

## Kelly Moulder

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**From:** samuel oconnor <samueloconnor@hotmail.co.nz>  
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To whom it may concern

We are making this submission due to living within 500meters from an area that is proposed to be re-zoned. It is very difficult to make a fully informed submission as Papakainga is something that has yet to be fully tested in modern circumstances. Whilst the perceived benefits are relatively well thought out any potential negative consequences are much less well known.

Having read what information is out in the public we are supportive of the changes as they seem a practical way to allow Maori to make better use of their land but we do have some concerns, primarily with what (if any) unintended consequences may arise from the planning changes.

It is possible these planning changes could mean a sharp increase in development, which in areas that are typically quiet rural that may negatively impact neighbouring properties, especially if development includes more than just a few additional dwellings (such as care facilities, schools, short term accommodation etc).

We understand that the proposed changes are planning in nature and don't include any council funding to aid in developing Maori own land, but we see a possibility that if these changes happen funding may come from other sources which would aid in rapid development.

Many neighbouring properties to the areas to be rezoned are likely to be farms which will largely be unaffected by larger developments, in our case we are in a very quiet area and large scale development of any type, or a large increase in new houses would likely have a big negative effect on both our property value and appeal to potential buyers. As we are planning to sell in the medium term (2-5 years) this is especially concerning.

We want to make it clear that we think there is merit to the ideas behind the Papakainga/collective living idea and can see that there could be many benefits for the local Maori community.

Our concerns are, there is likely very few people/properties in the district that will be in a situation like ours, and are worried that we will be easily overlooked/ignored if there ends up being any negative effects to neighbouring properties, or any other unintended consequences.

Regards

Sam and Leah O'Connor  
162 Waiti Road, Tahuna

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