

## Papakainga

Thank you for allowing me time to talk to my submission.

### PKH-R2

Firstly in the introduction to the Papakainga section It states that Papakainga is the development of housing on Maori land. However this is not the case around the motu as there are a number of papakainga projects built and being built on General land that are being supported by TPK and more recently K3 housing.

The plan Makes provisions for general title on historical reasons , what does this mean?

I object to the converting Of general land Back to Maori freehold land, as there is little benefit in doing so, why would you take an asset in general land that has equity in it and convert it to one that has none.

This is the main reason why we are in this situation and it's seems from where I sit that no Government wants to give Maori the power to release the capital in there Whenua and let Maori stand on there own two feet and also contribute to society I a positive way.

Building on Maori land can be more expensive, as it is normally remote and has poor access and services , take Porangahau village as a example, no Maori freehold land within it's boundaries so any PKH is expected to be out on its own away from it's community and service's adding unnecessary costs.

I'd like to see PKH built on General title land if there is a need to do so, no matter it's history, and no need to change it's title to Maori freehold.

### PKH-S3

Object max building coverage, must not exceed 20% of net area.

600sqm section=120sqm, -60 for drive/garage =60sqm house.

General land max 75% max area.

### PKH-S6

Object Setbacks from road, 7.5m

General 3m

### PKH-S7

Object, Setback from neighbors, 5m internal boundary or 1m in general residential zone.

1m across all zones

(SNA) Significant natural areas

SNA zoning effects some 23 Maori Land blocks in Porangahau over 3063ha which has 1462 registered owner's from a total of 28,000 acres of Maori land, which would make Porangahau Maori one the biggest rate Payers in the district.

Firstly I support SNA in general but do not support the method's used to identify them, firstly a desktop assessment of Google maps is not a adequate method to identify these zones, when you consider the potential impact it may have if zoning is wrong.

Personally we've have land zoned as Kahikatai and Matai forest when it's manly Kanuka and Tutu bush which is NZ most poisonous plant.

Secondly, I don't believe there has been enough engagement with land Owner's , I acknowledge the council meetings it held through 2019 and maps that were sent, however many of that information would've been sent to lessees of the blocks and not passed on.

One of the challenges we face as Maori land owner's is the non- engagement of owner's caused through a number of reasons, however when you take into consideration that as a estimate 85% of owner's live outside the district you can see why this maybe. Also many of these blocks have no Governance structure in place or even know what that means let alone trying to understand what SNAs mean.

From my feedback I've had over the last few years the majority of those effected have no idea what is going on, and the common reply it's our land stay away to put it nicely.

I'd like to see more engagement directly with land owner's firstly to educate on what SNA are and what they mean now and into the future.

Also a better way to identify SNA zoning as what I can see a lot of these zones don't match up to what they are identified as.