

# NEW RULES

## Waikato District Plan Rules for Maaori Land Development for Marae & Papakaainga Workshop 2023



**T W A I K A T O**  
**TAINUI**

**Waikato**  
District Council  
Te Kaunihera aa Takiwaa o Waikato

*Te Kooti Whenua Māori*  
Māori Land Court

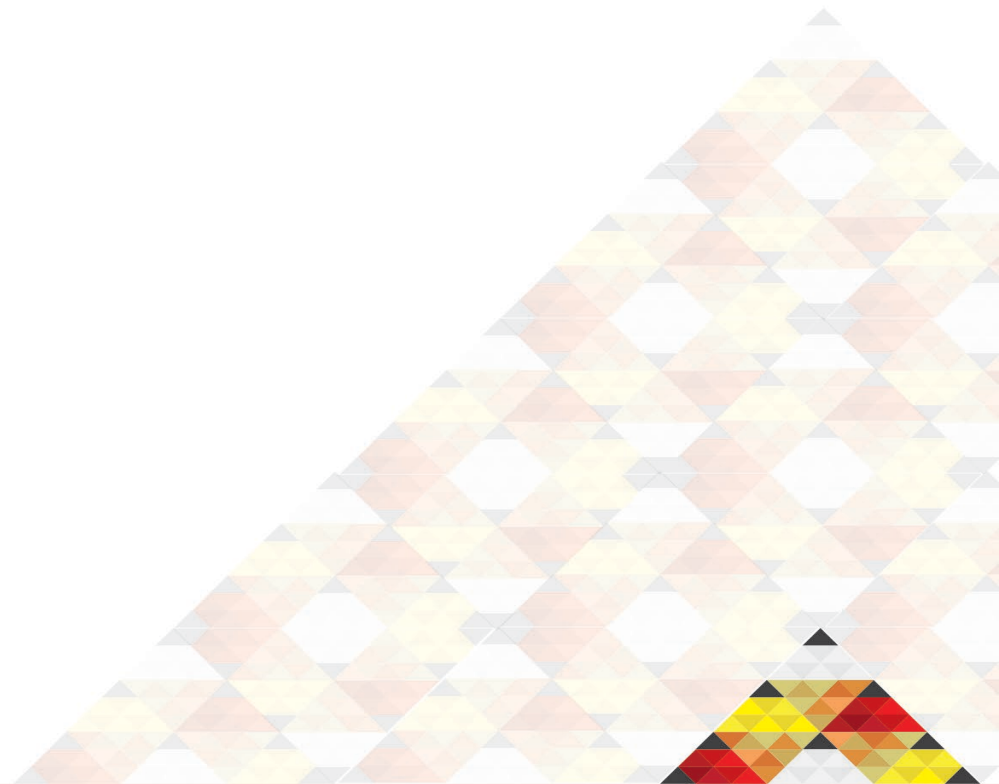
**Waikato**  
REGIONAL COUNCIL  
Te Kaunihera ā Rohe o Waikato

 **Te Puni Kōkiri**  
REALISING MĀORI POTENTIAL

# OUTLINE

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- Introduction – Sheryl Paekau, (Tamainupo, Ngaati Whauroa, Ngaati Kinohaku, Ngaati Rarua ahau) Kaiwhakamahere : Policy Planner/Advisor, Waikato District Council
- How Maaori Land is defined in our Plan
- Maaori Purpose Activities
- All Waikato Tainui Marae are on Maaori Freehold Land
- Rules that do NOT apply
- Rules that DO apply
- Non Regulatory Policies
- Plan your space



# HOW IS MAAORI LAND DEFINED IN OUR PLAN

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- The definition for Maaori land in the District Plan includes:
  - Maaori freehold Land
  - Maaori reservation
  - Maaori customary land
  - Treaty Settlement land
  - Maaori purpose activities including papakaainga development are permitted across all zones
  - There are currently no limits on the sizes, building height or number of units able to be built for papakaainga

However:

While Maaori Purpose Activities are PERMITTED ACTIVITIES  
ALL BUILDINGS MUST HAVE A BUILDING CONSENT

# MAAORI PURPOSE ACTIVITIES

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(a) Marae and associated facilities

(b) Papakaainga housing development

(c) Papakaainga buildings

(d) Cultural events

(e) Urupaa

(f) Tuaahu

(g) Waharoa

h) Church

(i) Hauora

j) Koohanga

(k) Conference centre and facilities

(l) Waananga

(m) Recreation facilities, and

(n) Papa taakaro.



# ALL WAIKATO TAINUI MARAE ARE ON MAAORI FREEHOLD LAND

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- Maaori Reservation Status
- Tangata Whenua have the ability to utilise, manage and enjoy Maaori land in accordance with tikanga Maaori, including maatauranga Maaori
- Maaori Land Rules apply across all zones
- Commercial activity is provided for, in a way and at a scale that supports the occupation, development and use of Maaori land and meets the needs of Tangata Whenua. (Some activities may need a Resource Consent)
- While the Plan provides permitted activity for every papakaainga home to have a 'Home Business', this may be at the discretion of your Marae Trust/Committee.

# RULES THAT DO NOT APPLY

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- Outfall structures located within an Identified Area
- Vehicle access for all activities
- On-site parking and loading
- On-site maneuvering and queuing



# RULES THAT DO APPLY

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The rules that apply to Maaori Land are:

- (a) Land use – activity rule ML-R1 to ML-R5;
- (b) Land use – activity rules of the underlying zone, **EXCLUDING** the following:
  - (i) Home business; and
  - (ii) Commercial activity where the activity status is non-complying.
- (c) Land use – effects rules of the underlying zone.
- (d) Land use – building rules of the underlying zone, **EXCLUDING** the following:
  - (i) Number of residential units;
  - (ii) Minor residential unit rules;
  - (iii) Buildings and structures in Landscape and Natural Character Areas;
  - iv) Building height; and
  - v) Building coverage

# NON REGULATORY POLICIES

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- Council will work with iwi, hapuu and whaanau to encourage and support the comprehensive, co-ordinated and efficient development of Maaori land.
- Alongside partner agencies, Council will support and promote the use of best practice guidance and toolkits for Maaori housing, including Te Kete Paaraha Mo Nga Papakaainga Ki Waikato: Waikato Maaori Housing Toolkit, to assist iwi and hapuu in the development of Maaori land.
- Council encourages Maaori Land Trusts to prepare a Concept Management Plan as part of their land planning, to assist shareholders to overcome the barriers of consents and funding grants from other agencies. A Concept Management Plan is a 'Best Practice Planning Tool' .....



# PLAN YOUR SPACE



# PLAN YOUR SPACE

