MĀORI PURPOSE ZONE – MPZ

Overview ~~and Purpose~~[1]

Māori Purpose Zones recognise ~~& further~~ and enable ~~whānau Māori within the Gore district~~ the use and development of *land* in these Zones to provide for ~~their~~ a variety of cultural, social, environmental, and economic ~~well-being in ways that reflect their unique rights and interests as *mana whenua* and *tangata whenua*~~ activities of benefit to *mana whenua* and *mātāwaka Māori* communities. The *Mana Whenua Māori* Purpose Zones support *mana whenua* to exercise their *rangatiratanga*, and recognise their ahi kā, to the fullest extent practicable. The *Mātāwaka Māori* Purpose Zones recognise the roles these spaces play in the community for supporting the cultural wellbeing of the wider *Māori* community.

~~This~~ All of the *Māori* Purpose Zones ~~zone~~ provide~~s~~ for a range of activities to be undertaken, such as *Māori* cultural hubs (including *marae* complexes), *papakāinga*, community-focused activities, and environmental and economic activities which support *Māori* values ~~&~~ and aspirations. The Plan provides for some activities as permitted activities across all *Māori* Purpose Zones, while other activities require resource consents. ~~These provisions recognise that there are some activities that should be permitted across all Māori Purpose Zones (such as cultural activities), whilst other activities (such as *residential activities* or *commercial activities*) may be appropriate only in specific zones, depending on the constraints of the *site*.~~

There are currently four *Māori* Purpose Zones ~~included~~ in the ~~Gore~~ District Plan that are split into two categories. They are:

1. **Mana Whenua Māori Purpose Zones**

   Hokonui Rūnanga (Charlton Road, Gore)
   O Te Ika Rama Marae (McKinnon Road, McNab)

2. **Mātāwaka Māori Purpose Zones**

   Mataura Marae (Dorset Street, Mataura)

   Hokonui Marae (Hyde Street, Gore)

McNab Development Area (DEV3)[2]

A *Māori* Purpose Zone utilising greenfield *land* in McNab will be enabled in line with the McNab Development Area Chapter. The Development Area will enable *mana whenua* to relocate the O Te Ika Rama *Marae* and to further their cultural, social, environmental, and economic wellbeing to meet the needs of the community in an area of *land* which is not subject to high flood hazard. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions ~~shall~~ must prevail.

[1] Decision 19, paragraph 3.3.10
[2] Decision 12

The UFD chapter, specifically UFD-O1 and UFD-O2, provides context for future *Māori* Purpose Zones to be considered by Council when proposals are put forward by *mana whenua* or *mātāwaka Māori*. [3]

Objectives

MPZ-~~O2~~ O1[4] *Mana whenua* ~~and tangata whenua~~ are able to exercise *rangatiratanga* and *kaitiakitanga* to the fullest extent practicable within ~~a~~ the *Mana Whenua Māori* Purpose Zones.

MPZ-~~O1~~ O2[5] The *Māori* Purpose Zone enables a range of social, cultural, environmental, educational and economic development opportunities that support the occupation, use and development of these *sites*, providing for *Māori* economic, social and cultural well-being. ~~and ongoing relationship between *mana whenua* and *tangata whenua*, and both their ancestral lands and the natural environment.~~

MPZ-O3[6] *Mātāwaka Māori* are able to undertake land use and development activities that support their cultural well-being within the *Mātāwaka Māori* Purpose Zones, guided by *tikanga Māori*.

MPZ-~~O3~~O4[7] Use and development in the *Māori* Purpose Zone is enabled where adverse *effects* on the health and safety of people and the *environment* are avoided, remedied or mitigated.

Policies

MPZ-P1 Enable the incorporation of *whānaungatanga*, *mātauranga* and *tikanga* in relation to the use, design, layout, and decision-making relating to development within the *Māori* Purpose Zone.

