



**I give notice that
a Motutere Recreation Reserve Management Plan Committee Meeting
will be held on:**

Date:	Wednesday, 27 November 2024
Time:	10.00am
Location:	Council Chamber 107 te Heuheu Street Taupō

AGENDA

MEMBERSHIP

Chairperson Cr Danny Loughlin
Deputy Chairperson Member Jade Wikaira

Members Member Aroha French
Cr Sandra Greenslade
Member Maru Maniapoto
Cr Kevin Taylor
Mayor David Trewavas

Quorum 4
Two (2) members of Ngāti Te Rangīta and two (2) members of Taupō District Council.

**Julie Gardyne
Chief Executive**

Order Of Business

- 1 **Karakia**
- 2 **Whakapāha | Apologies**
- 3 **Ngā Whakapānga Tukituki | Conflicts of Interest**
- 4 **Whakamanatanga O Ngā Meneti | Confirmation of Minutes**
 - 4.1 Ordinary Motutere Recreation Reserve Management Plan Committee Meeting - 29 August 20243
- 5 **Ngā Kaupapa Here Me Ngā Whakataunga | Policy and Decision Making**
 - 5.1 Motutere Reserve Management Plan Hearings And Deliberations Report4
- 6 **Ngā Kōrero Tūmataiti | Confidential Business**

Nil

4.1 ORDINARY MOTUTERE RECREATION RESERVE MANAGEMENT PLAN COMMITTEE MEETING - 29 AUGUST 2024

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Motutere Recreation Reserve Management Plan Committee meeting held on Thursday 29 August 2024 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. **Motutere Recreation Reserve Management Plan Committee Meeting Minutes - 29 August 2024**

5.1 MOTUTERE RESERVE MANAGEMENT PLAN HEARINGS AND DELIBERATIONS REPORT

Author: Haydee Wood, Policy Advisor
Kara Scott, Senior Policy Advisor
Erin O’Callaghan, Team Leader Resource Management/Reserve Planning

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

This report and the attachments allow the Motutere Recreation Reserve Management Plan Committee (the Committee) to receive, hear and deliberate on submissions provided to Council through the Draft Motutere Reserve Management Plan (RMP) consultation period.

This report also seeks approval from the Committee to present the final draft of the RMP to Council for approval.

A schedule of submitters who will speak to their submission during the hearings will be attached under separate cover.

The officer advice in this report has been provided in advance of the hearings process. There is the potential that new information is provided by submitters through the hearings, in which case officers may need to revisit some of their advice.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

On 29 August 2024, the Committee approved the draft RMP for public consultation, this consultation period occurred from 3 September 2024 to 4 November 2024. There were three proposed changes in the draft as well as new objectives and outcomes.

These three proposed changes were:

1. Restriction of vehicle access to Ōtaiātoa Bay.
2. Two campground offset areas, subject to conditions.
3. Reconfiguration of the Motutere Bay lakeshore lease area to include a public day-use area to the west of the boat ramp, and tent camping to the east.

There was significant feedback provided by the community throughout the consultation period, specifically in response to the proposal to reconfigure the lakefront to include a public day use area. 87% of submitters stated that there should be no camping at all on the lakefront of Motutere Bay from 2038 or at the renewal of the camping ground’s lease.

The full bundle of submissions is attached to this report (Attachment 1). Officers have reviewed the submissions and summarised the feedback, and provided officer responses, this summary is included in the attachments (Attachment 2). The summaries are intended to assist the Committee, highlighting the main issues being raised and focusing the deliberations debate. They are not intended to be a verbatim record. In preparing the summaries, officers have taken care to fairly represent the views of the submitters, however there is the potential that some comments may have been taken out of context or submission points potentially missed. It is important that the Committee read all the original submissions.

Should the hearings and deliberations process create changes to the draft RMP, the Committee will need to direct officers to make these changes.

The Committee will need to approve the draft RMP, with or without amendments, and make a recommendation to Council that the RMP be approved.

Following hearings and deliberation, officers will prepare the final RMP and will provide it to Council for final approval at the 17 December 2024 Council meeting.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Motutere Recreation Reserve Management Plan Committee

1. Receives, hears, and deliberates on submissions received (Attachment 1).
2. Approves the final draft Reserve Management Plan with the amendments shown in Attachment 3 and recommends approval by Council.

TE WHAKAMAHUKI | BACKGROUND

Under section 41 of the Reserves Act 1977 (the Act), councils are required to prepare reserve management plans for all recreation reserves for which they are the administering body. These plans should be kept under continuous review, the last review for the Motutere Recreation Reserve was completed in 2004.

Mana Whenua

Ngāti Te Rangiita ki Waitetoko hapū, a hapū of Ngāti Tūwharetoa, are the mana whenua of Motutere and have a cultural and spiritual connection to the land. The draft RMP was developed in partnership between the Council and Ngāti Te Rangiita, in recognition of their historic cultural, social, and spiritual connection to the reserve land.

Ngāti Te Rangiita ki Waitetoko hapū submission is attached in the full bundle of submissions, submitter number 603.

Campground Lease

The current lease expires in 2038. Council has directed officers to begin negotiating a proposed new lease on a without-prejudice basis, in parallel with the RMP review [TDC202403/05 Resolution]. The new lease cannot be granted until after the RMP is approved, as the new lease arrangements will need to conform to the new RMP.

The current lessee, Mr John Tilton, has made a joint statement with hapū, this is discussed later in this report.

Review Process

The Committee was established at the 26 September 2023 Council meeting, [TDC202309/05]. The first Committee meeting was held 30 November 2023, where the Committee were given an overview of the current RMP and the review process. At this meeting the Committee directed officers to begin the consultation process in accordance with section 41(5) of the Reserves Act 1977.

Community consultation occurred over December 2023 and January 2024. Feedback was received from 112 individuals and organisations [Attachment 4]. The key themes raised in this feedback helped inform the development of the draft RMP. Officers have also had ongoing discussions with stakeholders including the campground operator, Department of Conservation (DOC), the Harbourmaster and the Department of Internal Affairs (DIA), Tūwharetoa Māori Trust Board, and the New Zealand Transport Agency Waka Kotahi (NZTA).

