

Papakāinga Development Information

Permitted in the following zones:

- Rural Zone
- Residential Zone
- Township Zone
- Commercial Zone (Hāwera Town Centre and Mixed Use only)

Note: Only considered a Permitted Activity if it occurs on the land listed in the definition of Papakāinga Development and meets the underlying zone requirements.

Definition:

PAPAKAINGA DEVELOPMENT: means the integrated development of multiple DWELLING UNITS, Marae, and other community building and recreation facilities on Māori freehold land, Māori customary land and Crown land reserved for Māori (as defined in Te Ture Whenua Māori Act 1993/Māori Land Act 1993).

Note: Where marae are a permitted activity on a site, marae-based papakāinga development would also be permitted (as per the Marae definition).

Definition:

MARAE: means the land and buildings for the use of a Māori community family, hapū or tribe, and includes wharenuī (meeting house), wharekai (dining rooms), wharepaku (ablution blocks inclusive of toilets, showers and changing rooms), wharekarakia (church), and other marae-based facilities, such as papakāinga development, community activities, kohanga, childcare activities, and health care facilities.

Performance Standard Considerations

In order to comply with the Permitted Activity, which would mean no resource consent is required, the following standards in each zone need to be met.

Rural Zone:

- Number of dwellings per site are exempt.
- The height, location, and additional setback requirements (e.g. distance from dairy sheds, effluent ponds, significant waterbodies) must be met.
- All other performance standards where applicable must also be met. Please see [Rural Zone Rules](#).

Residential Zone:

- Each dwelling unit shall meet the minimum net site area requirements.
- All buildings must meet the bulk and location requirements, which include boundary setbacks, separation distances, recession plane and height requirements, building site coverage, as well as private outdoor living area.
- All other performance standards where applicable must also be met. Please see [Residential Zone Rules](#).

Township Zone:

- Number of dwellings per site limited to two (including one minor dwelling).
- Each dwelling unit shall meet the minimum net site area requirement of 4000m².
- All buildings must meet the height, location, and additional setback requirements, as well as recession plane and height requirements, building site coverage, as well as private outdoor living area.
- All other performance standards where applicable must also be met. Please see [Township Zone Rules](#).

Commercial Zone:

- All buildings must meet the setback requirements, recession plane and height requirements.
- Sites adjoining the Residential and Rural Zone must meet the setback, landscaping, carparking/storage requirements where applicable.
- If applicable, additional Residential Activity and Visitor Accommodation requirements must be met.
- All other performance standards where applicable must also be met. Please see [Commercial Zone Rules](#).

Other factors:

- Consider the location of new vehicle crossings and the size and location of internal accessways/roads.
 - New vehicle crossing applications: [Vehicle Crossing Application Form](#)
- Consider availability of Council water and wastewater reticulation, or whether on-site water supply and wastewater disposal is necessary.
 - New water connection applications: [Water Connection Form](#)
 - New wastewater connection applications: [Wastewater Connection Form](#)
- Geotechnical assessments are required to obtain Building Consent.
- Other underlying rules may be triggered, such as the Natural Environment Rules ([Natural Environment Rules](#)) for sites in the Coastal Protection Area, or the Heritage Protection Rules ([Heritage Protection Rules](#)) for development in proximity to heritage buildings, objects and sites, or notable trees.
- Taking into account that multiple dwellings may generate more noise, lighting, privacy effects and affect the existing amenity values of the surrounding area, you may wish to consider forms of screening (e.g. hedging, planting trees/shrubs or fencing) around the boundaries or dwellings.
- Relocated second-hand buildings will require an assessment of any reinstatement works and a performance bond of the necessary works to be paid to Council, in addition to Building Consent.
- For any sites accessed via the State Highway, consultation with Waka Kotahi may be required due to the anticipated increase of traffic impacting the highway network and increased use of accessways entering and exiting the highway.
- For further information on changing the status of General land or Māori Freehold land and partitioning Māori land, please contact the Māori Land Court.
- For advice about development on land that under multiple ownership, please contact your solicitor.