

## MĀORI PURPOSE ZONE

### Introduction

The purpose of the Māori Purpose Zone is to provide for the social, cultural, environmental and economic wellbeing of mana whenua, and ensure a thriving and self-sustaining Māori community. The Zone recognises and provides for the relationship of Māori with the land.

The Māori Purpose Zone is applied to areas of land originally granted as Native Reserve for Māori occupation or use. One of the main aspirations of the Māori Purpose Zone is to create an enabling planning regime to not only encourage the development and use of the existing Māori land, but to create a place for mana whenua to return to. Māori should benefit from these provisions and enjoy the additional activities that can be undertaken within the Zone.

Māori land is defined as, that within the original Māori Reserves, that is:

- a. 1. owned by Te Rūnanga o Ngāi Tahu or Te Rūnanga o Arowhenua; or
- b. 2. Māori communal land gazetted as Māori reservation under section 338 Te Ture Whenua Maori Act 1993; or
- c. 3. Māori customary land and Māori freehold land as defined in section 4 and section 129 Te Ture Whenua Maori Act 1993; or
- d. 4. Owned by a person or persons with evidence of whakapapa connection to the land (where documentary evidence of whakapapa connection is provided from either the Māori Land Court or the Te Rūnanga o Ngāi Tahu Whakapapa Unit), or
- e. 5. is vested in a Trust of Māori incorporation under the Te Ture Whenua Maori Act 1993.

For other land within the Māori Purpose Zone the General Rural Zone provisions apply.

The Zone enables Māori land owners and the rūnaka to establish marae, papakāika and a range of associated social and cultural activities. In doing so, it will ensure that the importance of marae and papakāika are maintained as focal points for wider community development. The Zone also provides for other economic and employment opportunities.

The Zone is seen as a key mechanism for Māori descendants to maintain or re-establish connections with their Māori identity, culture, whānau and whenua.

The Zone provides for the incorporation of whānaukataka, mātauraka and tikaka Māori into all aspects of the zone, and also provides for cultural design elements and activities to be expressed within the built environment and open spaces.

### Objectives

#### MPZ-O1 Enabling use and development of Māori land

The occupation of ancestral land by mana whenua is recognised and provided for within the Māori Purpose Zone.

#### MPZ-O2 Purpose of the Māori Purpose Zone

The Māori Purpose Zone specifically provides for mana whenua needs and activities, including papakāika, to achieve a thriving, sustainable and self-sufficient Māori community.

### Policies

#### MPZ-P1 Whānaukataka, Mātauraka and Tikaka

Enable the incorporation of whānaukataka, mātauraka and tikaka in relation to the use, design and layout of development within the Māori Purpose Zone.

#### MPZ-P2 Papakāika

Enable the use and development of the Māori Purpose Zone for papakāika while:

1. ensuring any significant adverse effects from these activities on adjoining landowners beyond the Zzone and the wider environment are minimised; and
2. requiring that activities are adequately serviced.

#### MPZ-P3 Infrastructure provision

Consider alternative approaches to infrastructure provision in areas of the Māori Purpose Zone where the development of a site is constrained by the availability of reticulated infrastructure.

#### MPZ-P4 Compatible activities

Enable the establishment of compatible activities within the Māori Purpose Zone, while ensuring that:

1. the activities and development are complementary and consistent with the purpose of the Zzone;
2. the well-being of the communities are sustained;
3. cultural values are maintained or enhanced; and
4. the quality of the environment is not adversely affected.

#### MPZ-P5 Incompatible activities

Avoid activities which are likely to be incompatible with the purpose of the Māori Purpose Zone, unless a cultural impact assessment demonstrates that the effects on cultural values are acceptable or can be minimised.

#### MPZ-P6 Future zone locations

Support the future application of the Māori Purpose Zone in other locations where it will enable the use and development of land in accordance with tikaka Māori and to meet mana whenua needs.

#### MPZ-P7 Rural Activities

Enable rural activities on any land in a manner that is consistent with the purpose of the Māori Purpose Zone.

## Rules

**Note:** For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

**The Māori Purpose Zone rules and standards only apply to Māori Iland, for all other land in the Zone, the General Rural Zone rules and standards apply.**

#### MPZ-R1 Papakāika not otherwise listed in this chapter

Māori Purpose Zone

**Activity status: Permitted**

**Where:**

**PER-1**

All the Sstandards of this chapter are complied with, and

**Activity status when compliance not achieved with PER-1: Restricted Discretionary**

**Matters of discretion are restricted to:**

1. the matters of discretion of any infringed standard.