Four committee workshops were held over 2024 to consider feedback from the community and stakeholders and advice from council staff. This helped develop the new vision statement, values, revised objectives and outcomes, and the actions.

The Vision statement for Motutere Reserve is:

The mauri (life essence) of Motutere and its taonga (values) are protected and restored, the rights of mana whenua are recognised and provided for, and the recreation reserve continues to be a place for people to share and enjoy.

At the 25 July 2024 meeting the Committee approved three key proposed changes to be included in the draft:

1. Restriction of vehicle access to Ōtaiātoa Bay.
2. Two campground offset areas, subject to conditions.
3. Reconfiguration of the Motutere Bay lakeshore lease area to include a public day-use area to the west of the boat ramp, and tent camping to the east.

A draft management plan was prepared in accordance with this direction.

On 29 August 2024, the Motutere Committee directed officers to make the draft management plan and the Motutere Context Summary available to the public for formal consultation.

NGĀ KŌRERORERO | DISCUSSION

The formal consultation period ran for two months between 3 September 2024 and 4 November 2024. There were two engagement sessions held at the Motutere Campground to assist the public with questions and submissions. In this time, we received 609 submissions with 55 submitters stating they wish to speak to their submission at a public hearing.

Officers have reviewed the submissions, summarised the feedback into submission points, and provided officer responses (attachment 2). The summary document is intended to assist the Committee, highlighting the main issues being raised and focusing the deliberations debate. They are not intended to be a verbatim record, and it is important that the Committee read all the original submissions.

Hearings and Deliberations Process

Hearings have been organised for those submitters wishing to speak to their submissions. Hearings are being held in Taupō on Wednesday 27 November between 10:00am and 6:00pm and Thursday 28 November between 12:30pm and 5:30pm. The process for hearings and deliberations is provided below:

1. Submitters will present their verbal submissions to the Committee, who may ask questions of clarification. These submissions will be attached under separate cover.
2. The Committee will move into deliberations following the hearings, this is an opportunity:
 - To debate matters the Committee sought feedback on through the consultation process and suggestions raised through verbal and written submissions on the draft RMP.
 - Receive advice from council officers to inform the Committee's decision-making.
 - Direct officers to make any changes to the draft RMP and supporting information.
3. The Committee will be asked to recommend the final draft for final approval by Council at the 17 December meeting.

SUBMITTER FEEDBACK

The following provides discussion about submitter feedback for each of the three main proposed changes, feedback on the draft objectives, and general feedback to the draft RMP.

ISSUE 1 - Restriction of Vehicle access at Ōtaiātoa Bay

Ōtaiātoa Bay foreshore reserve is not adequately providing for public lakeside recreation as an alternative to Motutere Bay. Access off the State Highway is unsafe. The internal access road is in poor condition, there are no water or wastewater services, there have also been reports of illegal camping, dumping and offensive behaviour occurring on this part of the reserve.

The Committee resolved to consult on the proposed option to restrict vehicle access to Ōtaiātoa Bay to a single carpark, removing the internal access road and one of the entry/exit points. This was intended to achieve the following objectives:

- reduce the risks associated with the current high-speed traffic and unsafe turning situations.
- decrease the environmental degradation of the grassed areas and internal roads from vehicle damage.
- reduce illegal camping, as a more confined and less private carpark will be less inviting compared to an open, expansive bay.

The map on the following page shows this proposed change, including the proposed carpark (at existing vehicle access point).



Submission Question: Do You Agree with The Restriction of Vehicle Access at Ōtaiātoa Bay?

Submitters who agreed with restricting vehicle access to Ōtaiātoa Bay gave the following feedback:

- Protect the environment.
- Limit offensive behaviour along the bay.
- Support actions to retain and enhance integrity of the landward margins surrounding Taupō waters.
- Māori land should be left to tāngata whenua.
- Support reducing vehicle access to Ōtaiātoa bay lakeshore reserve (NZTA).
- Specific support to minimise vehicle access to one vehicle point, maintain walking and cycling tracks, smaller open car parking area, signage.
- Support for a car parking space for public day use at Ōtaiātoa Bay with relief sought to prevent vehicle access at night e.g. using bollards and lockable gates.

Submitters who disagreed with restricting vehicle access to Ōtaiātoa Bay gave the following feedback:

- Disagree with further investment by Council.
- Good place to stop, rest and picnic.
- Will result in loss of opportunity for recreation/enjoyment of the lake and reserve.
- Great alternative to Motutere for boating and swimming.
- Provides access to the car parking area and the ski lane in Ōtaiātoa Bay, in a speed reduced area.
- More recreation areas should be developed here for the public so that Motutere Bay can be left for campers.
- Enforce freedom camping restrictions daily.
- Access already inadequate.
- Roads and carparks disrupt the filtration process.
- Reducing or refusing access to the lakeshore is a breach of human rights.
- Few accidents happen here.
- No factual evidence that change is needed.

Submitters who were neutral to restricting vehicle access gave the following feedback:

- Illegal activities occurring on the bay and more compliance monitoring required.
- Do not believe that access should be restricted because of the illegal behaviour.
- Further investment needed: revegetation, walking and cycling facilities (etc).
- Restricting vehicle access will result in loss of opportunity for recreation/enjoyment of the lake and reserve.
- Provides option for motorists to rest.

The harbourmaster has confirmed there is a waterski lane at the south of Ōtaiātoa Bay. As shown in the image below the waterski lane location (orange dots) sit outside of the Motutere reserve management area (identified by the blue lines). Users of the ski lane will still be able to access this area via the internal road at the south end of the bay. Users of the ski lane launch their boats at either Waitetoko or Motutere boat ramps.



Officer Response to Submissions

Some submitters raised concerns about the proposed change preventing access to Ōtaiātoa Bay. To clarify, this proposal does not refuse access to the lakeshore and public access will still be provided. What is proposed in the draft is limiting the entry and exit points to Ōtaiātoa Bay and creating an improved public carpark space. The public will also still be able to enjoy the reserve for resting, walking, swimming, biking and other activities. By limiting vehicle access to the lakefront, it is hoped that illegal activities such as freedom camping, fly tipping, and fires will decrease.

