MAZ — Marae Zone

The Marae Zone provides for a range of activities that specifically meet Māori cultural needs including community, residential and commercial activities.

The zone applies to seven existing Marae in the district:

- Waiwhetū Marae (Puketapu Grove, Waiwhetū)
- Te Tatau O Te Pō Marae (437 Hutt Road, Alicetown)
- Kōraunui Marae (146 Stokes Valley Road, Stokes Valley)
- Te Kākano o Te Aroha Marae (136 Randwick Road, Moera)
- Te Mangungu Marae (77 Rata Street, Naenae)
- Wainuiomata Marae (Parkway, Wainuiomata)
- Kōkiri Marae (7-9 Barnes Street, Seaview)

These sites are located within urban areas, surrounded by residential, business or recreational zones.

The Marae are established on these sites. The purpose of the zone is to provide for flexibility in use of these sites for Māori purposes, while being compatible with the surrounding character.

While this chapter includes the core objectives, policies and rules that apply to the Marae Zone, other chapters of the District Plan play a role in the type and form of development for some areas within the Marae Zone, including through overlays that may limit the level of development in some areas. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

MAZ-O1	Purpose of the zone
Māori communities are able to provide for their culture and traditions, and their social and economic aspirations in the Marae Zone.	
MAZ-O2	**Activities in the zone**
The Marae Zone provides for marae and a range of activities that support the function or operation of the Marae and the purpose of the Marae Zone.	
MAZ-O3	**Characteristics of built development**
The Marae Zone is characterised by built development that: a. Includes buildings of a sufficient scale to accommodate marae and ancillary activities, b. Supports the creation of liveable, well-functioning urban environments, and c. Is not incompatible with adjoining zones.	
MAZ-O4	**Adverse effects**
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with adjoining zones.	

Policies

MAZ-P1	Existing activities
Provide for the ongoing operation of existing activities while managing their development to support the intended purpose of the zone.	
MAZ-P2	**Marae activities**

Enable Marae and ancillary activities that support the function or operation of the Marae, including:

a. Ancillary residential units, including papakāinga housing and kaumātua housing,
b. Education activities including kōhanga reo and educational facilities,
c. Childcare facilities,
d. Healthcare facilities,
e. Ancillary commercial activities, including the manufacture and sale of Māori craft products,
f. Overnight accommodation of visitors,
g. Events, gatherings, and places of assembly,
h. Civil defence or emergency management functions, and

i. Ancillary administrative activities, including offices.

MAZ-P3	Residential activities

Provide for residential activities, including papakāinga housing and kaumātua housing, where:
a. They provide for the culture and traditions and social and economic aspirations of the Marae community,
b. They are part of or ancillary to the Marae,
c. They are adequately serviced by existing or planned infrastructure, or alternative solutions are provided, and
d. Reverse sensitivity effects on surrounding sites are adequately mitigated.

MAZ-P4	Non-residential activities

Provide for non-residential activities where:
a. They provide for the culture and traditions and social and economic aspirations of the Marae community,
b. They are part of or ancillary to the Marae,
c. They are adequately serviced by existing or planned infrastructure, or alternative solutions are provided,
d. They are of an intensity, scale and design that is consistent with the planned environment for adjacent zones,
e. The hours of operation are compatible with amenity values of the surrounding zones, and
f. Adverse effects on adjoining sites and the safety and functionality of the transport network (including effects on pedestrians, cyclists, vehicles, and public transport) are adequately mitigated.

MAZ-P5	Character and amenity

Maintain or enhance the character and amenity of the Marae Zone and avoid, remedy, or mitigate adverse effects on adjoining properties in other zones by:
1. Managing the height, bulk and location of development to avoid, remedy, or mitigate adverse effects on the privacy and access to sunlight and daylight of sensitive activities in other zones,
2. Encouraging built development to provide open space and landscape areas that contribute to the amenity of the site and surrounding area,
3. Ensuring dust and odour nuisances are contained within sites,
4. Mitigating light, noise and transport effects from non-residential activities, and
5. Ensuring outdoor work, storage, servicing, loading and parking areas are screened from residential zones, public open space and the streetscape.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

Buildings and structures

MAZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

MAZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

MAZ-R3	Construction of new buildings and structures and alterations to existing buildings and structures

1. **Activity status:** Permitted

Where:
a. Compliance is achieved with:
i. MAZ-S1: Building coverage,
ii. MAZ-S2: Building height,
iii. MAZ-S3: Height in relation to boundary,
iv. MAZ-S4: Setbacks, and
v. MAZ-S5: Permeable surface.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MAZ-R3.1.

Matters of discretion are restricted to:
1. The matters of discretion for any infringed standard.
2. Any positive effects that can only be achieved through non-compliance with MAZ-R3.

