



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:

Complete the submission form online at
mpdc.nz/papakāinga

come and kōrero with the team at one of the upcoming market days:

Matamata Market - 12 Nov

Te Aroha Country market (Mangaiti) - 20 Nov

Morrinsville Country market - Dec 3



Email info@mpdc.govt.nz



Call 0800 746 467 and ask to speak to someone in Planning about the Papakāinga Plan Change

Submissions are open 4.30pm on Monday 12 November.

Feel like you've done this before?

At the start of 2022 we asked the community for feedback on some ideas for Papakāinga development rules – we got lots of feedback and used this to draft changes to the District Plan. It's these changes we're now consulting on, as a Proposed Plan Change 54 - this is the first step in the formal plan change process under the Resource Management Act.

Even if you shared your views as part of the earlier (informal) consultation, it's important to tell us what you think of the proposed changes. We've made some changes based on that initial feedback, and even if your thoughts/comments haven't changed, you need to submit them again so they can be included in the formal process.

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).

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 'Maori 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 Maori Purpose Zone (precinct 1) would enable papakainga to be developed on marae land and adjoining Māori Freehold Land. The proposed rules would allow:

- Up to 10 dwellings per property, at a density of 1 dwelling per 5000m²
- 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 246 new homes across the district.

The Maori Purpose Zone (precinct 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 dwelling per 500m² site area in this zone, if:

- There is a status change to Maori Freehold land; or
- A legal mechanism is put in place to ensure the land will be maintained in whanau ownership in perpetuity. This is to prevent developers claiming that they are developing papakainga 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 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 5 dwellings per property, at a density of 1 dwelling per hectare).
- Allow people to apply for resource consent for two or more dwellings on General Land owned by Māori and Treaty Settlement Land.

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 sets out 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?

Because 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. It's a similar idea to holding shares in a business — no one person owns the business, it's owned collectively by the shareholders.

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.

