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**Section 32 Report for the Proposed Waitomo District Plan**

Section 32 Report – Māori Purpose Zone

| SUMMARY OF ISSUES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RESOURCE MANAGEMENT ACT 1991                                                                                                                                                                                               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| <p>The standard zoning and development standards do not usually reflect the different form and activities of Māori land development and can be a barrier to development of Māori land.</p> <p>The issues identified for the Māori purpose zone are:</p> <ul style="list-style-type: none"> <li>Rules that apply to general land do not recognise the multiple ownership arrangements and challenges that Māori land faces, which can impede its use and development.</li> <li>The standard provisions in the District Plan fail to recognise and provide for Tangata Whenua's connection to their ancestral lands.</li> <li>Development can have adverse effects on the surrounding environment, including outstanding natural landscape and the natural character of the coastal environment.</li> </ul> | <p><b>Section 5 RMA</b><br/>MPZ-O1 provides for the social, cultural, environmental and economic needs of mana whenua and seeks to enable reconnection with sites of ancestral importance to mana whenua. Objective MPZ-O1 enables use of Māori land in a way that will provide for the social well-being. It will enable creation of a connected community, and enables activities that support the social well-being of that community.</p> <p>Objective MPZ-O1 enables use of Māori land in a way that will provide for the cultural well-being of Māori and enable reconnection with their lands. It will enable them to provide for their housing needs now and into the future. This objective will strengthen the relationship of Māori to the environment. Objective MPZ-O1 protects the connections between tangata whenua and their ancestral lands, water, sites of significance, waahi tapu, other taonga and taonga species. In doing so, this objective will achieve this part of section 5.</p> <p>Objective MPZ-O1 enables Tangata Whenua to utilise, manage and enjoy Māori land. This objective will assist Māori in meeting their current and future needs.</p> <p>Objective MPZ-O2 enables use of Māori land in a way that will provide for the economic well-being of the community. It will enable Māori to meet their housing needs in a cost-effective way.</p> <p>Objective MPZ-O2 safeguards the life-supporting capacity of the environment.</p> <p>All the objectives in the Māori purpose zone will achieve this part of Section 5 of the RMA. The objectives recognise the cultural practices and beliefs of mana whenua and protect the connections with taonga.</p> <p>The objectives avoid, remedy or mitigate any adverse effects through MPZ-O2, ensuring development can be appropriately serviced by infrastructure (MPZ-O3) and managing any reverse sensitivity effects (MPZ-O4).</p> <p>Section 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, 6(h) the protection of customary rights, and section 7(a) kaitiakitanga have been considered and provided for in the development of the Objectives in this Chapter.</p> <p>Section 7(c) amenity values<br/>This clause is directly reflected in Objective MPZ-O4 which seeks to ensure that the potential for reverse sensitivity effects to arise is minimised and local character and amenity are maintained and enhanced.</p> <p><b>8 Treaty of Waitangi</b><br/>All of the objectives in this chapter will achieve these sections of the RMA.</p> <p>The Māori purpose zone provides for the social, cultural, environmental and economic needs of mana whenua and seeks to enable reconnection with sites of ancestral importance to mana whenua. The</p> | <p>There are six National Policy Statements (NPSs) currently in place:</p> <ul style="list-style-type: none"> <li>New Zealand Coastal Policy Statement 2010</li> <li>NPS for Electricity Transmission 2008</li> <li>NPS for Renewable Electricity Generation 2011</li> <li>NPS for Freshwater Management 2020</li> <li>NPS on Urban Development 2020</li> <li>NPS for Highly Productive Land 2022</li> </ul> <p><b>New Zealand Coastal Policy Statement (NZCPS)</b><br/>Objective 3 and Policy 2 of the NZCPS set out national direction for the management of the coastal environment in relation to the Treaty of Waitangi, Tangata Whenua and Māori. Specifically, Policy 2(a) requires recognition that Tangata Whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations. Policy 6 seeks that, in the coastal environment, tangata whenua needs for papakāinga, marae, and associated activities are recognised.</p> <p>Objective 5 and Policy 25 of the NZCPS relate to the management of coastal hazard risks. Objective 5 seeks that new development is located away from areas prone to coastal hazard risks taking into account climate change; responses are considered for existing development in this situation; and natural defences to coastal hazards are protected or restored. Policy 25 seeks to avoid redevelopment, or change in land use, in areas affected by coastal hazards in the next 100 years, where that would increase the risk of adverse effects from the hazards.