

# MPZ – Māori Purpose Zone

## Introduction

The Māori Purpose Zone is intended to enable pā/marae, papakāinga, and associated activities on land owned by Māori and enable tangata whenua to provide for their unique social, cultural, environmental, and economic needs within the district. This zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993.

Traditional Māori culture is closely linked with the environment. When settlement originally occurred in Tararua it was located in close proximity to the abundant food resources based around the waterways, salt and fresh water fishing areas and shellfish gathering areas. These settlements traditionally included a marae which served as a focal point for daily life. It is important to Māori, therefore, that this tradition is able to continue in order to meet spiritual, cultural, social and economic aspirations.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga provides another housing choice for Māori and enables tangata whenua to maintain or re-establish connections to their Māori identity, culture, whānau, and whenua. Other activities that support and/or are compatible with Māori Purpose Activities are anticipated in this zone, such as small-scale offices and general retail activities.

Papakāinga is the development of housing on Māori land, while kaumātua flats specifically provide for kaumātua (elders) on Māori land. The ability to live and prosper on traditional lands is important to tangata whenua in maintaining and enhancing their culture and traditions. This section of the Plan aims to ensure that papakāinga housing, kaumātua flats and small scale commercial and industrial enterprise based around marae provides for tangata whenua who aspire to develop their traditional lands to meet their housing needs and cultural, social and economic goals. Development of other General Land will be considered where a clear connection to providing for Māori wellbeing can be demonstrated, and where appropriate mechanisms are in place to secure long term Māori administration, ownership and maintenance of the land title.

The Māori Purpose Zones has been applied to land which has existing or proposed marae or urupa and Māori Freehold Land and Māori Customary Land under the Te Ture Whenua Māori Act 1993.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Other relevant regulations

Section 11 of the RMA relating to restrictions on subdivision of land does not apply to Māori Freehold Land and Māori Customary Land (as defined in the Te Ture Whenua Māori Act 1993 (TTWMA)), unless otherwise provided for in the TTWMA. Partition orders (subdivisions) of Māori land may be made by the Māori Land Court. Under the TTWMA, there are different types of partitions of Māori land, and some are exempt from the subdivision controls of the TTWMA, while others remain subject to these controls.

## Objectives

- MPZ-01** To recognise the desire of Māori to maintain and enhance their traditional relationship with their land.
- MPZ-02** The Māori Purpose Zone enables a range of social, cultural, and economic development opportunities that support the occupation, use, development, and ongoing relationship of tangata whenua with ancestral land.
- MPZ-03** Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.

- MPZ-O4** To allow for hapū to develop papakāinga, kaumātua housing and engage in associated economic activity, while ensuring appropriate health, safety and amenity standards are met.
- MPZ-O5** Tangata whenua are able to exercise their role as kaitiaki in the Māori Purpose Zone to protect, maintain, and promote their spiritual, cultural, social, economic, and environmental interests and associations.
- MPZ-O6** A range of activities and development of ancestral land are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities and development are avoided, remedied, or mitigated.

## Policies

- MPZ-P1** Allow activities that are compatible with the role, function, and predominant character of the Māori Purpose Zone, including marae, papakāinga, customary use, cultural, and small-scale commercial activities while ensuring their scale, design, and intensity is appropriate in the Zone and the wider environmental context of the site.
- MPZ-P2** Manage activities that are potentially compatible with the purpose, character, and amenity values of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone, having regard to whether:
1. the purpose of the activity enables tangata whenua to achieve MPZ-O1 to MPZ-O6;
  2. the activity will enable tangata whenua to provide for their social, cultural, environmental, and economic needs;
  3. the scale, design, and layout of the activity is compatible with the character and amenity of the surrounding area;
  4. there is adequate existing and/or planned infrastructure to service the activity;
  5. any adverse effects can be avoided, remedied, or mitigated; and
  6. any potential conflict between activities within the zone or at zone interfaces can be avoided, remedied, or mitigated.
- MPZ-P3** Maintain the character and amenity of the Māori Purpose Zone and mitigate adverse effects on adjoining properties associated with land use activities and development within the Māori Purpose Zone by controlling the effects of:
1. building bulk, scale, height, and location; and
  2. noise, light overspill, traffic effects, and signage.
- MPZ-P4** Allow for papakāinga development and kaumātua housing on general title where there is a historical ancestral connection to the land and an expectation that the land will remain in Māori ownership in the long term.
- MPZ-P5** Encourage papakāinga developments and kaumātua housing, and small-scale commercial activities to adopt whichever servicing methods are suitable for individual site conditions and, where possible, the use of communal infrastructure.
- MPZ-P6** Avoid land use and development in the Māori Purpose Zone, including industrial, and commercial activities, that are incompatible with the purpose, character, and amenity values of the Māori Purpose Zone and adjacent zones.
- MPZ-P7** Ensure that the privacy of residential units is maintained, adequate sunlight and daylight is available and open space, service areas, access and parking are provided to all residential developments.

