

H27. Special Purpose – Māori Purpose Zone

[ENV-2016-AKL-000243: K Vernon]-Note: The definition of “height”, in relation to the exclusions, is subject to appeal.

H27.1. Zone description

The purpose of the Special Purpose – Māori Purpose Zone is to provide for the social and cultural needs of Mana Whenua and mataawaka and to promote the establishment of marae and papakāinga with supporting economic development to ensure thriving and self-sustaining Māori communities.

The Māori Purpose Zone is different from the Auckland-wide Treaty Settlement Land and Māori Land provisions in that it provides for a higher density and greater range of activities.

Those sites zoned as Special Purpose – Māori Purpose Zone are those which have existing or proposed marae development or other Māori cultural institutions, such as marae, and papakāinga-style development to be established in specific areas of Auckland, on general or Māori land.

The zone provides for development to reflect unique Mana Whenua and mataawaka identities and values. The zone acknowledges the importance of marae and papakāinga as focal points for wider community development and provides for a range of social and cultural activities. Supporting economic development is vital for the long-term sustainability of marae and papakāinga, and the well-being of the communities they support. The zone recognises the need to incorporate mātauranga and tikanga Māori into the design of the built environment and open space.

Precincts allow more detailed planning to be undertaken and give greater certainty with respect to environmental outcomes. In the Special Purpose – Māori Purpose Zone, precincts are used to provide for site-specific activities and development. Precincts are also used to reflect specific land uses agreed for land acquired through Treaty settlement.

H27.2. Objectives

- (1) Recognise the continued occupation by Māori of the Auckland area over many centuries and the holistic nature of traditional Māori village settlement.
- (2) The unique social and cultural needs of Auckland’s Māori communities are met in both rural and urban settings including in coastal areas and outside the Rural Urban Boundary.
- (3) Areas are sustainably developed and used in accordance with mātauranga and tikanga Māori.
- (4) The quality of the local environment, including the amenity values of adjoining properties, the natural environment and local landscape values, is protected.
- (5) Opportunities to establish supporting economic activities of an appropriate scale are provided.

- (6) Quality living environments for whanau, hapū and all other future residents are provided.

H27.3. Policies

- (1) Enable development on land zoned for Māori purposes across Auckland, including in coastal areas and outside the Rural Urban Boundary.
- (2) Where appropriate, precincts to provide for:
 - (a) site specific development constraints or opportunities;
 - (b) Treaty settlement outcomes;
 - (c) the unique relationships Mana Whenua have with the whenua (land); and
 - (d) comprehensive development proposals.
- (3) Enable a range of activities including dwellings for papakāinga, marae and associated facilities, customary use, and cultural and commercial activities on land zoned for Māori purposes.
- (4) Mitigate any adverse effects on adjoining properties associated with activities within the Special Purpose - Māori Purpose Zone in relation to:
 - (a) access to sunlight and daylight;
 - (b) privacy;
 - (c) the acoustic environment; and
 - (d) traffic and parking.
- (5) Consider alternative approaches to site access or infrastructure provision in rural or coastal areas where the development of a site is constrained by access or the availability of reticulated infrastructure.
- (6) Enable the occupation, use and development of sites in areas where there are natural and physical resources that have been scheduled in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character, by considering:
 - (a) the need to enable development, occupation and use of land in the Māori Purpose Zone in accordance with mātauranga and tikanga to support the social, cultural and economic well-being of Mana Whenua;
 - (b) alternative approaches to or locations for development that avoid adverse effects on the characteristics and qualities that contribute to the values for which the area was scheduled; and

- (c) that there may be no or limited alternative locations for whanau, hapū or iwi to occupy, manage and use their ancestral lands.
- (7) Manage the effects of development, including character, intensity and range of activities, having regard to the capacity of the site to:
- (a) accommodate the development, based on an assessment of physical constraints;
 - (b) be sustainably serviced, utilising reticulated or alternative forms of infrastructure; and
 - (c) avoid, remedy and mitigate any adverse effects on adjoining sites while recognising the purpose of the Special Purpose – Māori Purpose Zone is to facilitate activities that may be of a character, scale, intensity or range that is not provided for in the surrounding area.
- (8) Enable the integration of mātauranga and tikanga in design and layout of development within the Special Purpose – Māori Purpose Zone.
- (9) Require the built form and layout of medium density residential development (four or more dwellings on a site) to:
- (a) complement the character and amenity of surrounding sites; and
 - (b) incorporate appropriate mātauranga and tikanga.

