

Appendix A – Recommended Amendments to the Māori Purpose Zone

KEY

Black Underlined – Additions recommended as part of other hearings

~~Black Strikethrough~~ – Deletions recommended as part of other hearings

Red Underlined – Additions recommended as part of s42A Report for McNab

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report for McNab

MĀORI PURPOSE ZONE - MPZ

Overview and Purpose

Māori Purpose Zones recognise and enable the use and development of land in these zones to provide for a variety of social, economic, cultural, and environmental activities of benefit to mana whenua and mātāwaka Māori communities ~~whānau Māori, in accordance with tikanga. & further enable whānau Māori within the Gore District to provide for their cultural, social, environmental, and economic wellbeing in ways that reflect their unique rights and interests as mana whenua and tangata whenua.~~ The Ngāi Tahu 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 unique 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~~ provides for a range of activities to be undertaken, such as Māori cultural hubs (including *marae* complexes), papakāinga, community-focused activities, ~~and~~ environmental activities, and economic activities (including both commercial and primary production) which support Māori values & aspirations. The plan provides for some activities as permitted activities across all MPZ, whilst 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:

- Ngāi Tahu Mana Whenua Māori Purpose Zones
 - Hokonui Rūnanga (Charlton Road, Gore)

- Te Ika Rama Marae (McKinnon Road, McNab)
- Mātāwaka Māori Purpose Zones
 - Mataura Marae (Dorset Street, Mataura)
 - Hokonui Marae (Hyde Street, Gore)

The UFD chapter , specifically UFD-O1 and UFD-O2, provides context for future MPZ to be considered by Council, if deemed necessary by mana whenua or mātāwaka Māori within the Gore District.

Objectives

- | | |
|-------------------|--|
| <u>MPZ-O1</u> | The Māori Purpose Zone enables a range of social, cultural, environmental, <u>educational</u> and economic development opportunities that support the occupation, use, <u>and</u> development <u>of these sites for the purpose of supporting hauora Māori (Māori holistic wellbeing).</u> ~~and ongoing relationship between <i>mana whenua</i> and <i>tangata whenua</i>, and both their ancestral lands and the natural environment.~~ |
| ~~MPZ-O2~~ | |
| <u>MPZ-O2</u> | ~~<i>Mana whenua and tangata whenua</i> are able to exercise rangatiratanga and kaitiakitanga to the fullest extent practicable <u>when</u>~~ |
| ~~MPZ-O1~~ | ~~<u>undertaking land use and development activities within a the Ngāi Tahu Mana Whenua Māori Purpose Zones.</u>~~ |
| <u>MPZ-O3</u> | <u>Mātāwaka Māori are able to undertake land use and development activities that support their cultural wellbeing within the Mātāwaka Māori Purpose Zone, guided by tikanga Māori.</u> |
| <u>MPZ-O34</u> | Use and development in the Māori Purpose Zone is enabled where adverse <i>effects</i> on the health and safety of people and the environment are avoided 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 | Provide for <u>a range of activities in the Māori Purpose Zone which support hauora Māori (Māori holistic wellbeing)</u> ~~whānau Māori to provide for their economic social, and cultural well-being, the use and development of the Māori Purpose Zone for a range of appropriate activities that enable the Māori community to support itself, including <u>but not limited to:</u>~~
1. residential uses (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;;
4. environment-related employment opportunities primary production;
45. social, recreational, *educational facilities*, and economic facilities;
- ~~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

Ensure activities within the Māori Purpose Zone:

1. Do not create or significantly exacerbate natural hazard risk;
2. Have appropriate standards of access and infrastructure; and
3. Mitigate any significant adverse effects they cause on adjoining properties beyond the zone or on the wider environment .

MPZ-P3

Restrict activities that are inconsistent with the relevant objectives, policies, or rules related to Māori Purpose Zones unless it can be demonstrated that they are appropriate, having regard to:

MPZ-P4

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

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 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 Mana Whenua.

