

Papakāinga Toolkit for South Taranaki

He Kete Arataki Papakāinga o Taranaki ki te Tonga



He Reo Whakamihi

Acknowledgements

The South Taranaki District Council would like to sincerely thank the representatives of iwi, hapū, government agencies, and community organisations that contributed to the development of this Papakāinga Toolkit:

- Te Rūnanga o Ngāti Ruanui
- Te Korowai o Ngāruahine Trust
- Te Kāhui o Taranaki Trust
- Te Kaahui o Rauru
- Te Puni Kōkiri
- Māori Land Court – Aotea District
- Kāinga Ora
- Fire and Emergency New Zealand
- Taranaki Regional Council

Their collective knowledge, perspectives, and commitment have been instrumental in shaping a resource that will support and reflect the needs and aspirations of the tangata whenua of South Taranaki.

The South Taranaki District Council also acknowledges the range of papakāinga guidance and Toolkit documents around Aotearoa New Zealand. These resources provided valuable insights to inform the creation of this Papakāinga Toolkit for South Taranaki.

As a live document, any future updates to the Papakāinga Toolkit for South Taranaki will be developed collaboratively with iwi and Council working groups.

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Introduction

He Kupu Whakataki

Aronga Purpose

The Papakāinga Toolkit for South Taranaki is a guidance document created to support iwi, hapū, and whānau in planning for and developing papakāinga on their ancestral lands. It is intended to be an evolving document that will be updated over time to reflect legislative changes, best practice, and feedback to ensure the Toolkit remains relevant and practical for future generations.

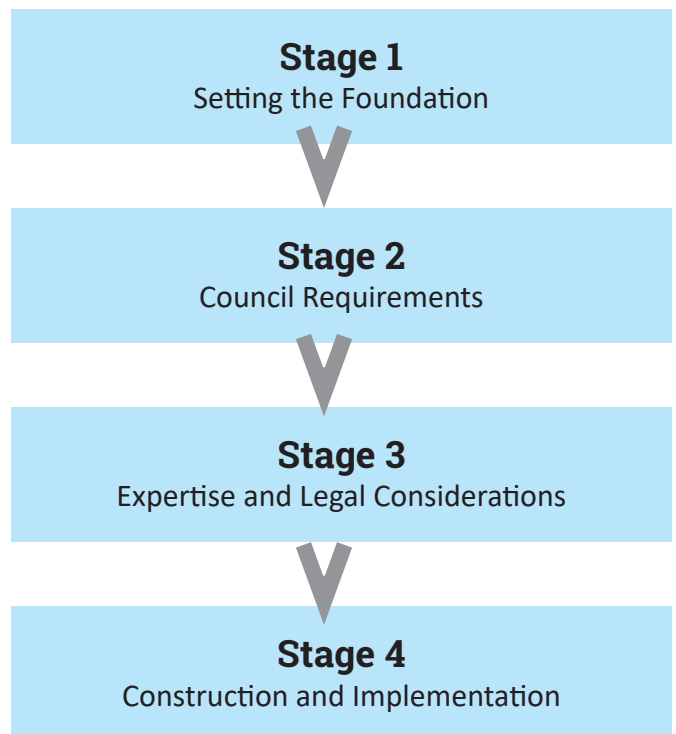
In the context of this document, papakāinga refers to the development and use of a site by tangata whenua for residential accommodation and other communal buildings and facilities, in accordance with tikanga Māori, where there is a demonstrated whakapapa and ancestral connection to the site.

The journey to establishing papakāinga can be complex, involving multiple legal, technical and planning processes. This Toolkit has been designed to help iwi, hapū, and whānau navigate this process by providing guidance on:

- Understanding Council requirements and approvals.
- Identifying any legal and technical information needed.
- Exploring financial feasibility and funding opportunities.
- Engaging with key stakeholders and support networks.

Whakamahia Te Kete How to use this Toolkit

This Toolkit follows a four-stage approach designed to support iwi, hapū, and whānau in achieving papakāinga development aspirations. Each stage provides step-by-step guidance and essential information to clarify requirements and assist in gathering the details needed to progress the papakāinga journey.



A checklist is included at the end of the Toolkit to help track progress and confirm that key considerations have been addressed throughout the development process.

Background

Te Orokohanga/Kupu Whakamārama

Mahere-ā-Rohe o Taranaki ki te Tonga South Taranaki District Plan

In June 2025, the South Taranaki District Council approved Plan Change 3: Papakāinga Development, which amended the operative District Plan to better enable papakāinga development across the district. These changes were made to recognise and provide for the relationship of tāngata whenua with their ancestral lands, while ensuring that any potential adverse effects on the environment are appropriately managed.

Plan Change 3 has significantly reduced barriers to papakāinga development, creating more opportunities for iwi, hapū, and whānau to return to and live on their whenua. The updated provisions provide clearer pathways for establishing papakāinga regardless of land status, clearer expectations for demonstrating ancestral connection, and more enabling standards within zones where papakāinga is anticipated.

To support the implementation of these new provisions, it was decided that a Papakāinga Toolkit would be established immediately following the plan change. This Toolkit is designed to assist Council officers in applying the new rules consistently, and to help iwi, hapū, and whānau understand the District Plan rules and provide clarity on the process of establishing papakāinga on their lands with greater clarity and confidence.

Ngā Iwi o Te Takiwā Iwi of the South Taranaki District

The South Taranaki District encompasses the rohe of four iwi: Ngāa Rauru, Ngāti Ruanui, Ngāruahine, and Taranaki Iwi. Each iwi maintains enduring ancestral, cultural, and spiritual relationships with the land, waters, and resources within the district and wider region. Those who whakapapa to these iwi hold ancestral ties to whenua within the district, and these connections form a foundation for enabling papakāinga for whānau to return to and live on their ancestral land.

The following summaries provide general descriptions of the rohe of these iwi as recognised

through their respective Treaty settlements.