</p> <p>A large part of the Māori purpose zone is located within the coastal environment. The NZCPS also recognises the tension between enabling the use of ancestral land and the risks of natural hazards.</p> <p><b>National Policy Statement on Urban Development (NPS-UD)</b><br/>It is noted that the Waitomo District is not an urban environment as defined in the NPS-UD. However, the NPS-UD provides valuable commentary on land use and development, as the NPS-UD aims to support well-functioning urban environments to provide for current and future community well-being at a more general levels, it also has provisions relating specifically to Māori culture and traditions.</p> <p><b>National Policy Statement for Highly Productive Land (NPS-HPL)</b><br/>While the NPS-HPL seeks to protect highly productive land for use in land-based primary production, there is recognition of the unique characteristics of specified Māori land. "Specified Maori land" is defined as land that is any of the following:<br/>(a) Māori customary land or Māori freehold land (as defined in Te Ture Whenua Māori Act 1993);<br/>(b) land vested in the Māori Trustee that—<br/>(i) is constituted as a Māori reserve by or under the Māori Reserved Land Act 1955; and<br/>(ii) remains subject to that Act;<br/>(c) land set apart as a Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993 or its predecessor, the Māori Affairs Act 1953:</p> | <p><b>The Waikato Regional Policy Statement</b><br/>The RPS acknowledges the special status of Māori under the RMA. There are matters of significance to Tangata whenua in regard to natural and physical resources, their relationship with the environment and the health and wellbeing of the Waikato River. The physical and heritage relationships of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, are to be recognised and provided for.</p> <p>Chapter 2 includes objectives for the Waikato River and recognises the need for restoration and protection of the relationships of Waikato-Tainui with the Waikato River including their economic, social, cultural, and spiritual relationships. Chapter 2 contains Te Ture Whaimana and imbeds the objectives and principles of the Vision and Strategy in the RPS.</p> <p>Other relevant provisions include:</p> <ul style="list-style-type: none"> <li>Objective 3.9-Relationship of tāngata whenua with the environment</li> <li>Policy 4.3 Tāngata whenua</li> <li>Policy 6.4 Marae and papakāinga</li> </ul> <p>Objective 3.9 seeks that the relationship of tāngata whenua with the environment is recognised and provided for, including:<br/>a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and<br/>b) the role of tāngata whenua as kaitiaki.</p> <p>The Māori purpose zone is instrumental in giving effect to this objective, and its attendant policies.</p> <p><b>The Manawatū-Whanganui One Plan</b><br/>The relevant provisions in the RPS are:<br/>Objective 2-1: Resource management</p> <p><i>a. To have regard to the mauri of natural and physical resources to enable hapū and iwi to provide for their social, economic and cultural wellbeing.</i></p> <p><i>b. Kaitiakitanga must be given particular regard and the relationship of hapū and iwi with their ancestral lands, water, sites, wāhi tapu and other taonga (including wāhi tūpuna) must be recognised and provided for through resource management processes.</i></p> <p>The policies that deliver this objective are Policy 2-1: Hapū and iwi involvement in resource management and Policy 2-4: Other resource management issues.</p> <p>The provisions of the Māori purpose zone give effect to both RPS's by enabling the development of Māori land and maintain their relationship with ancestral lands in accordance with tikanga Māori and matauranga Māori.</p> | <p><b>The Waikato Tainui Environment Management (WTEP) Plan 2018</b><br/>The WTEP has the following relevant provisions which support the development of papakāinga: Objective 13.3.1: Papakāinga development is sustainable and supported.<br/>This is achieved by Policies 13.3.1.1 and 13.3.1.2.</p> <p>In addition, Section 14.3 seeks to protect and enhance the ability to undertake customary activities and resource use, including along the margins of waterways. Section 25 contains objectives and policies relevant to land use planning and requires the application of development principles.</p> <p>Objective 25.3.2 seeks that urban and rural development is well planned and the environmental, cultural, spiritual, and social outcomes are positive. Policy 25.3.2.1(d) ensures that appropriate consideration is given to papakāinga development in rural and urban areas (see Chapter 13, 'Ngaa Papakaainga me Ngaa Marae – Waikato-Tainui communities').</p> <p>The provisions in the Māori purpose zone have appropriate regard to WTEP, as they enable development of Māori land and enable Māori to maintain their relationship with ancestral lands in accordance with tikanga Māori and matauranga Māori.</p> |

