

Appendix 1 – Officer's (Interim) Recommended Amendments

Māori Purpose Zone Chapter

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

Māori Purpose Zone rules

MPZ-R4	Residential activity (except for papakāinga)	
Māori Purpose zone - Urban	Activity status: Permitted Where: PER-1 The site area per standalone residential unit or multi-unit development is at least 600m ² . Note: PER-1 does not apply to: <ul style="list-style-type: none">• a single residential unit located on any site less than the minimum site area; and• papakāinga provided for in Rule MPZ-R5.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
	Activity status: Permitted Where: PER-2 The site area per standalone residential unit is at least 40ha. PER-3 The number of residential units on any site does not exceed six. Note: PER-2 and PER-3 do not apply to: <ul style="list-style-type: none">• a single residential unit located on any site less than the minimum site area; and• papakāinga provided for in Rule MPZ-R5.	
MPZ-R5	Papakāinga	
Māori Purpose zone - Urban	Activity Status: Permitted Where: PER-1 <ol style="list-style-type: none">1. The site area is at least 600m²; and2. The number of residential units on a site	Activity Status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary Matters of discretion are restricted to:

	<p>does not exceed three.</p>	<p>a. the matters set out in Policy MPZ-P4</p>
<p>Māori Purpose zone - Rural</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-2 The number of residential units does not exceed the greater of:</p> <ul style="list-style-type: none"> a. one residential unit per 40ha of site area; or b. 10 residential units per site. <p>PER-3 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</p> <p>Note: PER-2 does not apply to the land identified:</p> <ul style="list-style-type: none"> • by the following legal description: Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue. • <u>As Lot 1 DP 18496 where a maximum of 20 residential units is permitted within the Tapuaetahi Papakāinga Development Area¹ provided that the development proceeds in accordance with the Tapuaetahi Papakāinga Development Area Concept Plan.</u> 	

¹ Submissions S407.005

New chapter (interim recommendation): **DEV1 – Tapuaetahi Papakāinga Development Area**

Overview

The Tapuaetahi Papakāinga Development Area applies to a 6.5 hectare portion of land at Lot 1 DP 184896 (58 Te Tii Road, Te Ti, Mangonui, Kerikeri), on which a papakainga development is proposed. This chapter contains provisions which relate to the Tapuaetahi Papakāinga Development Area. The objective and policy for the Tapuaetahi Papakāinga Development Area applies in addition to the underlying Māori Purpose – Rural zone provisions.

Objectives

DEV1-O1 Papakāinga development is enabled within the Tapuaetahi Papakāinga Development Area, provided it occurs in accordance with the Concept Plan for the area.

Policies

DEV1-P1 Allow activities that are permitted in the underlying zone and in accordance with the Tapuaetahi Papakainga Development Area Concept Plan.

Rules

There are no rules for the Tapuaetahi Papakāinga Development Area in this chapter. Instead, Papakāinga within the Tapuaetahi Papakāinga Development Area is permitted by Rule MPZ-R5 provided that provided that the development proceeds in accordance with the Tapuaetahi Papakāinga Development Area Concept Plan, including a maximum of 20 residential units as a permitted activity within the Tapuaetahi Papakāinga Development Area.

Tapuaetahi Papakāinga Development Area Concept Plan



Note: it is expected that the Submitter will provide an updated Concept Plan (without Draft watermark) that can be incorporated within the PDP.