Note: The rohe of these iwi extend beyond the boundaries of the South Taranaki District. This toolkit applies specifically to papakāinga within the South Taranaki District, and different processes or requirements may apply where iwi rohe extend into neighbouring districts. Whānau are encouraged to check the relevant district or regional council provisions where their whenua is located outside this district.



Ngāa Rauru

The rohe of Ngāa Rauru Kaitahi at 1840 began at Kaihau-a-Kupe (the mouth of the Whanganui River). The kaainga or occupied sites at Kaihau-a-Kupe included Kaihokahoka (ki tai), Kokohuia (the swampy area at Castlecliff), Te Whare Kaakaho (the Wordsworth Street area), Pungarehu/Te Ahi Tuatini (Cobham Bridge), Te Oneheke (between Karamu Stream and Churton Creek), Patupuhou, Nukuiro, and Kaierau (St John's Hill).

The rohe then extended from Kaierau along the watershed to Motuhou, Kaihokahoka (ki uta), Taurangapiupiu, Taumatarata, Maataimoana, Taurangakawa and north into the Matemateaonga Ranges and the area known as Tawhiwhi. After the Matemateaonga Ranges, is the Mangaehu Stream where the Mangaehu Paa was situated, near the source of Te Awanui-a-Taikehu (Paatea River).

Background

Te Orokohanga/Kupu Whakamārama

Between Te Awanui-a-Taiehu and Whenuakura Rivers (Te Arei o Rauru) were the paa of Maipu and Hawaiki.

Many Ngaa Rauru Kiihahi paa and kaainga were also situated along Te Awanui-a-Taiehu, such as Oowhio, Kaiwaka, Arakirikiri, Ngaa-papa-tara-iwi, Tutumaahoe and Parikaarangeranga. At the mouth of the river sat the kaainga and marae of Rangitaawhi and Wai-o-Turi which remain today. Along the shoreline between Rangitaawhi and Tuaropaki lies Te Kiri o Rauru. Between Rangitaawhi and the mouth of the Whenuakura River stood Tiihoi Paa. From Tiihoi the rohe extends to Waipipi, Waikopua, Okahu, Tapuarau, Waitootara River, Waiinu, Waikaramihi and Te Wai-o-Mahuki (near Te Ihonga). It continues past the Ototoke Stream to Poopoa (the marae of Aokehu at the mouth of the Ookehu Stream) and then continues onwards to the mouth of the Kai Iwi Stream near the marae of Taipakee Tuuturu. From here the rohe stretches past Tuutaramoana (he kaitiaki moana) back to Kaihau-aa-Kupe. The rohe overlaps Ngāti Ruanui to the Pātea River (west/northwest), and borders Whanganui (south).

Ngāti Ruanui

The rohe of Ngāti Ruanui begins at the Whenuakura River, south of the Pātea River. From the Whenuakura River, the rohe reaches inland to Whakaahurangi and back to the coast to Te wahapū o te awa o Waingongoro (mouth of the Waingongoro River). The coastline interests of Ngāti Ruanui extend from the mouth of the Whenuakura River north to the Waingongoro River.

For Treaty settlement purposes, the Ngāti Ruanui area of interest covers parts of southern Taranaki, including the traditional lands of Ngāti Ruanui, Tāngāhoe and Te Pakakohi. It spans key river catchments such as the Tāngāhoe, Whenuakura, Pātea and Ōtoki Gorge areas, along with the adjoining Coastal Marine Area. These areas acknowledge their cultural, spiritual and historical relationships with both inland and coastal environments. The rohe borders Taranaki Iwi (north-west), Ngāruahine (west), Ngāti Maru (north) and Ngaa Rauru (south).

Ngāruahine

For the purpose of the Treaty Settlements, the Ngāruahine area of interest extends from the Taungatara Stream at the western-most boundary to the Waihi Stream at the southern-most boundary to the Tariki rural settlement Surrey Road at the northern-most boundary, and SH3 at the eastern-most boundary. The area also encompasses Te Papa-Kura-o-Taranaki, including te Tupuna Koro Taranaki (Taranaki Maunga) and overlaps with Taranaki Iwi (west), Te Ātiawa (north), Ngāti Maru (north-east) and Ngāti Ruanui (east).

Taranaki Iwi

Taranaki iwi are the descendants of two kin groups, of Kurahaupo Waka and Te Kāhui Maunga and since time immemorial have occupied the lands which extend along the coastal and mountain area between Ōuri and the Rāwa o Turi stream in the south and Ōnukutaipari in the north. The extent of Taranaki iwi interests also stretched inland to Te Whakangerengere on the northeastern flank of the mountain, up the Waipuku stream to Te Tahuna o Tūtawa (Warwicks Castle), over to Panitahi (fanhoms peak) and down to Mangoraukawa (Lake dive) and the source of the Ōuri stream. Following the Ōuri stream water course down, a deviation is then made to the headwaters of the Rāwa o Turi stream to the boundary stone of Matirawhati at its mouth, an agreement forged between Ngāti Haua, Ngāti Atua, Ngāti Tamaahuroa and Tītahi.

These pou (boundary markers) are captured in the following Taranaki iwi expression:

Ko Onukutaipari te pikitanga ki te pou o Okurukuru |
Onukutaipari is the ascent to the pole of Okurukuru
Okurukuru ki Te Whakangerengere | from Okurukuru
to Te Whakangerengere
Te Whakangerengere ki Te Tahuna o Tūtawa | from Te
Whakangerengere to Te Tahuna o Tūtawa
Te Tahuna o Tūtawa ki Panitahi | from Te Tahuna o
Tūtawa to Panitahi
Panitahi ki Ouri | from Panitahi to the waters of Ouri
Ouri ki Rāwa o Turi | from Ouri to Rāwa o Turi
ki te pou o Matirawhati | to the pillar of Matirawhati
The Taranaki Iwi rohe borders Te Ātiawa to the north
and Ngā Ruahine to the South.

Setting the Foundation

He Tūāpapa

Stage 1

This step helps you get started with planning your papakāinga. It outlines key considerations to help guide your thinking early in the process, including your vision, understanding your whenua, engagement with whānau, and initial design and financial planning.