Land use activities

MAZ-R4	Marae
1. **Activity status:** Permitted	
MAZ-R5	**Papakāinga**
1. **Activity status:** Permitted	
MAZ-R6	**Commercial activity**
1. **Activity status:** Permitted Where: a. The commercial activity is ancillary to a Marae or Papakāinga, and b. The commercial activity has a gross floor area of no more than 200m^2.	
2. **Activity status:** Discretionary Where: a. Compliance is not achieved with MAZ-R6.1.	
MAZ-R7	**Residential activities**
	This rule does not apply to residential activities that are part of Papakāinga, provided for under MAZ-R6.
1. **Activity status:** Discretionary	
MAZ-R8	**Visitor accommodation**
	This rule does not apply to Visitor accommodation that is part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Discretionary	
MAZ-R9	**Health care activities**
	This rule does not apply to Health care activities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Discretionary	
MAZ-R10	**Educational facilities**
	This rule does not apply to Educational facilities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Discretionary	
MAZ-R11	**Child care services**
	This rule does not apply to Child care services that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Discretionary	
MAZ-R12	**Community facilities**
	This rule does not apply to Community facilities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Discretionary	
MAZ-R13	**Activities not otherwise provided for**
	This rule does not apply to activities that are part of a Marae (provided for under MAZ-R4) or Papakāinga (provided for under MAZ-R5).
1. **Activity status:** Non-complying	

General rules

MAZ-R14	Outdoor storage and work areas
1. **Activity status:** Permitted	

Where:
a. The storage/work area is screened from any adjoining site or opposite site in an Open Space and Recreation Zone, Residential Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with MAZ-R8.1.

Matters of discretion are restricted to:
1. The effects on the amenity values of the surrounding area, including the streetscape and public spaces.
2. The extent to which site layout and any proposed landscaping helps avoid or minimise effects on the surrounding residential area, including the streetscape and public spaces.
3. Any positive effects that can only be achieved through non-compliance with MAZ-R8.1.

MAZ-R15	Servicing

1. **Activity status:** Permitted

Where:
a. The servicing is not within 20 metres of a site in a Residential Zone or Mixed Use Zone, or
b. The servicing only occurs between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with the standards listed in MAZ-R9.1.

Matters of discretion are restricted to:
1. The nighttime amenity of sensitive activities in the surrounding area in the Residential or Mixed Use Zone.
2. Any positive effects that can only be achieved through non-compliance with MAZ-R16.1.

Standards

MAZ-S1	Building coverage

1. Building coverage must not exceed 60%.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Effects on the streetscape.
3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
4. Any positive effects that cannot be achieved while meeting the standard.

MAZ-S2	Building height

1. Buildings and structures must have a height above ground level of no greater than the height shown in the Specific Height Control Overlay applying to the site.
2. This standard does not apply to pou.

Matters of discretion if the standard is breached:
1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Effects on the streetscape.
3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
4. Any positive effects that cannot be achieved while meeting the standard.

MAZ-S3	Height in relation to boundary

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any side or rear boundary.
2. Where the boundary forms part of part of a legal right of way, entrance strip, access site, or pedestrian accessway the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian accessway.
3. This standard does not apply to:
   a. A boundary with a road,
   b. Existing or proposed internal boundaries within a site,
   c. Site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed,

d. Chimney structures not exceeding 1.1m in with on any elevation, provided these do not exceed the height in relation to boundary plane by more than 1m, and
e. Antennas, aerials, satellite dishes (less than 1m in diameter), flues, architectural features (e.g. finials, spires), provided these do not exceed the height in relation to boundary plane by more than 3m measured vertically.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
3. Any positive effects that cannot be achieved while meeting the standard.

MAZ-S4	Setbacks

1. Buildings and structures shall be setback from the relevant boundary by the minimum distance listed below:
   a. Front yard: 1.5m
   b. Side yard: 1m
   c. Rear yard: 1m
2. One accessory building may be located in a side and/or rear setback provided that the building does not extend more than 6m along the length of any boundary and is not located in a setback that adjoins the rail corridor.
3. This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjoining sites with a common wall existing or proposed.
4. This standard does not apply to boundary fences of no more than 2m in height above ground level.
5. Eaves, chimneys, exterior hot water cylinders, and stormwater detention and retention tanks may encroach into any setback by up to 0.6m.

Matters of discretion if the standard is breached:

1. Effects on the amenity values of adjoining sites, including dominance, privacy and shading effects.
2. Effects on the streetscape.
3. Any proposed mitigation of adverse effects through design, appearance, and siting of the building or structure or landscaping and screening.
4. Any positive effects that cannot be achieved while meeting the standard.

MAZ-S5	Permeable surface

1. The minimum permeable surface area of a site is 30%.
2. This standard does not apply to Te Tatau O Te Pō Marae and Kōkiri Marae.

Matters of discretion if the standard is breached:

1. The effects on the stormwater system.
2. The potential for increased surface ponding and flooding.
3. The mitigation of additional stormwater runoff through means such as onsite stormwater disposal or retention.
4. Any positive effects that cannot be achieved while meeting the standard.