

Māori Purpose zones

Te Rohe Whenua Kaupapa Māori



What are the Māori Purpose zones chapters about?

The Proposed District Plan – Decisions version includes the following Māori Purpose zones:

- **Māori Purpose – Urban (MPZ-Urban)** – areas of Māori freehold or customary land that adjoin the General Residential zone and have a residential character, where development can occur in a way that supports whānau aspirations within an urban setting.
- **Māori Purpose – Rural (MPZ-Rural)** – areas of Māori freehold or customary land that adjoin Rural zones and maintain a rural environment, enabling development while reflecting the surrounding rural character.

Together, these zones manage the use and development of Māori land under *Te Ture Whenua Māori Act 1993*, providing a framework that enables whānau to develop their land, including papakāinga, marae, customary activities, and commercial activities on Māori land.

What does the Proposed District Plan – Decisions Version (PDP-DV) do?

The PDP-DV introduces the Māori Purpose zones and provides for land use and development of Māori land by:

- Providing for buildings or structures within permitted standards.
- Providing for residential activity in the Māori Purpose – Rural (MPZ-Rural) at a permitted threshold of one residential unit per 12ha or a maximum of six residential units per site.
- Providing for the development of papakāinga at a permitted threshold of three residential units in the Māori Purpose – Urban (MPZ-Urban) and one residential unit per 40ha of site area or 10 residential units per site in the MPZ-Rural.
- Providing for commercial activity within permitted standards.
- Providing for a range of activities such as marae, community facilities, customary activity, urupā etc while ensuring that a range of effects are considered.
- Providing for infrastructure onsite where reticulated infrastructure is not available.

What's changed from the Operative District Plan (ODP)?

Compared with the ODP, the PDP-DV introduces a more structured and enabling approach to managing the use and development of Māori land. Key changes include:

- The introduction of Māori Purpose zones, which were not included in the ODP and now provide a dedicated framework for Māori freehold and customary land.
- A clearer and more enabling approach to Māori land development, supporting a wider range of activities while recognising whānau aspirations.
- A shift from a solely effects-based framework to a hybrid activity and effects-based approach, providing greater clarity about what is expected and appropriate.
- Stronger direction on how Māori land can be used and developed, reducing uncertainty and improving alignment with the purpose of *Te Ture Whenua Māori Act 1993*.

The PDP-DV also provides strategic policy direction in the 'Tangata whenua' chapter which seeks to ensure economic, social and cultural wellbeing of tangata whenua is enhanced through the development of Māori land administered under *Te Ture Whenua Māori Act 1993*.

Overall, the PDP-DV moves away from the ODP's broad effects-based approach toward a more intentional and supportive framework for Māori land use and development.

When do I need a Resource Consent?

A resource consent is required when an activity or building in the Māori Purpose zones does not meet the permitted standards in the PDP-DV.

You may need a resource consent if:

- Your proposal does not meet the permitted standards for the activity within the zone.
- Your proposal does not meet the permitted standards in Part 2 – District-Wide Matters of the Plan.
- Your proposal involves an activity that is identified as discretionary or non-complying within the zone.

What do I need to know?

- The PDP-DV introduces new Māori Purpose zones to recognise and provide for the use and development of Māori land.
- The zones enable activities that support the occupation, housing, and utilisation of Māori land, within the permitted thresholds set out in the PDP-DV.
- The zones provide for a range of activities, including residential development, papakāinga, marae, customary activities, community facilities, and commercial activities, where these meet the relevant permitted standards.