Step 1

The Vision Matawhānui

Before beginning development, you should consider:

- Does this land have the potential for papakāinga development?
- What is the purpose of the papakāinga?
- How many dwellings are proposed?
- Are communal facilities (e.g., wharenuī, wharekai, gardens, workshops) included?
- What outcomes are you seeking for your whānau and whenua?
- Will the proposal meet your needs effectively?
- Are there opportunities for co-investment or partnerships to reduce costs or access specialist expertise (e.g., iwi/hapū, neighbouring landowners, community organisations, developers)?

This vision helps guide the design, scale, and layout of the development and ensures alignment with both cultural values and planning requirements.

Step 2

The Site Te Wāhi

You should have a solid understanding of your whenua early on in planning for papakāinga. This includes:

- **Site location and legal status:** Is the land Māori freehold, general land, or a Māori reservation?
- **Ownership:** How many owners or shareholders are there? Is there a trust or governance structure?
- **Environmental features:** Are there urupā,

waterbodies, wāhi tapu, archaeological sites, tongi tawhito, sites of significance, coastal overlays, or significant reserves or landscapes on or adjacent to your property?

- **Zoning:** Is the site rural, residential, or within a commercial area?
- **Infrastructure:** Are council services (water, wastewater, stormwater) or utilities (power, internet) available?

Step 3

Whānau Engagement Ngā Huihuinga

Effective consultation and collaboration are essential for effective and efficient papakāinga planning. It is encouraged that you consider:

- **Consultation:** Have all owners, trustees, and whānau been consulted?
- **Whakapapa confirmation:** Is there agreement on who has connection to the land?
- **Funding:** Have you explored funding options (e.g. Te Puni Kōkiri)?
- **Legal processes:** Is Māori Land Court involvement needed (e.g. for occupation orders or trust establishment)?
- **Housing needs:** How many dwellings are wanted now and in the future?
- **Financial:** Is there agreement on how costs will be shared or recovered?
- **Environmental:** Will the papakāinga be self-sustaining?

Setting the Foundation

He Tūāpapa

Stage 1

Step 4

Design Considerations Whai Whakaaro Hoahoa

You may want the design of your papakāinga to be reflective of cultural values, practical needs, and site suitability. You should consider:

- **Expertise:** Engaging an architect, designer, or builder with experience in papakāinga or communal housing may be helpful.
- **Building types:** Consideration of prefabricated homes, relocated buildings, or custom designs.
- **Layout:** Review the zone performance standards and plan for shared spaces, gardens, and future expansion.
- **Sustainability:** Use of energy-efficient materials, renewable energy systems (e.g., solar), rainwater collection tanks, and sustainable servicing options such as composting toilets and greywater reuse.
- **Access:** Consider the location of existing or new vehicle crossings, accessways or roads. Depending on your layout and the number of dwellings, you may later need to formalise addresses or apply to name an internal accessway for addressing purposes. For sites accessed via the State Highway, consultation with New Zealand Transport Agency Waka Kotahi may be required. Consultation with Council's Development Engineer and Roding Team is also advised.
- **Services:** Whether Council reticulation is available or whether on-site water supply, wastewater and stormwater disposal is preferred.
- **Amenity:** Because multiple dwellings may generate more noise, lighting, privacy effects, you may wish to consider forms of screening (e.g. hedging, planting trees/shrubs or fencing) around the boundaries or dwellings or the papakāinga layout.
- **Staging:** Consider whether the papakāinga will be developed in stages rather than all at once to manage costs.

Step 5

Expected Costs Ngā Utu

When planning and developing papakāinga, it is important to be aware that there are both upfront costs and ongoing costs once the papakāinga is established. Ongoing costs may include annual rates, utility charges, and the maintenance of on-site systems (e.g., water supply, wastewater, stormwater). Some properties may be eligible for rates relief under the Council's Rates Remission Policy, including certain types of Māori land. Applicants are encouraged to check this early. If new internal accessways or roads are created for addressing or access purposes, there may also be long-term maintenance responsibilities.

In addition to these ongoing responsibilities, some Council-related activities typically incur upfront fees during the development process. These fees are set out in the Council's Fees and Charges Schedule and may include:

- Building consent processing and inspections.
- Resource consent processing and monitoring.
- Deemed permitted boundary activities.
- Vehicle crossing applications.
- Water and wastewater connection applications.
- Financial contributions.

Note: Not all papakāinga projects will require those activities outlined above, but some may.

We recommend reviewing the full schedule to understand the potential costs associated with your project. This is updated annually and is available to view on Council's website: [Fees and Charges - South Taranaki District Council](#).

Also have a chat with Council staff to discuss what other potential costs may be involved in your development, such as specialist reports (outlined in Stage Three of this document).

Council Requirements

Herenga-ā-Kaunihera

Stage 2

Your papakāinga must meet both planning and building requirements. Getting the right approvals early will help avoid delays later.

At the South Taranaki District Council (Council), the Planning Team will assess your proposal under the Resource Management Act 1991 and the South Taranaki District Plan (operative or proposed at the time), while the Building Team assesses your building work under the Building Act 2004 and the New Zealand Building Code.

There may be additional consent requirements with the Taranaki Regional Council (TRC). Their consents team will assess your proposal under the Resource Management Act 1991, regional plans, and national regulations.

Whether you need approvals (resource consent or building consent) to undertake a papakāinga depends on how your proposal fits with the District Plan rules, the design and size of your buildings, and where the buildings are located on your property.

Step 1 Planning Criteria - South Taranaki District Council Ngā Paearu Whakamahere - Kaunihera ō Taranaki ki te Tonga

The need for a resource consent depends on alignment with the papakāinga definition, your property's zoning, and compliance with applicable standards, such as distances from boundaries. Additional rules may apply depending on if your property is within an overlay or contains any significant sites or features.