Section 32 Report – Māori Purpose Zone

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| <p><b>OPERATIVE WAITOMO DISTRICT PLAN</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>intention of the zone is to allow the development and use of marae complexes and papakāinga to a level of intensity/range of activities greater than would be permissible in the general rural zone. The limiting factor to development in the zone is generally the ability to provide infrastructure including water and wastewater supplies. There is also a need to ensure new activities do not cause reverse sensitivity issues on existing lawfully established activities.</p>                                                                                                                                                                                                           | <p><i>(d) land that forms part of a natural feature that has been declared under an Act to be a legal entity or person (including Te Urewera land within the meaning of section 7 of the Te Urewera Act 2014):</i></p> <p><i>(e) the maunga listed in section 10 of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014:</i></p> <p><i>(f) land held by or on behalf of an iwi or hapū if the land was transferred from the Crown, a Crown body, or a local authority with the intention of returning the land to the holders of the mana whenua over the land</i></p>                                           | <p><b>IWI MANAGEMENT PLANS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>OTHER RELEVANT PLANS OR LEGISLATION</b></p>                                                                                                                                                                                                                                                        |
| <p>The only zone in the Operative Waitomo District Plan (ODP) which is specific to Māori land is Te Maika Zone, which is applied to the Te Maika Peninsula and an adjacent area of land known as Totara Point, being all the lands in the historical Parawai Māori Township. Most of this land is administered by the Te Maika Trust. Although, it is privately owned, the land has some unique features and wilderness/conservation values that make a separate zoning appropriate. This zone is more responsive to the physical characteristics of the site rather than enabling of Māori development.</p> <p>While the ODP does not explicitly encourage development of Māori land, it does not preclude it either. Development of Māori land is not treated any differently from land in any other form of ownership or title and must comply with the standards relevant to the zone.</p> | <p>The zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993. The zone also acknowledges that the nature of multi-ownership land tenure can be problematic when trying to align with the current legislation pertaining to land use and development. In order to allow mana whenua to utilise their land resources sustainably and to contribute to restoring customary activities on Māori whenua, the zone allows marae complexes and papakāinga as a permitted activity on Māori land.</p> <p>The objectives in this chapter all achieve section 8 by effectively recognising the principles of the Treaty of Waitangi.</p> | <p>The NPS-HPL exempts specified Māori land in terms of the restrictions on subdivision (Policy 3.8) and use and development (Policy 3.9). However, Policy 3.9(3) still requires measures to ensure that any use or development on highly productive land:</p> <p><i>(a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and (b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.</i></p> | <p>We are required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority, and there are many provisions in these documents relevant to the management of Māori land.</p> <p><b>The Maniapoto Environment Management Plan 2018 (MEMp)</b></p> <p>The MEMp enables the development of papakainga and Marae in Section 8, and this includes the need to reflect Maniapoto identity and cultural values in community developments. Section 9 of the MEMp seeks to enhance and protect the ability of Maniapoto to access resources and undertake customary activities.</p> <p>The provisions in the Māori Purpose Zone have appropriate regard to MEMp, as they enable development of Māori land and enable Māori to maintain their relationship with ancestral lands in accordance with tikanga Māori and matauranga Māori.</p> | <p>Te Ture Whenua Māori Act 1993 is the primary legislation for Māori land. It aims to balance the protection of Māori land for future generations with the ability to use and develop land to meet the aspirations of whānau. This legislation has been considered when drafting this Chapter.</p>      |
| <p><b>SCALE &amp; SIGNIFICANCE s32(1)(c)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>National Policy Statement for Freshwater Management NPS-FM)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>The Maniapoto Environment Management Plan 2018 (MEMp)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>STRATEGIC DIRECTION</b></p>                                                                                                                                                                                                                                                                        |
| <p>The assessment is based on eight factors outlined in Ministry for the Environment’s guidance on Section 32 reports. Each factor is scored in terms of its scale and significance (where 1 is low and 5 is high).</p> <p>Reason for Change: 3<br/>Problem / Issue: 3<br/>Degree of Shift from Status Quo: 3<br/>Who and How Many Affected, Geographic Scale of Effects: 1<br/>Degree of Impact on or Interest from Māori: 5<br/>Timing and Duration of Effects: 1<br/>Type of Effect: 1<br/>Degree of Risk or Uncertainty: 1</p> <p><b>Total (out of 40): 18</b></p>                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>While this NPS is of particular relevance for regional plans, Te Mana o te Wai is relevant to all freshwater management. The principles of Te Mana o te Wai ensures that any development that takes place maintains (and where possible enhances) water quality. It also ensures that Maori land is appropriately serviced for freshwater to support communities and development of the land.</p>                                                                                                                                                                                                                           | <p>The MEMp enables the development of papakainga and Marae in Section 8, and this includes the need to reflect Maniapoto identity and cultural values in community developments. Section 9 of the MEMp seeks to enhance and protect the ability of Maniapoto to access resources and undertake customary activities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The following objectives from the Strategic Directions chapter of the Proposed District Plan are relevant to this topic:</p>                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>None of the NES’s are particularly relevant to this chapter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>SD-04:</b> Marae and papakāinga are recognised as an essential cultural and spiritual component of Māori traditions, society and economy and are enabled to provide a range of activities that meet the needs of mana whenua.</p>                                                                  |
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|  |  |  | <p>Māori purpose zone, and timing of that development.</p> <p>The risk of not acting will perpetuate the limitations and not provide Tangata Whenua the ability to utilise their land in accordance with their customs and traditions.</p> |
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**OBJECTIVE(S) s32(1)(a)**

