



te kaunihera ā-rohe o  
**matamata-piako**  
district council


## Get involved

We want to hear from you! If you're keen to join the conversation around this plan change or need more information, here are some simple ways you can connect with us:

Read more or complete the submission form online at [mpdc.nz/papakāinga](https://mpdc.nz/papakāinga)

Got questions?

 Email [info@mpdc.govt.nz](mailto:info@mpdc.govt.nz)

 Call 0800 746 467 and ask to speak to Kumesh Naidu about the Papakāinga Plan Change

***We're proposing some new rules to better enable Papakāinga development in Matamata-Piako, and we want to know what you think.***

Papakāinga is communal housing on Māori ancestral land (literally "a nurturing place to return to"). These developments often adjoin marae – a natural community hub, and can include other activities to support the community to thrive, such as communal gardens, kohanga reo (early childhood education centres) or hauora (health clinics).



## Does this look familiar?

We've sought community feedback on this plan change twice:

- once at the start of 2022 - seeking feedback on draft Papakāinga development rules. This feedback influenced the proposed rules we are consulting on as Plan Change 54.
- we then notified the proposed plan change under the Resource Management Act on 8 November 2022. This was subsequently withdrawn on 8 December after we discovered we had accidentally advertised the old rules (the ones above) on our website.

We have now corrected the error and are re-advertising the plan change, seeking submissions until 4.30pm on Monday 13 February, 2023.

If you shared your views as part of the first (informal) consultation, you need to submit them again so they can be included in the formal process.

If you submitted to the plan change in November that was withdrawn and would like your submission carried forward, or help making a new submission please call us on 0800 746 467.

**Plan your community**

# Papakāinga

**District Plan Change 54**

*Oranga marae, oranga tangata, oranga whānau.  
Life of the marae, life of the people, life of the whānau*



## What is being proposed?

We're proposing to introduce new 'Māori Purpose Zones' on marae land and adjoining Māori Freehold Land. These new zones would enable papakainga to be developed on and around the 13 marae within our rohe.

### **The Māori Purpose Zone (precinct 1 / papakāinga 1)**

would enable papakainga to be developed on marae land and adjoining Māori Freehold Land. The proposed rules would allow:

- Up to 10 homes per property, at a density of 1 home per 5000m<sup>2</sup>
- Establishment of home businesses, community facilities, education facilities and healthcare facilities
- Urupā

We are proposing to rezone 50 properties (including marae), totalling 384 hectares. If all these sites were to be developed to the maximum limit, it would result in approximately 240 new homes across the district.

### **The Māori Purpose Zone (precinct 2 / papakāinga 2)**

includes sites that have existing papakāinga developments and are already connected to Council services (meaning they have the ability to provide for further housing). These sites are currently on general land but were subject to Māori Affairs Amendment Act 1967.

We're proposing to allow one home per 500m<sup>2</sup> site area in this zone, if:

- There is a status change to māori Freehold land; or
- A legal mechanism is put in place to ensure the land will be maintained in whānau ownership in perpetuity. This is to prevent developers claiming that they are developing papakāinga and selling off the land.

We are proposing to rezone 30 properties (including marae). If all these sites were to be developed to the maximum limit, it would result in approximately 35 new homes across the district.

We're also proposing to:

- make it easier to develop papakainga on Māori Freehold Land in the Rural Zone (permitting up to five homes per property, at a density of one home per hectare).
- add some general planning provisions to enable Papakāinga development on general land owned by Māori and Treaty Settlement Land. These developments would require resource consent.



## When will these developments occur, and who is paying for them?

Just like any development on private property, the cost to develop falls on the property owners.

Council, through the District Plan, sets the guidelines for papakāinga and how the district can develop and grow, but does not contribute to the development costs.

It will be up to the landowners to decide if/when they wish to develop papakāinga on their land, and to fund the development. There are national funds available that may assist to establish papakāinga.

## Why one rule for some, and a different rule for others?

The District Plan must meet the aims of the Resource Management Act. One of those aims is to recognise and provide for a number of matters of national importance, one of which is the relationship of Māori, honouring their cultural traditions with ancestral lands, sites and other taonga (treasures). Our District Plan has had provisions for papakāinga since 1996 - this plan change is just reviewing and updating these existing rules.

How Māori land is owned is different, so it requires different rules. Ownership of Māori land involves a "shares system" — whānau with officially recognised interests in a block of land have "shares" in the whenua. When a shareholder dies their interests, or shares, are divided between their descendants. This means that over time, there are more and more owners, or shareholders, in a block of land. Some blocks now have hundreds of shareholders, which makes it difficult (or impossible) to develop the land, without specific planning rules for Māori land.