

CHRISTCHURCH DISTRICT PLAN



PROPOSED PLAN CHANGE 8
PAPAKĀINGA/KĀINGA NOHOANGA ZONE -
RULE AMENDMENTS

COPY OF SUBMISSIONS

Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Support these changes that will make it easier for maori to build and strengthen community on their papakainga land
My submission is that	Support these changes that will make it easier for maori to build and strengthen community on their papakainga land.
I seek the following decision from the Council	To support Maori efforts to build on their papakainga
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Rosemary
Last name	Neave
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	45 Moncks Spur Road Redcliffs
Email	rosemary@womentravel.co.nz
Phone	+64272890383
Office Use	
Submission ID	39554

Submitted Date	16/04/2021 12:10:08
Submission Type	Online
Attachments	No
Notes	No

Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Plan change 8 - Papakianga . Kainga Nohoanga Zone - Rule Amendment
My submission is that	<p>I support the proposed plan change 8 rule amendments. My whanau, along with many other whanau groups, have maintained ownership of land in these zones for over 170 years. During that time the rules have been so restrictive that we have not been able to utilise this land for housing, or any other uses, this has resulted in a lack of growth, financial hardship and a rising % of elderly residents within these zones. While areas of Banks Peninsula (outside of these zones) have been able to be developed, expanded and improved dramatically during the past 170 years, activity on lands within these zones has been restricted by outdated and prejudiced rules. These rules have stopped opportunities for whanau who wish to return to their ancestral lands, to build homes, live and be involved in their Runanga, take care of their environment, caring for their aging whanau members and allowing their children to be immersed in their culture and traditional practices. This has been the case for many generations of land owners. This plan change will allow for these things to happen and reverse what has been 170 years of restriction of ownership rights and oppressive behavior sanctioned by local government policy. This plan change rights a very BIG inter-generational wrong, most especially for those of us who live with the reality of this situation every day. I commend the current council for taking the time to listen to local Maori land owners and having the courage to address this issue.</p>
I seek the following decision from the Council	I am in support of all of the proposed changes put forward in the CCC Plan Change 8 Papakianga / kianga nohoanga zones.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak

If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Gail
Last name	Gordon
Name of organisation, if you are submitting on behalf of the organisation	Personal
Address for service	139 Neville Street Christchurch 8024
Email	gail.rapaki@gmail.com
Phone	027 6042430
Office Use	
Submission ID	39692
Submitted Date	24/04/2021 12:04:19
Submission Type	Online
Attachments	No
Notes	No

14 April 2021

03 941 8999

53 Hereford Street
Christchurch 8013

PO Box 73012
Christchurch 8154

ccc.govt.nz

Alan David Brooks
19B Cracroft Terrace
Christchurch 8022

*X No Problems so long as all like land + owners
are treated equally*

Alan Brooks

MB

Phon 3342134

Hello,

**Proposed changes to the Christchurch District Plan – Plan Change 8
Papakāinga/Kāinga Nohoanga Zone – Rule Amendments**

We wrote to you recently about a change we are proposing to the Christchurch District Plan so that it better enables use and development of Māori land in the Papakainga/Kainga Nohoanga zone.

We are now at the stage of formally notifying Plan Change 8 Papakāinga/Kāinga Nohoanga Zone – Rule Amendments and inviting submissions.

Plan Change 8, which the Council has initiated, will seek to:

- (a) Significantly reduce the current 15m road setback for buildings on Māori land to 3m, or 5m where the garage directly faces the road (so cars parked in front of the garage door will not extend onto the road).
- (b) Reduce the current 10m internal boundary setback for buildings on Māori land to 2m. A recession plane is proposed to be introduced to offset the possible visual and privacy effects on neighbours of an internal boundary setback reduction of this extent.
- (c) Increase the maximum permitted site coverage of buildings on Māori land from 35 percent to 50 percent, to allow for the possibility of multiple buildings on communally owned land.
- (d) Provide a more generous earthworks allowance – the same as for residential zones – for Māori land in the Papakāinga/Kāinga Nohoanga zone, where sites are below 2000m².
- (e) Extend the definition of Māori land (for the purposes of the Papakāinga/Kāinga Nohoanga zone only) so that general land in the following categories can also benefit from the zone's Māori land rules:
 - i. Land where a status declaration was made under the Māori Affairs Amendment Act 1967 converting Māori freehold land to general title, and there have been no changes of ownership since the conversion other than to an owner's bloodline successor; or
 - ii. Land where one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court;
 - iii. Land which is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of the Te Ture Whenua Māori Act 1993;
 - iv. Land which is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located

