



**Te Rūnanga o
Toa Rangatira**

District Plan Subcommittee
Te Awa Kairangi

01 Pipiri 2022

Plan Change 56 Enabling Intensification

Tēnā koe e te Kaunihera o Te Awa Kairangi,

1. I understand you have been working with my team on the Hutt City Council (HCC) District Plan Review and Plan Change 56 that will give effect to Government's Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. I understand you have met with my planning kaimahi on the 24th May 2022 and have provided the relevant plan change documents on the 17th May 2022. Ka nui te mihi ki a koutou.
2. This submission is Te Rūnanga o Toa Rangatira's initial formal response to Plan Change 56 and the process to implement the subsequent scheduled District Plan Review.
3. Te Rūnanga o Toa Rangatira understand that Hutt City Council will be undertaking two separate processes: one for the intensification planning instrument (IPI) and the other for the District Plan Review. These processes will lead significant changes to how Te Awa Kairangi will look and feel into the future, but they will also impact on mana whenua values, sites of significance, cultural activities and statutory acknowledgement areas.
4. Te Rūnanga o Toa Rangatira is concerned that the urgency of completing the intensification planning instrument, per the RMA Amendment Act 2021, to give effect to urban housing and intensification rules, could create unintended consequences, exacerbated by the fact that the fast-track process removes further appeal rights.
5. Under the Section 4A of the Act 'Further pre-notification requirements concerning iwi authorities' requires that iwi and Mana Whenua are given reasonable, adequate time, and opportunity to comment, consider the draft proposals and are able to give advice on the Plan Change Variation. The speed in which Council is forced to undertake Plan Change 56, in order to comply with central government deadlines, means that iwi have not been provided with reasonable and adequate time required by the legislation.
6. We consider that this warrants Councils seeking advice from the Ministry for the Environment who clearly have not considered the implications that requiring these plan changes not only places on Council, but also iwi. Within our rohe, the timeframes set around intensification planning place a burden on us, given that there are nine councils within our rohe required to go through this same process, and each Council has its own location specific nuances.

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7. In regards to the technical RMA matters in the Plan Change 56 proposal, we note the following:
8. **Papakāinga provisions:** As part of the urban housing intensification process, papakāinga provisions have not been considered as part of this plan variation. Papakāinga provisions can provide iwi and Mana Whenua an opportunity to benefit from the intensification process. The Operative District Plan does not have any provisions to enable Papakāinga development or proposals alongside the fast-track development proposals with high densities and tall buildings in the walking catchments. Council officers have responded to this by noting that Papakāinga provisions will pick this up in the District Plan Review. However, this could result in mana whenua being pushed out of particular areas should they want to develop papakāinga here and now.
9. **Sites and Areas of Significance to Māori (SASMs):** The full identification of Sites and Areas Significance to Māori as a qualifying matter have not been undertaken because of the deadlines to the Plan Variation. The risk that potential intensification and densification poses to maintenance, protection, and providing for appropriate visual and spatial controls to SASMs will be significant. This will pose unintended land use consequences regarding height and recession plane controls.
10. **Marae and its adjacent structures and surroundings:** From the officers' brief, we are unable to see any detailed analysis as to how marae as sites of significance will be impacted if there are taller buildings and further density around the marae sites. Since the SASM provisions are not nuanced in the current operative plan as to how contemporary and historical Sites of Significance will be protected and maintained; we are unable to comment on and see the impacts to Mana Whenua privacy, presence, and their cultural use of these sites.
11. **The ability for Operative Plan provisions to catch up with environmental matters that intensification will further create:** Ngāti Toa is concerned that the intensification variation aimed at housing heights and densities will have significant issues on other matters such as, adequate stormwater and wastewater infrastructure, climate change and sea level rise, and water quality issues. It is not clear how intensification will be managed to via the plan change to ensure that it also does not result in further environmental degradation.

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12. Te Rūnanga o Toa Rangatira would like to see their concerns above to be addressed and outlined by the Council as to how these risks will be managed in a tangible and visible way but also with a reasonable timeline that allows Ngāti Toa to respond.
13. Te Rūnanga is keen to work with Council officers to clarify the issues and co-design the process and how the Plan Change variation will be implemented. We are happy to partake any hui and wānanga that is related to this matter. We would be keen to speak to our submission.
14. Please contact Onur Oktem-Lewis (Principal Planner) - Onur.Oktem@ngatittoa.iwi.nz if there is any further correspondence on this matter.

Aku mihi,

Naomi Solomon
Pou Toa Matarau

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Plan Change 56 Submission to HCC

Final Audit Report

2022-06-01

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