	<p><b>PER-2</b> It does not involve any habitable buildings on the riverside of a <u>CRC regional council</u> <del>stop bank</del> <u>stopbank</u>.</p>	<p><b>Activity status when compliance not achieved with PER-2: Prohibited</b></p>
<b>MPZ-R2</b>	<b>Manuhiri noho (visitor accommodation) that is not within a marae complex</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b> <b>Where:</b></p> <p><b>PER-1</b> The maximum occupancy is six persons per night per household unit; <u>and</u></p> <p><b>PER-2</b> All the <del>S</del>standards of this chapter are complied with.</p>	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.</p> <p><b>Activity status when compliance not achieved with PER-1: Discretionary</b></p>
<b>MPZ-R3</b>	<b>Primary <del>P</del>roduction not otherwise listed in this chapter</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b> <b>Where:</b></p> <p><b>PER-1</b> The activity and its buildings and structures comply with all the <del>S</del>standards of this chapter; <u>and</u></p> <p><b>PER-2</b> For any grazing of stock within 50m of a residential unit under different ownership, permanent ground cover of no less than 90% is maintained, except during crop renewal or resowing.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.</p> <p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.</p>
<b>MPZ-R4</b>	<b>Pig production for domestic self-subsistence home use</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b> <b>Where:</b></p> <p><b>PER-1</b> The pigs are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p><b>PER-2</b> There <del>are</del> <u>is</u> no more than six pigs located on the site; and</p> <p><b>PER-3</b></p>	<p><b>Activity status where compliance not achieved with PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.</p> <p><b>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</b></p>

	<p>The pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p><b>PER-4</b> The activity and its buildings and structures comply with all the <del>S</del>standards of this chapter.</p>	
<b>MPZ-R5</b>	<b>Keeping of poultry for domestic self-subsistence home use</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The poultry are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p><b>PER-2</b> There <del>are</del> <u>is</u> no more than 30 birds located on the site; and</p> <p><b>PER-3</b> Any building or structure with an <u>a gross floor</u><sup>1</sup> area of less than 50m<sup>2</sup> used to confine poultry is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p><b>PER-4</b> No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p> <p><b>PER-5</b> The activity and its buildings and structures comply with all the <del>S</del>standards of this chapter.</p>	<p><b>Activity status when compliance not achieved with PER-5: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</b></p>
<b>MPZ-R6</b>	<b>Public amenity buildings</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> All the <del>S</del>standards of this chapter are complied with.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol>

<sup>1</sup> ECan [183.1]

<b>MPZ-R7 Conservation activities</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Land, buildings or structures are used for:</p> <ol style="list-style-type: none"> <li>1. preservation, protection, restoration, promulgation, or enhancement or planting of indigenous species, or habitats of indigenous fauna; or</li> <li>2. pest control and weed control; or</li> <li>3. conservation education; or</li> <li>4. observation or surveying; or</li> <li>5. walking tracks, board walks, pedestrian bridges; and</li> </ol> <p><b>PER-2</b> The activity and its buildings and structures comply with all the standards of this chapter.</p>
	<p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when compliance not achieved with PER-1: Discretionary</b></p>
<b>MPZ-R8 Crop support structures</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> MPZ-S1 and MPZ-S2 are complied with.</p>
	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard.</li> </ol>
<b>MPZ-R9 Artificial crop protection structures</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The structure(s) are either:</p> <ol style="list-style-type: none"> <li>1. open at the side; or</li> <li>2. use dark green or black cloth for all vertical faces; and</li> </ol> <p><b>PER-2</b> The structure meets the following setbacks:</p> <ol style="list-style-type: none"> <li>1. For structure(s) less than 4m high, the structure(s) are setback a distance of: <ol style="list-style-type: none"> <li>a. 10m from road boundaries;</li> <li>b. 20m from road boundaries that are a national, regional or district arterial road;</li> <li>c. 15m from a non-road boundary of a site in different ownership; and</li> </ol> </li> </ol>
	<p><b>Activity status when compliance not achieved: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The extent of visual impacts including: limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; and</li> <li>2. the extent of shading adverse effects on adjoining sites, activities and roads; and</li> <li>3. mitigation measures.</li> </ol>

