

## PART 3 – AREA-SPECIFIC MATTERS / SPECIAL PURPOSE ZONES / Māori Purpose

### Māori Purpose

#### Overview

The Far North District contains a significant number of parcels of Māori freehold land and Māori customary land, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that this legal and governance framework for Māori land provides for a unique situation for tangata whenua.

The Māori Purpose zones provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.

Māori land is categorised into either:

- Māori Purpose zone - Urban, where the land adjoins the General Residential zone, Medium Density Residential zone and is residential in character.
- Māori Purpose zone - Rural, where the land adjoins Rural zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.

The Council has responsibilities under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.

Objectives	
<b>MPZ-O1</b>	The viability of the Māori Purpose zones is ensured for future generations.
<b>MPZ-O2</b>	The Māori Purpose zones enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land.
<b>MPZ-O3</b>	Use and development in the Māori Purpose zone reflects the sustainable <del>carrying</del> <u>servicing</u> capacity of the land and surrounding environment.
Policies	
<b>MPZ-P1</b>	Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.
<b>MPZ-P2</b>	Enable a range of activities on Māori land in the Māori Purpose zones including marae, papakāinga, customary use, cultural, <del>and small-scale and other</del> commercial activities where the adverse effects can be avoided, remedied or mitigated.
<b>MPZ-P3</b>	Provide for development on Māori land where it is demonstrated: <ol style="list-style-type: none"> <li>it is compatible with surrounding activities;</li> <li>it will not compromise occupation, development and use of Māori land;</li> <li>it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose;</li> <li>it maintains character and amenity of surrounding area;</li> <li>it provides for community wellbeing, health and safety;</li> <li>it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and</li> <li>that any adverse effects can be avoided, remedied or mitigated.</li> </ol>
<b>MPZ-P4</b>	<u>Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Māori Purpose zones: Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</u> <ol style="list-style-type: none"> <li>consistency with the scale, density, design and character of the environment and purpose of the zone;</li> <li>the location, scale and design of buildings and structures;</li> <li>the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity.</li> <li>at zone interfaces:                             <ol style="list-style-type: none"> <li>any setbacks, fencing, screening or landscaping required to address potential conflicts;</li> <li>managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment;</li> </ol> </li> </ol>

	<p>e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;</p> <p>f. the adequacy of roading infrastructure to service the proposed activity;</p> <p>g. managing natural hazards;</p> <p>h. any loss of highly productive land;</p> <p>i. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
<b>Rules</b>	

**Notes:**

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and Coastal Environment chapter should be referred to in addition to this zone chapter.

<b>MPZ-R1</b>	<b>New buildings or structures <u>and relocated buildings, and</u> or extensions or alterations to existing buildings or structures</b>	
<b>Māori Purpose zone - Urban</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>                  The new building or structure <u>and relocated buildings</u>, or extensions or alterations to an existing building or structure, will accommodate a permitted, <u>controlled or restricted discretionary activity</u>.</p> <p><b>PER-2</b>                  The new building or structure <u>and relocated building</u> or extensions or alterations to an existing building or structure complies with standards:                  MPZ-S1 - Maximum height;                  MPZ-S2 - Height in relation to boundary;                  MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins);  <del>MPZ-S4 - Setback from MHWS;</del>                  MPZ-S5 - Building or structure coverage;                  MPZ-S6 - <del>On site services</del>ing; and                  MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction <del>overlay</del> zone</p> <p><b>PER-3</b>                  The building or structure <u>and relocated building</u>, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. the matters of discretion of any infringed standard</p> <p><b>Activity status where compliance not achieved with PER 1 or PER-3: Discretionary</b></p>
<b>Māori Purpose zone - Rural</b>		
<b>MPZ-R2</b>	<b>Impermeable surfaces</b>	
<b>Māori Purpose zone - Urban</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>                  The impermeable surface coverage of any site is no more than 50%.</p>	<p><b>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p>

