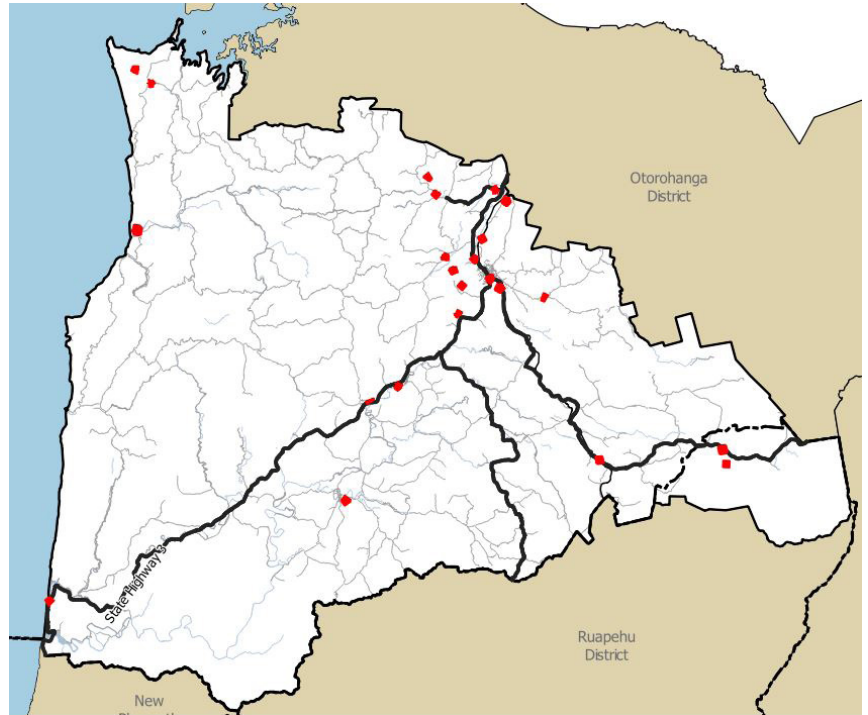


MĀORI PURPOSE ZONE

This colour identifies the Maori Purpose Zone on the Planning Maps

The Māori Purpose Zone provides for the social, cultural, environmental and economic needs of mana whenua and seeks to enable reconnection with sites of ancestral importance to mana whenua. The intention of this zone is to allow the development and use of marae complexes and papakāinga to a level of intensity greater than would be permissible in the General Rural Zone or other zones.

Some areas of the Māori Purpose Zone are in the Amenity Precinct (PREC6) which is located along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district. Areas are highlighted in red on the map.



What is most important in our Māori purpose zones?

- Enable mana whenua to use, manage and enjoy traditional resources and maintain their relationship with ancestral lands in accordance with tikanga Māori and matauranga Māori
- Support the aspirations of mana whenua to create prosperous, healthy, innovative communities that offer opportunities for growth while managing the adverse effects on the environment
- Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision
- Ensure that local character and amenity is maintained and that the potential for reverse sensitivity effects to arise is minimised
- Ensure cultural practices that enable mana whenua to maintain and enhance their culture, traditions, economy and society are respected

What kind of housing can be built within the Māori Purpose Zone?

Up to 10 papakāinga units per each individual zone.

And

Boarding houses – where the new building does not exceed 250m² in size or the addition to any existing building does not result in a building that exceeds 250m² in size, one boarding house per individual zone is permitted accommodating no more than 6 persons



Read more about the Maori Purpose Zone on the next page



How is the draft Māori Purpose Zone different from the current district plan?

There is currently no Māori Purpose Zone provided for in the current district plan. Most of the land that is being zoned Māori Purpose Zone was previously zoned Rural.

What is the difference between these forms of housing?

- Boarding house – means a residential premises or a group of buildings that is occupied, or intended by the landlord to be occupied, by at least 6 tenants at any one time and contains boarding rooms and facilities for communal use by the tenants. For the avoidance of doubt, boarding houses offer rental tenancy for 28 days or more
- Papakāinga units – means residential accommodation which supports traditional Māori cultural living for a recognised mana whenua group residing in Waitomo district. For the avoidance of doubt, individual papakainga units must contain a bedroom and separate bathroom including a toilet, sink and shower but are not required to contain a kitchen where communal kitchen facilities are available on the site.

Can hauora services and kōhanga establish?

Yes, healthcare facilities, educational facilities, community facilities and arts and cultural centres can establish within the zone, as long as the building involved does not exceed 250m² in size, resource consent will be required for any buildings greater than this

Can retail activities and tourism facilities establish?

- Yes, the retail activity must predominately sell goods produced on the site and the gross floor area for the retail activity must not exceed 100m²
- Yes, the tourism facility must not exceed 100m² per each individual zone

Can agricultural, pastoral and horticultural activities be undertaken?

Yes, all types of livestock and crop farming including horticulture is ok including beekeeping

Where can I build on my property?

- New buildings shall be setback 10m from the boundary with a district road
- New buildings that adjoin a State Highway should be setback 30m from the road boundary
- If the site is 1500m² or less, new buildings must be setback 3m or greater from internal site boundaries, if the site is 1501m² or greater new buildings must be setback 5m or greater from internal site boundaries

How do the rules ensure privacy and daylight?

- There are setback rules which control how close new buildings can be to property boundary boundaries and height in relation to boundary rules to ensure that open space is maintained enabling for privacy and sufficient daylight
- Maximum building height is 10m

How much of my property can I cover with buildings?

You can cover to up to 35% of your property with buildings

Can I run a business from home?

Yes, but there are limits on things like, the number of people working in it who live off site and its operating hours, to make sure the home business is not too big and doesn't affect surrounding properties

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)