	<p>2. For structure(s) greater than 4m in height <b>above existing ground level</b>, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height; and</p> <p><b>PER-3</b> The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).</p>	
<b>MPZ-R10</b>	<b>Rural produce retail</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Retail sales must be limited to the sale of produce grown on the site; and</p> <p><b>PER-2</b> The retail area has a maximum gross floor area of 75m<sup>2</sup>; and</p> <p><b>PER-3</b> There is no more than one rural produce retail operation per site; and</p> <p><b>PER-4</b> The activity and its buildings and structures comply with all the standards of this chapter.</p>	<p><b>Activity status when compliance not achieved with PER-4:</b> <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b> 1. the matters of discretion of any infringed standard.</p> <p><b>Activity status when compliance not achieved with PER-1, PER-2 or PER-3:</b> <b>Discretionary</b></p>
<b>MPZ-R11</b>	<b>Home businesses</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The home business is carried out entirely within the residential unit, or a building accessory to the residential unit; and</p> <p><b>PER-2</b> The activity does not occupy a total area greater than 100m<sup>2</sup>; and</p> <p><b>PER-3</b></p>	<p><b>Activity status when compliance not achieved with PER-1 to PER-4:</b> <b>Discretionary</b></p> <p><b>Activity status when compliance not achieved with PER-5:</b> <b>Non-complying</b></p>

	<p>The resident(s) and no more than three other people <u>who do</u> not reside on the site are employed; and</p> <p><b>PER-4</b> No articles are sold or displayed for sale on the premises; and</p> <p><b>PER-5</b> The home business does not involve an offensive trade.</p>	
<b>MPZ-R12</b>	<b>Supported residential care activity</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The activity and its buildings and structures comply with all the <u>S</u>standards of this chapter.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the relevant matters of discretion of any infringed standard.</li> </ol>
<b>MPZ-R13</b>	<b>Other commercial <u>activities services</u>, offices and retail activities</b>	
<b>Māori Purpose Zone</b>	<p><b>Activity status: Restricted Discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> All the <u>S</u>standards of this chapter are complied with.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which the proposed activity will contribute directly to the wellbeing of the community in relation to economic support, employment, training, or services; and</li> <li>2. any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the <u>Z</u>zone and surrounding land; and</li> <li>3. whether the scale, intensity and/or character of the activity is appropriate in the context of the site, <u>Z</u>zone and surrounding land.</li> </ol>	<p><b>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard; and</li> <li>2. the extent to which the proposed activity will contribute directly to the wellbeing of the community in relation to economic support, employment, training, or services; and</li> <li>3. any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the <u>Z</u>zone and surrounding land; and</li> <li>4. whether the scale, intensity and/or character of the activity is appropriate in the context of the site, <u>Z</u>zone and surrounding land.</li> </ol>
<b>MPZ-R14</b>	<b>Industrial <u>activities</u> and <u>R</u>rural industrial activities</b>	
<b>Māori Purpose Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when compliance not achieved: Not applicable</b>
<b>MPZ-R15</b>	<b>Seasonal workers accommodation</b>	

Māori Purpose Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
MPZ-R16	Urupā	
Māori Purpose Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
MPZ-R17	<u>Any activities not otherwise listed in this chapter<sup>2</sup></u>	
Māori Purpose Zone	<u>Activity status: Discretionary</u>	<u>Activity status when compliance not achieved: Not applicable</u>
MPZ-R17	Mining, <u>and</u> <u>Quarrying</u> activities and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
MPZ-R18	<u>Plantation Commercial</u> forestry and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
MPZ-R19	<u>Intensive primary production</u> <del>Intensive indoor primary production, intensive outdoor primary production<sup>3</sup></del> , extensive pig farming (not provided in MPZ-R4), free range poultry farming (not listed in MPZ-R5) and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
MPZ-R20	Farm effluent ponds and disposal areas	
Māori Purpose Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
MPZ-R21	Use of airstrips and helicopter landing sites	
Māori Purpose Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
MPZ-R22	Brothels or licenced premises, and associated buildings and structures	

<sup>2</sup> TDC [42.59]<sup>3</sup> Te Rūnanga o Ngāi Tahu [185.11], Federated Farmers [182.15]

<b>Māori Purpose Zone</b>	<b>Activity status: Prohibited</b>	<b>Activity status where compliance not achieved: Not applicable</b>
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## Standards