<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-2</b> The impermeable surface coverage of any site is no more than 25%.</p> <p><b>Except that:</b> On sites containing marae, the impermeable surface is no more than 50%.</p>	<p>a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;</p> <p>b. the effectiveness of the proposed method for controlling stormwater on site;</p> <p>c. the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or <u>downstream sites</u>; and</p> <p>d. whether <u>water sensitive design</u> <del>low impact design</del>-methods and green spaces can be used;</p> <p>e. any cumulative effects on total catchment impermeability; and</p> <p>f. natural hazard mitigation and site constraints.</p>
<p><b>MPZ-R3</b></p>	<p><b>Farming activity</b></p>	
<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-4</b> <del>The farming activity does not include any offensive trade.</del></p>	<p><b>Activity status where compliance not achieved: <del>with PER-1: Discretionary</del></b> <b><u>Not applicable</u></b></p>
<p><b>MPZ-R4</b></p>	<p><b>Residential activity (except for papakāinga)</b></p>	
<p><b>Māori Purpose zone - Urban</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The site area per standalone residential unit or multi-unit development is at least 600m<sup>2</sup>.</p> <p><b>Note:</b> PER-1 does not apply to:</p> <ul style="list-style-type: none"> <li>• a single residential unit located on any site less than the minimum site area; and</li> <li>• papakāinga provided for in Rule MPZ-R5 .</li> </ul>	<p><b>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</b></p>
<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-2</b> The site area per standalone residential unit is at least <del>40ha</del> <u>12ha</u>; or .</p> <p><b>PER-3</b> The number of residential units on any site does not exceed <u>a maximum total of six</u>.</p> <p><b>Note:</b> PER-2 and PER-3 do not apply to:</p> <ul style="list-style-type: none"> <li>• a single residential unit located on any site less than the minimum site area; and</li> <li>• papakāinga provided for in Rule MPZ-R5</li> </ul>	
<p><b>MPZ-R5</b></p>	<p><b>Papakāinga</b></p>	
<p><b>Māori Purpose zone - Urban</b></p>	<p><b>Activity Status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <ol style="list-style-type: none"> <li>1. The site area is at least 600m<sup>2</sup>; and</li> <li>2. The number of residential units on a site does not exceed three.</li> </ol>	<p><b>Activity Status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the matters set out in Policy MPZ-P4</li> </ol>

<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity Status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-2</b>                  The number of residential units does not exceed the greater of:                  a. one residential unit per 40ha of site area; or                  b. 10 residential units per site.</p> <p><b>PER-3</b>                  Any commercial activity associated with the papakāinga does not exceed a <del>GBA</del> <u>GFA</u> of 250m<sup>2</sup>.</p> <p><b>Note:</b>                  PER-2 does not apply to the land identified by the following legal description:                  • Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue.</p>	
<p><b>MPZ-R6 Visitor accommodation</b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p>Where:</p> <p><b>PER-1</b>                  The occupancy does not exceed <del>six</del> <u>ten</u> guests per night.</p> <p><b>Note:</b>                  PER-1 does not apply to marae provided for under MPZ-R7</p>	<p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p>
<p><b>MPZ-R7 Marae</b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status where compliance not achieved: Not applicable</b></p>
<p><b>MPZ-R8 Community facility</b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status where compliance not achieved: Not applicable</b></p>
<p><b>MPZ-R9 Customary activity</b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p>	<p><b>Activity status where compliance not achieved: Not applicable</b></p>

<b>MPZ-R10</b>	<b>Urupā</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Permitted	Activity Status where compliance not applicable
<b>MPZ-R11</b>	<b>Home business</b>	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>Activity status: Permitted</p> <p>Where:</p> <p><b>PER-1</b> The home business is undertaken within:</p> <ol style="list-style-type: none"> <li>1. a residential unit; or</li> <li>2. an accessory building that does not exceed GFA of 40m<sup>2</sup> GFA; or</li> <li>3. a minor residential unit.</li> </ol> <p><b>PER-2</b> There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</p> <p><b>PER-3</b> All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</p> <p><b>PER-4</b> Hours of operation are between:</p> <ol style="list-style-type: none"> <li>1. 7am-8pm Monday to Friday.</li> <li>2. 8am-8pm Weekends and public holidays.</li> </ol>	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary
<b>MPZ-R12</b>	<b>Conservation activity</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
<b>MPZ-R13</b>	<b>Recreational activity</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
<b>MPZ-R14</b>	<b>Educational facility</b>	
Māori Purpose zone - Urban	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary

<p><b>Māori Purpose zone - Rural</b></p>	<p>The educational facility is within a residential unit or accessory building.</p> <p><b>PER-2</b> The number of persons attending at any one time does not exceed four, excluding those who reside on site.</p> <p><b>Note: These standards PER-1 and PER-2 do not apply to:</b> Kōhanga Reo, <u>Kura Kaupapa Māori</u>, <del>and Whare Wānanga</del>, and <u>Kura-a-lwi</u> activities.</p>	
<p><b>MPZ-R15 Commercial activity</b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The commercial activity does not exceed a <del>GBA</del> <u>GFA</u> of 250m<sup>2</sup>.</p> <p><b>Except that:</b> On any site adjoining a Settlement Zone, the commercial activity does not exceed a <del>GBA</del> <u>GFA</u> of:</p> <ul style="list-style-type: none"> <li>• 400m<sup>2</sup> if the site is located in the settlement of Moerewa; or</li> <li>• 300m<sup>2</sup> in all other settlements.</li> </ul>	<p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p>
<p><b>MPZ-R16 Rural tourism activity</b></p>		
<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>PER-1</b> The rural tourism activity does not exceed a <del>GBA</del> <u>GFA</u> of 250m<sup>2</sup>.</p>	<p><b>Activity status where compliance with PER-1 not achieved: Discretionary</b></p>
<p><b>MPZ-RXX Rural produce retail</b></p>		
<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> <u>The activity does not exceed GBA of 100m<sup>2</sup> and is set back a minimum of 30m from any internal boundary.</u></p> <p><b>PER-2</b> <u>The number of rural produce retail operations does not exceed one per site.</u></p>	<p><b>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</b></p>
<p><b>MPZ-RXX Rural produce manufacturing</b></p>		
<p><b>Māori Purpose zone - Rural</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> <u>The building undertaking rural produce manufacturing does not exceed GFA of 100m<sup>2</sup>.</u></p> <p><b>PER-2</b> <u>The number of rural produce manufacturing operations does not exceed one per site.</u></p> <p><b>PER-3</b></p>	<p><b>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</b></p>