Council has a Freedom Camping Bylaw that shows where people can legally freedom camp in our district. Signage has been installed at Ōtaiātoa Bay to stop freedom camping, unfortunately this has repeatedly been vandalised or removed. It is hoped illegal behaviour will stop or be reduced if access is limited to one single carpark, which may be closed at night. Council's compliance team will also continue to monitor the situation however it is difficult to monitor illegal behaviour such as freedom camping 24/7. The Compliance Team also has a close relationship with the police to help address any illegal behaviour occurring at the bay.

With regards to traffic accidents, according to the NZ Policy Crash Analysis System there have been 15¹ accidents on the stretch of SH1 parallel with Ōtaiātoa Bay, one of these was fatal and three were serious crashes. This area is still going to be open to vehicles, the proposed change will reduce entry and exit points and limit how far the public can drive onto the reserve.

In relation to rubbish, Council no longer provides rubbish bins on many reserves to encourage users to take their rubbish away with them. Unfortunately, illegal dumping does happen and this is one of the reasons we want to limit access to the bay.

There will be a financial impact of implementing the proposal. It is considered that further investment at Ōtaiātoa Bay is necessary to prevent environmental degradation. Such investment will be required to minimise vehicle access and revegetate the Bay. Exact costs are unknown at this stage but will include costs associated with machine work to remove some sealed areas, creation of a slightly larger picnic/parking area, vegetation cleanup, and planting.

Budget approval will be sought through the Council's Annual and Long-term Planning processes.

In terms of the ski lane, access will not be affected by this proposed change because it sits outside the Motutere RMP area.

Options Analysis for ISSUE 1

There are two options for consideration. The table below provides a summary of the advantages and disadvantages for each option.

Option 1. Approve the restriction of vehicle access to Ōtaiātoa Bay as proposed in the draft RMP.

¹ The Crash Analysis System (CAS) is a system for processing storing and presenting data about crashes that have been reported to New Zealand Police since 1 January 1980.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Improved public safety (will limit access off SH1 and carpark will be created to allow greater line of sight for compliance monitoring). • Allows people to still access the reserve by vehicle but with restrictions in place to reduce the number of illegal activities taking place. • Removing some of the internal road and having less vehicles will help enhance the natural environment and protect the foreshore. 	<ul style="list-style-type: none"> • There is still a risk of people abusing the bay, including illegal camping, and littering. • There are costs associated with restricting vehicle access. Exact costs are unknown at this stage but will include costs associated with machine work to remove some sealed areas, creation of a slightly larger picnic/parking area, a new entry/exit point, vegetation cleanup and planting. • Drivers will still be pulling off the State Highway in an 80km area. • Vehicles will no longer be able to drive along the bay via the internal unformed road.

Option 2. Do not approve restriction of vehicle access to Ōtaiātoa Bay

Advantages	Disadvantages
<ul style="list-style-type: none"> • Public and vehicle access to the bay remains unchanged. 	<ul style="list-style-type: none"> • Does not address safety concerns for vehicle access to this part of the reserve. • Limits options to address illegal activities such as freedom camping, rubbish dumping, and lighting of fires. • Limits options to address the degradation of the environment caused by vehicles driving off the internal road.

Officers Recommendation

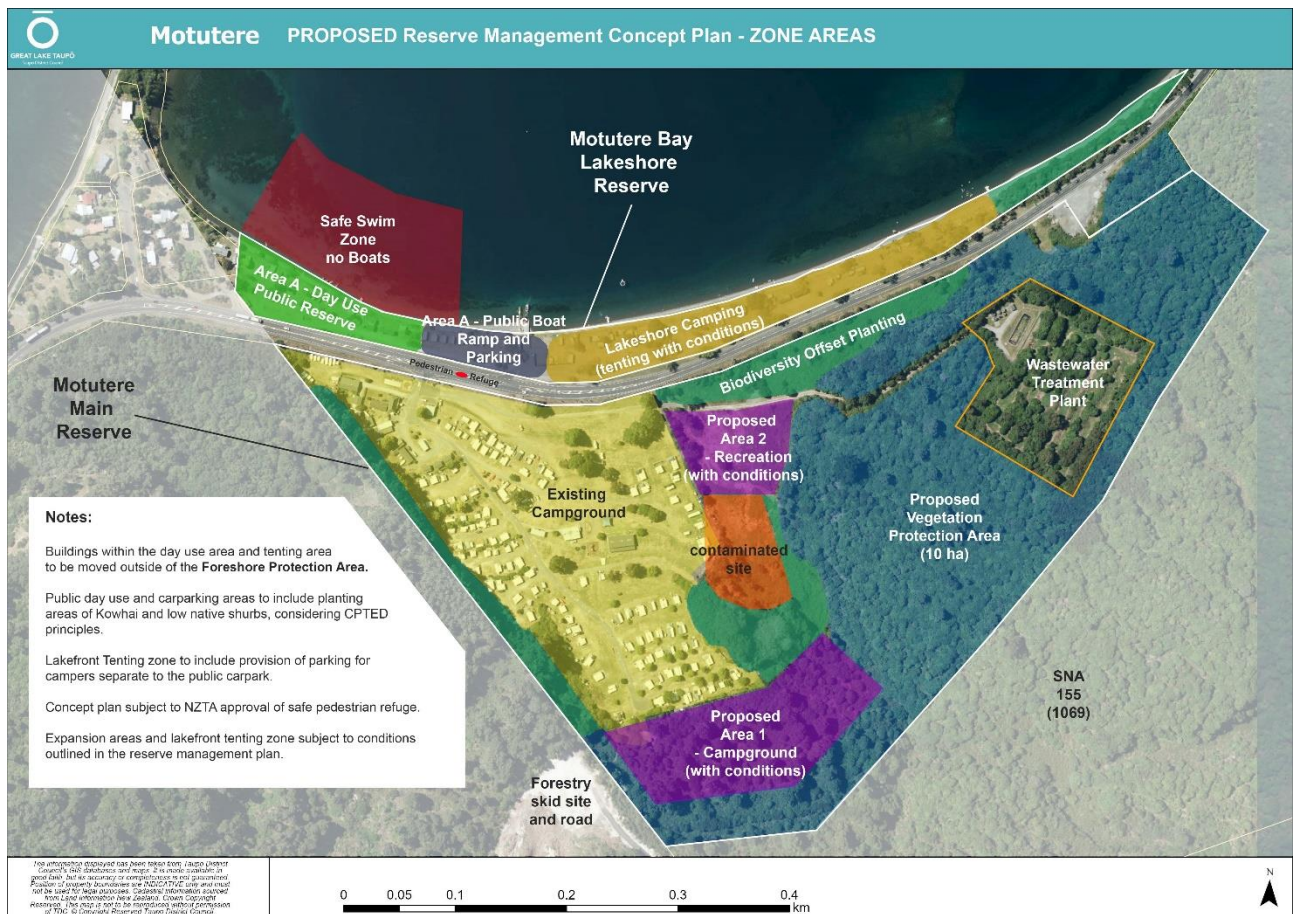
The objective is consistent with and works towards achieving the vision and no amendments to the draft are recommended.

