MPZ – Māori Purpose Zone

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.

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, commercial and general *retail activities*.

The Māori Purpose Zone 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. In addition, the Māori Purpose Zone has also been applied to Treaty settlement land where requested by the post-settlement governance entity. Furthermore, land held in general title where the owners whakapapa to Rangitāne o Wairarapa or Ngāti Kahungunu ki Wairarapa and have existing or proposed papakāinga housing is also included. Additional land may be rezoned to Māori Purpose in the future via District Plan Changes where requested by the landowners to enable pā/marae, papakāinga, and associated activities on land owned by Māori.

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.

The Natural Resources Plan administered by the Greater Wellington Regional Council contains rules managing discharges to land and water, as well as taking of water. Resource consents may be required from the Regional Council under the Natural Resources Plan for activities in the Māori Purpose Zone. In addition, a range of other regulations may apply, such as the Building Code for building works and Bylaws including the Wairarapa Consolidated Bylaw 2019 - Keeping of Animals, Poultry and Bees.

Objectives

MPZ-O1	Purpose of the Māori Purpose Zone
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 land.	
MPZ-O2	**Carrying capacity of the land**
Use and development in the Māori Purpose Zone reflects the sustainable carrying capacity of the land and surrounding environment.	
MPZ-O3	**Exercising kaitiakitanga**
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-O4	**Avoiding, remedying, or mitigating adverse effects**
A range of activities and development are enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities and development are avoided, remedied, or mitigated.	
MPZ-O5	**Adapting to climate change**
Owners of land in the Māori Purpose Zone are empowered to become resilient so they can build adaptive capacity using mātauranga Māori, accurate data and information to support informed decision-making in adapting to the effects of climate change.	

Policies

MPZ-P1	Compatible activities
Allow activities that are compatible with the role, function, and predominant character of the Māori Purpose Zone, including marae, papakāinga, customary use, cultural, the National Grid 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	**Potentially compatible activities**
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: a. the purpose of the activity enables tangata whenua to achieve MPZ-O1, MPZ-O2, MPZ-O3, and MPZ-O4; b. the activity will enable tangata whenua to provide for their social, cultural, environmental, and economic needs; c. the scale, design, and layout of the activity is compatible with the character and amenity of the surrounding area; d. there is adequate existing and/or planned *infrastructure* to service the activity; e. any adverse effects can be avoided, remedied, or mitigated; and f. any potential conflict between activities within the zone or at zone interfaces can be avoided, remedied, or mitigated.	
MPZ-P3	**Incompatible activities and development**
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-P4	**Maintaining character and amenity**
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: a. *building* bulk, scale, *height,* and location; and b. noise, light overspill, traffic effects, and signage.	

MPZ-P5	Relocatable buildings
Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by: a. requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation; b. ensuring that relocatable buildings have the same use as what they were previously designed, built and used for; c. requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and d. maintaining and enhancing the amenity values of areas by ensuring the adverse effects of relocatable buildings are avoided, remedied or mitigated.	

Rules

MPZ-R1	***Buildings* and *structures*, including construction, *additions,* and *alterations***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S1; ii. MPZ-S2; iii. MPZ-S3; iv. MPZ-S4 v. MPZ-S6; vi. MPZ-S7; vii. MPZ-S8; and viii. MPZ-S9. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R1(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R2	**Demolition or removal of *buildings* and *structures***
	1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

MPZ-R3	***Relocatable buildings* (excluding any *building* that is not to be used as a *residential unit*)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S1; ii. MPZ-S2; iii. MPZ-S3; iv. MPZ-S6; v. MPZ-S7; vi. MPZ-S8; vii. MPZ-S9; and viii. MPZ-S10.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R3(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R4	***Papakāinga***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S6.
	2. Activity status: **Restricted discretionary** Where: 1. Compliance is not achieved with MPZ-R4(1).

	Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R5	**Marae**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R5(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R6	***Customary activities***
	1. Activity status: **Permitted.**

MPZ-R7	**Urupā**
	1. Activity status: **Permitted.**

MPZ-R8	***Residential activities***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S6.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R8(1).

		Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R9		***Residential visitor accommodation* (excluding *visitor accommodation)***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. MPZ-S6.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R9(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R10		***Home business***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: ii. MPZ-S1; iii. MPZ-S2; iv. MPZ-S3; v. MPZ-S5; and vi. MPZ-S6. b. No more than 50m^2 of total *gross floor area* of all *buildings* on a *site* is used for the *home business*; c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and d. There is no *outdoor storage* of goods and materials.
		2. Activity status: **Restricted discretionary** Where:

	a. Compliance is not achieved with MPZ-R10(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. 4. 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. 5. Whether the activity is appropriately located in the Māori Purpose Zone or another more appropriate zone.

MPZ-R11	***Primary production*, excluding *quarrying activities, intensive primary production*, and *rural industry***
	1. Activity status: **Permitted**

MPZ-R12	***Intensive primary production***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with MPZ-S5.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R12(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

MPZ-R13	*Conservation activities*
	1. Activity status: **Permitted.**

MPZ-R14	*Rural produce retail*
	1. Activity status: **Permitted** Where: a. There is only one *rural produce retail* activity per site; b. The *gross floor area* is no more than 40m^2; and c. The activity does not rely on or require direct access to a State Highway. d. Compliance is achieved with: i. MPZ-S6.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with MPZ-R14(1).