	<u>All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.</u>	
<b>MPZ-R17</b>	<b>Light industry</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<b>MPZ-R18</b>	<b>Mineral extraction activity</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<b>MPZ-R19</b>	<b>Cleanfill area</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<b>MPZ-R20</b>	<b>Activities not otherwise listed in this chapter</b>	
Māori Purpose zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<b>MPZ-R21</b>	<b>Heavy industry</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>MPZ-R22</b>	<b>Offensive trade</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

<b>MPZ-R23</b>	<b>Commercial composting</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>MPZ-R24</b>	<b>Landfill, including managed fill</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>MPZ-R25</b>	<b>Community corrections activity</b>	
Māori Purpose zone - Urban  Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
<b>Standards</b>		
<b>MPZ-S1</b>	<b>Maximum height</b>	
Māori Purpose zone - Urban	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 4.8m above ground level <u>except where the site adjoins the Mixed Use zone, Light or Heavy Industrial zones, the maximum height is 12m above ground level.</u></p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. pou haki provided that they do not exceed the height limit by more than 1m;</li> <li>ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> <li>iii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</li> <li>iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>v. Architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding built environment;</li> <li>b. dominance in relation to the road and adjoining sites;</li> <li>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>d. shading and loss of access to sunlight for adjoining sites;</li> <li>e. landscaping; and</li> <li>f. natural hazard mitigation and site constraints.</li> </ul>
Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. pou haki provided that they do not exceed the height limit by more than 1m;</li> <li>ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> </ul>	

	<p>iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</p> <p>iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</p> <p>v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.</p> <p><b>NOTE:</b> <u>If a resource consent application is made for an infringement of MPZ-S1 and the proposed building or structure is:</u></p> <p><u>a. greater than 21 metres in height and within 1,000 metres of the Waipapakauri transmitter at Spains Road, Awanui, Part Lot 4 DP 43276; or</u></p> <p><u>b. greater than 16 metres in height within 1,000 metres of the Ōhaeawai transmitter at State Highway 12, Ōhaeawai Part Te Riu Block XII Omapere Survey District SO 43051 then consultation will be required with Radio New Zealand to manage potential adverse electromagnetic coupling effects</u></p>	
<b>MPZ-S2</b>	<b>Height in relation to boundary</b>	
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p>The building or structure, or extension or alteration to an existing building or structure, must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <p>i. 55 degrees at 2m above ground level at the northern boundary of the site;</p> <p>ii. 45 degrees at 2m above ground level at the eastern and western boundaries of the site;</p> <p>iii. 35 degrees at 2m above ground level at the southern boundary of the site.</p> <p><b>This standard does not apply to:</b></p> <p>i. pou haki provided that they do not exceed the height limit by more than 1m;</p> <p>ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</p> <p>iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</p> <p>iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation;</p> <p>v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation;</p> <p>vi. In the Māori Purpose Zone - Urban, a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <p>a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</p> <p>b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and</p> <p>c. natural hazard mitigation and site constraints.</p>
<b>MPZ-S3</b>	<b>Setback (excluding from MHWS or wetland, lake and river margins)</b>	
<p><b>Māori Purpose zone - Urban</b></p>	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except:</p> <p>i. that no setback is required for a maximum length of 10m along any one boundary other than a road boundary.</p> <p>ii. where the site adjoins any zone other than the General Residential Zone, Medium Density Residential <u>zone</u> a building or structure, or extension or alteration to an existing building or structure, must be set back 3 metres from the relevant site boundary.</p> <p><b>This standard does not apply to:</b></p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <p>a. the character and amenity of the surrounding area;</p> <p>b. screening, planting and landscaping on the site;</p> <p>c. the design and siting of the building or structure with respect to privacy and shading;</p> <p>d. natural hazard mitigation and site constraints;</p> <p>e. the effectiveness of the proposed method for controlling stormwater;</p>