Officers recommend Option 1. Approve the restriction of vehicle access to Ōtaiātoa Bay as proposed in the draft RMP.

ISSUE 2 - Proposed New Camping Areas

Two camp expansion areas were proposed in the 2004 RMP, these areas are identified as:

1. Proposed Area 1 (accommodation)
2. Proposed Area 2 (recreation)



During this RMP review further assessments were undertaken to determine the suitability of the two proposed sites. These assessments include an Ecological Report and a Cultural Values Report. The reports show that parts of the Motutere Recreation Reserve and surrounding areas have ecological and cultural significance.

The Committee resolved to include both areas in the draft RMP, subject to conditions. The intention is for Area 1 to be used for camping when camp sites are removed from the lakeshore.

A potential hazardous (HAIL) site and smaller contaminated site is located at proposed camp expansion area 2. The contaminated site sits over a former campground landfill that was closed in the early 1990's. A HAIL site report has now been completed, this is discussed below.

Submission Question: Do You Agree with Proposed Area 1 (Accommodation) Being Approved Under Conditions?

Submitters who agreed with Area 1 proposed campground area gave the following feedback:

- This area should be developed before any changes to lakefront camping.
- Limit growth to one new area only.
- Agree subject to a cultural impact assessment.
- Agree but amend wording of conditions that relate to cultural impact assessment to clarify what is required.

Submitters who disagreed with Area 1 proposed campground area 1 gave the following feedback:

- Purposeful push to move campers away from the lakefront.

- Only benefits the lessee and not recreational users of the reserve.
- Allocate money elsewhere.
- Maintain status quo.
- Too far away from the lake; long walk to lake.
- Requires removal of bush; currently provides a walking area for campers.
- Queries if there are culturally significant sites in this area.
- Will require extensive landscaping; unsuitable and dangerous.
- Higher number of campers escalates damage to the area.
- Disregards the sanctity of these places; fails to identify adequate controls that will prevent campers desecrating identified cultural sites; will bring campers close to sensitive areas.
- Makes it harder to protect whenua and wai.
- Contrary to the objectives of the reserve.
- Will destroy ecological values of the area.

One submitter was neutral about the proposed change and said the maps were unclear.

Submission Question: Do You Agree with Area 2 - Proposed Recreation Area Being Approved Under Conditions?

Submitters who agreed with Area 2 - Proposed Recreation gave the following feedback:

- Currently wasted space and requires no bush to be removed.
- Close to the lake.
- Useable land for camp site.
- Support increase in available camp sites.
- Support extending campground area in one of the two proposed zones, not both.
- Agree but amend wording of conditions that relate to Cultural Impact Assessment to clarify what is required.

Submitters who disagreed with Area 2 - Proposed Recreation gave the following feedback:

- Maintain status quo and retain lakeside camping.
- Oppose expansion of campground, protect existing regenerating native vegetation.
- People don't come to the lake to play sport, they come to enjoy the lake.
- Not needed.
- Camp only busy for 4 weeks at Christmas, the rest of the time this proposed area will be empty.
- This is right beside old dump site.
- This would require removing native trees and ruining wildlife habitat.
- Already adequate space for campers and visitors to access.
- There is ample space in front of the playground for recreation.
- He Aha Te Mea Nui? He Tangata He Tangata He Tangata! (what is the most important thing in the world? it is people!).

One submitter was neutral, stating that Area 2 is suitable for camping and additional areas will be required if there is to be no lakeside camping.

Tonkin + Taylor HAIL site assessment

In October 2024 Tonkin & Taylor Ltd undertook a preliminary assessment of potential soil contamination on Area 2, (Attachment 5). In summary, the report shows that levels of all potential contaminants tested for are well below the human health standards for residential living areas.

The report notes that regardless of the results of this investigation, because of the site’s HAIL classification, future land development activities (such as soil disturbance) are subject to the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations. If soil disturbance is required, Tonkin and Taylor recommend that a contaminated land specialist is engaged to assess compliance of future proposals with permitted activity disturbance thresholds.

Officer Response to Submissions

Some feedback discussed the financial cost to council of developing this area and the suitability of the proposed new areas. We acknowledge that earthworks, land disturbance, and landscaping will be required to make the sites safe and suitable for recreation or camping. Conditions have been proposed to ensure any use or development that may affect the ecological and cultural values of the sites are managed appropriately. Any development will be at a cost to the lessee (owner) of the campground and not the Council.

There has been some confusion about what use and development can be confirmed through the RMP and what works will need further assessment and have conditions, this is clarified below.

Cultural Values Report and Cultural Impact Assessment

A Cultural Values Report identifies and documents the cultural significance, values, and relationships that iwi and hapū have with a particular area or site. A cultural values report can inform general management approaches and decisions.

In contrast, a Cultural Impact Assessment goes further by assessing specific impacts of a proposed project or activity on these cultural values. It examines how a development or use of land might affect the cultural, environmental, and social aspects that are significant to iwi and hapū, providing recommendations to avoid, remedy, or mitigate any adverse effects.

