

**PROPOSED PLAN CHANGE 8 – PAPA KĀINGA/KĀINGA NOHOANGA ZONE – RULE
AMENDMENTS**

SUMMARY OF SUBMISSIONS

PROPOSED PLAN CHANGE 8 – PAPAĀINGA/KĀINGA NOHOANGA ZONE – RULE AMENDMENTS

SUMMARY OF DECISIONS SOUGHT

INTRODUCTION

The period for making submissions to Proposed Plan Change 8 to the Christchurch District Plan closed on 13 May 2021. This is the second stage of the submission process where affected parties have the opportunity to make a further submissions.

Further submissions give the opportunity to either support or oppose the submissions already received. It is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only be in support of or in opposition to a submission already made to the Council (refer to the summary below).

THE SUMMARY

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
Rosemary Neave	S1	S1.1	Support	Support these changes as they will make it easier for Maori to build on and strengthen community on their papakāinga land.	No
Gail Gordon	S2	S2.1	Support	<p>I am in support of all of the proposed changes put forward in the CCC Plan Change 8 Papakāinga / Kāianga Nohoanga zones.</p> <p>My whanau and other whanau groups have for many generations been unable to utilise this land for housing or any other uses due to outdated and prejudiced rules. The plan change will allow for these things to happen and right a very big intergenerational wrong.</p>	No
Alan David Brooks	S3	S3.1	Support in part	No problems so long as all like land and owners are treated equally. [Provisions for Maori land and their distinction from other land in zone].	No

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Rapaki Landowners Working Group, supported by Te Hapu o Ngati Wheke	S4	S4.1	Support	<p>We are a group of landowners in a papakāinga area on Banks Peninsula [Rapaki]. We want to see all of the proposed changes identified in proposed Plan Change 8 for the Kāinga Nohoanga/ Papakāinga Chapter in the Christchurch District Plan, fully implemented.</p> <p>Over the past three years, Mahaanui Kurataiao have received numerous complaints from landowners around the impracticality of the rules. PC8 will help to reduce many of these impracticalities and further give effect to the objective and policies of the chapter. [Chapter 12 of the District Plan]. These changes will also support [what is sought in] the preamble in the Te Ture Whenua Māori Act 1993 by helping to facilitate the occupation, development and utilisation of Māori owned land within the [Maori] reserves.</p>	Yes
Canterbury Regional Council (Ecan)	S5	S5.1	Support	<p>Canterbury Regional Council (CRC) supports the Christchurch City Council in seeking to better enable use and development of Māori land in the Papakāinga/Kāinga Nohoanga zone. The Proposal is considered to better give effect to the Canterbury Regional Policy Statement (CRPS), in particular to the objectives and policies in Chapters 5 and 6 of the CRPS.</p> <p>In relation to proposed changes to earthworks rules, CRC supports the proposed earthworks volumes but 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 mitigated to ensure</p>	No

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				consistency with Policy 5.3.4 of the CRPS.	
Jan Cook	S6	S6.1	Support in part	<p>I support the objective of the Papakainga/Kainga Nohanga Zone (PKNZ) to provide for the use and development of ancestral land.</p> <p>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.</p> <p>I generally support the proposed changes except for the following points.</p>	Yes
		S6.2	Amend	<p>A 2m internal boundary setback for buildings or residences does not recognise the rural nature of the PKNZ at Opukutahi and is not sufficient to avoid potential adverse effects, including reverse sensitivity effects on rural productive activities taking place on adjoining land titles which are not Maori land.</p> <p>3m is the minimum internal boundary setback necessary in Rule 12.4.2.1.</p>	
		S6.3	Amend	<p>Methods should be included to protect the “Maori land” status of general land owned by Maori which would be included in the proposed extension to the definition for Maori land, and could be subdivided or developed; or otherwise protect that land from inappropriate speculative development. The land may easily be on-sold once developed.</p>	
Nga Runanga (Te Runanga)	S7	S7.1	Support	Support the Plan change, and seek that Council approves it as	Yes

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o Koukourarata, Wairewa Runanga, Onuku Runanga, Te Hapu o Ngati Wheke – Land Owners Komiti)				<p>notified.</p> <p>Over the past three years, Mahaanui Kurataiao has been advised of difficulties in complying with the rules which has resulted in unbuildable housing developments and resource consent applications. The changes in PC8 will help reduce many of these impracticalities and further give effect to the objective and policies of the chapter. [Chapter 12 of the District Plan]. These changes will also support {what is sought in] the preamble in the Te Ture Whenua Māori Act 1993 by helping to facilitate the occupation, development and utilisation of Māori owned land within the [Maori] reserves.</p>	
Te Pātaka o Rākaihautū/Banks Peninsula Community Board	S8	S8.1	Support	<p>The Board supports PC8, which will enable an approach for Māori to successfully complete papakainga housing developments.</p> <p>The current setbacks required are inappropriate, and they prevent the utilisation of narrow sections for communal buildings within this zone.</p> <p>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.</p>	Yes
		S8.2	Support	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.	
		S8.3	Support	The Board supports the more generous earthworks allowance, but to no greater equivalent than any other residential zones.	

SUBMITTERS TO PLAN CHANGE 8 – ADDRESSES FOR SERVICE

Name	Address 1	Address 2	Address 3	Email	Sub #	Wishes to be heard
Rosemary Neave	45 Moncks Spur Road	Redcliffs	Christchurch 8081	rosemary@womentravel.co.nz	S1	No
Gail Gordon	139 Neville Street		Christchurch 8024	gail.rapaki@gmail.com	S2	No
Alan David Brooks	19B Cracroft Terrace		Christchurch 8022	n/a	S3	No
Rapaki Landowners Working Group c/o Gail Gordon	139 Neville Street		Christchurch 8024	gail.rapaki@gmail.com	S4	Yes
Canterbury Regional Council (Ecan)	Po Box 345		Christchurch 8140	Daniel.Cox@ecan.govt.nz	S5	No
Jan Cook	158 French Farm Valley Road	RD2	Akaroa 7582	jacdgb@gmail.com	S6	Yes
Nga Runanga c/o Brad Thomson	226 Antigua Street		Christchurch	Brad.thomson@ngaitahu.iwi.nz	S7	Yes
Te Pātaka o Rākaihautū/Banks Peninsula Community Board	Lyttelton Service Centre	PO Box 73027	Christchurch 8154	DemocracyServicesBanksPeninsula@ccc.govt.nz	S8	Yes