

Raewyn Messham

EVIDENCE 09  
TOPIC Papakāinga  
SUB# PC94B-Papakāinga  
DATE 21-11-2016

Good morning

- 1: As in my written submission I do not object to any landowner/s being able to maintain, build or enhance their land or buildings so long as we all have to abide by the same laws, rules and regulations of the Local Council, Health and Safety, and RMA etc.
- 2: What I am against is having a separate system for different groups.
- 3: There are many other people here in the Whangarei District and all over NZ that live on ancestral land, that they would like to pass down through their children, not just Maori.
- 4: If under this PC94B Maori Freehold land does not have to get resource consent because it would automatically become a permitted activity and they can build multiple houses etc without any controls, but other landowners in the area would have restrictions on them by OTHER Rules  
Different rules for different people. Not acceptable.
- 5: We have 20 acres of land and because of the zoning we can only build one dwelling, but under this proposed change PC94B, many more houses can be built on the land, notwithstanding a few rules and regulations.  
This is unacceptable. I do not think this is good for the environment as the infrastructure will not always be there ie sewerage
- 6: Maori ancestral freehold land can not only provide for housing but could also include commercial and industrial activities so long as the floor area of the facility is less than 500m<sup>2</sup>.
- 7: If the zoning of land cannot be used as commercial etc by everyone, then no one should be able to.

We all should be covered by the same rules, regulations etc as to land use.

**8:** If this Plan Change, PC94B goes through as it is, I believe it will have the potential to have significant effects on landowners adjoining Maori land. As in the proposed 7 Plan changes to Rural and Coastal areas.

**9:** This regulating of the environmental effects of one group and not another should not be allowed. All development should be the same for all

**10.** Where an “ancestral link has been identified” any development can become a discretionary activity, that the Local Council can allow.

Which means housing and industrial and commercial activities would be permitted.

**11:** Where a consent is required Maori can request their own iwi etc to hear the matter.

That is NOT an independent hearing. It is a conflict of interest. The hearing should be heard by an unbiased independent person/s as all other land owners hearings have to go through.

**12:** In conclusion as I said in my written submission. The Plan Change PC94B should not be defined by race.

**13:** I believe the Council should apply all of the PC94B to all properties or they should not apply it at all.

## QUICK POINTS

- 1:** No objection to landowners building etc...  
Same rules regulations for all
- 2:** I am against having a separate system
- 3:** Others live on ancestral land
- 4:** Under PC94B housing Permitted activity, no resource consent required.
- 5:** We have 20ha 1 x house ... under PC94B Maori Freehold land multiple houses etc ... no controls on effect.
- 6:** Commercial & industrial activities allowed under 500m2.  
with No controls to the effect. Water, waste, number of cars  
All development applied to all people equally
- 7:** If zoning is not commercial etc no one s/be allowed to use it  
We all should be covered by the same rules, reg etc
- 8:** Plan Change goes through.. potential effects on landowners adjoining.
- 9:** Environmental effects one group not another S/not be allowed All development s/be the same for all
- 10:** “Ancestral link has been identified” becomes discretionary activity .. allowed by Council
- 11:** Resource consent needed .. maori can request iwi to hear  
This is NOT an independent hearing ... Conflict of interest  
Hearing unbiased independent person/s as others
- 12:** as in written submission the Plan Change PC94B should not be defined by race.
- 13:** I believe Council should apply all to all or not at all.