Rules

MPZ-R1	<i>Māori Customary Activities</i>	
MPZ-R2	<i>Conservation Activity</i>	
All Māori Purpose Zones	MPZ-R1 to MPZ-R2 Activity status: Permitted Where: 1. The GFA of any ancillary structure does not exceed 30m²; 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: 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	<i>Marae or Papatipu Rūnanga Complex</i>	
All Māori Purpose Zones	Activity status: Permitted	Activity status where compliance not achieved with:
	Where: 1. Any new, <u>relocated</u>, 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.	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	<i>Emergency Services Facility</i>	
MPZ-R5	<i>Primary Production</i>	

All Māori Purpose Zones	Activity status: Permitted Where: 1. The activity is not at the Hokonui Marae Site; 2. Any new, <u>relocated</u>, or extended <i>buildings or structures</i> comply with Māori Purpose Zone standards MPZ-S1, MPZ-S2, MPZ-S3, MPZ-S4, MPZ-S5, MPZ-S6, and MPZ-S7; and 3. <i>Primary Production</i> complies with RLZ-R6.	Activity status where compliance not achieved with: 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 MPZ-R7 MPZ-R8 MPZ-R9 MPZ-R10	Cluster Housing Residential Activity Community Facility Commercial Activity Visitor Accommodation	
All Māori Purpose Zones	MPZ-R6 to MPZ-R10 Activity status: Permitted Where: 1. <u>In the cases of MPZ-R6, MPZ-R7, MPZ-R9, or MPZ-R10, the</u> activity is not at the Te Ika Rama Marae site;	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 <i>effects</i> on adjoining properties beyond the zone and the wider <i>environment</i> are mitigated;

2. Any new, relocated, 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. *Retail Activities* are limited to 100m2 *Gross Floor Area*.

4. Any functional or tikanga related requirements; and
5. For *non-residential activities* matters relating to:
 - (a) traffic generation
 - (b) *noise*
 - (c) scale
 - (d) access
 - (e) *reverse sensitivity*.

MPZ-R11 Education 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, 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-R12	Urupā	
Mataura Marae	Activity status: Permitted Where: 1. The GFA of any ancillary structure does not exceed 30m² 2. Any new <u>or relocated</u> 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 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	<i>Height</i>	
All Māori Purpose Zones	1. Any building must not exceed a maximum height of 8 metres above ground level.	Activity status where compliance is not achieved:
	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 1m and is no more than 1 metre in width or length.	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
MPZ-S2	<i>Height in relation to boundary</i>	

**All Māori
Purpose Zones**

1. No part of any building shall project beyond the height in 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 square metres when viewed in elevation.
 - (ii) roof mounted structures such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above height limit in MPZ-S1 and not more than 1m 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

Activity status where compliance not achieved with:

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-S3	Setbacks to boundaries	
Te Ika Rama Marae and Hokonui Runanga Sites	- Any building must be setback at least 10 metres from the Māori Purpose Zone boundary. Except that: - eaves, gutters and associated downpipes on any building may intrude into the setback by up to 600mm. - no setback is required for buildings that share a common wall along the boundary. - 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 metres and contains no doors or windows.	Activity status where compliance not achieved with: MPZ-S3(1) or MPZ-S3(2): Restricted Discretionary Matters of discretion: - The adverse effects on adjoining sites including privacy, shading, outlook and dominance; - The ability to mitigate adverse effect on adjoining sites through layout, building design and landscaping; and - The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.
	- Any building must be setback at least 1 metre from the Māori Purpose Zone boundary. Except that: - eaves, gutters and associated downpipes on any building may intrude into the setback by up to 600mm. - no setback is required for buildings that share a common wall along the boundary. - 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 metres and contains no doors or windows.	
Mataura and Hokonui Marae Sites		

MPZ-S4		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; 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.
	2. Any building or structure must be setback a minimum of 3 metres from any road boundary. Except that: (c) fences are permitted within the setback (d) eaves, gutters and associated downpipes on any building may intrude into the setback by a maximum of 600mm.	
MPZ-S5		Setbacks to rivers and streams

All Māori Purpose Zones	- Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows: 20m for high order rivers or streams (order 5 and above) 10m for middle order rivers or streams (order 3 and 4) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - 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; - The effects on water quality and the stability and health of the stream bed and banks, including erosion and sedimentation control measures; - The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous biodiversity and /or habitats; - 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; - Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3; - The effects on public and customary access to the stream or river; and - The potential for flooding and 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	Building Coverage	Activity status where compliance is not achieved with: MPZ-S6(1) or MPZ-S6(2): Restricted Discretionary
Te Ika Rama Marae	The maximum building coverage shall not exceed 1000m² per site.	

Mataura and Hokonui Marae sites and Hokonui Rūnanga Site	2. The maximum building coverage shall not exceed 50 percent per site.	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; 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 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 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