**Relevance** – The objectives address a relevant resource management issue. Providing for the development of Māori land as its own zone, and for papakāinga will ensure:

- existing and compatible activities are grouped together.
- enable more housing variety
- explicitly recognises tikanga Māori and matauranga Māori
- Māori to reconnect with their ancestral lands

Increased development opportunities and land use options for Māori land. The proposed objectives are consistent with section 31(1)(a), the management of the effects of use, development or protection of land. The objectives are consistent with the purpose and principles of the RMA, including section 6(e), s7(a), 7(e) and section 8. The objectives also give effect to both RPS's.

**Usefulness** – The objectives will guide decision making when considering a resource consent application under section 104 for activities in the Māori purpose zone. Specifically providing for the use and development of Māori ancestral land is in accordance with national best practice as identified through a review of recent district plans.

**Reasonableness** – These objectives aim to increase development opportunities and land use options for Māori. The objectives reduce regulatory costs for undertaking cultural activities. They will not result in unjustifiably high costs to the wider community.

**Achievability** – The objectives further elaborate on strategic objectives SD-03 and SD-04. The objectives will be able to be achieved.

**Are the objectives the most appropriate way to achieve the Purpose of the Act?**  
 The proposed objectives are considered to meet the tests of relevance, usefulness, reasonableness and achievability. The objectives are the most appropriate way to achieve the purpose of the RMA because they:

- Clearly outline the intent of the zone;
- Enable a range of activities to meet Māori cultural needs. These activities contribute to the wellbeing of the wider iwi;
- They explicitly give effect to RMA and RPS requirements, which the status quo fails to achieve;
- Explicitly stating character and amenity values of the zones in an objective allow them to be considered and provided for through decision making i.e. when potentially inappropriate activities and considered through resource consent;
- Addresses the identified resource management issues;
- Will assist in delivering the outcomes embodied on the iwi management plans;
- Supports the Strategic Objectives; and
- Achieves the outcomes sought in section 6, section 7, and section 8 of the RMA.

**PROVISIONS s32(1)(b)**

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| <b>EFFICIENCY &amp; EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)</b> | <b>ALTERNATIVES s32(1)(b)(i)</b> |
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| <p><b>Benefits Anticipated</b></p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> <li>• There will be some change to the built form within the zone, however, associated standards around bulk and location and servicing will ensure that these changes do not have a significant adverse impact, and overall character and amenity of the zone is maintained.</li> <li>• The provisions provide appropriate control over built form and the location of buildings to facilitate the maintenance and enhancement of the character and amenity values of the zone.</li> <li>• Potentially inappropriate activities will be managed through resource consent process to ensure adverse environmental effects are avoided, remedied or mitigated.</li> <li>• Ensures there is sufficient servicing on the site to support the development.</li> </ul> <p><u>Economic</u></p> <ul style="list-style-type: none"> <li>• The rules enable Tangata Whenua economic sustainability, including employment opportunities.</li> <li>• The provision for marae and papakāinga housing and ancillary activities support people living there and allows for the viable use of their land.</li> <li>• This approach addresses current issues, by providing for the aspirations of tangata whenua for the development of their ancestral land across the district.</li> <li>• There would be reduced consenting costs for landowners as there are more enabling rules around activities and buildings, subject to standards.</li> <li>• Enables additional housing in a cost effective way.</li> <li>• Enables primary production activities.</li> <li>• Enables modest commercial activities such as retail activities and tourism facilities.</li> </ul> <p><u>Social</u></p> <ul style="list-style-type: none"> <li>• Provides for the social wellbeing of Tangata Whenua by enabling use of Māori land.</li> <li>• Community facilities would enhance community wellbeing and whanaungatanga.</li> <li>• Enabling economic and employment activities, including small commercial and home-based business activity, would likely enhance socio-economic wellbeing.</li> <li>• The provisions manage potential reverse sensitivity issues.</li> <li>• Creates opportunities for community development on Maori land.</li> </ul> | <p>For the purpose of this evaluation, the Council has considered the following potential options:</p> <ol style="list-style-type: none"> <li>1. The proposed provisions; and</li> <li>2. The status quo.</li> </ol> <p>The ODP provisions are not considered to be efficient or effective in achieving the objectives.</p> <p>In order to identify other reasonably practicable options, the Council has undertaken the following:</p> <ul style="list-style-type: none"> <li>- Reviewed other relevant district plan provisions for management of Māori land;</li> <li>- Sought feedback from Council asset managers in terms of infrastructure; and</li> <li>- Collated feedback from discussions with iwi.</li> </ul> |
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**Section 32 Report – Māori Purpose Zone**

