



Waikato-Tainui

Overview of Hearing 4 –
Tangata Whenua



WDC Notified Approach

- Introduction Chapter (s)
 - Discusses legislative context including the Vision and Strategy
- Tanagata Whenua Chapter
 - *Focused on Maori Freehold Land and Sites of Significance*
 - *Reliant on development of Concept Management Plans*
 - *Contains Objectives and Policies but no Rules*
 - *No Paa zoning/Maori purpose zoning*



Concept Management Plan (CMP) Issues

- If Maaori Freehold Land does not have a CMP - papakainga and marae are a discretionary activity.
- Not clear as to whether Maaori Freehold Land (with or without CMP) satisfies other permitted activities listed in the zone activity tables or whether other activities (e.g. farming in a Rural Rone) default to a Discretionary Activity status.
- Turangawaewae Marae Example (Residential Zoning, Maaori Freehold Land and no Concept Management Plan)
 - Future land uses such as a museum with a café – Discretionary (16.1.4 D1) or Non-Complying Activity (16.1.5 NC1)
 - New or replacement papakaainga buildings on the site or additions to marae buildings would Discretionary Activity (16.1.4 D1).



Christchurch City Council Approach

- Papakaainga/Kaainga Nohoanga Zone - Addressing Maori Freehold Land
- Specific Purpose Zone for Ngaa Hau e Whaa National Marae
- No requirement for a CMP or reference to CMP
- Zones contain a more explicit list of permitted activities which provides for greater flexibility and provide for economic opportunities. (i.e. Home occupations, convenience retail, office, markets,
- The zone provide for one stop shops (objectives, policies and rules) with necessary cross referencing to overlays



National Planning Standards

- Direction 25: *The provisions under the [Tangata whenua/Mana whenua] heading must only include context and process-related provisions. Other tangata whenua/mana whenua provisions must be integrated throughout the policy statement or plan where the local authority determines it is appropriate.*
- Maaori Purpose Zone: *'Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities'.*
- CCC provides for greater alignment
 - Maaori Freehold Land is zoned for its intended purpose (i.e. Papakaainga/Kaainga Nohoanga Zone)
 - Papakaainga/Kaainga Nohoanga Zone contains objectives, policies, rules and references other relevant districtwide/overlay rules
- WDC does not align
 - Likely to require plan change or variation to rezone land held as Maaori Freehold land (i.e. those land areas previously contained with in preferred zoning)



WDC Option

- Adopt the CCC and National Planning Standards approach
- This could be achieved by:
 - The identification of a Maaori Purpose Zone covering Maaori Freehold Land
 - Tangata Whenua chapter objectives and policies relating to the development of Maaori Freehold Land to underpin a Maaori Purpose Zone
 - Caucusing to draft to:
 - *Agree on the provisions of the zone (objectives, policies and rules).*
 - *Shift and integrate objectives and policies relating to the protection of sites and areas of significance to maaori and maaori values to other chapters of the plan.*