Free planning advice is available:

- **Phone:** 06 278 0555 or 0800 111 323
- **Email:** planning@stdc.govt.nz
- **Address:** South Taranaki District Council, 105-111 Albion Street, Hāwera 4610. Available during duty hours Mon–Fri, 1pm–4pm.
- **Website (District Plan):** [District Plan - South Taranaki District Council](#)
- **Website (Planning and Resource Consents Information):** [Planning and Resource Consents - South Taranaki District Council](#)

Do you meet the definition of papakāinga?

Papakāinga as defined in the South Taranaki District Plan, means:

“The development and use of a site by tangata whenua for residential accommodation and other communal buildings and facilities, in accordance with tikanga Māori, where there is a demonstrated whakapapa and ancestral connection to that site. Note: for the avoidance of doubt, tangata whenua is not limited to iwi or hapū organisations. It includes tangata whenua who whakapapa to the whenua and their whānau.”

Examples of other communal buildings and facilities as referred to in the definition may include, but are not limited to, marae, wharehau, wharekai, kōhanga reo, and communal gardens.

To qualify as a papakāinga, you must demonstrate that you whakapapa to the whenua at the building consent stage. Documentation that could be used to demonstrate your ancestral connection to the whenua may include:

- A current Record of Title indicating the whenua status is Māori Land or set aside as Māori reservation land.
- Historic Record of Titles that indicates the land has been held in the same whānau ownership for multiple generations.
- A letter or endorsement from a relevant iwi organisation, hapū, marae, or Māori land trust confirming the ancestral connection to the land.
- Māori Land Court records.

Council Requirements

Herenga-ā-Kaunihera

Stage 2

- Settlement legislation for the associated iwi or hapū.

Note:

For the purpose of papakāinga implementation under the South Taranaki District Plan, WHAKAPAPA means a person's genealogy, or family tree, linking that person to a particular family and/or ancestor of Taranaki, Ngāruahine, Ngāti Ruanui, and/or Ngāa Rauru iwi.

What zone is my property in?

The District Plan contains maps that display the zoning information of all properties in the district. Urban and Rural Maps can be found online at [District Plan - South](#)

[Taranaki District Council](#), or can be viewed during business hours at all Council offices and libraries. A Council duty planner can also confirm the zoning of your property for you.

Performance standards, overlays, and features

Each zone within the district has performance standards that are designed to manage potential adverse effects on the environment. These standards may include size and location requirements for your building such as minimum distances from property boundaries, maximum building heights, and minimum property sizes.

To see which performance standards may be relevant to a papakāinga on your property, see the table below.

Rural Zone

- Papakāinga exempt from maximum number of dwelling units.
- Minimum setback State Highway: 20m.
- Minimum setback road boundary: 10m.
- Minimum setback other site boundaries: 10m.
- Maximum height: 10m.
- Additional setbacks from significant waterbodies, dairy sheds, effluent ponds, intensive farm buildings, well-sites and petroleum production stations may apply.

Residential Zone

- Papakāinga exempt from net site area requirements.
- 4.5m to a road boundary outside the intensification area.
- 3m to a road boundary within the intensification area.
- 3m to a rail boundary South Taranaki District Council.
- 1.5m to any other site boundary.
- Maximum height: 8m

Township Zone

- Papakāinga exempt from maximum number of dwelling units.
- Exempt from net site area requirements.
- Minimum setback State Highway: 10m.
- Minimum setback road boundary: 5m.
- Minimum setback other site boundaries: 1.5m.
- Maximum height: 8m.

Commercial Zone

- 10m to the State Highway 3 road boundary between Hāwera and Normanby.
- 3m to the rail boundary.
- Maximum height: 10m.
- For commercial sites adjoining Rural or Residential Zone buildings shall be setback 5m from Rural or Residential Zone boundary.
- Commercial Zone (Hāwera Town Centre): Ground level activities shall not occupy a total floor area of 500m² or more.

Overlays and features may apply to certain properties. Overlays identify sensitive or significant environmental areas, such as the Coastal Protection Area for coastal properties, the Flood Hazard Area for properties near flood-prone waterbodies, and Significant Natural Areas and Outstanding Natural Features/Landscapes for areas with high ecological value and unique characteristics. Some properties may contain significant features such as wāhi tapu, archaeological sites, heritage sites and notable trees that require protection or extra consideration when building in their proximity. Development within a property containing an overlay or significant feature may be subject to additional controls requiring consent.

Information about performance standards, overlays and features are contained in various sections of the

District Plan:

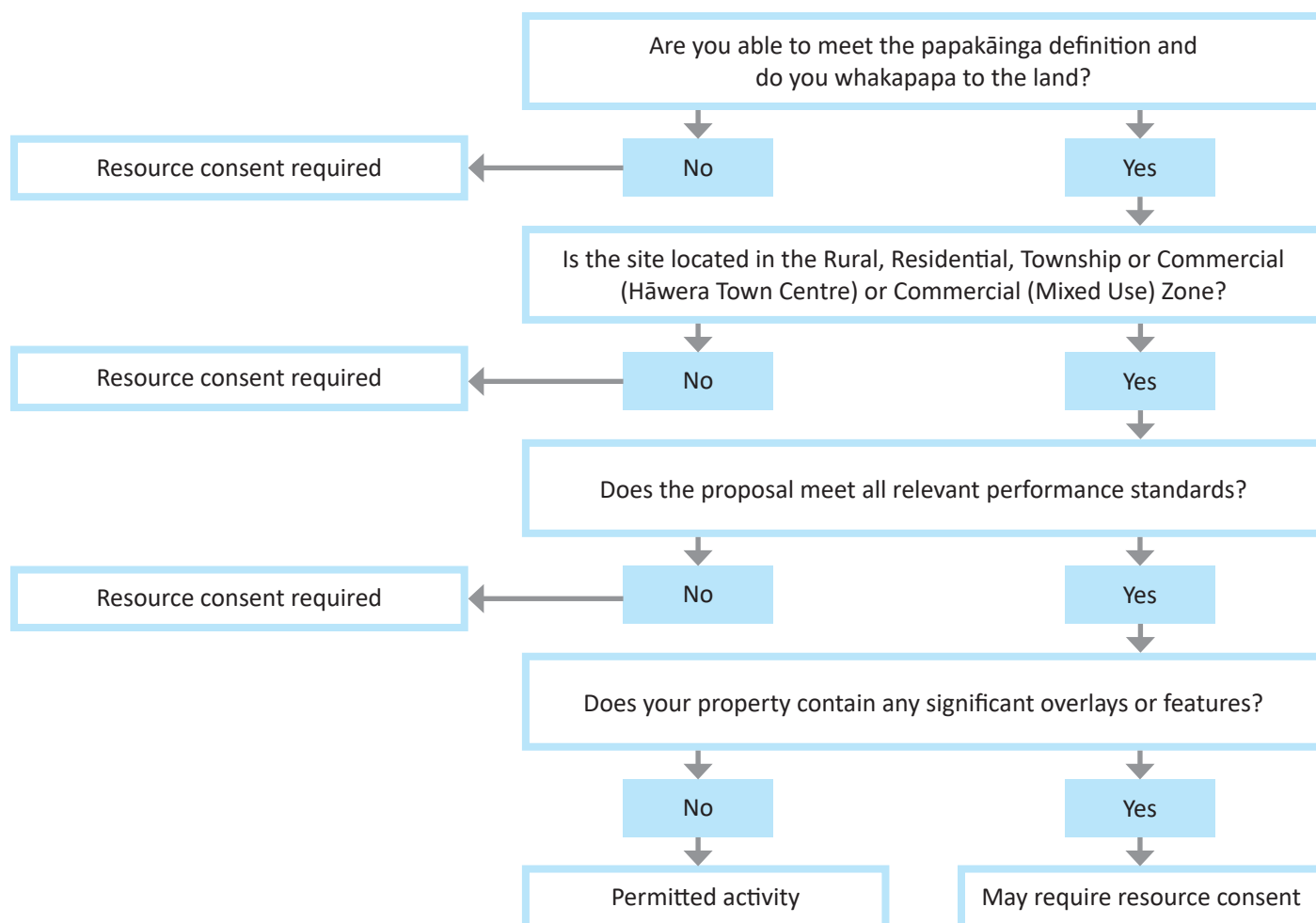
- Sections 3-6: Zone Rules
- Section 15: Heritage Protection Rules
- Section 17: Natural Environment Rules

Sections of the District Plan can be viewed online at [District Plan - South Taranaki District Council](#), or at Council offices and libraries during business hours.

Planning pathway

The flowchart below helps to indicate whether your papakāinga development would be a permitted activity or whether resource consent may be required.

Planning pathway for Papakāinga



If resource consent is required

If it looks like your proposal may require resource consent, please contact the planning team for advice. General guidance on land use consent applications is available in Section 20 of the District Plan, but the exact assessment requirements will vary depending on what aspects of your proposal do not comply.

A resource consent application needs to include:

- Completed application forms.
- A site plan that shows the location of proposed buildings and structures on site.
- A description of the proposal.
- A District Plan assessment, including details on which objectives, policies and rule(s) are relevant to your proposal.
- An assessment of environmental effects, including a description of potential effects on neighbouring properties and any mitigation measures proposed.
- Affected party approval (e.g. if your building is located close to a shared boundary).

Tip: You may wish to engage a planning consultant to assist with preparing your application.

Timeframes

When a resource consent is lodged, the Council has 20 working days to make a decision. If more information is needed to process your consent, the clock is paused until this information is provided. If a consent is notified, the timeframe will be extended to allow any affected persons to send their submission to Council.

Notification

A resource consent application may be notified if your proposal has more than minor environmental effects. Notification provides an opportunity to those affected parties (e.g. neighbours) to make a submission on the proposal expressing their view and reasons of the proposal.

Those who make a submission can request a hearing. The decision maker at the hearing considers the submissions and the effects of the application and then makes a decision as to whether the resource consent should be granted or not.

Resource Consent Monitoring

Once your resource consent is approved, the South Taranaki District Council may monitor your activity to ensure compliance with the consent conditions. Monitoring helps protect the environment and ensures that development occurs as approved in the consent.

Financial contributions

The South Taranaki District Council may ask for financial contributions when papakāinga is developed on land that needs:

- A new road or an extension of an existing road, or a one-off payment for road upgrades.
- Connections to Council water, wastewater, or stormwater infrastructure, or if existing infrastructure need to be extended to reach the site.

These financial contributions may apply to permitted papakāinga (unless specifically listed as exempt) or any papakāinga that needs a resource consent. If your land already has road access and you plan to be self-sufficient for services, you may not need to pay a contribution. More information about financial contributions is available in Section 16 of the District Plan.

Relocated buildings

The South Taranaki District Plan contains additional requirements at the building consent stage for any relocated second-hand buildings. This includes an assessment of any reinstatement works to ensure that the building is brought up to a tidy standard once it is relocated onto a property, and the payment of a performance bond of the necessary works to be paid

Council Requirements

Herenga-ā-Kaunihera

Stage 2

to Council. A [Condition Report](#) is used to identify any remedial work and inform the cost of the bond. More information about relocated buildings is available in Section 18 of the District Plan.



Building Criteria – South Taranaki District Council Ngā Paearu Hangawhare

Council approval in the form of a building consent is required for most new buildings, relocated buildings, and various structures and ancillary buildings, particularly where plumbing works are necessary. All building work must comply with the New Zealand Building Code to ensure buildings are durable, safe and secure for use.

Free building compliance advice is available:

- **Phone:** 06 278 0555 or 0800 111 323
- **Email:** building@stdc.govt.nz
- **Address:** South Taranaki District Council, 105-111 Albion Street, Hāwera 4610. Available during duty hours Mon–Fri, 1pm–4pm.
- **Website (Building Consent Information):** [Building Consent Information - South Taranaki District Council](#)

Building Consent Pathway

The figure below shows the typical process for preparing and obtaining a building consent, as well as the final sign off after your development is complete.