At this stage, only a Cultural Values Report was commissioned for Motutere Reserve.

The Ngāti Te Rangiita ki Waitetoko Cultural Values Report serves as an important foundation, offering insights into the historical, spiritual, and cultural values and connection the hapū has with Motutere reserve. The Cultural Values Report has allowed the proposed new camping and recreation areas to be supported, with appropriate conditions.

If the lessee intends to use or develop the proposed expansion sites, they will still need to commission a Cultural Impact Assessment (CIA). This will assess the specific effects of any confirmed development on hapū values and ensure that any potential impacts are carefully considered and addressed, as required under Objective 1 and Outcome 1.2 of the RMP. Officers recommend amending the provisions in the draft to be clarify the purpose of the CIA.

Options Analysis for ISSUE 2

Option 1. Approve the proposed new Area 1 campground and Area 2 recreation area and associated conditions (this could include amending the proposed conditions).

Advantages	Disadvantages
<p>Area 1</p> <ul style="list-style-type: none"> • Off-sets potential loss of sites on lakefront. • Provides sites that will have views of the lake and reserve. • Provides for a quieter camping experience, more nestled in the bush. • Proposed conditions maintain a substantial setback buffer from the adjacent Significant Natural Area (SNA155) and adjacent forestry activities. • Provides opportunity for greater offset planting enhancement of the other areas of the reserve including environmental remedy of the contaminated site. • Provides opportunity for establishing formal 	<ul style="list-style-type: none"> • Despite offset; regenerating indigenous bush will be removed. • Will potentially require additional camping infrastructure; water tank relocation, water and wastewater connection, depending on the type of camping use.

Advantages	Disadvantages
<p>walking tracks to minimise impact from ad hoc bush walking, also providing increased opportunities for education for school groups.</p> <ul style="list-style-type: none"> Assists with removing vehicles and motorhomes from lakefront. <p>Area 2</p> <ul style="list-style-type: none"> Provides for additional recreation areas for the campground. Potential for additional overflow parking for boat trailers or mobile homes. Opportunity to remedy the site and/or remove any contaminated soil. 	

Option 2. Do not approve proposed Area 1 campground and Area 2 recreation.

Advantages	Disadvantages
<p>Area 1</p> <ul style="list-style-type: none"> No clearance of regenerating bush. Potential for bush walking area. Retains a larger natural barrier to forestry, and adjacent Significant Natural Area. No further campground infrastructure required. <p>Area 2</p> <ul style="list-style-type: none"> No potential hazards exposed. No requirement for environmental remediation of this part of the site. Avoids development in proximity of cultural site of significance (exact location unknown). 	<ul style="list-style-type: none"> Limits the availability of alternative sites to offset potential loss of lakeshore areas. If no environmental enhancement required in this area, may lead to further overgrowth of wilding pines and unplanned bushwalking, increasing damage to vegetation. <p>Area 2</p> <ul style="list-style-type: none"> Reduces opportunity to provide further active recreation options within campground, as an alternative to lake activities.

Officer Recommendation

Officers recommend Option 1 approve the new Area 1 and Area 2, with the following amendments to clarify what would be required as part of the Cultural Impact Assessment:

Recommended Amendments shown in underlined red text
<p>Amend Action 6.3.1 (e) and (f) to read as follows:</p> <p><u>In order to protect culturally significant sites, all efforts shall be made to avoid land disturbance within or near wāhi tapu.</u></p> <p><u>To assist in those efforts an assessment shall be required from a of effects report assessing cultural effects by a Ngāti Te Rangiita approved cultural advisor assessing the potential impact of proposed land disturbance on sites of cultural significance and recommended management approach for the proposed land disturbance. To be funded by the Lessee.</u></p> <p>Implementation of approved earthworks <u>land disturbance</u> within or near wāhi tapu must have an accidental discovery protocol in place.</p>
<p>Amend Action 6.4.1 (b) to read as follows:</p> <p><u>In order to protect culturally significant sites, all efforts shall be made to avoid land disturbance within or near wāhi tapu.</u></p>

Recommended Amendments shown in underlined red text

To assist in those efforts an assessment shall be required from a of-effects-report-assessing-cultural-effects-by-a-Ngāti Te Rangīta approved cultural advisor assessing the potential impact of proposed land disturbance on sites of cultural significance and recommended management approach for the proposed land disturbance. To be funded by the Lessee.

Implementation of approved land disturbance within or near wāhi tapu must have an accidental discovery protocol in place.

Contaminated site

For the proposed new recreation area, the Tonkin and Taylor report indicates that all tested contaminant levels are well below human health standards for residential areas, confirming the site's suitability for inclusion in the campground lease.

However, due to the site's HAIL (Hazardous Activities and Industries List) classification, any future land development activities, such as soil disturbance, must comply with the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations. If soil disturbance is required, Tonkin and Taylor recommend engaging a contaminated land specialist to ensure that any future activities align with permitted disturbance thresholds under NESCS.

Officers recommend the following amendment to clarify this matter:

Recommended Amendments shown in underlined red text

Amend Action 6.4.1 as follows:

The campground lease area may be extended into proposed campground area 2* – as shown in the Reserve Management Concept Plan; subject to the following conditions:

~~A Hazardous Activities and Industries List assessment and any recommendations of that report for the use proposed. To be funded by the Lessee.~~

c) Compliance with any conditions of a resource consent issued under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations.

*Proposed Campground Area 2 has been identified as a 'piece of land' pursuant to s5(7)(b) of the NESCS Regulations, and resource consent is required prior to undertaking any activity to sample, disturb, or change the use of the land. All resource consent fees (and associated costs) are the responsibility of the applicant.

ISSUE 3 - Proposed Public Day-Use Area On Motutere Bay Lakeshore

During the review process, concerns were raised about the balance between the areas of the reserve designated for commercial camping and those available for public use. The lakeshore lease area has changed over the years and now includes permanent caravans, domes, and motor homes, which has introduced challenges related to safety, erosion, and traffic. The exclusivity of the current campground operation has also limited public access to Motutere Bay and the boat ramp.

