



*Whakarongorua te Maunga, Rakapuke te Mana, Utakura te Awa, Utatewhanga te Raorao,
Tauratumaruru te Tangata, Hokianga A Kupe te Moana*

PAPAKAINGA HOUSING POLICY AND PROCEDURE

Purpose

Utakura 7 Incorporation wants to support whanau to live on the Papakainga in Utakura. Providing land for housing encourages whanau to return home and participate in our local community.

Policy

Provision has been made in Utakura Valley for Shareholders or their whanau wanting a house site. An arrangement is made between the whanau and the Incorporation Committee of Management by way of an "Occupation Order".

Eligibility

Whakapapa to the Incorporation.

Process

The Shareholder or Whanau Member is required to present a written application to the Committee of Management.

The following information is needed in the first instance.

- Name of applicant (individual or Trust)
- Whakapapa to the Incorporation
- An outline of the type of housing proposed
- How the building will be financed
- Proposed timeframe for building project

Once the Committee of Management has agreed in principle for the project to proceed, the applicant must then:

- Enter into an Licence to Occupy Order with Utakura 7 Incorporation
- Provide a site plan of the proposal, carried out by a Surveyor
- Get the necessary building permit and resource consent from the Far North District Council and Northland Regional Council

Conditions of Occupation

- That the items above have been completed and signed off by the Committee of Management
- That the 'Terms and Conditions' of the Licence to Occupy are adhered to (see below)
- Than an annual papakainga fee be paid to the Incorporation as a contribution to the Incorporation FNDC rates

UTAKURA 7 INCORPORATION LICENCE TO OCCUPY

We, the delegated members of the Management Committee of the above Incorporation, (hereinafter referred to as the Licensor) acting on behalf of the Utakura 7 Incorporation hereby authorize a licence to occupy to (hereinafter referred to as the Licensee), over the area delineated on the attached plan being approximately situated in the land district of Tokerau.

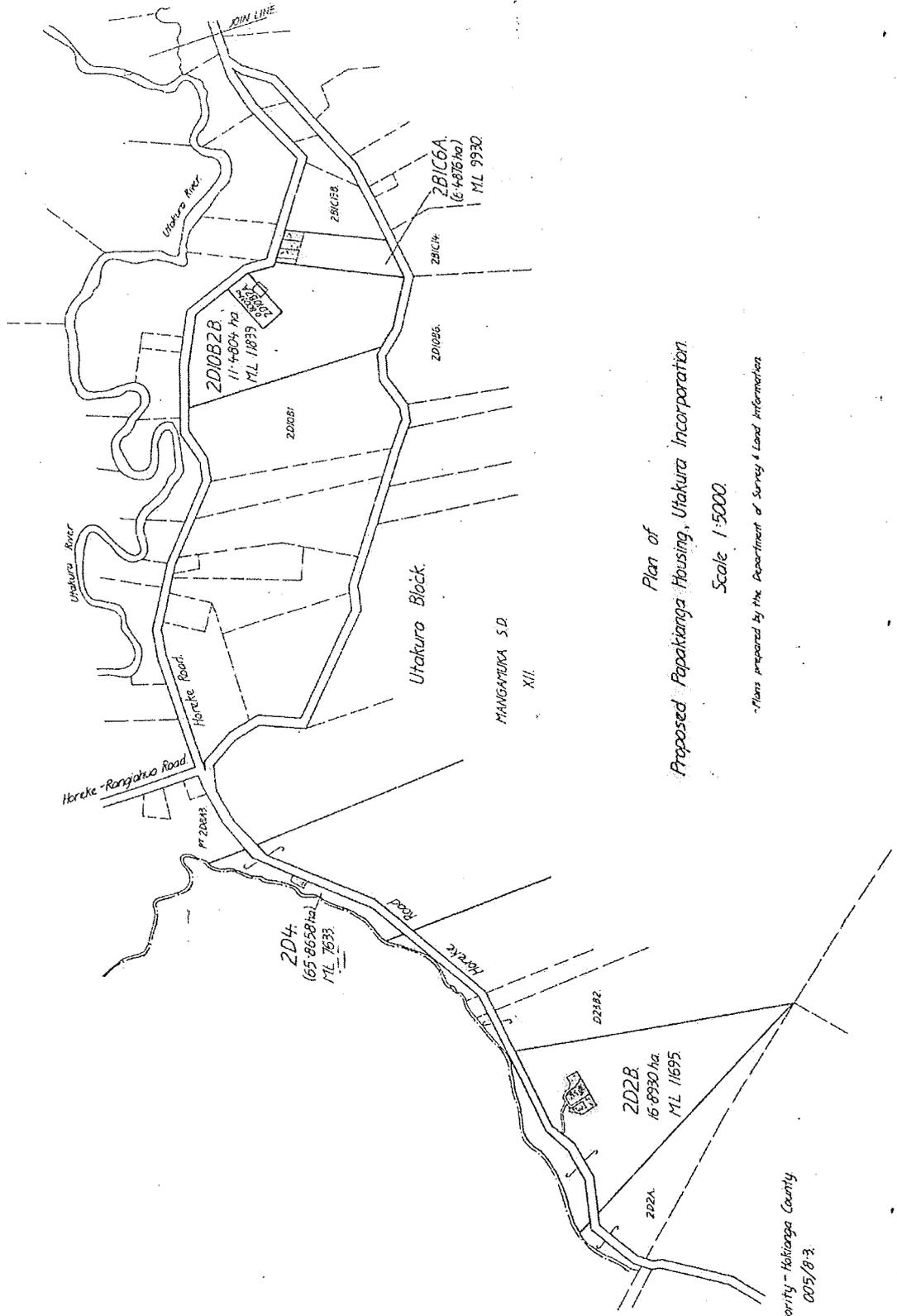
The Licensor, in accordance with the Order of Incorporation and amendments, hereby licence and authorize the Licensee to occupy the land described herein subject to the following Terms and Conditions:

- A.**
1. The licence shall be for the lifetime of the Licensee.
 2. This licence shall be auxiliary to any licence entered into by the Licensee for the purpose of borrowing and shall not prejudice its provisions.
 3. A copy of this licence shall be given to both parties.
- B.** Notwithstanding anything contained elsewhere in this licence, unless the prior written consent of the Licensor has been obtained, the licence shall cease and determine (but without prejudice to the rights and powers of the lender under any lending deed) if:
1. Any house constructed is removed from the site.
 2. Any house constructed ceases to be occupied for a period in excess of 6 months without prior notification of the Licensor.
 3. A house has not been erected on the site prior to the expiration of 2 years from the date of this licence.
 4. The Licensee wishes to relinquish the licence at any stage.
 5. The licence is in breach of any one or more of the Licensee's obligations under paragraph C hereof and such breach shall continue for a period in excess of 21 days after the Management Committee of the Incorporation by notice in writing to the Licensee requiring the Licensee to remedy the breach.
- C. The Licensee shall:**
1. Punctually pay a papakainga fee if required to by the Management Committee, either by automatic bank payment on a regular basis or annually in advance. Current fee is \$200.00 per annum.
 2. Keep the house insured to its full insurance value against loss or damage by fire in the names of and for the respective interests of the Licensor, any lender and the Licensee.
 3. Keep the site and house clean and tidy.
 4. Not bring onto the licensed area any animals whatsoever without the prior consent of the licensor.

Conditions of assignment

1. Any assignment of this licence must first be approved by the Licensor in writing.
2. The licence may only be assigned to the following groups of people:
 - i) Any Shareholder in the Utakura 7 Incorporation.
 - ii) The personal representative of a deceased licensee shall have the right to assign the licence to any person specified in i) above.

