

594 Change 43: Papakainga**■ SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 11

C43.3787.1	McLeod, Donna	ZM 52	Rezone 35 Green Lane to Papakainga Zone.
Support	FC43.1782.33		

C43.3802.1	Stephens, W P & J T, Whanau Trust	ZM 52	Rezone land at 176 Whakarewa Street as Papakainga Zone.
Support	FC43.1782.34		

■ ASSESSMENT

1.0 INTRODUCTION

- 1.1 The Papakainga Zone in Pah Street Motueka was introduced into the TRMP in 1996. It replaced the Marae Zone that formed part of the Transitional District Plan (Motueka & Environs Section). The Papakainga Zone broadened the scope of activities that were permitted on the Pah Street site to include elderly persons' housing (kaumatua flats), broadcasting facilities and some other community activities.
- 1.2 Papakainga can be defined as "the use and occupancy of multiple owned Maori land involving the development of the land for residential units and other buildings and activities necessary to enable the owners to live on their land".
- 1.3 Papakainga zoning is important in Motueka because the township has a relatively high proportion of residents of Maori descent compared to other parts of the district. In Census 2006 the percentage of Maori in Motueka West Area Unit was 15 percent (compared to 7.1 percent in the Tasman region).

2.0 PLAN CHANGE PROVISIONS

- 2.1 Proposed Plan Change 43 adds to the extent of the Papakainga Zone located on the south side of Pah Street. The area of the current zone is 0.8114 ha. The additional land proposed to be added is 2.48ha. The extended area is deferred because services, although intended in this locality, are not yet available. The extended area is quite generous – and will more than triple the current land area available.

3.0 SUBMISSIONS

- 3.1 There are two submissions on the Papakainga zoning which seek to have additional sites zoned as Papakainga zoning.
- 3.2 Submitter 3802.1 owns 2.7837 ha of bare land at 176 Whakarewa Street (north side) which is currently zoned Rural 1 and lies outside the extent of Plan Change 43. The submission notes that the land has been held by a family of Ngati Rarua descent for many generations and is uneconomic to farm – presumably because of its small size. The Plan Change would need to be varied to include this land if it was considered to have merit as a Papakainga zone. The amount of land included as deferred Papakainga zone in Plan Change 43 should be adequate to meet local needs for the next 20 years.
- 3.3 Submitter 3787.1 has requested that a property at 35 Green Lane be rezoned as Papakainga zone. This property which is within the Plan Change extent is 0.8858ha in area and contains a dwelling. The location is within 350m from the northern end of the Motueka aerodrome runway and surrounded by Deferred Light Industrial zoning in Plan Change 43. The property has recently been the subject of a subdivision consent RM 130361 which will reduce the size of 35 Green Lane to approximately 0.5580ha. This is not considered to be a suitable location for a further Papakainga zone because of possible industrial cross-boundary effects as well as possible effects from the aerodrome.

■ RECOMMENDATIONS AND REASONS**Recommendation 594.1**

C43.3802.1	Stephens, W P & J T, Whanau Trust	Disallow
Disallow	FC43.1782.34	

Plan Amendments

Topic : ZM 52

No Plan amendments to rezone land at 176 Whakarewa Street to Papakainga Zone.

Reasons

1. Rezoning further land at 176 Whakarewa Street goes beyond the scope of Plan Change 43.
2. The amount of land included as Deferred Papakainga Zone in Plan Change 43 should be adequate to meet local needs for the next 20 years.
3. The submitter has not provided any reasons why the land should be rezoned as Papakainga Zone other than that the land is uneconomic.

Recommendation 594.2

C43.3787.1

McLeod, Donna

Disallow

Disallow

FC43.1782.33

Plan Amendments

Topic : ZM 52

No Plan amendments to rezone land at 35 Green Lane to Papakainga Zone.

Reasons

1. The surrounding land is zoned as Deferred Light Industrial Zone in Plan Change 43 which could generate some adverse cross-boundary effects on uses that are permitted in the Papakainga Zone.
2. The amount of land included as Deferred Papakainga Zone in Plan Change 43 should be adequate to meet local needs for the next 20 years.