

Before the Far North District Council Hearings Committee

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter of the Proposed Far North District Plan.

**Summary statement of Brett Lewis Hood on behalf of Waitomo Papakainga
Development Society (Submitter numbers S418)**

Dated 6 November 2025

Reyburn and Bryant 1999 Ltd
PO Box 191, Whangarei
Email: brett@reyburnandbryant.co.nz

1. Introduction

- 1.1 My name is Brett Lewis Hood. I am a planning consultant working for Reyburn and Bryant in Whangarei. My qualifications and experience are set out in my primary and rebuttal evidence.
- 1.2 My pre-circulated evidence and rebuttal evidence concerns Waitomo Papakāinga Development Society Incorporated (Waitomo), a Māori social-service agency and registered Community Housing Provider that has operated in Kaitiāia for 30 years. Waitomo provides emergency accommodation, mentoring, food support, and cultural services to whānau in need.
- 1.3 Waitomo owns 684 Kaitiāia-Awaroa Road, Pukepoto, a 7.6ha property held in a single title, proposed to be zoned Rural Production Zone in the Proposed District Plan (PDP). The Society seeks to rezone the land to Māori Purpose Zone – Rural (MPZ) to enable future papakāinga housing and related activities consistent with its kaupapa and the surrounding MPZ land.

2. Issue statement

If the definition of “Māori Land” remains as currently drafted in the Proposed District Plan (PDP):

1. It includes *General Land* (via the reference too Section 129 of Te Ture Whenua Māori Act 1993).
2. Consequently, the papakāinga provisions in the Rural Production Zone (RPZ) can be used, because the definition of *papakāinga* in the PDP expressly refers to activities undertaken on ‘Māori Land.’
3. Under this interpretation, Waitomo’s land would already qualify as ‘Māori Land’, and therefore the Council officer’s rationale for *not* applying the Māori Purpose Zone – Rural (MPZ-Rural) falls away, as the land would meet the zone’s intended purpose under the current PDP definitions.

However, if (as is likely) the definition of “Māori Land” is amended (either through this hearing or a Clause 16 minor correction) to align with the narrower definition in Te Ture Whenua Māori Act 1993 (which limits Māori Land to Māori Freehold or Customary Land):

1. The papakāinga provisions may then no longer be available to Waitomo because the

Society's land is *General Land* and may not meet the PDP definition of *papakāinga*, which requires that the land be *owned by Māori*.

2. In that scenario, a consequential amendment to the papakāinga definition would be required to ensure that general land used for kaupapa Māori housing by Māori organisations remains eligible.

Regardless of the definitional outcome, rezoning the site to Māori Purpose Zone – Rural remains entirely consistent with the National Planning Standards, which define the MPZ according to *purpose and use*, not *tenure*.

1. The MPZ provides for “areas used predominantly for activities that specifically meet Māori cultural needs,” and therefore does not restrict its application to land classified as Māori Freehold or Customary Land.
2. Applying the MPZ-Rural to Waitomo's land would therefore achieve the same intent as the National Planning Standards, support papakāinga development, and resolve the uncertainty arising from the definitional inconsistency.

3. Relief sought

3.1 Waitomo Papakāinga maintains its original and supplementary relief being:

- (a) Rezone 684 Kaitaia-Awaroa Road, Pukepoto (Lot 1 DP 434436) Māori Purpose Zone – Rural (MPZ) or equivalent Special Purpose Zone – Rural.
- (b) Amend the Māori Purpose Zone provisions and definitions (including the definition of papakāinga) to align with the National Planning Standards and enable papakāinga on general land where there is an ancestral link.
- (c) Provide for any consequential amendments necessary to achieve these outcomes.



.....
Brett Hood (Planner)

6 November 2025