MPZ-P2[8] ~~Enable the use and development of the Māori Purpose Zone~~ Provide for a range of ~~appropriate~~ activities in the *Māori* Purpose Zone that enable ~~the Māori community to~~ and support *Māori* economic, social and cultural well-being, including but not limited to:

1. *residential* use~~s~~ and development (including *papakāinga*);
2. *Marae* and/or *Papatipu Rūnanga* complexes, and other ~~Māori~~ cultural facilities and activities;
3. environmental-focused activities including restoration~~,~~ and *mahinga kai* practices~~, and environment-related employment opportunities~~;
4. *primary production*;

[3] Decision 19, paragraph 3.3.2
[4] Decision 19, paragraph 3.4.7
[5] Decision 19, paragraph 3.5.7
[6] Decision 19, paragraph 3.4.7
[7] Decision 19, paragraph 3.6.3
[8] Dcision 19, paragraph 3.7.11

4~~5~~. social, recreational, educational ~~facilities,~~ and economic facilities and activities; and

6. *urupā~~;~~*.

~~While~~:

~~5. ensuring any significant adverse effects from these activities on adjoining properties beyond the zone and the wider environment are mitigated; and~~

~~6. requiring that all activities are adequately serviced.~~

MPZ-P3[9] Ensure activities within the *Māori* Purpose Zone:

1. do not create or exacerbate *natural hazard* risk;
2. are adequately serviced, to *access* and *infrastructure* standards; and
3. avoid, remedy or mitigate adverse *effects* on the *environment*.

MPZ-P4[10] Restrict activities that are inconsistent with the objectives, policies, or rules related to *Māori* Purpose Zones unless it can be demonstrated that they are appropriate, having regard to:

1. ~~its appropriateness in~~ the context of MPZ-O1, ~~and~~ MPZ-O2 and MPZ O3;
2. the *site* design, layout, and scale of the activity, and its integration or relationship with existing *land* uses;
3. whether there is adequate *infrastructure* and services available to service the activity;
4. any *reverse sensitivity* or adverse *effects* on anticipated activities within the *Māori* Purpose Zone; and
5. the ecological impacts of the proposed activity.

~~Notes~~[11]

~~Note 1~~	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read~~

[9] Decision 19, paragraph 3.7.11
[10] Decision 19, paragraph 3.8.3
[11] Decision 19, paragraph 5.2.1

~~as a whole.~~

~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and the strategic direction chapters and Mana Whenua.~~

Rules

MPZ-R1	***Māori Customary Activities***	
MPZ-R2	***Conservation Activity***	
All *Māori* Purpose Zones	**MPZ-R1 to MPZ-R2** **Activity status:** Permitted Where: 1. The *GFA* of any ancillary *structure* does not exceed 30m^2; and 2. Any ancillary *structures* comply with Māori Purpose Zone Standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved: z** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which all activities are adequately serviced. 3. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated. ~~and~~ 4. Any *functional* or *tikanga* related requirements.
MPZ-R3	***Marae or Papatipu Rūnanga Complex***	
All *Māori* Purpose Zones	**Activity status:** Permitted Where: 1. Any new or extended *buildings* or *structures* comply with *Māori* Purpose Zone Standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which adverse *effects* on adjoining properties beyond the Zone and the wider *environment* are mitigated. 3. The extent to which all activities are adequately serviced. ~~and~~ 4. Any *functional* or *tikanga* related requirements.

MPZ-R4	***Emergency Services Facility***	
MPZ-R5	***Primary Production***	
All *Māori* Purpose Zones	**Activity status:** Permitted Where: 1. The activity is not at the Hokonui *Marae Site*; 2. Any new or extended *buildings* or *structures* comply with *Māori* Purpose Zone Standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and 3. *Primary Production* complies with RLZ-R6.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which adverse *effects* on adjoining properties beyond the zone and the wider *environment* are mitigated. 3. The extent to which all activities are adequately serviced. ~~and~~ 4. Any *functional* or *tikanga* related requirements.
MPZ-R6	***Cluster Housing***	
MPZ-R7	***Residential Activity***	
MPZ-R8	***Community Facility***	
MPZ-R9	***Commercial Activity***	
MPZ-R10	***Visitor Accommodation***	
All *Māori* Purpose Zones	**MPZ-R6 to MPZ-R10** **Activity status:** Permitted Where: ~~1. The activity is not at the Te Ika Rama Marae site;~~[12] ~~2~~1.Any new or extended *buildings* or *structures* comply with *Māori* Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and ~~3~~2.*Retail activities* are limited to 100 m^2 *Gross Floor Area.*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which all activities are adequately serviced. 3. The extent to which adverse *effects* on adjoining properties beyond the Zone and the wider *environment* are mitigated. 4. Any *functional* or *tikanga* related requirements. ~~and~~