## Rule Overview Table

The rules that apply to Māori Purpose Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- MPZ-R1 to MPZ-R11 - Activities Rules; and
- MPZ-S1 to MPZ-S11 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant.

## Rules

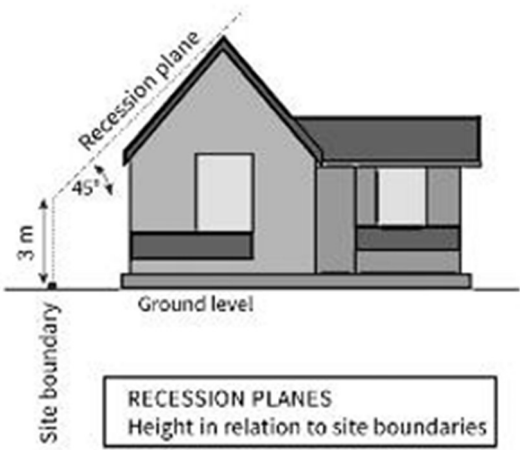
<b>MPZ-R1</b>	<b>Buildings and structures, including construction, additions, and alterations</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. MPZ-S1 to MPZ-S11</p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. The effect of the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. Any relevant assessment matters in TRAN, LIGHT, and NOISE.</p>
<b>MPZ-R2</b>	<b>Papakāinga, Marae, Customary Activities (including Urupā) and residential activities on land declared Māori Land pursuant to the Te Ture Whenua Māori Act 1993.</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. MPZ-S1 to MPZ-S4</p> <p>ii. MPZ-S6 to MPZ-S11</p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. The effect of the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. Any relevant assessment matters in TRAN, LIGHT, and NOISE.</p>
<b>MPZ-R3</b>	<b>Demolition or removal of buildings and structures</b>	
	<p><b>Activity Status: PER</b></p>	<p><b>Activity status where compliance is not achieved: N/A</b></p>
<b>MPZ-R4</b>	<b>Home Businesses</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. MPZ-S1 to MPZ-S4</p> <p>ii. MPZ-s6 to MPZ-S11</p> <p>iii. No more than 80m2 of total gross floor area of all buildings on a site is used for the home business;</p> <p>iv. No more than 2 persons (fulltime equivalent) who reside off the</p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.</p> <p>b. Whether the activity is compatible with the character of the surrounding neighbourhood.</p> <p>c. The intensity and scale of the activity and adverse effects on the amenity of</p>

	<p>premises may be employed in the activity; and</p> <p>v. There is no outdoor storage of goods and materials.</p>	<p>neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects.</p> <p>d. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.</p> <p>e. Whether the activity is appropriately located in the Māori Purpose Zone or another more appropriate zone.</p> <p>f. Any relevant assessment matters in TRAN, LIGHT, and NOISE.</p>
<b>MPZ-R5</b>	<b>Primary production, excluding quarrying activities, intensive primary production, and rural industry</b>	
	<p><b>Activity Status: PER</b></p> <p>i. The underlying zone is GRUZ.</p>	<p><b>Activity Status where compliance is not achieved: N/A</b></p>
<b>MPZ-R6</b>	<b>Intensive primary production</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. MPZ-S5</p> <p>ii. The underlying zone is GRUZ.</p>	<p><b>Activity Status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. The effect of the non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p> <p>b. Any relevant assessment matters in TRAN, LIGHT, and NOISE.</p>
<b>MPZ-R7</b>	<b>Rural produce retail</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. There is only one rural produce retail activity per site;</p> <p>ii. The gross floor area is no more than 40m<sup>2</sup>; and</p> <p>iii. The activity does not rely on or require direct access to a State Highway.</p>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>MPZ-R8</b>	<b>Quarrying activities</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <p>i. It is a farm quarry.</p>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Where the following conditions are met:</b></p> <p>a. Compliance is not achieved with MPZ-R8(i);</p> <p>b. There is no processing including crushing, screening, washing, or blending on site; and</p> <p>c. A management plan has been prepared for the operation of the quarrying activity.</p> <p><b>Matters over which discretion is restricted:</b></p> <p>a. The siting and scale of buildings and visual</p>

