

Papakāinga Housing

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Note: Specific standards and guidelines are currently under development as part of Phase Two. In the interim, applications will therefore be considered on a case by case basis, assessed against the objectives and policies of the District Plan.

PKH.1 Description and Expectations

The papakāinga housing provisions provide for the development of ancestral Māori land. These provisions seek to provide opportunities for Māori land owners to develop and live on their ancestral land. It is recognised that Māori land is subject to a number of development barriers and complications that require it to be treated differently to land held in European title.

In the context of the District Plan, papakāinga housing does not just focus on providing for the provision of housing. Papakāinga developments may also include activities such as community facilities, education, recreation and enterprise.

Note: The papakāinga housing provisions are being developed in two phases. Phase One relates to the objectives and policies, while Phase Two includes the development of guidelines and standards for the Papakāinga Development Plan process. The Papakāinga Development Plan is intended to facilitate +subdivision and development in a flexible manner while ensuring the sustainable management of natural and physical resources in an integrated way, similar to that of the management plan technique. This is currently under development and is expected to be introduced by way of a plan change in 2011.

Rolling review of the District Plan will increase prescriptive policy. The papakāinga housing provisions are only available as and when policy prescription is appropriate.

PKH.2 Eligibility Rule

Papakāinga housing is a discretionary activity on ancestral Māori land that is administered under the Te Ture Whenua Māori Act 1993. On all other land papakāinga housing will be a non-complying activity.

For the purposes of this rule 'ancestral Māori land' includes land that is administered under a Trust, general land owned by Māori (if there is an ancestral link identified) and Māori land.

The Papakāinga Housing provisions remain subject to the policies and requirements provided for in the relevant Environment or Policy Area in which the land is located.

PKH.3 Objectives

1. For the District Plan to recognise the desire of Māori to maintain and enhance their traditional and cultural relationship with their ancestral land.
2. Provide for papakāinga development on ancestral land in a manner which is sensitive to tikanga Māori and the sustainable management of the land resource.
3. Allow maximum flexibility for Māori to develop their ancestral lands, while ensuring appropriate health, safety and amenity standards are met.
4. Enable Māori to establish and maintain traditional settlement patterns, activities and development opportunities.

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5. Protection and enhancement of ecological, landscape, cultural, heritage and other features which are of value to Māori and the wider community.

PKH.4 General Policies

1. To limit papakāinga development to ancestral Māori land that is administered under the Te Ture Whenua Māori Act 1993.
2. To require the maximum intensity and scale of papakāinga development to be determined by the sustainable servicing capacity of the land and the surrounding environment.
3. To require the location and extent of built development to be determined by the physical characteristics of the land and tikanga Māori.
4. To provide for non-residential activities of a scale, character, and intensity that are compatible with the values of Māoritanga, character of the environment and the sustainable servicing capacity of the locality.
5. To encourage Māori to prepare Papakāinga Development Plans as a guide to sustainable management of ancestral land.

Revision and Sign-off Sheet

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
13 April 2011	FP	New Chapter	Plan Change 94 – addition of new chapter to District Plan.	Operative Date 28 April 2011 TRIM 11/36427	PW
10 May 2016	TB	Whole Chapter	Re-formatting of Chapter to ensure consistency.	Clause 20A Memo TRIM 16/55469	MM

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