

Papakāinga Development Plan Change - Fact Sheet

Background

In 2019, the Council received a resource consent application (RML19126) to establish a second dwelling on a rural-residential property, which went before the Environment and Hearings Committee due to setting a precedent. The proposal was unable to be assessed as a papakāinga development as the land was general title, which fell outside of the scope of the existing papakāinga development definition. Despite this, the consent was granted by the Committee who regarded the intensification as a papakāinga development despite inconsistency with the District Plan definition. Verbal agreement was made following this consent to change the papakāinga development provisions to be more enabling on all land types.

In addition, there has been increasing interest from Māori landowners in the district to undertake papakāinga developments on land held on general title. This interest and the agreement made from RML19126 spurred Council to create a pathway for papakāinga on land held under general title.

What changes are being proposed?

We are proposing to update the Papakāinga provisions in the Operative District Plan. The key changes include the following:

- Updating several definitions relating to Papakāinga Development, to reflect iwi aspirations and support amended provisions. These include:
 - Ancestral Land
 - General Title Land
 - Marae
 - Papakāinga Development
 - Papakāinga Development on General Title Land
- New and reworded objectives and policies within Section 2.7 Tāngata Whenua to reflect the updated aspirations of Council and iwi and make it clear that Papakāinga development is enabled in South Taranaki.
- Removing the density requirements (net site area) from the Residential and Township Zones performance standards to allow flexibility with the number of residential units on a site. Other performance standards still apply.
- Making the following amendments to the Rural, Residential, Township and Commercial Zone chapters:
 - Retaining Papakāinga development as a permitted activity on land held under Te Ture Whenua Māori Act 1993 where the relevant performance standards are met
 - Enabling Papakāinga development where the relevant performance standards are not met by making it a Controlled Activity for land held under Te Ture Whenua Māori Act 1993
 - Enabling Papakāinga development on General Title land by making it a Restricted Discretionary Activity.

In conjunction with the above changes, the Council are also developing a Papakāinga tool kit to guide the assessment criteria and information requirements to support the implementation of the provisions.

Why are we making these changes?

We are making these changes to further support the aspirations of our district’s iwi, including recognising the difficulty some landowners face developing and obtaining financing on Māori freehold land. South Taranaki District Council are committed to the partnership they have with iwi in the District, and this plan change is supporting this.

How can people have their say on these changes?

Following the adoption of the plan change for public notification, we will follow the process set out below. This will include an initial submission period of at least four weeks, followed by two additional weeks for further submissions to be made. The feedback from these submissions is then considered to be added to the district plan and those that made a submission that requested to be heard are able to attend a hearing. Following the hearing and appeals process, the plan change is made operative.