1. Supporting Documents Preparation

- Prepare architectural drawings, specifications and engineering reports that include details on foundations, structure, and services.

2. Additional Supporting Documents

- For papakāinga developments, you will need to submit documents that demonstrate your ancestral connection to the whenua. Examples of suitable documents can be found above under '*Do you meet the definition of papakāinga?*'
- If your papakāinga involves relocating a secondhand building to your whenua, you must engage a Licenced Building Practitioner to complete a Condition Report to submit alongside all supporting documents. Condition Report templates are available on our website.

3. Submit Application

- Apply for a building consent application online via the Simpli Portal.
- Fill out the application form and submit all relevant supporting documents from step 1 and 2.
- Once submitted, Council will assess your plans and confirm code compliance. Assessment takes up to 20 working days, but may take longer if additional information or clarification is needed.

4. Receive Building Consent

- Once approved, you will receive your building consent, which grants you permission to commence construction as per the approved plans.
- You must start work within 12 months or the consent lapses.
- Council will need to inspect the construction at key stages (e.g. foundation, framing, plumbing) and will inspect one last time once all work is complete.

5. Code Compliance Certificate (CCC)

- After passing the final inspection, request your CCC to confirm your papakāinga meets the New Zealand Building Code.

Building Consent Considerations

For papakāinga developments, you can choose to apply for one building consent covering multiple dwellings, or submit separate building consents for each individual dwelling.

- **Single Consent:** Covers multiple dwellings, easier for project management and cost reduction, but Code Compliance Certificate (CCC) issued only when all dwellings' construction is complete. This may delay occupancy and affect insurance.
- **Separate Consents:** Allows each dwelling to be signed off and occupied as construction is completed.

Note: From early 2026, a nationwide building consent exemption allows certain small standalone dwellings (often called "granny flats") up to 70m² to be built without a building consent. This exemption does not apply to papakāinga, which involve multiple dwellings and more complex infrastructure. Papakāinga developments will still require building consent and must comply with the New Zealand Building Code.

Building Code Design Considerations

When planning your papakāinga, it is important to consider specific Building Code requirements that affect layout and design:

- **Fire Separation:** Minimum 2m between dwellings to avoid fire-rated construction (Acceptable Solution C/AS1).
- **Boundary Walls:** External walls less than 2m from property boundary may require fire rating.
- **Accessibility:** For kaumātua or disabled whānau, design must meet Clauses G1 - G9 of the Building Code (access routes, door widths, ramps, sanitary facilities).



Planning Criteria – Taranaki Regional Council Ngā Paearu Whakamahere – Kanuihera-ā-Rohe o Taranaki

When planning a papakāinga development in South Taranaki, it is also important to reach out to the TRC. TRC look after the environment across the region and sets rules to protect waterbodies, wetlands, air quality, soil health and native ecosystems including plants and animals.

If your papakāinga is near a stream, river, or wetland, there may be limits on what you can do in their proximity, especially when it comes to digging, clearing vegetation, or building close to these areas. Some activities might need a resource consent, which is official permission from the TRC. For example, doing earthworks within 10 metres of a wetland or discharging water nearby could require approval.

There are also national rules that the TRC regulates, such as the National Policy Statement for Freshwater, which puts the health of water first and supports Māori values like mahinga kai (food gathering). These values are important to include in your planning, especially if your papakāinga will interact with natural water sources.

TRC also encourages good environmental practices, including planting native trees along waterways, keeping stock out of streams, and designing homes and infrastructure in ways that care for the land and water. It is a good idea to talk to TRC early in your planning to find out what applies to your site and how to work with the environment respectfully and sustainably.

To understand what is needed to protect the environment while supporting your papakāinga goals, you can learn more or contact the TRC at:

Phone: 0800 736 222

Email: info@trc.govt.nz

Address: 47 Cloten Road, Stratford

Ngā Pūkenga me ngā Ture

The steps in this stage covers the specialist advice, legal checks, and additional input you may need to progress your papakāinga with Council or other agencies and avoid potential delays.

Step 1

Specialist Reports Ngā pūrongo o ngā Mātanga

Depending on your site and your papakāinga design, some Reports or assessments from suitably qualified professionals may need to accompany your building consent or resource consent should one be required. Specialist Reports can ensure your papakāinga is safe, sustainable, and compliant. Examples of reports include:

- **Geotechnical Report:** To determine foundation, stormwater disposal design, and liquefaction risk.
- **Archaeological Assessment:** When building in close proximity to known archaeological sites.
- **Acoustic Assessment:** For habitable buildings adjacent to noise sensitive activities such as state highways or railways.
- **Property Survey:** To confirm boundary locations and locate utilities/services and other site features.
- **Preliminary or Detailed Site Investigation:** For soil disturbance on contaminated land.

Tip: Get in touch with a Planner or Building Control Officer at the South Taranaki District Council if you are unsure which specialist reports are required for your papakāinga.

Step 2

Legal Considerations Whakaaroaro ki ngā ture

Before undertaking papakāinga development, you may need to consider legal matters related to their land. Legal requirements can affect how your papakāinga is developed and who can occupy the property.

Examples of legal matters include:

- **Easements:** Legal rights allowing others to use part of the land for access or services (e.g. rights of way, rights to convey water, or access to power infrastructure such as existing power poles or lines).
- **Covenants:** Restrictions on land use, such as building limitations or design controls.
- **Environmental Protection Instruments:** Legal agreements that protect natural or cultural features (e.g. esplanade reserves or strips, QEII National Trust covenants).
- **Consent Notices and Existing Consent Conditions:** If previous consents apply to the land, there may be ongoing conditions imposed on these resource consents that must be complied with.
- **Leases and Licences to Occupy:** Formal agreements for living on land managed by a trust or incorporation.
- **Ownership Structures:** Trusts, incorporations, or joint ownership arrangements.

Tip: Get in touch with the South Taranaki District Council, a solicitor, or Citizens Advice Bureau to confirm any legal matters that relate to your property. If power infrastructure is located on your property, you may also need to contact the network operator (e.g., Powerco) to confirm whether an easement or maintenance access arrangement is required.

