

DRAFT DISTRICT PLAN

Topic summary:

PAPAKĀINGA AND MĀORI PURPOSE ZONE

KEY OUTCOMES

- *Great urban areas*

INTRODUCTION

Papakāinga refers to the development of housing on Māori whenua (land). The ability to live on traditional whenua in papakāinga developments allows Māori to maintain and enhance their culture and traditions, and provides for traditional patterns of housing and use on Māori whenua.

Although our underlying residential zone provisions allow for multi-unit developments (multiple houses on one site) through a resource consent process, it can be difficult to understand the requirements for developments such as papakāinga when having to find these in different sections within the current District Plan. Having a single chapter for papakāinga, with references to other parts of the plan, makes it easier for the reader or developer to understand the requirements for developing houses on Māori whenua. A papakāinga chapter enables a specific policy framework to guide this type of development through the resource consent process.

MĀORI PURPOSE ZONE

The Māori Purpose Zone is a new zone that recognises and provides for a range of activities that specifically meet Māori cultural needs, including but not limited to, residential and commercial activities. This zone recognises and provides for the relationship of Māori and their culture and traditions.

Although there are no mana whenua-based marae in Napier, there are a handful of urban marae which host comparable activities such as tangihanga, events, meetings etc. In addition to these, the Westshore Canoe Reserve has been zoned Māori Purpose Zone as it is the only landing place allocated in Napier for waka after the 1851 Ahuriri Block purchase, and the land and vesting of it recognises cultural activities and traditional use.

AN OVERVIEW OF PAKĀINGA PROVISIONS RELATING TO HOUSING

Papakāinga developments are controlled activities, which means they require resource consent. However, consent must be granted subject to reasonable conditions, if the development complies with all standards, is located on whenua with special status (see explanation below), and is located in the following zones:

- General Residential Zone
- Medium Density Zone
- Large Lot Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Rural Settlement Zone
- Māori Purpose Zone
- Mixed Use Zone

Whenua must have a special status for papakāinga developments to be considered controlled activities. Land must be either:

1. Declared Māori land pursuant to the Te Ture Whenua Māori Act 1993; or
2. Declared “general land” under the Māori Affairs Amendment Act 1967, provided the applicant can demonstrate that the land has remained in ancestral ownership continuously from the date the status declaration occurred.

Papakāinga developments on whenua that does not have special status under either of the two options outlined above could still be applied for, but would require resource consent as a discretionary activity.

Standards for papakāinga housing are similar to those in the General Residential Zone, but given they are likely to contain multiple houses and a more communal way of living, it is required that they are set back further from the street and side boundaries. Different site coverage requirements and building separation standards also apply.

AN OVERVIEW OF PAKAKĀINGA PROVISIONS RELATING TO INDUSTRIAL AND COMMERCIAL ACTIVITIES

In its traditional form, papakāinga included non-residential activities that enabled Māori to maintain and enhance culture and traditions, and provide economically. The proposed papakāinga chapter provisions, therefore, allow for a number of industrial and commercial activities. Any activities must meet the same criteria as for housing (above), including the underlying zones and special whenua status, but with some additional criteria.

For industrial buildings and activities:

1. At least one person resident on-site shall carry out the activity;
2. The maximum number of additional employees is three; and
3. The maximum gross floor area for the industrial building is 100m² per residential building located on the same site. There is a maximum of 500m² (total) allocated to industrial activity.

For commercial buildings and activities:

1. These are limited to Māori cultural tourism activities; visitor accommodation; and entertainment facilities including those serving food and beverages;
2. At least one person resident on-site shall carry out the activity;
3. The maximum number of additional employees is three; and
4. The maximum gross floor area of a commercial building is 100m² per residential building located on the same site. There is a maximum of 500m² (total) allocated to commercial activity.

Standards for commercial and industrial buildings ensure these buildings and activities are sufficiently set back from boundaries to minimise conflicts.

PAPAKĀINGA DEVELOPMENT PLANS

Although not a requirement of Council, papakāinga development plans are encouraged. Development plans are important in guiding the development of papakāinga over time, and reflecting the aspirations of hapū. They can provide a long-term vision for hapū, while providing information to Council on the infrastructure needs for the development.

AN OVERVIEW OF THE MĀORI PURPOSE ZONE PROVISIONS

Four properties are proposed to be zoned Māori Purpose Zone:

- Te Poho o Tangiianui Marae, 95 Auckland Road, Greenmeadows
- Nga Pakiaka Ki Te Iwi Marae, 10 Lowry Terrace, Marewa
- Pukemokimoki Marae, 191 Riverbend Road, Maraenui
- Westshore Canoe Reserve, 846 Meeanee Quay, Westshore

Within this zone, a number of activities are permitted, subject to standards being complied with. These include:

- Māori Purpose Activities
- Construction and maintenance of Wharenuī/Whare tipuna, whare waka, pātaka/wharekai, whare paku, storage sheds and accessory buildings
- Residential units and residential activity (not Papakāinga)
- Training and educational facilities
- Places of assembly and meeting rooms
- Visitor accommodation associated with Māori cultural practices

The standards that these activities have to meet differ to those in the Residential Zones, as they are intended to better accommodate traditional buildings and practices, while protecting the amenity of neighbouring properties.

Industrial activities require resource consent as a non-complying activity. All other activities are considered discretionary activities and require resource consent.

Māori Purpose Activities is defined as:

Means the use of land and/or buildings for a range of activities or Māori cultural, community and living purposes, and/or integrated Māori development, including but not limited to one or more of the following activities:

- Powhiri
- Kapa haka
- Wānanga
- Customary activities
- Kingatanga events
- Home occupation activities
- Arts and cultural activities
- Cultural education and research activities
- Rongoā
- Māori cultural activities
- Childcare services, kohanga reo or kura (schools), and
- Faith practices