

Māori Purpose Zone (MPZ)

As part of the review of the Taupō District Plan, Taupō District Council is introducing Māori Purpose Zones (MPZ) to support the development of Māori land by Māori owners.

This is your opportunity to shape the MPZ and ensure it works for you and your whānau. Contact us today to provide feedback on the draft plan change or learn more about how your land could benefit from this new zoning.

The Taupō District Council (TDC) is currently in the process of reviewing and revising the Taupō District Plan (District Plan) to enhance its efficiency and effectiveness. The District Plan serves as a rule book that governs development, activities, and environmental management within the Taupō District.

As part of the review process, TDC will be introducing Maori Purpose Zones into the District Plan.

TDC is now seeking feedback on the draft Objectives, Policies and Rules for this zone.

TDC are also wanting to hear from those whanau who would like their land to be zoned as MPZ in the District Plan.

What are Māori Purpose Zones?

The intent of Māori Purpose Zones (MPZ) is to recognise and provide for the relationship of Māori with their culture and traditions. MPZ is a proposed District Plan zone that supports the use and development of Māori land in alignment with cultural, social, and economic needs. MPZ recognise the unique relationship Māori have with their ancestral lands and aim to empower landowners to develop their whenua in a way that reflects kaupapa Māori and tikanga.

Māori Purpose Zones better enable activities such as:

- Papakāinga (communal housing)
- Marae upgrades and associated facilities
- Kaumātua housing
- Small-scale commercial and agricultural ventures
- Cultural, educational and community activities

Consultation and Feedback

For the past 18 months, Taupō District Council (TDC) has been talking to iwi, hapu and Māori landowners about MPZ. Feedback has been sought on the types of activities that should occur in this zone. Landowners have also been asked whether they would like their lands zoned as MPZ in the upcoming plan change.

TDC has now drafted the MPZ Plan Change (Plan Change 47) and are seeking feedback on this. TDC would also like to hear from those who are interested in having their land zoned as a MPZ by **02 May 2025**. The full plan change document can be viewed on the Taupō District Council website.

The following principles have been used to inform the development of Plan Change 47:

- Māori land will only be zoned as MPZ if the owners choose for it to be zoned through this process.
- The focus of MPZ will be on enabling use and development of the land.
- MPZ will still be subject to district wide rules such as natural hazard rules.
- A different approach will be taken depending on whether the whenua is in a rural or residential setting, to reflect the context and infrastructure of that setting.
- MPZ will include specific recognition of marae and will support their development, ongoing use and expansion.
- MPZ will have a focus on enabling traditional land uses and provide for a mixed use supporting residential, community and commercial uses of land.

What Does the Draft Māori Purpose Zone Plan Change Include?

The MPZ plan change introduces objectives, policies and rules to support the development of Māori land (zoned as MPZ) in both rural and urban areas. The aim of the provisions is to provide more flexibility for the development of Māori land than the existing Rural or Residential Zones.

The thinking behind these provisions is as follows:

- Land Use Activities that meet MPZ performance standards and rules and District Wide Rules are permitted – no resource consent will be required from TDC.
- Development, expansion and operation of Marae and associated structures will generally be permitted.
- Activities that do not meet MPZ performance standards are restricted discretionary, whereby resource consent is required but consideration will only be given to specified matters.
- Subdivision will be restricted discretionary with new lots expected to stay in Māori ownership and in ongoing traditional use.
- Resource consents will not be notified so there will not be any third party (neighbouring) input or consultation on any MPZ resource consent applications.
- Standards such as coverage and setback will apply to the zone as a whole, and not to separate lots within it which is the case for the wider district. This means greater development opportunities.

Standards for Development

The draft Māori Purpose Zone Plan includes specific rules and standards to guide development. Key standards include:

Building Coverage:

- MPZ-Rural: Maximum of 15% coverage of the total zone area
- MPZ-Urban: Up to 55% of the zone area can be covered

Additional flexibility will be applied for marae buildings.

Building Height:

- MPZ-Rural: Maximum height of 12m
- MPZ-Urban: Maximum height of 8m, with exceptions for pouwhenua

Setbacks:

- MPZ-Rural: 15m setback from zone boundaries
- MPZ-Urban: 1.5m setback from zone boundaries

Dwellings:

- MPZ-Rural: 15 dwellings are permitted with restricted discretionary resource consent required for more
- MPZ- Urban: no limit

Business and Community Activities:

- MPZ-Rural: 15% of the total area of that zone for indoor and 15% of that zone for outdoor
- MPZ- Urban: Community, Commercial and Home Business activities shall not exceed 100m² (indoor and outdoor) or 15% of the total area of that zone, whichever is the larger

Subdivision:

- Land can be subdivided but must remain in Māori ownership to maintain cultural and ancestral connections.