		<p>screening to maintain the character and amenity values of the surrounding environment.</p> <p>b. Measures to minimise any adverse noise, vibration, access, dust, and lighting effects.</p> <p>c. Vehicle access design and location.</p> <p>d. Effects on the safety, effectiveness, and efficiency of the transport network from the type, number, and time of day of vehicle movements anticipated.</p> <p>e. Measures to minimise any adverse effects on character and amenity values of the surrounding environment from the movement of vehicles.</p> <p>f. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping.</p> <p>g. Use of industry best practice and management plans, including monitoring and self-reporting.</p> <p>h. Measures to remediate the site following closure of quarrying activities.</p> <p>i. Any bond or financial contributions that manage any of the effects of other matters of discretion.</p> <p><b>Activity status where compliance is not achieved: DIS</b></p>
<b>MPZ-R9</b>	<b>Educational, Community and Healthcare Activities</b>	
	<b>Activity Status: PER</b>	
<b>MPZ-R10</b>	<b>Commercial Activities</b>	
	<p><b>Activity Status: PER</b></p> <p><b>Where the following conditions are met:</b></p> <ul style="list-style-type: none"> <li>i. MPZ-S1 to MPZ-S4</li> <li>ii. MPZ-S6 to MPZ-S11</li> <li>iii. The underlying zone is not GRZ, SET, RLZ</li> </ul>	<p><b>Activity status where compliance is not achieved: RDIS</b></p> <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The siting and scale of buildings and visual screening to maintain the character and amenity values of the surrounding environment.</li> <li>b. Measures to minimise any adverse noise, vibration, access, dust, and lighting effects.</li> <li>c. Vehicle access design and location.</li> <li>d. Effects on the safety, effectiveness, and efficiency of the transport network from the type, number, and time of day of vehicle movements anticipated.</li> <li>e. Measures to minimise any adverse effects on character and amenity values of the surrounding environment from the movement of vehicles.</li> <li>f. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping.</li> </ul> <p><b>Activity status where compliance is not achieved: DIS</b></p>

<b>MPZ-R11</b>	<b>Rural Industry, Industrial Activities and any other activity not listed in this chapter</b>	
	<b>Activity status: DIS</b>	

## Standards

<b>MPZ-S1 Maximum Height</b>		
<p>The maximum height of any building or structure shall be:</p> <ol style="list-style-type: none"> <li>10m above ground level for residential units; and</li> <li>12m above ground level for all other buildings and structures.</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</li> </ol>	
<b>MPZ-S2 Maximum height to boundary</b>		
<p>For sites adjoining a residential or open space zone site:</p> <p>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - MPZ 1.</p> <p>Figure – MPZ 1: Height in relation to a boundary</p>  <p>The diagram illustrates a house with a gabled roof. A dashed line representing the 'Recession plane' starts at a point 3 meters above the 'Ground level' and extends upwards and inwards at a 45-degree angle to the 'Site boundary'. The house's roofline is shown to be within this recession plane. A caption below the diagram reads 'RECESSION PLANES Height in relation to site boundaries'.</p>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.</li> <li>3. Bulk and dominance of the building or structure.</li> <li>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.</li> <li>5. Whether an increase in building height results from site constraints or a response to natural hazard mitigation.</li> </ol>	
<b>MPZ-S3 Minimum Setbacks</b>		
<p>All buildings and structures must comply with the minimum setbacks that apply in the zone for sites adjoining the site in the Māori Purpose Zone.</p> <ol style="list-style-type: none"> <li>Where the site in the Māori Purpose Zone</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The location, design, and appearance of the building or structure.</li> <li>2. Effects on streetscape and the character of the area.</li> </ol>	

<p>adjoins more than one zone, the minimum setbacks for the zone apply to the shared boundary; and</p> <p>b. Where the site in the Māori Purpose Zone adjoins more than one zone, the minimum setback for the front road boundary is the smallest of the building setbacks for the adjoining zones.</p>	<ol style="list-style-type: none"> <li>3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy.</li> <li>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</li> <li>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.</li> <li>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.</li> <li>7. For the surface waterbody setbacks, the effects on the values of the surface waterbody.</li> </ol>
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**MPZ-S4 Residential units**

