whenua resource management issues should hear Plan Change 3. This could be done alongside representatives of the Council's Environment and Hearings Committee. We understand this is provided for at section 34A (1A) of the Resource Management Act 1991. Te Korowai o Ngāruahine consider this should set a positive scene for the full review of the District Plan.
17. Te Korowai o Ngāruahine are willing to participate in any pre-hearing/s and other kōrero for Plan Change 3.
18. Te Korowai o Ngāruahine wishes to be heard in support of our submission.
19. Te Korowai o Ngāruahine will consider presenting a joint case with others who have made similar submissions.
20. If you have any pātai, please contact the undersigned at the following:
Electronic address for service: tearangi@ngaruahine.iwi.nz
Postal Address: 147 High Street, Te Hāwera
Phone: 0275 057 306
Contact person: Te Aorangi Dillon
21. Thank you for the opportunity to provide this submission. Te Korowai o Ngāruahine look forward to confirmation of receipt of submission at your earliest convenience and next steps for notification of the Plan Change for further submissions.

Noho ora mai,

A handwritten signature in blue ink, appearing to read 'A. Dillon', with a horizontal line underneath.

Te Aorangi Dillon

Tumu Whakarae

Te Korowai o Ngāruahine

Section/ Sub-section/ Provision	Position	Submission	Relief sought
Definitions – ANCESTRAL LAND	Oppose	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.	Delete definition of ANCESTRAL LAND
Definitions – GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA DEVELOPMENT)	Oppose	<p>The Plan Change proposes to add a definition of GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA DEVELOPMENT). 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).</p> <p>This is consistent with advice Te Korowai provided to Ngā Kaitiaki Roopū.</p>	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.

Section/ Sub-section/ Provision	Position	Submission	Relief sought
Definitions – MARAE	Support in Part	<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>	<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>
Definitions – PAPAKĀINGA DEVELOPMENT	Oppose	<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 PAPAKĀINGA DEVELOPMENT.</p>	<p>Amend the definition of PAPAKĀINGA 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</p>

Section/ Sub-section/ Provision	Position	Submission	Relief sought
		<p>Te Korowai consider the definition of PAKĀINGA 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>	<p>whenua identified for papakāinga, including Treaty Settlement whenua.</p>
<p>Definitions – PAKĀINGA DEVELOPMENT ON GENERAL TITLE LAND</p>	<p>Oppose</p>	<p>The Plan Change proposes to add a definition of PAKĀINGA ON GENERAL TITLE LAND. 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).</p>	<p>Delete definition of PAKĀINGA 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>

Section/ Sub-section/ Provision	Position	Submission	Relief sought
		This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.	
Section 2 Section 2.1 Rural Zone Section 2.2 Residential Zone Section 2.3 Township Zone Section 2.4 Commercial Zone Cross Referencing Table	Support in Part	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.	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.
Section 3: Rural Zone Rules 3.1.1 Permitted activities – (e) Marae	Support	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.	Retain the wording of rule 3.1.1 (e)
Section 3: Rural Zone Rules 3.1.1 Permitted activities – (f) PAPAĀINGA DEVELOPMENT ON	Oppose	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	Retain Papakāinga as a permitted activity in the Rural Zone; however, proposed amendments, deletions and new definitions will have consequential amendments for the

Section/ Sub-section/ Provision	Position	Submission	Relief sought
LAND HELD UNDER TE TURE WHENUA MĀORI ACT 1993		PAPAKĀINGA 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.	type of whenua papakāinga can be developed as a permitted activity. For example, the activity could be described as '(f) PAPAKĀINGA on WHENUA MĀORI'.
Section 3: Rural Zone Rules 3.1.2 Controlled activities – (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.	Support in part	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.	Amendments are sought to the rule in line with amendments to definitions.
Section 3: Rural Zone Rules 3.1.3 Restricted Discretionary Activities – (o) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 3.2. 3.1.3 Restricted Discretionary Activities – (p) Papakāinga developments on general title land	Oppose	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.	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 whenua Māori that comply with the permitted activity performance standards in section 3.2”

Section/ Sub-section/ Provision	Position	Submission	Relief sought
that do not comply with one or more of the permitted activity performance standards in Section 3.2.			
Section 3: Rural Zone Performance Standards – Permitted Activities 3.2 Performance Standards – Permitted Activities 3.2.1 Number of dwellings (a) (v) Papakāinga is exempt from the above maximum number of dwellings units.	Support	Te Korowai o Ngāruahine support the exemption for the number of whare in a papakāinga.	Retain as proposed.
Section 3: Rural Zone Performance Standards – Permitted Activities 3.2 Performance Standards – Permitted Activities 3.2.2 Bulk and location (a) Height and location requirements	Oppose	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.	Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.
Section 4: Residential Zone Rules 4.1.1 Permitted activities – (d) marae	Support	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.	Retain the wording of 4.1.1 Permitted activities – (d) marae

Section/ Sub-section/ Provision	Position	Submission	Relief sought
Section 4: Residential Zone Rules 4.1.2 Permitted activities – (e) papakāinga development on land held under Te Ture Whenua Māori Act 1993	Oppose	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 PAKAKĀINGA 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.	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) PAKAKĀINGA on WHENUA MĀORI'.
Section 4: Residential Zone Rules 4.1.2 Controlled activities – (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)	Support in part	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.	Amendments are sought to the rule in line with amendments to definitions.
Section 4: Residential Zone Rules 4.1.3 Restricted Discretionary Activities – (f) Papakāinga	Oppose	Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments	Amendments are sought to the rules in line with amendments to the definitions. For example, the rules could be described as "4.1.3