More information about the plan change

Proposed Plan Change 8 can be viewed during opening hours at any of our service centres or libraries. You can also view it on the Council website at ccc.govt.nz/planchange8

We are holding public drop-in sessions to provide more information and answer questions about the proposed Plan Change, which you are welcome to attend. The sessions will be held:

- 28 April 2021 5:30pm-7pm, at Little River Rugby Clubroom, Little River.
- 4 May 2021 5:30pm-7pm, at Mt Herbert Community Facility, Lyttelton.

We want to hear from you

We welcome submissions on the proposed plan change. You can fill out our online submission form at ccc.govt.nz/planchange8 or collect a hard copy form from the Civic Offices on Hereford Street or any of our service centres or libraries. For details of your nearest service centre or library please visit ccc.govt.nz/contact-us or phone 03 941 8999.

Submissions must be received before 5pm on Thursday 13 May 2021.

Next steps

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain persons and organisations to support or oppose any of the initial submissions. Those who can make further submissions are defined under clause 8 of Schedule 1 of the RMA.

A Council hearing will then be held to consider all submissions, and decisions will be made following this hearing. Anyone who has made a submission has the right to appeal the decision to the Environment Court.

The objectives, policies and rules proposed in this Plan Change will have no legal effect until the Council gives public notice of its decision on the Plan Change and matters raised in submissions or the Environment Court makes an order which grants any rule immediate effect (RMA s86B).

If you'd like more information or to arrange a meeting to discuss the proposed changes in more detail, please contact Glenda Dixon, Senior Policy Planner, on (03) 941-6203 or Glenda.Dixon@ccc.govt.nz.

Yours sincerely



David Falconer
Team Leader - District Planning

Encl Public notice about Plan Change 8

RESOURCE MANAGEMENT ACT 1991

CHRISTCHURCH DISTRICT PLAN

PROPOSED PLAN CHANGE 8

PAPAKAINGA/KAINGA NOHOANGA ZONE – RULE AMENDMENTS

Christchurch City Council has proposed Plan Change 8 to the District Plan to better enable use and development of Māori land in the Papakāinga/Kāinga Nohoanga zone.

The changes proposed seek to:

- a Significantly reduce the current 15m road setback for buildings on Māori land to 3m, or 5m where the garage directly faces the road (so cars parked in front of the garage door will not extend onto the road).
- b Reduce the current 10m internal boundary setback for buildings on Māori land to 2m. A recession plane is proposed to be introduced to offset the possible visual and privacy effects on neighbours of an internal boundary setback reduction of this extent.
- c Increase the maximum permitted site coverage of buildings on Māori land from 35 percent to 50 percent, to allow for the possibility of multiple buildings on communally owned land.
- d Provide a more generous earthworks allowance – the same as for residential zones – for Māori land in the Papakāinga/Kāinga Nohoanga zone, where sites are below 2000m².
- e Extend the definition of Māori land (for the purposes of the Papakāinga/Kāinga Nohoanga zone only) so that general land in the following categories can also benefit from the zone's Māori land rules:
 - i. Land where a status declaration was made under the Māori Affairs Amendment Act 1967 converting Māori freehold land to general title, and there have been no changes of ownership since the conversion other than to an owner's bloodline successor; or
 - ii. Land where one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court;
 - iii. Land which is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of the Te Ture Whenua Māori Act 1993;
 - iv. Land which is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.

More information

The proposed Plan Change 8 and assessments required under section 32 of the RMA, together with any supporting documents, can be viewed at any of the Council's service centres or libraries or at ccc.govt.nz/planchange8

We are holding public drop-in sessions to provide more information and answer questions about the proposed Plan Change, which you are welcome to attend. The sessions will be held:

- 28 April 2021 5:30pm-7pm, at Little River Rugby Clubroom, Little River.
- 4 May 2021 5:30pm-7pm, at Mt Herbert Community Facility, Lyttelton.

Submissions

Anyone can make a submission on this plan change via our online form at ccc.govt.nz/planchange8 or collect a hard copy form from our Civic Offices at 53 Hereford Street, or any of our service centres or libraries. For details of your nearest service centre or library please visit ccc.govt.nz/contact-us or phone 03 941 8999.