Conversely, during the initial community consultation and engagement sessions, many campers shared the history and importance of camping at Motutere, expressing concern that the campground might close and opposition to any changes to the existing lease area.

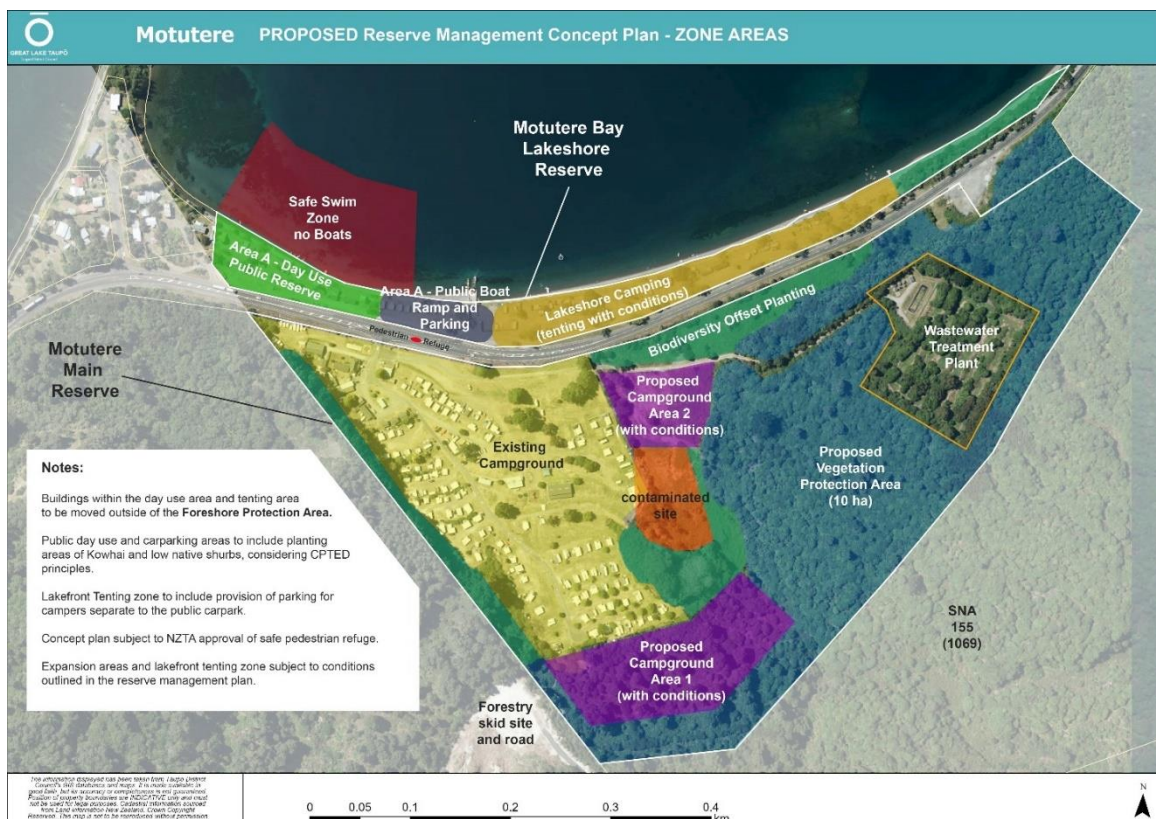
At the 24 July meeting the Committee were presented with three options:

1. Status Quo. No change to the configuration of the Motutere Bay lakeshore camping lease area.
2. Reconfigure the Motutere Bay lakeshore camping lease area to a public day-use reserve with no camping.
3. Reconfigure the Motutere Bay lakeshore camping lease area to enable separate day-use & camping zones.

The Committee agreed to Option 3, a compromise within the draft RMP to create a shared-use lakeshore. This would introduce a new public day-use area and carpark, to improve public access and safety. To achieve this, the lease area would be reconfigured to remove camping to the west of the boat ramp, designating this as a public day-use area, while tent camping would remain on the east side of the boat ramp. Noting that proposed changes would not take effect until the lease is renewed or when the current lease expires, unless agreed to by the lessee.

At the 29 August meeting both the hapū representative and the campground lessee presented to the committee and expressed concern with the shared use option. The hapū stated that they would like to see an end to all camping on the lakeshore. The lessee expressed that a shared use area was not viable, citing that it was financially impractical given the significant investment already made in the area and the potential costs of additional modifications required by both him and the Council. Both parties have made a joint statement outlining their views, this is discussed below the submitter feedback.

The committee resolved to retain the shared use compromise in the draft RMP for consultation, as shown on the Map below:



Submission Question: Do You Agree with The New Proposed Public Day-Use Area On Motutere Bay Lakeshore?

This question generated the largest response with hundreds of submissions. The feedback has been broken down into agree, disagree and neutral. Submissions points from Ngāti Te Rangīta ki Waitetoko hapū and the campground lessee have also been included, as well as submissions from organisations where that organisation has jurisdiction over activities in the reserve area. A large number of submissions also addressed Issue 3 through the General Feedback question, these submissions are discussed in this section of the report.

Submitters that agreed with the new proposed day use area on the lakeshore included the following feedback:

- The foreshore is too valuable to be permanently leased.
- The area for public recreation should be from the Western end of the bay up to the campground amenities block.
- Permanent caravans on that section does take away from access, even from others within the camp.
- Agree in part:
 - permit caravans and RV vehicles to camp on the East side of the bay, along with tents.
 - tenting not viable for older persons; disability discriminatory.
 - agree but would hope existing site occupiers would be offered other lakefront sites.
- Agree in part:
 - support any move to remove campground facilities off the lakeshore during the lifetime of the existing lease.
 - seek an amendment to the draft RMP provisions to include a direction that there is to be no lakeshore camping at Motutere Bay from 2038, on expiry of the existing campground lease.
 - do not support exclusive commercial camping on the lakeshore area and in the statutory right of way but acknowledges that there is a current lease in place.