[12] Decision 12

		5. For non-*residential activities* matters relating to: (a) traffic generation; (b) *noise;* (c) *s*cale; (d) *access*; and (e) *reverse sensitivity.*
MPZ-R11[13]	***Educational Facility***	
All *Māori* Purpose Zones	**Activity status:** Permitted Where: 1. Any new, relocated, or extended *buildings* or *structures* comply with *Māori* Purpose Zone Standards MPZ-S1, MPZ-S2, MPZ-S3, MPZS4, MPZ-S5, MPZ-S6, and MPZ-S7	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which adverse *effects* on the *environment* are mitigated. 3. The extent to which all activities are adequately serviced. ~~and~~ 4. Any *functional* or *tikanga* related requirements.
MPZ-R12	***Urupā***	
Mataura *Marae*	**Activity status:** Permitted Where: 1. The GFA of any ancillary *structure* does not exceed 30m^2 2. Any new or relocated *buildings* or *structures* comply with relevant standards Māori Purpose Zone Standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard. 2. The extent to which all activities are adequately serviced. 3. The extent to which adverse *effects* on adjoining properties

[13] Decision 19, paragraph 3.10.2

		beyond the Zone and the wider *environment* are mitigated. ~~and~~ 4. Any *functional* or *tikanga* related requirements.
MPZ-R13	**All other activities**	
All *Māori* Purpose Zones	**Activity status:** Discretionary 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

MPZ-S1	***Height***	
All *Māori* Purpose Zones	1. Any *building* must not exceed a maximum *height* of 8 metres above *ground level*. Excluding any art, carvings, or other cultural symbols fixed to *buildings* or roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1 metre and is no more than 1 metre in width or length.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance. 2. The reason for the increase in *height.* 3. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 4. Any *functional* or *tikanga* related requirements. ~~and~~ 5. Impacts on Ngāi Tahu cultural values~~, including those listed in MW-2.3.~~ ~~as~~ listed in MW-1.2[14]
MPZ-S2	***Height in relation to boundary***	
All *Māori*	1. No part of any *building* ~~shall~~ must project beyond the *height in*	**Activity Status where compliance is not**

[14] Decision 19, paragraph 4.1.2

Purpose Zones	*relation to boundary* plane, measured from points 2.6 metres above *ground level* at *site boundaries* adjoining a *Residential* Zone. See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road boundaries*. (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 m^2~~square metres~~ when viewed in elevation; and (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1 metre above *height* limit in MPZ-S1 and not more than 1 metre in width or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.*	**achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance.
MPZ-S3	***Setbacks* to *boundaries***	
Te Ika Rama *Marae* and Hokonui Runanga *Sites*	1. Any *building* must be *setback* at least 10 metres from the *Māori* Purpose Zone *boundary*. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600 mm; *(b)* no *setback* is required for *buildings* that share a *common wall* along the *boundary*; and	**Activity status where compliance is not achieved with:** **MPZ-S3(1) or MPZ-S3(2):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, outlook and dominance.

	(c) a carport or garage, either standalone or attached to the dwelling may be located up to 500mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed ~~6~~ 8[15] metres and contains no doors or windows.	2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. ~~and~~ 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
Mataura and Hokonui *Marae Sites*	2. Any building must be setback at least 1 metre from the Māori Purpose Zone boundary. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (c) a carport or garage, either standalone or attached to the ~~dwelling~~ *residential unit* may be located up to 500 mm from a side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed ~~6~~ 8[16] metres and contains no doors or windows.	
MPZ-S4[17]	***Setbacks* from *Roads***	
~~**Te Ika Rama Marae and**~~ **Hokonui Runanga *Sites***~~*~~**	1. Any *building* or *structure* must be *setback* a minimum of 10 metres from any *road boundary.* Except that: (a) fences are permitted within the setback (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved with:** **MPZ-S4(1) or MPZ-S4(2):** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network.