Submissions must be received before 5pm on Thursday 13 May 2021.

Process for public participation

Once all submissions have been received, they will be made publicly available. Further submissions will then be invited, allowing certain persons and organisations to support or oppose any of the initial submissions.

A Council hearing will then be held to consider all submissions, and decisions will be made following this hearing. Anyone who has made a submission has the right to appeal the decision to the Environment Court.

The objectives, policies and rules proposed in this Plan Change will have no legal effect until the Council gives public notice of its decision on the Plan Change and matters raised in submissions or the Environment Court makes an order which grants any rule immediate effect (RMA s86B).

If you'd like more information, please contact the City Planning Team on 941-8999 and ask to speak to, Glenda Dixon, Senior Policy Planner, about proposed Plan Change 8 or email us at PlanChange@ccc.govt.nz.

Carolyn Gallagher
Acting General Manager
Infrastructure, Planning and Regulatory Services Group

7 May 2021 (11:15)

Phoned Mr Alan Brooks (03 3392139) to clarify his submission.

- 1) He is in support of the proposed Plan Change – *“No Problems so long as all like land & owners are treated equally”*.
- 2) He makes the submission on his own behalf.
- 3) He cannot gain an advantage in trade competition through his submission.
- 4) He does not want to speak at a hearing.

Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	This submission relates to proposed plan change 8 to the Kāinga nohoanga/ Papakainga Chapter in the Christchurch District Plan, which we are in support of.
My submission is that	This submission is in support of the proposed plan change 8 to the Kāinga nohoanga/ Papakainga Chapter in the Christchurch District Plan. We are a group of landowners in a Papakainga area on Banks Peninsula. Land that our whanau own (within Kāinga nohoanga/ Papakainga Zones), has been in our whanau ownership since ownership records began, prior to "ownership" our tupuna occupied and travelled these areas for food gathering, trading, hui and other cultural purposes, we have maintained our whanau links with the whenua, for hundreds of years. For generations our whanau have longed to come home and live on our ancestral lands, being active members of our hapu, culturally engaged, enriching the lives of our children and caring for our extended whanau. While communities surrounding Kāinga nohoanga/ Papakainga areas have grown and prospered, we have experienced continual barriers to building homes and making use of our whenua , which we hope this plan change will rectify. Over the past 3 years, Mahaanui Kurataiao have received numerous complaints from landowners around the impracticality of the rules. The changes proposed in PC8 will help to reduce many of these impracticalities and further give effect to the objectives and policies of the chapter. These changes will also support the preamble in the Te Ture Whenua Maori Act 1993 by helping to facilitate the occupation, development, and utilisation of Māori owned land within the reserves.
I seek the following decision from the Council	We want to see all of the proposed plan changes identified in the proposed plan change 8 of the Kāinga nohoanga/ Papakainga Chapter in the Christchurch District Plan, fully implemented. A letter of support from our local Papatipu Runanga at Rapaki is attached.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak

If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Gail
Last name	Gordon
Name of organisation, if you are submitting on behalf of the organisation	Rapaki Landowners Working Group
Address for service	139 Neville Street Christchurch 8024
Email	gail.rapaki@gmail.com
Phone	027 6042430
Office Use	
Submission ID	39980
Submitted Date	13/05/2021 08:14:33
Submission Type	Online
Attachments	Yes
Notes	No



Te Hapū o
Ngāti Wheke
RĀPAKI

- Waea - (03) 328 9415
- Imera - rapaki@ngaitahu.iwi.nz
- Office Address - 18A Rāpaki Drive, Rāpaki
- Postal Address - PO Box 107, Lyttelton

10 May 2021

To Whom It May Concern

Tēnā koe,

RE: Support for Rapaki Landowners Group re CCC Papakainga Submission

This letter serves as confirmation that Te Hapū o Ngāti Wheke Inc at its May 2021 rūnanga meeting agreed to support the submissions of the Rāpaki Landowners Group to CCC on the proposed changes to the CCC Papakainga rules.

We look forward to changes that will better enable our people to build and live on their ancestral lands.

If you require any further information please contact our General Manager, Andrew Scott, 0221610893

Noho ora mai rā,

nā

Manaia Rehu
Chair

13 May 2021

Christchurch City Council
PO Box 7302
Christchurch 8154
New Zealand

By email: planchange@ccc.govt.nz

Dear Christchurch City Council

Canterbury Regional Council's submission on Proposed Plan Change 8- Papakāinga/Kāinga Nohoanga Zone Rule amendments

Canterbury Regional Council (**CRC** or the **Regional Council**) appreciates the opportunity to provide a submission on Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone Rule amendments (**PC8** or **Proposal**).