Submitters who were neutral about the proposed change included the following feedback:

- provide for vehicle access within lakeshore area
- area is too busy; state highway is too busy/a barrier; jet skis and white noise contribute to busyness
- dislike presence of permanent camping structures
- support public use of the area with increased monitoring for offensive behaviour
- if camping removed, ensure public access remains
- conditional upon expansion to campground having been completed
- support use of area for camping
- maintain status quo
- support with further investment
- provide a safe swimming area
- would like to see developed with pontoon to take swimming away from boat ramp
- agree to remove permanent caravans, but plenty of reserve for the public to enjoy without removing camping
- fine as long as camping stays the same to the east of the boat ramp.
- should survey profit lost by removing all those camp sites.

There were two main themes that came out of the feedback from submitters that disagreed with the proposal

1. Do not close or change lakeshore camping.
2. Do not have any camping on the lakeshore.

The following provides a summary of key topics within these themes.

1. Disagree with having a public day-use area on the Lakeshore.

Many submitters disagreed with closing or changing camping on the lakeshore at Motutere Bay and did not agree with having a public day-use area. The reasons for not wanting change are summarised below:

Recreation / Public Use:

- Concern this could promote anti-social behaviour. The public will be more disrespectful than campers. Risk of theft and damage to campground and campers' property.
- The lakeshore is still accessible to the public. Public can swim anywhere along the lake; by restricting you are not making it more accessible as it already is accessible.
- Don't want to swim in one spot.
- There are plenty of other swimming spots along the lake.
- Concerns for lack of facilities if the day use area were to be implemented.
- Return land to DOC and ensure decisions are made by joint committee, not Council.
- Concerns regarding who will monitor the public day use area for offensive behaviour.
- During the slow season it is uncommon to see people using the west side of the boat ramp, not needed as a public use area.
- Hapū should work with Council and future lessees of the site for the continuation of camping for an outcome that would benefit both.
- The area outlined for swimming isn't the nicest part of the bay due to it being protected by the point and having weed on the lakebed.

Cultural:

- Historical information boards will be better than closing part of the campground.

Environment:

- Concern that no one will maintain the lakefront if it turns into a public day use area. The area will turn to weeds.
- Oppose construction of car park, not natural.
- Potential for rubbish and freedom camping

Camping:

- Families have sentimental history and memories of camping; it is a very special place to them. Continue the campground as it is so that future generations can enjoy.
- Camping brings income to the district and employs locals. Supports local tourism. User pays.
- The only campground beside the lake, special characteristic of the campground, special experience, food for the soul.
- The facilities are already there.
- Caravans on the lakefront can be used all year round whereas tents are seasonal.

Safety:

- Concern for the safety of a higher number of campers crossing the road to get to the lake. The road is unsafe.

Commercial

- Would lead to the destruction of about \$1m worth of power reticulation assets as well as water taps etc.
- The western end provides the highest level of camp fees and is essential to the viability of the motor camp as a whole.
- No budget or costing for the Council. Implementation will cost the ratepayers millions.

Other

- Councillors and committee have Conflicts of interest.
- In breach of Reserves Act

2. Disagree with Camping on the Lakeshore (Beyond the Current Lease Term)

Out of the 608 submissions received, 87% requested the removal of all camping from the lakeshore (lakefront) side of the Motutere Bay Reserve at the end of the current lease term in 2038. Most submitters supported transitioning the lakeshore to shared use as an intermediate step towards no camping. Reasons given are summarised below:

Recreation / Public Use

- Support for public day use to be along the entire lakefront. It is about fairness and restoring balance to a place that belongs to everyone.
- Currently feel unwelcome when using the bay. Everyone should feel welcome. Children are told to leave. Feeling of alienation.
- Many people wish to use Motutere Bay, it is a great swimming spot, sheltered.
- Currently there is not enough car parking for public day use.
- The public should not have to pay to access the lakefront and reserve.
- This could become a great rest spot for travellers.
- The land should be returned to mana whenua.
- Taupō and Tūrangi ratepayers whose rates contribute to the maintenance of the boat ramp and the wider Motutere Reserve sites, will regain access to the lakefront
- When schools stay at the campground there will be more space for them on the lakeshore if no camping.
- Prevents shared enjoyment for hapū members, Ngāti Tūwharetoa iwi members, Taupō district residents ratepayers, and visitors to the area and campers alike, of one of the few sheltered north-facing bays on the eastern shore of Lake Taupō.
- Prevents proper use and enjoyment of the boat ramp at Motutere Bay; a public and community asset.
- Insulting to seek permission from a lessee to access parts of the reserve.
- A campground on the lakeshore does not support, enhance or protect the wellbeing of the reserve or allow public access.
- Nowhere in Taupō is there a lakeshore recreation reserve set aside for a campground.
- The campground is already well established on the other side of SH1.

Cultural:

- Not having public use has resulted in feeling by hapū of disconnection to ancestral lands.
- Deep spiritual significance of the bay and surrounding area to hapū – especially the connection of Motutere Bay to Motutaiko Island.
- Feeling that the area is more for tourists and visitors rather than hapū.
- Restoring public access provides opportunity for the hapū to tell their stories of the area and would allow hapū to reclaim space for learning and reignite traditional narratives with those who visit and providing for succession for the future.
- No income generated from the commercial business is given to the original owners of the land.
- The proposed lakeshore camping at Motutere Bay within the Motutere Reserve prevents Ngāti Te Rangiiita ki Waitetoko hapū and Ngāti Tūwharetoa iwi from having a relationship with the lake shore.
- When the lease ends, the hapū have the opportunity to restore mauri and mana to the whenua and wai.

Environmental

- Concerns that camping in the area has led to environmental damage including erosion, loss of natural character of the lakeshore, rubbish, pollution into the lake.
- Loss over time of native vegetation from use of camping. No replacement planting has taken place on the lakeshore.
- The camping structures take away from the natural beauty of the environment. Does not elevate environmental or indigenous leadership to restore and regenerate the lakeshore ecosystem.
- Adversely impacts the environment, natural character and amenity of the lakeshore.
- Te Mātāpuna o te Wai, Te Ahi Tāmou (Pou Tuarua): Water Quality Concerns:
 - Inadequate safeguards associated with lakeshore camping activities fail to prevent erosion and water pollution, contradicting the Te Kaupapa Kaitiaki objective of preserving the health of Lake Taupō. Given settlement obligations, the Te Kotahitanga o Ngāti Tūwharetoa advocates for strengthened water quality protections by implementing stricter controls on camping within the lifetime of the existing lease and increasing lakeshore restoration efforts.