[15] Decision 23, paragraph 3.7.15
[16] Decision 23, paragraph 3.7.15
[17] Decision 12

Mataura ~~and~~ Hokonui *Marae Sites~~*~~* and O Te Ika Rama	2. Any *building* or *structure* must be *setback* a minimum of 3 metres from any *road boundary.* Except that: (a) fences are permitted within the setback; and (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm.	2. The adverse *effects* on adjoining *sites* including privacy, and shading. 3. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. ~~and~~ 4. The reason for the reduced *setback* including any *functional* or *tikanga* related requirements.
MPZ-S5	***Setbacks* to *rivers* and *streams***	
All *Māori* Purpose Zones	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~*stream* or~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above) (b) 10 metres for middle order *rivers* or *streams* (order 3 and 4) (c) 5 metres for low order *rivers* or *streams* (order 1 and 2). (d) Except that *fences* of post and wire construction are permitted within the *setback* where these are: (i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; (ii) not located within the *river* or *stream* ~~or river~~ bed; (iii) not constructed across the *river* or *stream* ~~or river~~ channel; or (iv) not constructed across or along a Flood Bank ~~stopbank~~. (e) Flat deck bridges are permitted within the *setback* of lower order *rivers* and *streams* (order 1 and 2) where these are: (i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional* or *tikanga* related need for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility. *2.* The *effects* on *water* quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats.~~ proposed mitigation measures, including: (a) opportunities for enhancement and restoration; (b) methods proposed to monitor or inspect the works undertaken; (c) the timing of works to minimise adverse *effects* on *threatened or at risk* indigenous species; and

	(ii) of a width that does not exceed 3 metres. Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*.[18]	d) management of potential adverse *effects* through a *Biodiversity Management Plan*.[19] 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas; and in regard to the Mataura River, Appendix 6 - Mataura River Natural Character -NATC APP.[20] 5. Impacts on Ngāi Tahu cultural values~~, including those listed in MW-2.3.~~ ~~as~~ listed in MW-1.2.[21] 6. The *effects* on public and customary *access* to the *river* or *stream* ~~or river; and~~. 7. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
MPZ-S6[22]	***Building Coverage***	
~~**Te Ika Rama *Marae***~~	~~1. The maximum *building coverage* shall not exceed 1,000m² per *site*.~~	**Activity status where compliance is not achieved with:** **MPZ-S6(1) ~~or MPZ-S6(2)~~:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on adjoining *sites* including privacy, shading, and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping.
~~**Mataura and Hokonui Marae sites and Hokonui Rūnanga Site**~~ **All *Māori* Purpose Zones**	~~2~~1. The maximum *building coverage* ~~shall~~ must not exceed 50% ~~percent~~ per *site*.	

[18] Decision 16, paragraph 6.8.7
[19] Decision 16, paragraph 6.8.11
[20] Consequential to Decision 46, paragraph 7.7.10
[21] Decision 19, paragraph 4.1.2
[22] Decision 12, paragraph 5.4.12

		3. The *effects* on *water* management. ~~and~~ 4. Ecological and biodiversity impacts.
MPZ-S7	**Servicing**	
All *Māori* Purpose Zones	1. Any *residential unit* or place of employment ~~shall~~ must be connected to a Council reticulated water supply, or have access to on-*site water* of a potable standard. 2. Any *residential unit* or place of employment ~~shall~~ must be connected to a Council reticulated *wastewater* network, or have on-*site wastewater* management systems with sufficient capacity. 3. If reticulated Council water or *wastewater* is unavailable, on-*site* systems must have sufficient capacity.	**Activity status where compliance is not achieved:** Non-Complying