



Te Tai Tokerau Papakāinga Toolkit

Summary Brochure

He Mihi

Ka hoki kī te timatanga, ko te pū, ko te weu, ko te more, ko te aka. E takoto mai ngā atua nei ko Ranginui ko Papatūānuku, kei waenganui tonu ā rāua tamariki e noho ana, e whakaora tonu ana. Tēnei te hono hei tūhono i a tātou, kia tūhono, kia tūtaki, kia whiti te noho tahi e, Tihei mauri ora!

Ō tātou mate tuatini, i takoto mai ai i roto i te kōpū o te whenua, e tika ana hei poroporoaki i a rātou. Āpiti hono, tātai hono, te hunga mate ki te whenua; āpiti hono, tātai hono ko te whenua ki te hunga ora.

E ngā iwi, e ngā mana, ka huri ngā mihi ki a koutou.

No reira, tēnā koutou, tēnā koutou, tēnā tātou katoa.

Te Tai Tokerau Papakāinga Toolkit

This toolkit is designed to help Māori land owners understand and navigate the process for undertaking a papakāinga development on their ancestral lands. This summary brochure gives a simple outline of the steps to get a papakāinga development approved and ready for construction.

This summary brochure is supported by a more detailed guidance document which can be viewed here: fndc.govt.nz/about-the-district/tangata-whenua/papakāinga-toolkit



Step 1

Kaupapa Vision

The key parts to this step are:

- Identify the whenua and its potential for a papakāinga development.
- Get the whanau and shareholders together and think about what your objectives are for the whenua.
- Don't be limited by costs or restrictions, just focus on the collective vision for the whenua.

ŪHAIA TE ƆPAE
TAWITHI KIA TATA, ŪHAIA
TE PAI TATA KIA MAUP

ONE EYE ON THE WORK
IMMEDIATELY BEFORE US,
AND THE OTHER ON THE
DISTANT HORIZON



Step 2

Information Gathering

There are three key organisations to gather information from:

- **Māori Land Court** – manages all dealings with Māori land and have information about the ownership and governance of your whenua.
- **Local Council** – responsible for the everyday uses and needs in your area and have information about your whenua e.g. hazards and zoning.
- **Northland Regional Council** – manages resource use in relation to water, soil and air and have information about your whenua e.g. wetland location and effluent disposal.

ŪHAOWHIAŪ TE
KETE MATAURANGA
FILL YOUR BASKET
OF KNOWLEDGE



Step 3

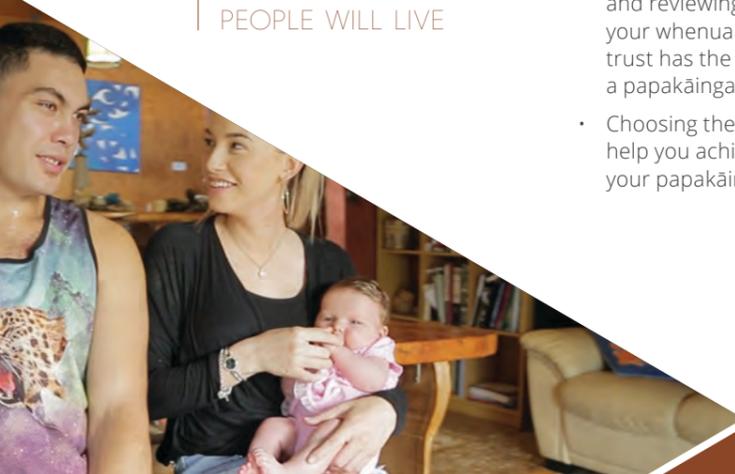
Korero Discussion

NAKUP TE ƆROUROU
NAU TE ROUROU KA
ƆORA AI TE ƆWI

WITH YOUR BASKET
AND MY BASKET THE
PEOPLE WILL LIVE

This step involves:

- Engaging the owners of the whenua. Getting their support is crucial to achieving the goals of the papakāinga development.
- Choosing the best trust structure and reviewing the trust order for your whenua to make sure that the trust has the right powers to start a papakāinga development.
- Choosing the title option that will help you achieve the kaupapa of your papakāinga development.