H27.4. Activity table

Table H27.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose - Māori Purpose Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H27.4.1 Activity table

Activity		Activity status
(A1)	Activities not provided for	NC
Residential		
(A2)	Home occupations	P
(A3)	Visitor accommodation	D
(A4)	Up to three dwellings per site	P
(A5)	Four or more dwellings per site	RD
Community		
(A6)	Care centres up to 250m ² gross floor area per site	P
(A7)	Care centres greater than 250m ² gross floor area per site	RD
(A8)	Community facilities up to 250m ² gross floor area per site	P

H27 Special Purpose – Māori Purpose Zone

(A9)	Community facilities greater than 250m ² gross floor area per site	RD
(A10)	Education facilities up to 250m ² gross floor area per site	P
(A11)	Education facilities greater than 250m ² gross floor area per site	RD
(A12)	Healthcare facilities up to 250m ² gross floor area per site	P
(A13)	Healthcare facilities greater than 250m ² gross floor area per site	RD
(A14)	Māori cultural activities	P
(A15)	Marae	P
(A16)	Organised sport and recreation	RD
(A17)	Urupā	P
Commerce		
(A18)	Commercial services	D
(A19)	Markets	P
(A20)	Produce stalls	P
(A21)	Offices	D
(A22)	Retail up to 100m ² gross floor area per site	P
(A23)	Retail greater than 100m ² gross floor area per site	RD
Development		
(A24)	New structures or buildings associated with Māori cultural activities	P
(A25)	Alterations and additions to buildings	P
(A26)	Demolition of buildings	P
(A27)	Integrated Māori development	D
(A28)	New buildings	The same activity status and standards as applies to the land use activity that the new building or addition to the building is designed to accommodate
Rural		
(A29)	Farming	D

H27.5. Notification

- (1) Any application for resource consent for an activity listed in Table H27.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H27.6. Standards

All activities listed as a permitted activity, controlled activity or restricted discretionary activity in Table H27.4.1 Activity table must comply with the following standards.

H27.6.1. Urupā

- (1) Urupā must meet the yard setback required by Standard H27.6.4 below, except the side and rear yard setback must be 10m from the side or rear boundary.

H27.6.2. Building height

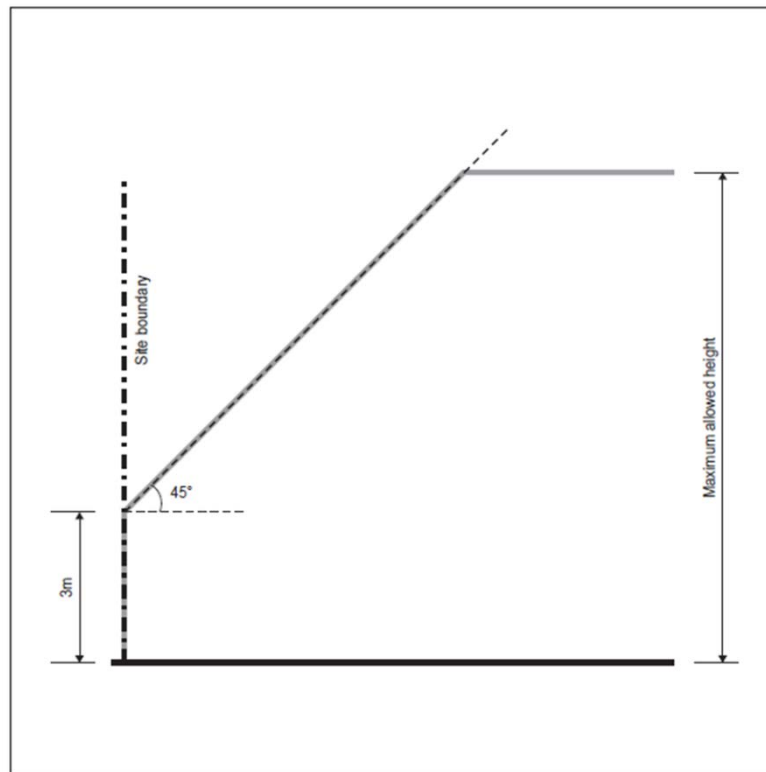
- (1) Marae (including wharenui and wharekai) and structures or buildings associated with Māori cultural activities (including but not limited to waharoa, pekerangi/taiapa, whare waka) must not exceed 10m in height.
- (2) Pou haki are excluded from Standard H27.6.2(1) if they:
- (a) do not exceed an additional one third of the permitted activity height for the site; and
 - (b) are not more than 300mm in diameter.
- (3) All other buildings must not exceed 8m in height.

H27.6.3. Height in relation to boundary

Purpose: manage the bulk and scale of buildings at boundaries to limit overshadowing to neighbouring properties sites and provide space between buildings.