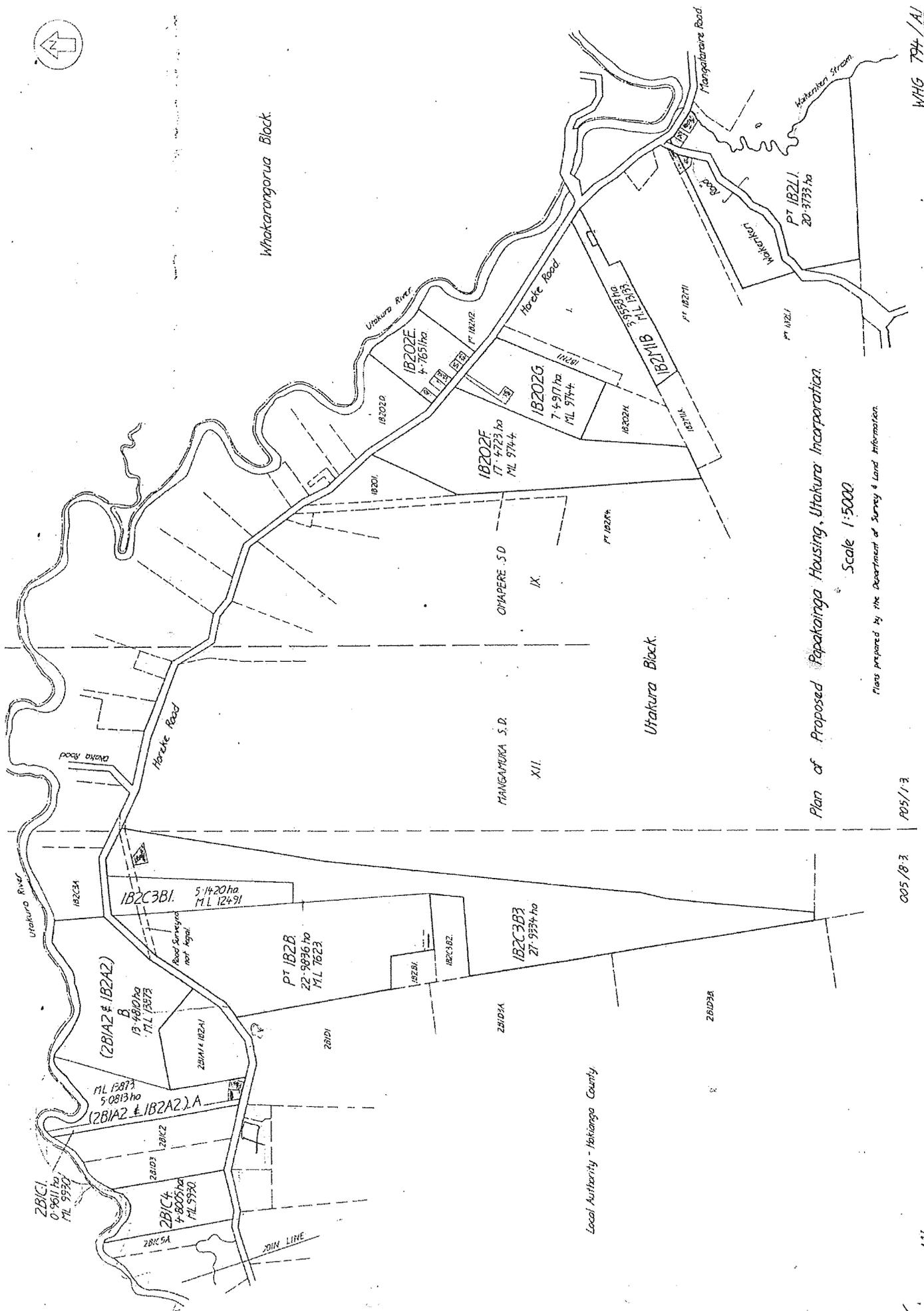
In the case of any dispute the Licensor shall have the power to determine, with all parties having the right of recourse to the Maori Land Court if necessary.



Plan of
Proposed Papatikianga Housing, Utakura Incorporation.
Scale 1:5000.

Plans prepared by the Department of Survey & Land Information.

Local Authority - Hokianga County
005/83.



Whakarongua Block

Utakura Block

Plan of Proposed Papakainga Housing, Utakura Incorporation.

Scale 1:5000

Plans prepared by the Department of Survey & Land Information.

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005/1-3

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Local Authority - Hokianga County