

Far North Proposed District Plan

06 November
2025

Hearing 17

Tangata Whenua matters (Rezoning – Māori Purpose Zone, Treaty Settlement Land Overlay and Areas of Interest Mapping)

Overview of Submissions



Rezoning Māori Purpose Zone

- 13 original submissions
- 1 further submission

Rezoning Treaty Settlement Land Overlay

- 1 original submission

Areas of Interest Mapping

- 5 original submissions
- 2 further submissions

Submissions came from:

- Māori land incorporations
- Māori land ahu whenua trusts
- Iwi authorities
- Iwi development entity
- Māori development entity
- Individual Māori land owners

Key Matters for Consideration



- The retention of the Māori Purpose Zone as it applies to the majority of a specific site.
- The amendment of the PDP mapping of specific sites which are zoned variously Rural Production Zone, Natural Open Space zone and Mixed Use Zone, to have the Māori Purpose Zone apply.
- The amendment of the PDP mapping of specific sites which are zoned Māori Purpose Zone to apply a new Māori Purpose - Rural Settlement or new Māori Development Rural Zone.
- The amendment of the PDP mapping of a specific site to include the Treaty Settlement Land Overlay mapping, in addition to the underlying Rural Production Zone.
- The amendment of the Non-District Plan layer of the PDP mapping to include the areas of interest of the 14 Iwi and Hapū Management Plans, which are not already identified.

Key Issues Raised in Evidence – Submitters Not Appearing



Various submitters

- Seek to rezone from other zones to Māori Purpose Zone.
- Seek to create new Māori Purpose – Rural Settlement or Māori Purpose – Development zones.
- Seek Treaty Settlement Land overlay
- Seek mapping of Iwi and Hapū Management Plans area of interest mapping.

Key Issues Raised in Evidence – Submitters Appearing



Tapuaetahi Incorporation

- seek to amend the Māori Purpose Zone and to provide for the use and development of the landholdings owned by Tapuaetahi at Te Tii.

An interim recommendation, subject to further information, to introduce a Tapuaetahi Papakāinga Development Area.

An amendment to rule MPZ-R5 in the Māori Purpose Zone chapter to provide an exemption to the maximum number of residential units for papakainga, and enable 20 residential units within the Tapuaetahi Papakāinga Development Area.

Key Issues Raised in Evidence – Submitters Appearing



Waitomo Development Trust

- seeks the rezoning of Lot 1 DP 434436 from Rural Production Zone to Māori Purpose Zone - Rural
- Lot 1 DP 434436 is identified as General land and the Māori Purpose Zone in the PDP is intended to apply to Māori Freehold Land and Māori Customary Land under Te Ture Whenua Māori Act 1993

Key Recommendations



- To retain the Māori Purpose Zone, of specific sites, as notified.
- To retain the zoning of specific sites which are not Māori Freehold Land or Māori Customary Land as defined under Te Ture Whenua Māori Act 1991, as notified.
- An interim recommendation, subject to further information, to introduce a Tapuaetahi Papakāinga Development Area.
- An amendment to rule MPZ-R5 in the Māori Purpose Zone chapter to provide an exemption to the maximum number of residential units for papakainga, and enable 20 residential units within the Tapuaetahi Papakāinga Development Area.