Step 3

Step 3: Key Interest Groups Ngā Rōpū Kiripānga

During the planning for a papakāinga, various key interest groups may need to be consulted for advice or approvals. Engaging with the right agencies early can

Ngā Pūkenga me ngā Ture

help avoid delays and ensure your papakāinga meets any safety, cultural, and legal requirements.

These key interest groups include:

- Māori Land Court
- New Zealand Transport Agency Waka Kotahi
- Fire and Emergency New Zealand
- Heritage New Zealand Pouhere Taonga
- Te Puni Kōkiri

Māori Land Court – Te Kooti Whenua Māori

The Māori Land Court helps manage matters related to Māori land and holds records of all Māori land blocks across Aotearoa. If you're planning a papakāinga, the Court can provide important information about your whenua, including ownership history, governance structures, and whakapapa connections. This can be useful when preparing documents for building consent or confirming ancestral ties to the land.

The Court also provides services such as:

- Occupation Orders: to give individuals the right to live on a specific part of Māori land.
- Licences to Occupy: formal agreements to live on land managed by a trust or incorporation.
- Partition Order: to create separate titles for housing or development.
- Conversion of general land to Māori Freehold.

For more information or to make a general enquiry, contact:

Website: <https://www.maorilandcourt.govt.nz/en>

Address (Aotea Office): 74 Ingestre Street, Whanganui

Phone: 06 349 0770

Email: mlcaotea@justice.govt.nz

New Zealand Transport Agency Waka Kotahi

If your papakāinga will be accessed from a State Highway (such as State Highway 3 or 45), it is important to talk to New Zealand Transport Agency

Waka Kotahi (NZTA). They manage the highway network across Aotearoa and may need to check your plans to make sure any accessways are safe and will not affect traffic along the highway.

Getting in touch early can help you understand what may be needed for your planning, including driveway design, visibility, traffic safety, and whether any approvals are required.

For more information or to make a general enquiry, contact:

Website: <https://www.nzta.govt.nz>

Phone: 0800 699 000

Email: info@nzta.govt.nz

Fire and Emergency New Zealand

You should consult with Fire and Emergency New Zealand (FENZ) when undertaking papakāinga development, particularly in rural areas. This ensures the development provides safe access for emergency vehicles, an adequate water supply for firefighting, and opportunities to learn about fire safety within the papakāinga.

It is recommended that you refer to the latest New Zealand Fire Service Firefighting Water Supplies Code of Practice, which outlines minimum requirements for firefighting water storage, hydrant placement, and access for fire service vehicles. Resources are available on their website.

For more information or to make a general enquiry, contact:

Website: <https://www.fireandemergency.nz/>

Email: RiskReductionTaranaki@fireandemergency.nz

Phone: 06 757 3860

Address: 67 Liardet Street, New Plymouth (New Plymouth Fire Station)

Heritage New Zealand Pouhere Taonga

Before building papakāinga, it is important to check whether your land has any archaeological or heritage

Ngā Pūkenga me ngā Ture

sites. These places may be protected under the Heritage New Zealand Pouhere Taonga Act 2014, and you might need permission before starting work.

An archaeological site is any place linked to human activity before 1900 even if it is not marked or listed. If you plan to dig or build on land that might have one, you may need to apply for an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT).

If you find anything during construction, such as old artefacts or kōiwi (human remains), you must stop work and follow the Accidental Discovery Protocol, which includes contacting HNZPT and your local iwi.

For more information or to make a general enquiry, contact:

Website: <https://www.heritage.org.nz/>

Phone: 04 472 4341

Email: information@heritage.org.nz

Te Puni Kōkiri

Te Puni Kōkiri (TPK), also known as the Ministry of Māori Development, supports Māori housing aspirations, including papakāinga development. To discuss your housing needs and find out what support may be available, we recommend contacting the Taranaki TPK office. To learn more about your whenua, you are also encouraged to visit the Tupu website, which provides helpful tools and information for Māori landowners.

For more information or to make a general enquiry, contact:

Website: <https://www.tpk.govt.nz/en>

Tupu website: <https://www.tupu.nz/>

Phone: 0800 875 884

Email: tpk.tetaihauauru@tpk.govt.nz

Address: 465B Devon Street East, New Plymouth

Whakamahi, Whakatūnga Whare

If you have reached this stage, your papakāinga is ready to be built. This stage focuses on managing the construction process, meeting compliance requirements, and planning for long-term success.

Step 1

Building Inspections and Code Compliance Mātai Hangawhare me ōna Tikanga

During construction, Council building inspections will be required to confirm compliance with your building consent. Your builder or project manager can help you keep track of inspection schedules and outcomes. Once construction is complete, you must apply for a Code Compliance Certificate (CCC) to confirm the work meets the approved building consent. Buildings cannot be legally occupied without a CCC.

Tip: Arrange insurance to cover risks during construction and update it once the build is finished.

locations for vehicles and emergency services. Before starting any excavation or trenching for driveways or services, contact [BeforeUDig](#) to identify the location of any underground gas, power, or telecommunications lines.

Tip: If your papakāinga will be developed in stages, design infrastructure to accommodate future expansion. This includes sizing water tanks, wastewater systems, and accessways for multiple dwellings.

Step 2

Infrastructure Installation Whakarite Tūāhanga

Organising infrastructure during this stage is critical to ensuring your papakāinga meets health, safety, and environmental standards. Well-planned infrastructure supports daily living and reduces the risk of costly changes later. It also ensures your development can grow over time if staged.

Key infrastructure to arrange includes:

- **Water Supply and Wastewater Systems:** Organise connections to Council reticulation or the installation on-site systems such as rainwater tanks, bores, or septic tanks.
- **Power, Gas and Telecommunications:** Arrange electricity, gas, and telecommunications connections and consider any renewable energy options such as solar panels.
- **Accessways and Driveways:** Organise the construction of any vehicle crossings in safe

Step 3

Addressing and Road Naming Whakaingoatia ngā Huarahi me te Whakanama i te Wāhi Noho

As your papakāinga moves into construction, you may need to formalise individual addresses for multiple homes to ensure that emergency services, utility providers, and Council can accurately identify future properties. If more than six homes share a private accessway, the accessway may also need to be formally named in accordance with the Council's Road Naming Policy ([Road Naming Policy](#)) and national addressing standards.

