



Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S59
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Submitter is contact	Yes
Email	khwtipene@yahoo.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	Unstated
Directly affected	I am directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Plan section	Provision	Support/oppose	Reasons	Decision sought
ZONES	GRZ – General Residential Zone	Oppose	<p>My understanding is that one of the key drivers of zoning is based on land production, the plan fails to acknowledge that a high percentage of Maori land is unproductive in areas around the coastal settlement and Pa/Cooks tooth rd areas. However this land has potential to be used as housing and is better zoned as a mix of General Residential, Rural Lifestyle, Residential Coastal and Papakainga.</p> <p>Reasoning-</p> <ul style="list-style-type: none"> -Unproductive land size -Low production, current lease rentals on majority of these blocks fail to pay current rates, which is a good indicator of their productivity/production. -Housing shortage -Unaffordable <p>For many local Maori all the really have is their whenua, some of it will never be productive because of size and some because of location. However there is a lot of interest around housing/Papakainga and Covid 19 has only exuberated this as more family are wanting to come back to Porangahau.</p> <p>The inclusion of Papakainga into the plan I agree with, however I have some concerns.</p> <ul style="list-style-type: none"> -A Master plan is not included, this is unknown territory for both sides, but not having a working plan to plan too will make a daunting task for potential home owener's even more so, by not knowing potentially how many hoops they'll have to jump through. -It seems like the plan only allows that the only way Maori can build on their land is through Papakainga. (Example A 8HA lot may have 5 owener's who don't no each other and don't want to build a Papakainga but want to subdivide into 7lots, 5 for owener's and 2 to sell to pay costs). Under the plan they wouldn't have a option to do this. We have to realize that the financial position of these owner's will be all different with some been able to build their own home and some may want to go down the PKH path to tap into funding etc. -Can 1 house 1 title be classified as PKH under the plan? -PKH-S3, Build not exceed 20% off net area. Why such a small area compered to other zones? 75% general. -PKH-S6, Road setbacks 7.5m vs 3m general? -PKH-S7, Internal setback 5m vs 1m general? 	Re zoning of Maori owned
General	[General]	Oppose	<p>I oppose SNA 533, this indicates that it has Kahikatea and Matai forest, which would be nice but it made up from kanuka/flax and Tutu bush.</p> <p>Land owner's are currently looking at options to plant this for carbon farming which maybe pine forest as its best suited for that country.</p> <p>Generally I oppose all SNA on Maori land as form my calculations SNAs on Maori land in Porangahau come from blocks that have a combined total land area of 3063Ha and have 1462 owners, but more likely will have 1800/2000 owner's, with an easy 85% of them not living in CHBDC. My question is how has council actively engaged with these owners on these matters and other matters effecting Maori land, I appreciate the difficulty in this but I don't see it as a matter of the Marae or Taiwhenua to be doing this work on your behalf and that these identities are not land owners as such.</p> <p>My worry is that Maori land is generally unproductive and many of these blocks lack leadership and vision to see them through, however getting the zoning wrong in this process will make it even harder for these blocks to pull their weight and contribute to the local economy.</p>	SNAs

Documents included with submission

None

CONTACT