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| <p><u>Cultural</u></p> <ul style="list-style-type: none"> <li>• Tangata whenua are able to apply kaitiakitanga to the environment in accordance with their tikanga.</li> <li>• Empowers Tangata whenua to manage their traditional resources in a customary manner of their choice.</li> <li>• It enables Māori to develop their land in accordance with their cultural aspirations and preferences through redeveloping their own sense of place on their own lands for the cultural wellbeing of their whanau.</li> <li>• Enables connection with land and whanau.</li> </ul> <p><b>Costs Anticipated</b></p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> <li>• The enabling of development has the potential to substantially increase building density within an existing rural landscape.</li> <li>• Would potentially enable some additional commercial activity which could have potential adverse effects (i.e. traffic, undermining commercial centres hierarchy).</li> </ul> <p><u>Economic</u></p> <ul style="list-style-type: none"> <li>• Additional costs for servicing remote developments.</li> <li>• Rezoning isolated pockets of land could also put pressure on Council to increase its level of service to these areas.</li> <li>• Additional costs to noise insulate buildings used for noise-sensitive activities.</li> <li>• There are limits on the activities enabled in the zone i.e. industrial activities are discretionary activities.</li> <li>• Larger papakāinga development will still require resource consents the costs incurred.</li> </ul> <p><u>Social</u></p> <ul style="list-style-type: none"> <li>• There are no social costs anticipated.</li> </ul> <p><u>Cultural</u></p> <ul style="list-style-type: none"> <li>• There are no cultural costs anticipated.</li> </ul> <p><b>Economic growth opportunities</b><br/>The provisions are likely to result in moderate economic growth for Māori in that housing will be more affordable. The provisions will enable productive use of the land and result in economic growth opportunities.</p> <p><b>Employment opportunities</b><br/>The provisions are likely to result in additional employment opportunities for some sectors like tradespeople. Depending on the activities developed, there may be additional employment opportunities created.</p> |  |
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**QUANTIFICATION OF BENEFITS & COSTS s32(2)(b)**

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified. Given the assessment of the scale and significance of the proposed provisions, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable in relation to this topic.

| <b>EFFICIENCY &amp; EFFECTIVENESS s32(1)(b)(ii)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>REASONS FOR PROVISIONS s32(1)(b)(iii)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>Section 32(1)(b)(ii) requires assessing the efficiency and effectiveness of the provisions in achieving the objectives:</p> <p><u>Efficiency</u><br/>The proposed provisions are the most efficient method of meeting the objectives given the benefits identified above. They will reduce costs associated with developing Māori ancestral lands. The environmental, economic, and cultural benefits outweigh the potential environmental and social costs. The broad range of permitted activities means less costs and a reduction in barriers to developing Māori land. The provisions enable efficient use of the land.</p> <p><u>Effectiveness</u><br/>The proposed provisions are the most effective method of meeting the objectives given they will provide increased economic, social and cultural benefits as outlined above while maintaining relevant zone character and amenity.</p> | <p>Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions:</p> <ul style="list-style-type: none"> <li>• This option is the most appropriate way to achieve the objectives, mostly because they are efficient in terms of reducing costs to develop Māori ancestral lands, and effective in terms of sustainably managing resources as well as providing for Māori values, rights and interests.</li> <li>• The recognition of tangata whenua and the empowerment for development is important and is ultimately the key benefit.</li> <li>• The policies provide clear direction as to the intent, purpose and character of the zone</li> <li>• They enable development and land use in the zone to be effectively managed, recognising its unique heritage, amenity and character values</li> <li>• They enable papakāinga to be established, subject to standards that seek to ensure that papakāinga are compatible with the character and amenity values the surrounding area</li> <li>• Give effect to both RPS's and the NPS-UD</li> <li>• Enable the Council to fulfil its statutory obligations, including Part 2 of the RMA</li> <li>• Ensure that adverse effects on the surrounding environment are managed appropriately by rule requirements</li> <li>• Enable the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.</li> </ul> |