For general enquiries about addressing or whether your accessway requires naming, and to be connected with the appropriate team, please visit the main office in Hāwera at 105-111 Albion Street, phone (06) 278 0555 or 0800 111 323, or email contact@STDC.govt.nz.

Step 4

Step 4: Resource Consent Monitoring Aroturuki i te Whakaaetanga Rawa Taiao

If your development required a resource consent, check whether there are ongoing conditions that

Whakamahi, Whakatūnga Whare

must be met as construction progresses and after completion. Monitoring inspections are carried out to ensure compliance with consent conditions. These conditions may include:

- Confirmation that buildings match the approved consent plans.
- Landscaping requirements (e.g., planting or screening).
- Monitoring reports for environmental effects such as stormwater or wastewater discharge.

Council may require evidence that these conditions are met as the papakāinga building works near completion. The Council's Environmental Monitoring Officer will confirm any outstanding conditions over time and may conduct site visits. These site visits incur fees, and the consent holder is responsible for paying these costs when invoiced following inspection.

Final Checklist

Rārangi Tiro tiro

Use this checklist to make sure you have covered the key steps before lodging your papakāinga proposal or starting construction.

Vision and Whānau Engagement

- ☐ Do you have agreement on the purpose and long-term goals of the papakāinga?
- ☐ Have you consulted with all owners, trustees, and whānau?
- ☐ Have you identified a project lead or working group?
- ☐ Do we need to engage with the Māori Land Court (e.g. for occupation orders or trust establishment)?

Understanding Your Site

- ☐ Have you confirmed the land status (e.g. Māori Freehold, General Title)?
- ☐ Have you checked for any legal restrictions or easements?
- ☐ Do you have a Trust or governance structure in place (if required)?
- ☐ Are there any streams, rivers, or wetlands on or near the property?
- ☐ Are there any heritage or cultural features on the site (e.g. urupā, middens, pā sites)?
- ☐ Do you know the zoning of the site?
- ☐ Are infrastructure services available (e.g. water, wastewater, stormwater, power, internet)?

Servicing and Design Considerations

- ☐ Have you planned for water supply, wastewater, stormwater, and power?
- ☐ Have you consulted with Council or service providers about connections?
- ☐ Have you chosen the types of buildings best suited for your development (e.g. prefab, relocated, custom design)?

- ☐ Does your layout allow for shared spaces, gardens, and future expansion?
- ☐ Have you considered sustainability features (e.g., energy-efficient materials, rainwater collection, renewable energy)?
- ☐ Have you planned for privacy and amenity (e.g., screening, fencing, landscaping)?

Funding and Costs

- ☐ Have you developed a budget for both planning and construction phases?
- ☐ Have you considered costs for professional services (e.g. planner, architect, builder)?

Council Planning Requirements

- ☐ Does your proposal meet the definition of papakāinga under the District Plan?
- ☐ Have you confirmed the zoning of your property?
- ☐ Have you reviewed the performance standards for your zone (e.g. setbacks, height, site coverage)?
- ☐ Have you checked whether your site is affected by overlays (e.g. Coastal Protection Area, Flood Hazard Area, Significant Natural Areas)?
- ☐ Are there any significant features on your site (e.g. archaeological or heritage sites, significant waterbodies)?
- ☐ Have you confirmed whether resource consent is required and what this may require?
- ☐ If resource consent is required, have you considered engaging a planning consultant to assist with your application?
- ☐ Have you checked whether financial contributions apply to your proposal?
- ☐ Are earthworks proposed near any waterbodies or wetlands?

Final Checklist

Rārangi Tirotiro

- ☐ Have you contacted South Taranaki District Council or Taranaki Regional Council for advice or to check if consents are needed?

Council Building Requirements

- ☐ Have you confirmed that a building consent is required?
- ☐ Have you prepared all necessary documentation (e.g. site plans, specifications)?
- ☐ Have you considered whether to apply for one consent for multiple dwellings or separate consents?

Specialist Reports and Legal Assistance (if required)

- ☐ Have you confirmed which supporting specialist documents may need to accompany your building or resource consent, and reached out to an expert? (e.g. Geotechnical Report).
- ☐ Have you sought advice for the interests on your Record of Title (e.g. easements, covenants, consent notices)?
- ☐ Have you checked for leases or licences to occupy?

Consultation with Key Agencies (if required)

- ☐ Have you contacted the Māori Land Court to confirm land status, ownership, and whakapapa records?
- ☐ Have you consulted New Zealand Transport Agency Waka Kotahi if your site is accessed from a State Highway?
- ☐ Have you engaged with Fire and Emergency New Zealand to ensure emergency access and water supply for firefighting?
- ☐ Have you contacted Heritage New Zealand Pouhere Taonga if your site contains or is near archaeological or heritage features?
- ☐ Have you contacted your local TPK office to discuss your housing needs?

Construction Preparation

- ☐ Have you selected qualified professionals and confirmed the responsibilities of your agent(s) and contractors (e.g. planner, architect, builder)?
- ☐ Are you aware of the required building inspections during construction?
- ☐ Do you understand the process for obtaining a Code Compliance Certificate (CCC)?
- ☐ Have you arranged appropriate insurance for the construction phase and completed building(s)?
- ☐ Have you confirmed infrastructure installation plans (water, wastewater, stormwater, power, telecommunications)?
- ☐ If staged, have you ensured infrastructure is sized for future expansion?
- ☐ Have you contacted the South Taranaki District Council to confirm addressing needs and whether any private accessways requires a formal road name?
- ☐ Do you have a checklist of resource consent conditions (if applicable)?
- ☐ Have you assigned responsibility for monitoring compliance during and after construction?



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