MPZ-S1	Building and structure setbacks	
<b>Māori Purpose Zone</b>	<p>All new buildings and structures (excluding fences no more than 2m high, irrigators, water troughs and flag poles) must be setback a minimum distance as follows:</p> <ol style="list-style-type: none"> <li>1. for pakakāika development               <ol style="list-style-type: none"> <li>a. 3m from any road boundary, unless the road is a <del>S</del>state <del>H</del>highway;</li> <li>b. 5m from any boundary fronting the <del>S</del>state <del>H</del>highway;</li> <li>c. 2m from any other boundary;</li> </ol> </li> <li>2. for milking sheds and buildings used to house or feed stock:               <ol style="list-style-type: none"> <li>a. 30m from any road boundary;</li> <li>b. 200m from any or land in different ownership;</li> </ol> </li> <li>3. for all other buildings or structures:               <ol style="list-style-type: none"> <li>a. 10m from a road boundary (excluding a state highway);</li> <li>b. 20m from a state highway;</li> <li>c. 10m from land in a different ownership.</li> </ol> </li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance, shading and loss of privacy and sunlight in relation to adjoining properties; and</li> <li>2. any impacts on adjoining properties of the proposed activity on amenity and character; and</li> <li>3. nuisance effects; and</li> <li>4. mitigation measures.</li> </ol>
MPZ-S2	<del>Building and structure setbacks</del> <u>Height of buildings and structures</u>	
<b>Māori Purpose Zone</b>	<p>All new buildings or structures, or extensions to existing buildings or structures, must not exceed 9m in height measured from <b>existing</b> ground level.</p> <p><del>Note: Height shall be measure from the existing ground level prior to any works commencing.</del></p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance, shading and loss of privacy and sunlight in relation to adjoining properties; and</li> <li>2. incompatibility with the character and scale of buildings and structures within the surrounding area; and</li> <li>3. any reduction in views from publicly accessible areas; and</li> <li>4. screening or landscaping; <u>and</u></li> <li>5. mitigation measures.</li> </ol>
MPZ-S3	Outdoor storage	
<b>Māori Purpose Zone</b>	<p>Any outdoor storage located within a boundary setback required under MPZ-S1 must be fully screened by a continuous wall, fence or landscaping, or a combination of all three, to a minimum height of 2m <b>above</b> <b>ground level</b>.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. visual impacts on neighbouring properties and roads; and</li> <li>2. adequacy of fencing or landscaping; <u>and</u></li> <li>3. mitigation measures.</li> </ol>
MPZ-S4	Servicing	

<p><b>Māori Purpose Zone</b></p>	<p>All new buildings and activities shall ensure that:<sup>4</sup></p> <ol style="list-style-type: none"> <li>All residential units or habitable buildings are required to provide Council with evidence of access to potable (drinkable) water from a community water scheme or private water bore or shall be able to store 4530<sup>5</sup>,000 litres of potable water from another source.</li> <li>All residential units or habitable buildings shall<sup>6</sup> be connected to an available sewerage network where one exists; or be served by an on-site treatment and sewage disposal system that is permitted or has been consented or approved<sup>7</sup> by the <u>CRC Canterbury Regional Council</u>; or be served by on-site holding tanks.<sup>8</sup></li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the ability to ensure an adequate supply of potable water for the uses of the site or activity; and</li> <li>the security of any proposed potable water supply from contamination; and</li> <li>the adequacy of storage volume of water for domestic and fire-fighting purposes.</li> </ol>
<p><b>MPZ-S5 Trees</b></p>		
<p><b>Māori Purpose Zone</b></p>	<ol style="list-style-type: none"> <li>The height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</li> <li>Trees are not in such a position that they cause icing of a road as a result of shading the road between 10.00am and 2.00pm on the shortest day.</li> </ol>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>height and setback of trees from property boundaries and roads; and</li> <li>shading of houses; and</li> <li>shading of roads; and</li> <li>traffic safety; and</li> <li>tree species.</li> </ol>

<sup>4</sup> Clause 16(2)

<sup>5</sup> Te Kotare [115.27], Waipopo Huts [189.38] – Evidence of Elizabeth Stevenson, paras 24, 28, 121-123 & 130

<sup>6</sup> Clause 16(2)

<sup>7</sup> Clause 10(2)(b) relating to ECan [183.155]

<sup>8</sup> Waipopo Huts [189.39]