CRC supports the Christchurch City Council in seeking to better enable use and development of Māori land in the Papakāinga/Kāinga Nohoanga zone. The Regional Council is in support of the Proposal, as it is considered to better give effect to the Canterbury Regional Policy Statement (CRPS).

Introduction – Relevant CRPS provisions and local authority responsibilities

The relevant chapters and provisions of the CRPS are summarised below:

Chapter 2 (Issues of Resource Management Significant to Ngāi Tahu) of the CRPS recognises a lack of policy and planning provisions for papakāinga zoning and housing and notes this as a key issue for Ngāi Tahu.

Chapter 5 (Land-use and Infrastructure) of the CRPS addresses issues relating to development, land-use and infrastructure. A key focus of Chapter 5 is enabling people and communities to provide for their social, economic and cultural well-being. Chapter 5 also includes:

- Issue 5.1.1, which identifies a list of adverse effects on the environment, including 'the loss of the relationship with Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga'.
- Issue 5.1.5, which recognises the difficulty that Ngāi Tahu have in establishing papakāinga housing and marae, and ancillary activities associated with these, on ancestral land identified for such purposes. It also recognises that the CRPS cannot address all of the barriers to the development of papakāinga housing and focuses on the development of appropriate provisions in regional and district plans.

- Objective 5.2.1, which outlines (amongst a range of other criteria) that development should be located and designed in a way that facilitates the establishment of papakāinga and marae.
- Policy 5.3.4, which relates to papakāinga housing and marae across the Region, and recognises that activities such as papakāinga housing, marae and any ancillary activities associated with these, are appropriate when they occur on ancestral land in a manner that enhances their ongoing relationship and culture and traditions of the land. In addition, any adverse effects on (amongst other natural and historical features) natural character values of the coastal environment, outstanding natural features and landscapes, and areas of significant indigenous vegetation or habitats of indigenous fauna, must be avoided, or where avoidance is not practicable, mitigated.
- Methods associated with Policy 5.3.4, which direct territorial authorities to include objectives and policies, and may include methods, to provide for papakāinga housing and ancillary activities to be established on ancestral land for the occupation of one or more of the beneficial owners who are members of the same hapū as a result of the implementation of a partition or occupation order of the Māori Land Court.

Chapter 6 (Recovery and Rebuilding of Greater Christchurch) of the CRPS contains provisions relating to the rebuild and development of the Greater Christchurch Area. Chapter 6 also includes:

- Policy 6.3.10, which relates to recognising and providing for the relationship of local Ngāi Tahu with their ancestral lands, waters, wāhi tapu and taonga by enabling Māori reserves within the Greater Christchurch area to be developed and used for their intended purposes.
- Methods associated with Policy 6.3.10, which direct territorial authorities to include objectives, policies, and rules (if any) in relation to Māori Reserve Land in Greater Christchurch that recognise and provide for their intended purpose.

Proposed Plan Change 8 – Papakāinga/Kāinga Nohanga Zone

The Regional Council's feedback on the Proposed Plan Change is set out below.

Chapter 2 Definitions

Māori Land

In relation to Chapter 12 Papakāinga/Kāinga Nohoanga Zone, CRC supports the proposed amendments to the definition of Māori land as set out in the Plan Change.

Chapter 8- Subdivision, Development and Earthworks

8.9 Rules, Earthworks 8.9.2.1, Permitted activities- earthworks.

Table 9: Maximum volumes – earthworks

In relation to the maximum volumes for earthworks set out in Table 8, CRC supports the proposed earthworks volumes as the revised volumes better facilitate the use and development of Māori land, and are consistent with Objective 5.2.1 and Policy 6.3.10 of the CRPS.

CRC notes that some areas with Outstanding Natural Landscape values, Sites of Ecological Significance, or areas with Outstanding Natural Character (in the coastal environment) overlap with parts of the Papakāinga/Kāinga Nohoanga Zone. Adverse effects from activities on these areas should be avoided, or where avoidance is not practicable, mitigated, to ensure consistency with Policy 5.3.4 of the CRPS.