<p>Each residential unit within the papakāinga and kaumātua housing development must provide the following:</p> <ol style="list-style-type: none"> <li>1. Outdoor Living Space — for each residential unit, there must be a minimum continuous area for outdoor living space, contained in one area within the net area of the site, of XXm<sup>2</sup> with a minimum dimension of Xm; except that:             <ol style="list-style-type: none"> <li>i. For any residential unit with a gross floor area less than XXm<sup>2</sup>, the minimum area must be reduced to XXm<sup>2</sup> with a minimum dimension of Xm;</li> <li>ii. The required minimum area of outdoor living space must be readily accessible from a living area of the residential unit, and may take the form of a deck, terrace, or verandah, but must be kept free of buildings (other than cantilevered decks), access areas (including driveways and manoeuvring areas), parking spaces and dedicated utility spaces.</li> <li>iii. Where the main areas of residential buildings front onto a landscaped communal open space of not less than XXm<sup>2</sup> with no dimension less than XXm, the outdoor living space of those residential units may be reduced to XXm<sup>2</sup> with a minimum dimension of Xm.</li> </ol> </li> <li>2. Outdoor Service Space — for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net area of the site, of 15m<sup>2</sup> with a minimum dimension of 3m.</li> <li>3. Site Coverage – Total building coverage standards in the underlying zone apply.</li> <li>4. Internal separation - Between each residential unit there must be a minimum separation distance of 5m; or 10m where the main glazing of the principal living area of one residential unit faces another.</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. Location of house sites and availability of land for future house sites with consideration given to retaining the potential of any residual land;</li> <li>2. Location of structures other than dwellings;</li> <li>3. Compatibility of the layout and design of proposed buildings with any other buildings or services that are present or planned on the site;</li> <li>4. Location of utility servicing requirements; and</li> <li>5. Location of access ways and internal roading network.</li> <li>6. How the principles of tikanga and kaitiakitanga have been incorporated into the development.</li> </ol> <p>For papakāinga developments of more than 5 dwellings, Council will also have regard to the following:</p> <ol style="list-style-type: none"> <li>1. Location of communal open spaces;</li> <li>2. Elevations and detailed description of any building or buildings;</li> <li>3. How the development will be adequately landscaped to mitigate the visual effects of clustered housing development in a rural area;</li> <li>4. How the development can meet servicing requirements including the incorporation of Low Impact Urban Design principles as promoted in the SSB — Sustainable Subdivision and Buildings chapter and the Engineering Standards.</li> </ol>
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<p><i>Note: this Standard does not apply to semi-detached or adjoining residential units.</i></p>	
<b>MPZ-S5 Intensive primary production</b>	
<p>Intensive primary production must meet the following standards:</p> <ol style="list-style-type: none"> <li>a. not be located within 300m of an existing residential unit that is under separate ownership;</li> <li>b. not be located within 50m of any site boundary;</li> <li>c. not be located within the Water Supply Protection Areas shown on the Planning Maps;</li> <li>d. no effluent holding pond shall be located within 300m of an existing residential unit that is under separate ownership; and</li> <li>e. not be located within 20m of any surface waterbody.</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the nature and scale of activity, including the number and type of animals is consistent with the characteristics of the proposed site and the receiving environment.</li> <li>2. Any measures to internalise adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the zone.</li> <li>3. The extent to which the activity, including any buildings, compounds, or part of a site used for housing animals are sufficiently designed and located or separated from sensitive activities, residential units, and boundaries of residential zones to avoid adverse effects on residents.</li> <li>4. The extent to which the nature and scale of the activity and built form will maintain rural character and amenity values.</li> <li>5. The potential for the activity to produce adverse effects, including dust, noise, odour, and any measures to internalise adverse effects within the site, and any mitigation measures to address effects that cannot be internalised.</li> <li>6. Access and vehicle movements on the site and the safety and efficiency of the roading network.</li> </ol>
<b>MPZ-S6 On-site servicing</b>	
<ol style="list-style-type: none"> <li>1. Where a connection to the Council's reticulated water supply system or reticulated wastewater system is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to onsite wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner.</li> <li>2. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, Council Engineering Standards.</li> </ol>
<b>MPZ-S7 Water Supply and Wastewater disposal</b>	
<p>Where a connection to the Council's reticulated water supply system is available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards.</p>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws, Council Engineering Standards.</li> </ol>
<b>MPZ-S8 Stormwater management</b>	
<ol style="list-style-type: none"> <li>1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils</li> </ol>	<p><b>Matters of discretion:</b></p> <ol style="list-style-type: none"> <li>1. The suitability of any alternative servicing and infrastructure options.</li> <li>2. The relevant standards of Council water bylaws,</li> </ol>



<p>and sealed surfaces, which shall be in accordance with Council Engineering Standards.</p> <p>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council Engineering Standards.</p> <p>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.</p>	<p>Council Engineering Standards.</p>
<p><b>MPZ-S9 Transport</b></p>	
<p>All activities must comply with the provisions of TRAN – Transport Chapter</p>	
<p><b>MPZ-S10 Light</b></p>	
<p>All activities must comply with the provisions of LIGHT – Light Chapter</p>	
<p><b>MPZ-S11 Noise</b></p>	
<p>All activities must comply with the provisions of NOISE – Noise Chapter</p>	