

## Wairarapa Combined District Plan Review – Papakainga

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### 1. Purpose

The purpose of this report is to provide a summary of how papakainga is being considered in the District Plan Review. It provides an overview of the current approach in the Operative Wairarapa Combined District Plan, and current status of this topic in the District Plan Review, including the approach in the new Draft District Plan.

### 2. Recommendations

*Officers recommend that the Māori Standing Committee:*

1. *Receive the Wairarapa Combined District Plan Review – Papakainga.*

### 3. Discussion

#### 3.1 Approach in Operative Combined District Plan

The current Operative District Plan approach for papakainga is that it is treated in a similar way to other types of residential housing. For example, papakainga is permitted (no resource consent required) in the Residential and Rural Zones and is subject to the same rules and standards and other types of residential housing. These rules and standards include maximum height, setbacks from boundaries and the maximum number of residential/dwelling units per site. For any residential housing (including papakainga) that does not comply with any of these rules or standards, resource consent is required which would assess the effects of the housing/papakainga for the rule/standard not complied with. Council can approve or decline applications for these resource consents depending on the nature and magnitude of effects of the proposed housing.

However, in the Rural Zone, there is a specific rule (4.5.3(b)) for papakainga housing that does not comply with the maximum number of dwellings – i.e. where more dwelling units are proposed on a single site/property than permitted in the Rural Zone. This rule requires resource consent when the permitted number of dwellings is exceeded, though it is listed as a ‘controlled activity’ which means Council must approve the consent application. The two matters listed in the rule that Council assesses for these applications is access/parking and requirements for infrastructure/ servicing. Conditions could be imposed on the resource consent in relation to these two matters.

#### 3.2 District Plan Review to Date

Discussions and work with representatives for Rangitāne o Wairarapa and Ngāti

Kahungunu ki Wairarapa on papakainga is ongoing.

Making specific provision for papakainga was identified by iwi representatives and Council officers and was identified during the scoping (first) stage of the District Plan Review. In particular, better enabling customary land use and reducing consent barriers. Examples of District Plan provisions were reviewed where papakainga was being successfully developed in other locations (e.g. Hastings).

Through an iterative process working with iwi representatives led with support from Masterton District Council officers, the Draft District Plan includes the following specific provisions enabling papakainga:

- Residential and Rural Zones: Permits (no resource consent) papakainga subject to height, setback, outdoor living areas, maximum fence height standards. Not subject to maximum number of dwelling units. Maximum permitted standard of 200m<sup>2</sup> for community facility. For non-compliance with any standards, resource consent required which could be approved or declined depending on the nature and magnitude of effects.
- Māori Purpose Zone: Permits (no resource consent) papakainga subject to height and setback standards. Not subject to maximum number of dwelling units or outdoor living standards. Also, no maximum permitted standard of 200m<sup>2</sup> for community facility. For non-compliance with any standards, resource consent required which could be approved or declined depending on the nature and magnitude of effects.

The Māori Purpose Zone is a new type of zoning being considered as part of the District Plan Review. The Māori Purpose Zone is intended to enable pā/marae, papakāinga housing, and other associated activities on land owned by Māori and to enable Māori communities to provide for their unique social, cultural, environmental, and economic needs within the district. Discussions are ongoing with iwi representatives on the details of the Māori Purpose Zone provisions and the land to which it applies.

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## **4. Appendices**

Appendix 1 – Summary Comparison of Operative District Plan and Draft District Plan Rules and Standards for Papakainga

# Appendix 1 – Summary Comparison of Operative District Plan and Draft District Plan Rules and Standards for Papakainga

	Operative District Plan	Draft District Plan
<b>Residential Zones</b>	<p>Permitted activity (no resource consent) subject to following standards:</p> <ul style="list-style-type: none"> <li>• Maximum height: 10m</li> <li>• Maximum height to boundary: 3m and 45°</li> <li>• Building setbacks: 5m front boundary, 1.5m other boundaries</li> <li>• Maximum fence height: 1.8m</li> <li>• Maximum number of dwellings: 350m<sup>2</sup> or 400m<sup>2</sup> of land required per dwelling unit</li> </ul> <p>Restricted discretionary activity (resource consent required, may be approved or declined) for non-compliance with any standards.</p>	<p>Permitted activity (no resource consent) subject to following standards:</p> <ul style="list-style-type: none"> <li>• Maximum height: 10m</li> <li>• Maximum height to boundary: 3m and 45°</li> <li>• Building setbacks: 3m front boundary, 1.5m other boundaries</li> <li>• Maximum fence height: 1.8m</li> <li>• Outdoor living space: 20m<sup>2</sup> per dwelling unit</li> <li>• Maximum floor area for community facility: 200m<sup>2</sup></li> </ul> <p>Restricted discretionary activity (resource consent required, may be approved or declined) for non-compliance with any standards.</p>
<b>Rural Zones</b>	<p>Permitted activity (no resource consent) subject to following standards:</p> <ul style="list-style-type: none"> <li>• Maximum height: 10m</li> <li>• Maximum height to boundary: 3m and 45°</li> <li>• Building setbacks: 10m front boundary, 25m other boundaries</li> <li>• Maximum number of dwellings: One dwelling up to 4ha, two dwellings between 4ha – 100ha, three dwellings over 100ha</li> </ul> <p>Controlled activity (resource consent required, must be approved) for non-compliance with any standards.</p>	<p>Permitted activity (no resource consent) subject to following standards:</p> <ul style="list-style-type: none"> <li>• Maximum height: 10m</li> <li>• Maximum height to boundary: 3m and 45°</li> <li>• Building setbacks: 10m front boundary, 25m other boundaries</li> <li>• Maximum floor area for community facility: 200m<sup>2</sup></li> </ul> <p>Restricted discretionary activity (resource consent required, may be approved or declined) for non-compliance with any standards.</p>
<b>Māori Purpose Zone</b>	N/A	<p>Permitted activity (no resource consent) subject to following standards:</p> <ul style="list-style-type: none"> <li>• Maximum height: 10m</li> <li>• Maximum height to boundary: 3m and 45°</li> <li>• Building setbacks: 10m front boundary, 25m other boundaries</li> </ul> <p>Controlled activity (resource consent required, must be approved) for non-compliance with any standards.</p>