There is also an opportunity for each MPZ to have specific standards that better reflect the nature of that specific zone and the owner's aspirations. In addition to the MPZ rules and standards, all district wide rules will apply to Māori Purpose Zones including Foreshore Protection, Natural Hazard, Noise, etc. The impact of these rules will depend on the location of the site and the activities proposed.

Rules in regional plans will also apply in rural areas, such as onsite wastewater discharge rules where multiple dwellings are proposed.

SCENARIOS

The following scenarios have been developed to support an understanding of how these MPZ provisions could work in practice. In all scenarios, all sites are in Māori ownership and would comply with the tenure requirements for a MPZ.

SCENARIO 1: Marae Upgrade

The trust of a rurally located Marae is proposing to upgrade their whare kai to accommodate more manuhiri. The area of the buildings that make up the existing marae complex is 1,200 m² and they are situated on a 3,000 m² site. The proposed upgrade would see the marae complex increase to an area of 1,300 m².

Under the rural rules, the proposed upgrade would not comply with the 10% building coverage standard and would therefore require a Discretionary Activity resource consent. Under the initial MPZ-1 provisions, the proposed marae upgrade would be a **permitted activity** and no resource consent would be required. If the MPZ for the Marae included multiple lots then the permitted development rights will be increased further.

SCENARIO 2: Papakāinga

A whanau is wanting to build a papakāinga on their currently undeveloped rural land. The area of their whenua is 2 Ha (20,000 m²) and they would like to build six whare, a communal building and two utility buildings which would have a total area of 1,850 m². A couple of whanau members also want to operate businesses and the whanau wants to sell produce from their mara kai on a separate part of the site.

The proposed papakāinga would be permitted under both the initial MPZ-1 rules and the TDP Rural Rules, meaning no resource consent is required. If, however, an additional whare was proposed to be built at a later stage, the initial MPZ-1 rules would mean that it would still be a **permitted activity** (not require a resource consent). If the site was zoned Rural, a Restricted Discretionary consent would be required. Up to 3,000m² of the site could be used for business activities on a permitted basis, whereas only 100m² is permitted if the site is zoned Rural.

SCENARIO 3: Kura

The owners of a residential site with three 150 m² dwellings on it are proposing to develop an 80 m² kura on the site. The proposed development would increase the building coverage on the site to 44%.

Under the current TDC residential rules, the kura would be permitted as it is less than 550m², but because the site would not meet coverage rules and would most likely exceed permitted vehicle movements, it would require a Discretionary Activity resource consent that is likely to be notified if neighbours have not provided written approvals.

Under the draft MPZ-2 rules, the development would meet the coverage rules and also the community use standards. It is also more likely to meet the vehicle movement standards and be a **permitted activity**. If it does not meet the vehicle movement standards it will be a Restricted Discretionary activity with no requirement for neighbour consent.

Why is Your Feedback Important?

Why does your input matter?

The Taupō District Council is committed to ensuring the MPZ provisions are developed with input from mana whenua and reflect the aspirations and needs of Māori landowners. Your feedback will help shape the plan change to ensure it aligns with your needs and vision for your land.

Key questions for feedback:

- Do the proposed rules and standards work for your whenua? If not, what needs to change?
- Are there other activities or uses you would like included in the MPZ?
- Do you want your land considered for MPZ zoning?

Your feedback will help:

- Finalise the MPZ Plan Change (including rules and standards) for notification
- Identify land in the Taupō District suitable for MPZ zoning
- Ensure the MPZ provisions reflect the needs of Māori landowners in the Taupō District.

Timeframes and Process

Timeline and Process:

- January – 2 May 2025: Pre-notification engagement and feedback period
- May 2025: Council reviews feedback and finalises the MPZ provisions
- June 2025: Formal plan change notification and submission process begins.

Ways to Participate:

- Get in touch with us before 02 May 2025 through the contacts below.
- Visit the Council's website to read the full Plan Change and share your thoughts and suggestions at <https://www.taupodc.govt.nz/property-and-rates/district-plan>
- Express Interest in MPZ Zoning - let us know if you'd like your land included in the MPZ.

Contact Us:

For more information or to provide feedback:

Rowan Sapsford (on behalf of Taupō District Council)

Phone: 021 744 957

Email: rowan@roamconsulting.co.nz

Full Plan Change 47 Document:

The full draft MPZ Plan Change document, including detailed standards and rules, is available on the Taupō District Council website at <https://www.taupodc.govt.nz/property-and-rates/district-plan>

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