MPZ-R15	*Quarrying activities*
	1. Activity status: **Permitted** Where: a. It is a *farm quarry*.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R15(1); b. There is no processing including crushing, screening, washing, or blending on site; and c. A management plan has been prepared for the operation of the *quarrying activity*. Matters of discretion:

		1. The siting and scale of *buildings* and visual screening to maintain the character and amenity values of the surrounding environment. 2. Measures to minimise any adverse noise, vibration, access, dust, and lighting effects. 3. Vehicle access design and location. 4. Effects on the safety, effectiveness, and efficiency of the transport network from the type, number, and time of day of vehicle movements anticipated. 5. Measures to minimise any adverse effects on character and amenity values of the surrounding environment from the movement of vehicles. 6. Measures to minimise any adverse effects on visual amenity and character values including use of landscaping. 7. Use of industry best practice and management plans, including monitoring and self-reporting. 8. Measures to remediate the site following closure of *quarrying activities*. 9. Any bond or financial contributions that manage any of the effects of other matters of discretion.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with MPZ-R15(2).

MPZ-R16		***Seasonal worker accommodation***
		1. Activity status: **Permitted** Where: a. There is a maximum of five seasonal worker accommodation buildings per *site*; b. The *gross floor area* of any seasonal worker accommodation building is no more than 150m^2. c. Compliance is achieved with: i. MPZ-S6.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with MPZ-R16(1).

	Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. 2. Number of seasonal workers accommodation required to enable the *primary production* activity. 3. The effect of the intensity and scale of the activity. 4. The building design, siting, form, and external appearance is compatible with the Māori Purpose Zone.

MPZ-R17	***Educational facilities, excluding childcare home businesses***
	1. Activity status: **Permitted.**

MPZ-R18	***Community facilities***
	1. Activity status: **Permitted.**

MPZ-R19	***Healthcare activities***
	1. Activity status: **Permitted.**

MPZ-R20	**Rural industry**
	1. Activity status: **Discretionary.**

MPZ-R21	***Commercial activities***
	1. Activity status: **Discretionary.**

MPZ-R22	***Industrial activities***
	1. Activity status: **Discretionary.**

MPZ-R23	**Any other activity not listed in this chapter**
	1. Activity status: **Discretionary.**

MPZ-R24	*Mining activities*
	1. Activity status: **Discretionary.**

Standards

MPZ-S1	Maximum *height*
1. The maximum *height* of any *building* or *structure* shall be: a. 10m above ground level for r*esidential units;* and b. 12m above ground level for all other *buildings* and *structures*.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.
MPZ-S2	**Maximum *height in relation to boundary***
1. For sites adjoining a Residential or Open Space and Recreation zone, the building shall meet the *height in relation to boundary* requirement for the Residential or Open Space and Recreation zone on the shared boundary. This shall not apply to road boundaries.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of

	buildings and activities in the surrounding area. 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.
MPZ-S3	**Minimum setbacks**
1. 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. a. Where the site in the Māori Purpose Zone adjoins more than one zone, the minimum setbacks for the zone apply to the shared boundary; and 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.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjacent sites, including visual dominance or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. 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*. 6. Whether there are topographical or other *site* constraints that make compliance with the permitted standard impractical. 7. For the *surface waterbody* setbacks, the effects on the values of the *surface waterbody*.
MPZ-S4	**Maximum fence height**
1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* above *ground level* of 1.8m.	Matters of discretion: 1. The location, design, and appearance of the building or structure. 2. Visual dominance, shading, and loss of privacy for adjacent sites.

	3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. 5. The extent to which the additional height is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source. 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.
MPZ-S5	***Intensive primary production***
1. *Intensive primary production* must meet the following standards: a. not be located within 500m of an existing *residential unit* that is under separate ownership; b. not be located within 50m of any site boundary; c. not be located within the Water Supply Protection Areas shown on the Planning Maps; d. no effluent holding pond shall be located within 300m of an existing *residential unit* that is under separate ownership; and e. not be located within 20m of any *surface waterbody*.	Matters of discretion: 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. 2. Any measures to internalise adverse effects and avoid conflict and potential *reverse sensitivity* effects on activities anticipated in the zone. 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. 4. The extent to which the nature and scale of the activity and built form will

	maintain rural character and amenity values. 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. 6. Access and vehicle movements on the site and the safety and efficiency of the roading network.
MPZ-S6	**On-site services**
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 on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. 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. 3. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Development Engineering Standard 2023* and/or Wellington Water standards as applicable.
MPZ-S7	**Water supply**
1. 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*	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering*

Engineering Development Standard 2023	*Development. Standard 2023* and/or Wellington Water standards as applicable.
MPZ-S8	**Wastewater disposal**
1. Where a connection to the Council's reticulated wastewater system is available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Engineering Development Standard 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
MPZ-S9	**Stormwater management**
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 and sealed surfaces, which shall be in accordance with *Council Engineering Development Standard 2023*. 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 Development Standard 2023*. 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.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.

MPZ-S10	Relocatable Buildings	
1. Building Inspection Report a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent, no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of any relocatable building, including painting if required, shall be completed within twelve months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the relocatable building is placed shall certify that the reinstatement work will be completed within the twelve-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous Use a. Any relocatable building intended for use as a residential unit or for visitor accommodation must have previously	Matters of discretion: 1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepare in accordance with MPZ-S10(1)(b); d. The appropriate amount of any performance bond, which may be up to the external reinstatement works; e. The form, timing, release and refund of any	

been designed, built and used as a residential unit or for visitor accommodation.	performance bond.