	<ul style="list-style-type: none"> <li>i. urupā;</li> <li>ii. fences or walls no more than 2m in height; and</li> <li>iii. uncovered decks less than 0.5m in height above ground level.</li> </ul>	<ul style="list-style-type: none"> <li>f. the safety and efficiency of the current or future access, egress on site and the roading network; and</li> <li>g. the impacts on existing and future esplanade reserves, esplanade strips and public walkways.</li> </ul>
<b>Māori Purpose zone - Rural</b>	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 10m from all site boundaries, except:</p> <ul style="list-style-type: none"> <li>i. where a boundary adjoins an unsealed road, habitable buildings must be setback at least 30m from the road;</li> <li>ii. where a site adjoins a Settlement zone, buildings or structures must be at least 1.2m from all site boundaries and 3m from the road boundary;</li> <li>iii. where a site is less than 5,000 m<sup>2</sup>, buildings must be setback at least from boundaries that do not adjoin a road or a site within the Rural Production Zone.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. urupā;</li> <li>ii. fences or walls no more than 2m in height above ground level; and</li> <li>iii. uncovered decks less than 1m in height above ground level.</li> </ul>	
<b>MPZ-S4</b>	<b>Setback from MHWS</b>	
<b>Māori Purpose zone— Urban</b> <b>Māori Purpose zone— Rural</b>	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the natural character of the coastal environment;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to dominance on adjoining public space;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater; and</li> <li>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</li> </ul>
<b>MPZ-S5</b>	<b>Building or structure coverage</b>	
<b>Māori Purpose zone - Urban</b> <b>Māori Purpose zone - Rural</b>	<p>The combined building or structure coverage of the site is no more than <del>50</del><u>25</u>%.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. any landscaping, planting and screening to mitigate any adverse effects;</li> <li>c. the extent to which private open space can be provided for future uses;</li> <li>d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and</li> <li>e. natural hazard mitigation and site constraints.</li> </ul>
<b>MPZ-S6</b>	<b>On-site services Servicing</b>	
<b>Māori Purpose zone - Urban</b>	<p><b>Wastewater</b></p> <ol style="list-style-type: none"> <li>1. Where a connection to Council's reticulated wastewater systems is not available:</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p>

<p><b>Māori Purpose zone - Rural</b></p>	<p><del>a. any residential unit has a minimum exclusive use area surrounding the unit, for on-site wastewater treatment and disposal, of 2,000m<sup>2</sup> –</del></p> <p><del>b. all wastewater treatment and disposal systems must be contained within the site that the system serves and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</del></p> <p><del>c. where sewage is to be disposed to ground, the receiving area must not be:</del></p> <p style="padding-left: 20px;"><del>i. land susceptible to instability; or</del></p> <p style="padding-left: 20px;"><del>ii. an area identified in the District Plan as subject to inundation; or</del></p> <p style="padding-left: 20px;"><del>iii. used for the disposal of stormwater. —</del></p> <p><del>d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the above standards, shall be submitted to Council for approval at time of building consent.</del></p> <p><b>Water</b></p> <p>2. Where a connection to Council’s reticulated water systems is not available, all residential units shall have access to potable (drinkable) water. <del>from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</del></p> <p><b>Stormwater</b></p> <p>2. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of <del>in accordance with Far North District Engineering Standards 2022</del> within the site.</p> <p><b><u>An engineering / site suitability report is required to determine compliance with these standards</u></b></p>	<p>a. the ability to ensure an adequate supply of potable water for the uses of the site or activity;</p> <p>b. the security of any proposed potable water supply from contamination;</p> <p>c. the adequacy of storage volume of water for domestic and fire-fighting purposes; and</p> <p>d. the ability to ensure the avoidance of soil contamination or any other adverse effects from the discharge of any wastewater or stormwater.</p> <p>e. <u>The suitability of an alternative wastewater disposal system</u></p> <p>f. <u>The extent to which stormwater runoff from the site may adversely affect adjoining or downstream sites.</u></p>
<p><b>MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction <u>overlay zone</u></b></p>		
<p><b>Māori Purpose zone - Urban</b></p> <p><b>Māori Purpose zone - Rural</b></p>	<p>Sensitive activities (excluding non-habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction <u>Overlay zone</u>.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <p>a. noise, disturbance and vibrations;</p> <p>b. scale and type of mineral extraction activity;</p> <p>c. the frequency and nature of any blasting or extraction method to obtain the mineral resource;;</p> <p>d. hours of operation of the mineral extraction activity</p> <p>e. design of the building;</p> <p>f. whether there are alternative options for the location of the building; and</p> <p>g. temporary effects.</p>