



ANZ Centre, 267 High Street,
PO Box 13960, Christchurch,
8141, New Zealand
T: +64 3 366 3521 // F: +64 3 366 3188
E: info@beca.com // www.beca.com

21 October 2022

Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
Kaikohe 0400

Tēnā koutou,

This submission on the Proposed Far North District Plan (the 'Proposed Plan') is made on behalf of Waitomo Papakainga.

Background

Waitomo Papakainga is a Māori social service agency that has been operating in Kaitiāia for 30 years. Waitomo Papakainga use a Te Ao Māori approach to deliver services, including housing, that meet the diverse needs of their hapori.

Waitomo Papakainga kaimahi provide homeless whānau with emergency shelter and whānau experiencing financial hardship with food parcels, short term financial assistance and financial mentoring. Waitomo Papakainga provide services and support for whānau and rangatahi who are engaged with the justice system and assist hapori with Government agencies such as Te Manatū Whakahiato Ora and Oranga Tamariki.

Waitomo Papakainga Development Society Incorporated own the whenua at 684 Kaitaia-Awaroa Road, Pukepoto.

Submission

Waitomo Papakainga make this submission in relation to the whenua addressed as **684 Kaitaia-Awaroa Road, Pukepoto**. This is a 7.6 ha section of whenua, located on the northern side of Kaitaia-Awaroa Road and 170m to the west of the Te Rarawa marae. The whēnua is proposed to be zoned Rural Production Zone (RPZ) and is not within any additional overlays, however, it is immediately adjacent to a "Sites and Areas of Significance to Māori" to the west and 'Māori Purpose Zone – Rural'. The proposed zoning of the subject whenua and the wider area is shown in Figure 1 below:

**make
everyday
better.**



Figure 1: Subject site (black/white hash), Te Rarawa marae (yellow star) and surrounding proposed zoning.

The RPZ primarily provides for rural land uses with minimal opportunities to develop and use land for non-productive activities. The RPZ does not include any enabling objectives, policies, or standards for residential activities that could encompass Waitomo Papakainga residences or support the agency in the delivery of its services to the community.

Due to the undulating topography, size and location of the whēnua, feasible primary production on this land may be difficult. Furthermore, the surrounding land uses within a 1.5km radius consists of a mix of rural activities, rural-residential activities, Te Rarawa marae, and Pukepoto School (1.1km to the west). These activities form the established nucleus of a community centre that provides more than just an area of productive land.

Given the physical constraints of the whenua and the surrounding context, it is not fanciful to consider the primary purpose of the RPZ may not be realised on this whenua. Waitomo Papakainga submit that a more appropriate alternative zone is the Māori Purpose Zone – Rural (MPZ).

The Proposed Plan describes the MPZ as a zone that ‘...provides for the use and development of Māori land’ which can support the social, cultural and economic aspirations of tangata whenua and enable a

¹ means land defined in section 129 of the Te Ture Whenua Maori Act 1993 as:

- a. land that is held by Māori in accordance with tikanga Māori shall have the status of Māori customary land;
- b. land, the beneficial ownership of which has been determined by the Māori Land Court by freehold order, shall have the status of Māori freehold land;
- c. land (other than Māori freehold land) that has been alienated from the Crown for a subsisting estate in fee simple shall, while that estate is beneficially owned by a Māori or by a group of persons of whom a majority are Māori, have the status of General land owned by Māori;
- d. land (other than Māori freehold land and General land owned by Māori) that has been alienated from the Crown for a subsisting estate in fee simple shall have the status of General land;
- e. land (other than Māori customary land and Crown land reserved for Māori) that has not been alienated from the Crown for a subsisting estate in fee simple shall have the status of Crown land;
- f. land (other than Māori customary land) that has not been alienated from the Crown for a subsisting estate in fee simple but is set aside or reserved for the use or benefit of Māori shall have the status of Crown land reserved for Māori.

range of activities to be undertaken, such as marae, papakainga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga'

This purpose of the zone aligns with the vision and mandate of Waitomo Papakainga and will better enable Te Warawa to realise the social, cultural and economic aspirations for the whenua.

Māori land is categorized differently depending on the context it sits within, as described below:

- *Māori Purpose Zone – Urban, where the land adjoins the General Residential Zone and is residential in character.*
- *Māori Purpose Zone – Rural, where the land adjoins Rural Zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.*

Given the semi-rural context of the site and the adjacent proposed zonings, it is considered that *Māori Purpose Zone – Rural* is the most appropriate for the whenua.

In summary, Waitomo Papakainga seeks the following decision from Far North District Council:

- Rezone 684 Kaitaia-Awaroa Road, Pukepoto (Lot 1 Deposited Plan 434436) to Māori Purpose Zone – Rural (MPZ) **S418.001**

We confirm Waitomo Papakainga could **not** gain a competitive advantage in trade competition through this submission and Waitomo Papakainga wishes to be heard in support of its submission.

Nāku, nā



Kate Graham

Senior Planner

on behalf of

Beca Limited

Phone Number: +6439669136
Email: Kate.Graham@beca.com

Copy

Katie Murray - Kaiarahi, Waitomo Papakainga