Chapter 12 – Papakāinga/Kāinga Nohoanga Zone

12.2.1 Objective - Use and development of Ngāi Tahu whānau ancestral land and other land

CRC supports the proposed amendments to Objective 12.2.1. The amendments are consistent with Objective 5.2.1 and Policies 5.3.4 and 6.3.10 of the CRPS.

12.2.1.4 Policy – Rural Activities

CRC supports the proposed amendments to Policy 12.2.1.4.

12.4.2 Built form standards – Māori Land

CRC supports the proposed amendments to built form standards as set out in the Plan Change. The proposed amendments will help to facilitate better use and development of Māori land, and better give effect to Objective 5.2.1, and Policies 5.3.4 and 6.3.10 of the CRPS.

12.4.3 Activity status and built form rules – non-Māori land

Chapter 14 – Residential

CRC supports the proposed amendments to Chapter 14.

The Regional Council believes that this Plan Change goes some way to addressing the difficulties such as multiple land ownership, compliance costs and time. The proposed Plan Change as notified is consistent with the objectives and policies of the CRPS.

We do not wish to be heard in support of our submission.

We thank you for providing the opportunity for us to comment. CRC staff are happy to further discuss the Regional Council's feedback with CCC staff.

Yours sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a horizontal line extending to the right.

Andrew Parish

Planning Section Manager

(Authorised under delegated authority from the Canterbury Regional Council)

Date: 13/05/2021

Christchurch City Council

Resource Management Act 1991

Christchurch District Plan

Submission to Notified Plan Change 8 – Papakainga/Kainga Nohanga Zone

Submitter. Jan Cook

Address for Service.
158 French Farm Valley Road
RD 2
Akaroa 7582

Email. jacdgb@gmail.com
Phone. 03 3045825

I wish to be heard in support of this submission.

I will not gain any advantage in trade competition through this submission.

Introduction.

My family's relationship with the Opukutahi area goes back to the 1920s. In 1962 my parents purchased 2.7 hectares of land at 580 Wainui Main Road and built a small bach near the coast. There is no road access or other services. Our land is moderate to steep and very erosion prone. The leasing farmer cleared substantial areas of gorse on our land and surrounding area during the 1960s, however this resulted in serious soil erosion and land stability problems. In 2007 we fenced off our title and began a programme of revegetation with native species.

Our land is freehold general land and does not meet the definition of 'Maori land' under either the current Plan definition or the proposed amendments.

I support the objective of the Papakainga/Kainga Nohanga Zone (PKNZ) to provide for the use and development of ancestral land.

Note: My submission relates solely to the Opukutahi area, and I do not have a view on what may be appropriate for other parts of the PKNZ. It may be appropriate to have different rules for the different parts of the zone according to their nature and needs.

The PKNZ at Opukutahi is rural and farming in nature. Land is moderate to steep, erosion prone, with few flattish areas. Very few sites contain existing residences or buildings. The northern boundary of the zone borders the Tikao Bay settlement. The entire coastline of the zone is identified as an '*Area of at least High Natural Character in the Coastal Environment*' and the extent of this HNC area covers approximately half the zone. The only practicable use for much of the PKNZ at Opukutahi will be grazing, and conservation and amenity planting.

I generally support the proposed changes except for the following:

1. Setbacks from internal boundaries.

It is proposed to reduce the current 10m internal boundary setback for buildings on Maori land to 2m, and to introduce a recession plane to offset the possible visual and privacy effects on neighbours.

A 2m internal boundary setback for buildings, and for residences in particular, does not recognise the rural nature of the PKNZ at Opukutahi and is not sufficient to avoid potential adverse effects, including reverse sensitivity effects, in a rural area. A recession plane cannot offset this.

In the PKNZ different rules apply based on land ownership. Land which is not 'Maori land' falls under the rules for the Rural Zone and owners have limited options for the productive use of their land. Rural Zone rules permit farming, and conservation and amenity planting with no setback or height restrictions.

The importance of avoiding reverse sensitivity effects on rural productive activities is recognised in the objectives and policies for the rural zone.

The table in 3.3.8 of the s32 Report shows that no Maori land titles in the PKNZ at Opukutahi are unbuildable under the current setback rules.

I suggest that a 3m setback, the same as that in place for the Residential Small Settlement Zone, is the minimum necessary to mitigate against reverse sensitivity effects in a rural farming area.

I do not have an opinion on appropriate boundary setbacks or recession provisions between sites that are both Maori land.

