

# TE MAIKA PRECINCT

This colour and pattern identifies the Te Maika Precinct on the Planning Maps



Located at the southern entrance of Kawhia harbour, Te Maika peninsula has a rich history, evidenced by the numerous archaeological sites in the area. The majority of the land is administered by the Te Maika Trust who exercise mana whenua and kaitiakitanga over the area on behalf of the beneficial owner, the Māori King. The precinct contains a number of unique and significant natural features including a wetland habitat which is home to endangered coastal plant species and migratory birds, the Te Maika point jurassic sequence and a nationally important fossil forest.

## What is the purpose of Te Maika precinct?

- The purpose of the precinct is to protect the isolated, wilderness character of the area and to only provide limited opportunities for development where this can be offered at an appropriate, sustainable scale, avoiding adverse effects on the environment
- There are no permanent residents and no reticulated electricity, water or wastewater services on the peninsula, and there is no intention to provide physical road access to this community
- Due to historical circumstances, many of the baches are located on road reserve. The new district plan is not the mechanism to resolve this issue, nor does Council currently have a view on the long-term future of these dwellings. However, Council encourages and will support dialogue between interested parties to achieve a more permanent solution to this matter

## How is the precinct different from the current Te Maika Zone?

- The precinct is smaller than the current zone, only covering the area subject to the Te Maika Structure Plan, which will be superseded by the new rules
- Activities like residential units, papakāinga, tiny houses, marae, tourism facilities and outdoor education activities are anticipated in the precinct, subject to rules
- Agricultural, pastoral and horticultural activities are permitted but farm airstrips and farm helipads require a resource consent

- If you meet the rules, you can run a home business from Te Maika and there are now provisions for different visitor accommodation options like Airbnb
- Te Maika is the only place in the district where you must paint buildings using a specified colour scheme. This is because it is located in an outstanding natural landscape

## Where and what can I build?

- All developments must have a geo-tech and archaeological report to protect the history of the area and ensure wastewater can be safely disposed of
- New buildings bigger than 300m<sup>2</sup> and/or 5m in height need a resource consent
- One accessory building is permitted per site which must not be larger than 30m<sup>2</sup>
- New buildings must be setback 3m from the unformed road boundary and 3m from all other boundaries
- You can cover up to 35% of your property with buildings

**Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)**