- (1) Buildings must not exceed a height of 3m measured vertically above ground level at side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (45 degrees) up to the maximum building height as shown in Figure H27.6.3.1 Height in relation to boundary.

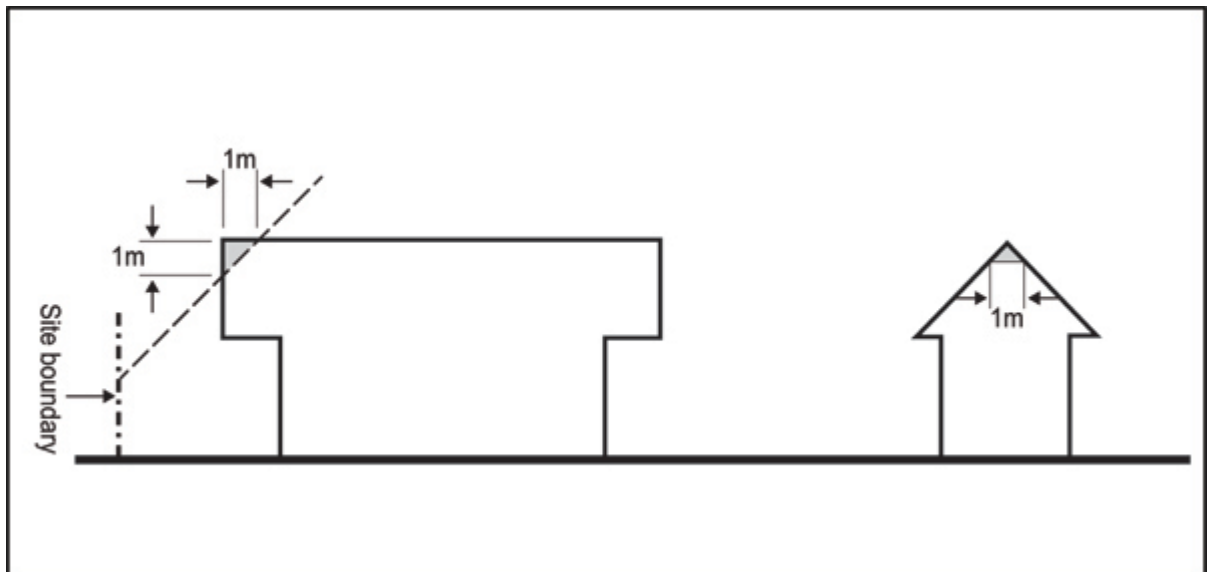
Figure H27.6.3.1 Height in relation to boundary



- (2) Standard H27.6.3(1) does not apply to a boundary adjoining:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone;
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone exceeding 2000m².
- (3) Standard H27.6.3(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, pedestrian access way, or access site, the standard applies at the other side of that right of way, pedestrian access way or access site.
- (5) A gable end or dormer may project beyond the recession plane where it is:
- (a) No greater than 1m in height and width measured parallel to the nearest adjacent boundary; and

- (b) No greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

Figure H27.6.3.2 Height in relation to boundary exceptions



- (6) No more than two gable end or dormer projections are allowed for every 6m length of site boundary.

H27.6.4. Yards

Purpose: maintain the spacious and landscaped qualities of the streetscape and ensure dwellings are adequately set back from lakes, streams and coastal edges to maintain water quality and provide protection from natural hazards.

- (1) A building or parts of the building must be set back from the relevant boundary by the minimum depth listed in Table H27.6.4.1 Yards.

Table H27.6.4.1 Yards

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

H27.6.5. Building coverage

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

H27.6.6. Maximum impervious area

- (1) The maximum impervious area must not exceed 60 per cent of site area.

H27.6.7. Accessory buildings

- (1) Accessory buildings must not exceed 80m² gross floor area and must not exceed 4m in height.

H27.6.8. Outdoor living space

- (1) A dwelling at ground level must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
- (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.

- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
- (e) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (f) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (g) is accessible from the dwelling.

H27.7. Assessment – controlled activities

There are no controlled activities in this section.

H27.8. Assessment – restricted discretionary activities

H27.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) for care centres greater than 250m² gross floor area per site; community facilities greater than 250m² gross floor area per site; education facilities greater than 250m² gross floor area per site; and healthcare facilities greater than 250m² gross floor area per site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access; and
 - (iii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (2) for four or more dwellings on a site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access;
 - (iii) building design and external appearance;
 - (iv) topography, site orientation and earthworks;
 - (v) design of landscaping; and
 - (vi) internal layout and on-site amenities for dwellings; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.