Step 4

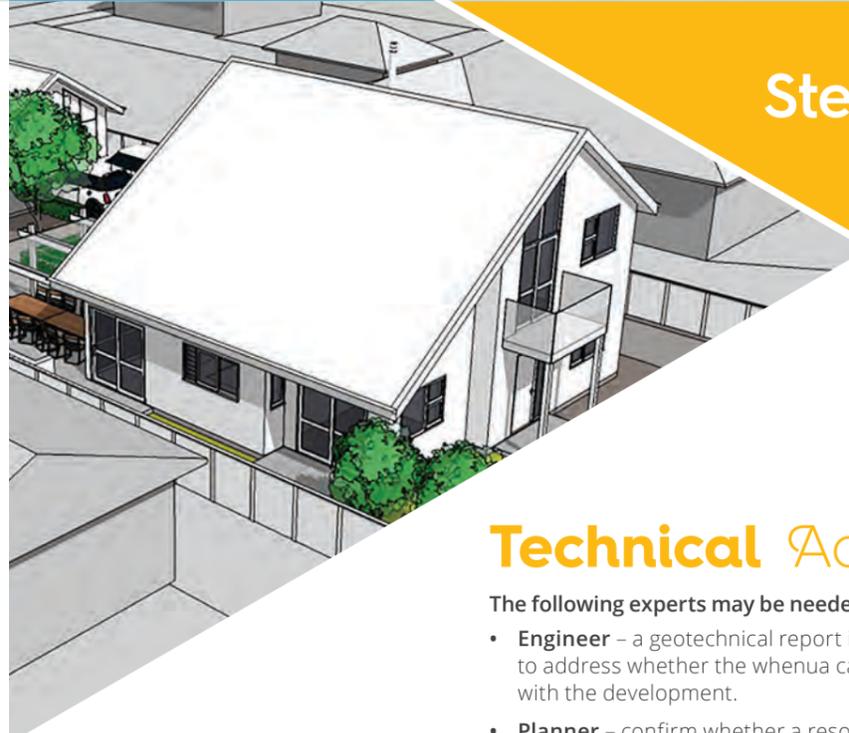
Technical Advice

The following experts may be needed:

- **Engineer** – a geotechnical report is needed to address whether the whenua can cope with the development.
- **Planner** – confirm whether a resource consent is needed and help apply for it.
- **Architect/Architectural Designer** – draw up plans showing site layout and building construction details.
- **Project Manager** – you may want to engage an independent project manager early on to help keep things moving.

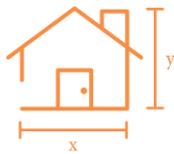
EHARA TAKU ƆTOA, I TE
TƆOA TAKITAHĪ, ƆENGARI,
HE TOA ƆTAKITINI

SUCCESS IS NOT THE
WORK OF ONE, BUT
THE WORK OF MANY



Step 5

Getting Consents



Building Consents

A building consent is a formal approval granted by your local council to show that your building work is safe and meets the right technical standards. You will need a building consent for any new houses, other communal buildings or additions you wish to build.



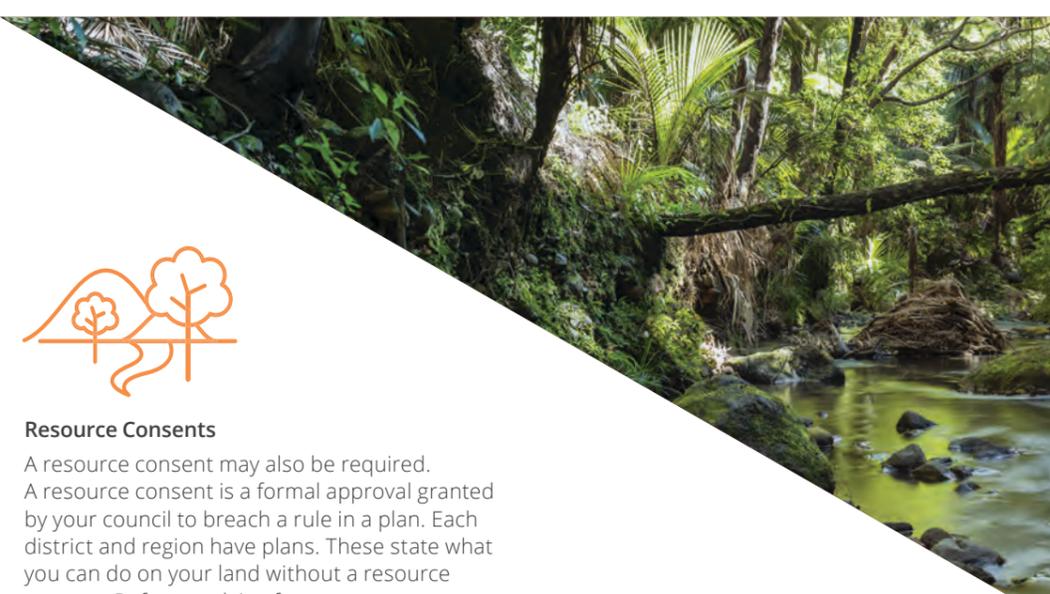
Resource Consents

A resource consent may also be required. A resource consent is a formal approval granted by your council to breach a rule in a plan. Each district and region have plans. These state what you can do on your land without a resource consent. Before applying for a resource consent, you should request a pre-application meeting with council staff. These meetings are generally free and are helpful for explaining the process.

Development Contributions

Development contributions may also be payable for papakāinga development as a contribution towards infrastructure such as roads, and community facilities including parks and libraries. Please check with your local council for further information on development contributions.

ŪHAKAPŪPŪTIA ƆMAI
Ō MĀNŪKA, KIA
KŌRE ƆAI Ɔ WHATI
UNITE WITH A BASIC
PHILOSOPHY AND
KNOW WHICH
DIRECTION TO TAKE



Far North District Council

☎ (09) 401 5200 (0800 920 029)

✉ ask.us@fndc.govt.nz

🌐 fndc.govt.nz

Kaipara District Council

☎ (09) 439 3123 (0800 727 059)

✉ council@kaipara.govt.nz

🌐 kaipara.govt.nz

Whangarei District Council

☎ (09) 430 4200 (0800 WDC INFO)

✉ mailroom@wdc.govt.nz

🌐 wdc.govt.nz

Northland Regional Council

☎ Whangārei (09) 470 1200

Dargaville (09) 439 3300

Kaitiāia (09) 408 6600

Ōpua (09) 402 7516

✉ mailroom@nrc.govt.nz

🌐 nrc.govt.nz



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