

# Proposed District Plan submission form



Clause 6 of the First Schedule, Resource Management Act 1991.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council		
<b>1. Submitter details</b>		
Full Name	Last <i>Sheeran</i>	First <i>Paul</i>
Company/Organisation (if applicable)	<i>Sheeran Associates Ltd</i>	
Contact Person (if different)		
Email Address	<i>paul@salted.co.nz</i>	
Address	<i>203 Tomoana Rd, Hastings</i>	Postcode <i>4120</i>
Phone	Mobile <i>0275752286</i>	Home <input type="checkbox"/> Work <input type="checkbox"/>
<b>2. This is a submission on the Proposed District Plan for Central Hawke's Bay</b>		
<b>3.</b> <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not – gain an advantage in trade competition through this submission (Please tick relevant box)		
If you could gain an advantage in trade competition through this submission please complete point 4 below:		
<b>4.</b> <input type="checkbox"/> I am <input type="checkbox"/> I am not – 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. (Please tick relevant box if applicable)		
Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.		
<b>5.</b> <input checked="" type="checkbox"/> I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person (Please tick relevant box)		
<b>6.</b> <input type="checkbox"/> I will <input checked="" type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)		
<b>7.</b> Do you wish to present your submission via Zoom? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>8.</b> Please complete section below (insert additional boxes per provision you are submitting on):		
The specific provision of the plan that my submission relates to:		
<i>Please see attached submission</i>		
Do you: <input type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Amend (Please tick relevant box)		
What decision are you seeking from Council?		
Reasons:		
<i>_____</i>		
Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box. <input type="checkbox"/>		





5 August 2021

Central Hawkes Bay District Council  
28-32 Ruataniwha Street  
PO Box 127  
Waipawa 4210

Tena koutou

## CENTRAL HAWKES BAY DISTRICT COUNCIL PROPOSED DISTRICT PLAN SUBMISSION

Please accept this correspondence in addition to the Proposed District Plan submission form.

### WHO ARE WE AND WHAT DO WE DO?

Sheeran Associates Limited (SA Ltd) is a Kaupapa Māori based, project management company that helps whānau to build Papakāinga and achieve affordable housing on their ancestral land. We provide additional support and guidance for whānau and hapū throughout their Papakāinga development from the planning and funding stage right through to the infrastructure and build of their whānau homes.

Our journey started in 2013 project managing an urban, eight home Papakāinga located in Heretaunga consisting of six affordable healthy rental and two home ownership properties. SA Ltd has assisted over 20 whānau projects enabling whānau to achieve their Papakāinga aspirations on their ancestral Māori land. This includes completing upwards of 130 houses on the ground by 30 June 2021.

We primarily work within Hawkes Bay but have Papakāinga projects in the Wairarapa, Waikato and Gisborne regions. Our past and present mahi has found us working primarily within the Hastings District Council (HDC) rohe and with Section 21 Papakāinga of the HDC District Plan. However, we are currently working with one whānau in Central Hawkes Bay and know there is interest from other whānau and hapū in this region. The Proposed District Plan (the Plan), and the Section relating to 'Papakāinga and kaumātua housing, and associated marae-based development', (referred to from now on as Papakāinga Section) is integral to the service we provide whānau and hapū.

Currently SA Ltd employs 6 full-time staff and utilise many sub-contractors and preferred suppliers. We like to employ local Māori businesses to support the local Māori economy. The team at Sheeran Associates feel this is the opportune time to introduce ourselves to the CHBDC staff with the intention of building a strong working relationship with your Council and staff.

We are aware of Schedule 1, Part 1, Clause 6, Subclause 3 of the Resource Management Act (1991) where;

Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, the person's right to make a submission is limited by subclause (4).

We would like to make it clear that we do not think that this submission and the contents within it, will allow us to gain any trade advantage. We make this submission only to express our experiences using and applying District

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Plan Papakāinga provisions for whānau and hapū. Our views expressed here will not influence whether whānau or hapū choose to work with us and we don't suggest any amendments to the Plan or seek any decisions from Council.

Please see our comments below. Overall, we are supportive of this Section in the Plan and offer only feedback.

#### PROPOSED DISTRICT PLAN

In our experience, enabling provisions for Papakāinga within a District Plan is crucial and this is reflected by both the Issue and Objectives stated in the Papakāinga Section.

**PKH-I1 - Obstacles to Developing Māori Land**

Enabling Māori land to be used in a way that is consistent with cultural values, aspirations and customs in relation to traditional lands, water, sites, wāhi tapu and other taonga.

**PKH-O1 - To recognise the desire of Māori to maintain and enhance their traditional relationship with their land.**

**PKH-O2 - To provide for Papakāinga development, kaumātua housing and associated Māori economic development on Māori Land.**

**PKH-O3 - To allow for hapū to develop Papakāinga, kaumātua housing and engage in associated economic activity, while ensuring appropriate health, safety and amenity standards are met.**

While there are many other variables in District Plans that are considered throughout a Papakāinga development, an enabling Papakāinga Section is by far the most important. Whānau have to navigate numerous barriers to achieve home ownership, and this is especially significant in the current housing crisis. Papakāinga supports a fraction of New Zealand's population otherwise excluded from new builds, to achieve their housing aspirations on previously underutilised Māori land.

In our opinion, the Policies in the Papakāinga Section provide adequate guidance for whānau to ensure good practices are followed and health, safety and amenity standards are met, while ensuring adverse effects on the environment are avoided, remedied or mitigated. Whānau can thrive in a communal and supportive environment, a welcome return to the ways of their tupuna.

In our opinion, the Rules and Standards adequately regulate the various activities of a Papakāinga build. It is extremely satisfying when we give whānau the keys to a modern, warm, healthy and sustainable home

We are happy to note the option for Papakāinga to proceed on land under General Title as a discretionary activity.

**PKH-R4 Papakāinga and kaumatua housing on land held under General Title not already provided for**

The following is identified as a 'principle reason' for Papakāinga.

"It is considered that opportunities should be created to facilitate development of these lands, provided criteria can be met relating to the historical importance of the land, why it cannot be converted to Māori Freehold Title, and that long-term Māori ownership of the land can be assured".

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We agree that if the above criteria are met and consideration is given to PKH-AM2, a Papakāinga development on land under General Title should be possible. This provides whānau with the opportunity to develop previously unavailable land for Papakāinga.

In our opinion, the Assessment Matters for Discretionary Activities are fair and reasonable.

In our opinion, the Methods recognise other important provisions within the Plan (other policies, guides and legislation) for consideration.

We would welcome a hui to discuss this further.

Nga mihi mahana

A handwritten signature in black ink, appearing to be 'P. Sheeran', with a long horizontal line extending to the right.

Paul Sheeran  
Sheeran Associates Ltd