- (3) for retail greater than 100m² gross floor area per site:
 - (a) the effect on the surrounding area from all of the following:
 - (i) intensity and scale;
 - (ii) traffic and access; and
 - (iii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (4) for organised sport and recreation:
 - (a) the effect on the surrounding area from all of the following:
 - (i) traffic and access;
 - (ii) noise, lighting and hours of operation; and
 - (b) the extent to which mātauranga and tikanga are integrated into the activity.
- (5) for building height, height in relation to boundary and building coverage:
 - (a) the effect of additional building scale on neighbouring sites, streets and public open spaces including:
 - (i) sunlight;
 - (ii) access;
 - (iii) dominance; and
 - (iv) visual amenity; and
 - (b) the impact on the planned future form and character of the area or zone.
- (6) for yards:
 - (i) the effects on streetscape amenity and safety.

H27.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) for care centres greater than 250m² gross floor area per site; community facilities greater than 250m² gross floor area per site; education facilities greater than 250m² gross floor area per site; and healthcare facilities greater than 250m² gross floor area per site:
 - (a) intensity and scale:

- (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.
 - (b) traffic and access:
 - (i) whether the effects of parking and traffic are compatible with the character and amenity of the surrounding neighbourhood;
 - (ii) for care centres, whether the site is of an adequate size and road frontage to provide sufficient space for safe pick-up and drop-off areas.
 - (c) noise, lighting and hours of operation:
 - (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering:
 - the location of noisy activities such as outdoor play areas;
 - screening or other design features; and
 - the proposed hours of operation.
 - (d) integration of mātauranga and tikanga into the activity:
 - (i) the extent to which the development integrates mātauranga and tikanga into the design of the built environment and open space by considering:
 - the expression of Māori values and the type of development proposed;
 - the relationship between buildings (marae ātea, wharenuī, wharekai, and waharoa) and accessways;
 - the use of materials and landscaping which reflect the natural features of the surrounding environment; and
 - the recognition of local history and whakapapa through design.
- (2) for four or more dwellings on a site:
- (a) intensity and scale:
 - (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.
 - (b) building design and external appearance:
 - (i) the extent to which buildings and structures associated with Māori cultural activities and the incorporation of Māori design features contribute positively to the public realm.

(c) topography, site orientation and earthworks:

- (i) whether the topography, size and proportions of the site are suitable to accommodate the housing type proposed;
- (ii) the extent to which building platforms, outdoor living spaces, car parking areas and driveways are designed and located to respond to the natural landform and site orientation;
- (iii) whether earthworks can be incorporated as a positive feature by:
 - integrating retaining as part of the building design; and
 - stepping and landscaping earthworks.

(d) integration of mātauranga and tikanga into the activity:

- (i) the extent to which the development integrates mātauranga and tikanga into the design of the built environment and open space by considering;
- (ii) the expression of Māori values and the type of development proposed;
- (iii) the relationship between buildings (marae ātea, wharenuī, wharekai, and waharoa) and accessways;
- (iv) the use of materials and landscaping which reflect the natural features of the surrounding environment; and
- (v) the demonstration of awareness of local history and whakapapa through design.

(3) for retail greater than 100m² gross floor area per site:

(a) intensity and scale:

- (i) whether the intensity and scale of the activity and the size and location of buildings are compatible with the character and amenity of the surrounding neighbourhood.

(b) traffic and access:

- (i) whether the effects of parking and traffic are compatible with the character and amenity of the surrounding neighbourhood.

(c) noise, lighting and hours of operation:

- (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering the proposed hours of operation.

(d) integration of mātauranga and tikanga into the activity;

- (i) the extent to which the development integrates mātauranga and tikanga into the design by considering:
 - the expression of Māori values and the type of development proposed; and
 - the recognition of local history and whakapapa through design.
- (4) for organised sport and recreation:
 - (a) noise, lighting and hours of operation:
 - (i) whether noise and lighting from the activity will adversely affect the amenity of the surrounding residential properties by considering:
 - the location of noisy activities such as outdoor play areas;
 - screening or other design features; and
 - the proposed hours of operation.
 - (b) integration of mātauranga and tikanga into the activity:
 - (i) the extent to which the development integrates mātauranga and tikanga into the activity by considering the expression of Māori values and the type of development proposed.
 - (5) for building height, height in relation to boundary and building coverage:
 - (a) the extent to which additional building scale effects neighbouring sites, streets and public open spaces by considering:
 - (i) avoidance of unreasonable shading, over-shadowing or reduced access to sunlight on neighbouring dwellings and their outdoor living spaces; and
 - (b) whether the additional building scale is consistent with the planned future form and character of the area.
 - (6) for yards:
 - (a) the extent to which yard infringement effects streetscape amenity and safety.

H27.9. Special information requirements

There are no special information requirements in this section.