2. Definition – Maori Land

While generally supporting the proposed extension to the definition for Maori Land I have some concern that land which would become included under the definition is general freehold land which may be easily on-sold once developed.

This is mentioned in 2.3.20 and 2.3.21 of the s32 Report, but there is no further assessment of benefits/costs in relation to this.

The Plan gives very permissive development rights for Maori Land in the PKNZ, including no minimum site size for subdivision (rule 8.6.1).

Consideration should be given to methods to protect the 'Maori Land' status of land, in the case of the development rights extended by the Plan being taken up.

I seek the following decisions from the Council.

Rule 12.4.2.1

- a. The minimum setback from internal boundaries for buildings and structures shall be **3** metres ...

Include methods where necessary to protect the 'Maori land' status of land being subdivided or developed, or otherwise protect from inappropriate speculative development.

Jan Cook



13 May 2021

Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone

Could you gain an advantage in trade competition through this submission?

No

If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?

Not applicable

The specific provisions of the plan change that my submission relates to are as follows.

Entire plan change as notified

My submission is that

This submission is in support of the notified version

I seek the following decision from the Council

The council approves the plan as notified

Do you wish to speak at the hearing in support or opposition of your submission

I wish to speak

If others make a similar submission would you consider presenting a joint case at the hearing

No

First name

Brad

Last name

Thomson

Name of organisation, if you are submitting on behalf of the organisation

Nga Runanga (Te Runanga o Koukourarata, Wairewa Runanga, Onuku Runanga, Te Hapu o Ngati Wheke - Land Owners Komiti)

Address for service

226 Antigua Street, Christchurch

Email

Brad.thomson@ngaitahu.iwi.nz

Phone

021485132

Office Use

Submission ID

40006

Submitted Date

13/05/2021 15:51:18

Submission Type	Online
Attachments	Yes
Notes	No

This submission is in support of the proposed plan change 8 to the Kāinga nohoanga/ Papakainga Chapter in the Christchurch District Plan.

Over the past 3 years, Mahaanui Kurataiao has been advised of difficulties with compliance with the rules which have resulted in unbuildable housing developments and resource consent applications. The changes proposed in PC8 will help to reduce many of these impracticalities and further give effect to the objectives and policies of the chapter. These changes will also support the preamble in the Te Ture Whenua Maori Act 1993 by helping to facilitate the occupation, development, and utilisation of Māori owned land within the reserves.

SUBMISSION TO: Christchurch City Council

ON: Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone

BY: Te Pātaka o Rākaihautū/Banks Peninsula Community Board

ADDRESS: Lyttelton Service Centre
PO Box 73027
CHRISTCHURCH 8154
Email: DemocracyServicesBanksPeninsula@ccc.govt.nz

DATE: 13 May 2021

1. INTRODUCTION

The Te Pātaka o Rākaihautū/Banks Peninsula Community Board (the “Board”) appreciates the opportunity to provide a submission on Proposed Plan Change 8 Papakāinga/Kāinga Nohoanga Zone. There are six Papatipu Rūnanga within the Banks Peninsula Ward, and the Board welcomes the opportunity to advocate for the four hapū that have Papakāinga zones within its area. The Board sees this as part of its journey to understand and support the unique cultural values of local Rūnanga.

2. SUBMISSION

By way of an opening statement, the Board supports Proposed Plan Change 8, which will enable an approach for Māori to successfully complete papakāinga housing developments.

The Board understands that the rules governing internal boundary setback for buildings intend to create harmonious neighbourhoods within communities. However, the current setbacks required by the Christchurch District Plan Chapter 4 Papakāinga/Kāinga Nohoanga Zone are inappropriate, and they prevent the utilisation of narrow sections for communal buildings within this zone. Therefore, the Board supports the internal boundary setback reduction, as well as the proposed recession plane to offset the possible visual and privacy effects on neighbours.

The Board also supports increasing the maximum permitted site coverage of buildings on Māori land to allow for the possibility of multiple buildings on communally owned land, as well as the more generous earthworks allowance, but to no greater equivalent than any other residential zones. The Board believes that the changes proposed in Plan Change 8 allows the innovative papakāinga collectively-owned housing model to succeed, so that Māori of all ages who are connected by kaupapa can achieve their housing aspirations.

Yours sincerely,



Tori Peden
Chairperson
Te Pātaka o Rākaihautū/Banks Peninsula Community Board