Section/ Sub-section/ Provision	Position	Submission	Relief sought
<p>developments on general title land that comply with the permitted activity performance standards in Section 4.2.</p> <p>4.1.3 Restricted Discretionary Activities – (g) Papakāinga developments on general title land that do not comply with one or more of the permitted activity performance standards in 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>to the definitions as described earlier in this submission.</p> <p>Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.</p> <p>This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.</p>	<p>Restricted Discretionary Activities – (f) Papakāinga developments not on general title land <u>whenua Māori</u> that comply with the permitted activity performance standards in section 4.2” and similarly for rule 4.1.3 (g).</p>
<p>Section 4: Residential Zone Performance Standards – Permitted Activities</p> <p>4.2.1 Net Site Area</p>	Support	<p>Te Korowai support Papakāinga development being exempt from the net site area performance standards set out in 4.2.1(a)(i) and (ii).</p>	<p>Retain the wording as proposed.</p>
<p>Section 4: Residential Zone Performance Standards – Permitted Activities</p> <p>4.2.2 Bulk and location</p>	Oppose	<p>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.</p>	<p>Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.</p>

Section/ Sub-section/ Provision	Position	Submission	Relief sought
Section 5: Township Zone Rules 5.1.1 Permitted activities – (d) marae	Support	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.	Retain the wording of 5.1.1 Permitted activities – (d) marae
Section 5: Township Zone Rules 5.1.1 Permitted activities – (e) papakāinga development on land held under Te Ture Whenua Māori Act 1993	Oppose	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 PAKAKĀINGA 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.	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) PAKAKĀINGA on WHENUA MĀORI'.
Section 5: Township Zone Rules 5.1.2 Controlled activities – (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.	Support in part	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.	Amendments are sought to the rule in line with amendments to definitions.

Section/ Sub-section/ Provision	Position	Submission	Relief sought
<p>Section 5: Township Zone Rules</p> <p>5.1.3 Restricted Discretionary Activities – (f) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 5.2.</p> <p>5.1.3 Restricted Discretionary Activities – (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.</p>	Oppose	<p>Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.</p> <p>Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.</p> <p>This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.</p>	<p>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 <u>whenua Māori</u> that comply with the permitted activity performance standards in section 5.2” and similarly for rule 5.1.3 (g).</p>
<p>Section 5: Township Zone Performance Standards – Permitted Activities</p> <p>5.2.1 Number of dwelling units and minimum site area</p>	Support	<p>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)</p>	<p>Retain the wording as proposed.</p>
<p>Section 5: Township Zone Performance Standards – Permitted Activities</p> <p>5.2.2 Bulk and location</p>	Oppose	<p>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</p>	<p>Te Korowai o Ngāruahine seek removal of the bulk and location (a) height and location requirements for Papakāinga.</p>

Section/ Sub-section/ Provision	Position	Submission	Relief sought
		the aspirations for iwi, hapū, whānau, marae and uri.	
Section 6: Commercial Zone Rules 6.1.1 Permitted activities – (xiii) marae	Support	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.	Retain the wording of 6.1.1 Permitted activities – (xiii) marae
Section 6: Commercial Zone Rules 6.1.1 Permitted activities – (xiv) papakāinga development on land held under Te Ture Whenua Māori Act 1993	Oppose	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 PAKAKĀINGA 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.	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) PAKAKĀINGA on WHENUA MĀORI'.
Section 5: Commercial Zone Rules 5.1.2 Controlled activities – (b) Papakāinga developments on land held under Te Ture Whenua Māori Act 1993 that do not comply with one or more of the permitted	Support in part	Te Korowai support the addition of the Controlled Activity Status rule subject to amendments to the definitions as described earlier in this submission.	Amendments are sought to the rule in line with amendments to definitions.

Section/ Sub-section/ Provision	Position	Submission	Relief sought
activity performance standards in section 6.2.			
<p>Section 6: Commercial Zone Rules</p> <p>6.1.3 Restricted Discretionary Activities – (e) Papakāinga developments on general title land that comply with the permitted activity performance standards in Section 6.2.</p> <p>6.1.3 Restricted Discretionary Activities – (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.</p>	Oppose	<p>Te Korowai support the addition of a Restricted Discretionary Activity Status rule subject to amendments to the definitions as described earlier in this submission.</p> <p>Whenua owned by whānau Māori who do not whakapapa in that takiwā must have to engage with hapū.</p> <p>This is consistent with advice Te Korowai provided to the Ngā Kaitiaki Roopū.</p>	<p>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 general title land <u>whenua Māori</u> that comply with the permitted activity performance standards in section 6.2” and similarly for rule 6.1.3 (f).</p>
<p>Section 6: Commercial Zone Performance Standards – Permitted Activities</p> <p>6.2.1 Bulk and location</p> <p>6.2.3 Sites Adjoining Residential Zone or Rural Zone</p> <p>6.2.4 Minimum and Maximum Floor Areas</p> <p>6.2.10 Residential Activities and Visitor Accommodation</p>	Oppose	<p>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.</p>	<p>Te Korowai o Ngāruahine seek removal of the performance standards requirements for Papakāinga.</p>

Section/ Sub-section/ Provision	Position	Submission	Relief sought
Financial/ Development Contributions	Support	<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>	Remove the requirement for financial/ development contributions for papakāinga in the Plan through the rule framework.

Table 1: Te Korowai o Ngāruahine submission points