Camping

- Camping in the bay is perceived as blocked off / inaccessible for the public. It looks like a private campground.
- Lakeshore camping is overcrowded and overpopulated. Trailers hinder the use and enjoyment of the boat ramp by the community. Feeling that the public cannot use the boat ramp.
- Camping close to the houses at Motutere Point is causing campers to access these properties.
- Camping is detracting from the natural environment.
- Exclusively commercialises the lakeshore reserve area for the benefit of fee-paying campers only.

Safety

- Camping along a main highway is dangerous.
- Safer access to Bulli Point as it will provide more parking.
- safety issues at the public boat ramp.

Ngāti Te Rangiita Submission

The submission received from Ngāti Te Rangiita ki Waitetoko hapū is attached in the full bundle of submissions, submitter number 603.

Ngāti Te Rangiita is strongly opposed to lakeshore camping and included the following statements:

- Whether lakeshore camping is retained beyond 2038 is a discretionary matter for the Working Committee and the Council, that must be considered in the context of the purpose of a recreation reserve.
- Any suggestion that the draft RMP must retain lakeshore camping because it is a campground that was established under section 14 of the Māori Land Amendment and Māori Land Claims Adjustment Act 1926 (1926 Act) is misinformed as to the law.
- Lakeshore camping:
 - a. prevents Ngāti Te Rangiita ki Waitetoko hapū and Ngāti Tūwharetoa iwi from having a relationship with the lakeshore;
 - b. exclusively commercialises the lakeshore reserve area for the benefit of fee-paying campers only;
 - c. prevents shared enjoyment by hapū members, Ngāti Tūwharetoa iwi members, Taupō district residents and ratepayers, visitors to the area and campers alike, of one of the few sheltered north-facing bays on the eastern shore of Lake Taupō;
 - d. adversely impacts the environment, natural character and amenity of the lakeshore;

- e. prevents proper use and enjoyment of the boat ramp at Motutere Bay: a public and community asset;
- f. hinders TDC's ability to provide adequate boat trailer parking facilities for the boat ramp, causing safety and access issues; and
- g. is widely opposed by those who have made their voices heard during this submission process, many of them hapū members, Ngāti Tūwharetoa iwi members, and Taupō district residents and ratepayers.

Campground Lessee Submission

The submission received from the current campground lessee Mr John Tilton is attached in the full bundle of submissions, submitter number 608.

Key points from Mr Tilton's submission include:

Council considering the RMP before the new lease is an issue. Any decision to close waterfront camping is linked to the provision of the expansion area, and any development of the expansion area is linked to the term of the lease. It is not worth spending \$1m plus to develop an expansion area without a lease long enough to amortise the costs.

The following is a suggested solution. Firstly, the Council as per their commitment in the assignment document dated 1st September 2016 issue a new 33-year lease of the Motutere Bay TOP 10 Holiday Park.

1. Lease includes the same expansion areas shown on a plan in the previous 2002 Reserve Management Plan.
2. New lease contains a clause that lessee must comply with the new 2024 Reserve Management Plan.
3. New lease states that waterfront camping to the western end (left side) of the boat ramp will cease when the Council construct a day visitor area in this location.
4. Camping on western end (left side) of boat ramp to close earlier if necessary approvals are obtained to develop the expansion area, located on the hillside beyond the water tanks.
5. All permanent caravans on waterfront continue to be removed by natural attrition with deadline of 2030. Those on the western end (left side) removed earlier if this area is closed for camping as per item 3 and 4.
6. Domes remain on the foreshore until hillside expansion area is approved. At this time domes will be relocated to hillside expansion area.
7. New lease to state all remaining waterfront camping to cease in 2038, provided Council commits to maintain foreshore to similar standard as the Taupō township, ensuring it does not become rustic, overgrown, or untidy.
8. Any expense relating to the development of the day visitor area be at the cost of Council including erosion works deemed necessary to protect the foreshore, car parking, toilets or other infrastructure.
9. Boat ramp remains public facility, but all trailer parking be removed from the foreshore and be directed to the area previously identified within the park boundaries. Lease to make provision for this car parking area (at the expense of Council).

Without a decision by the Council on the lease, my position on the RMP remains unchanged with exception that plan should remain in its current form and be approved by Council. The exception is the removal of boat trailer parking from the waterfront.

The major issue is that many people want the waterfront camping to stay forever. A real issue is that the viability of the lease is also linked to the high occupancy created by having a waterfront holiday park.

The issue seems to be the exclusivity that paying campers get to the lakeshore.

Understand why there is a wish to oppose waterfront camping.

Will cooperate with the implementation of the RMP – either immediately upon a new lease or in 14 years if unable to see compensation for loss of revenue that would occur if agree to close waterfront camping earlier.

Joint Statement – Hapū & Lessee

Ngāti Te Rangiita ki Waitetoko hapū and Mr. John Tilton, the current lessee, have indicated that they may issue a joint statement regarding camping on the lakeshore. Both parties support including an end date in the RMP for all lakeshore camping by the end of the current lease term in 2038. At the time of writing this report, their joint statement has not been received; however, it may be presented to the Committee at the Hearing.

The Department of Conservation

The submission received from the Department of Conservation (DOC) is attached in the full bundle of submissions, submitter number 607.

DOC are the government agency charged with conserving New Zealand's natural and historic heritage and they manage the reserves adjacent to Motutere. During the last review of the management plan DOC expressed concerns about camping on the lakeshore and during this review they retained this position. Their submission points about this matter are:

- In principle, DOC does not support exclusive commercial camping on the lakeshore area and in the statutory right of way but acknowledges that there is a current lease in place. The department support the day use public reserve.
- A commercial lease on the immediate lakeshore, including over the statutory right of way, impinges on recreational use and public freedom of access. This is gazetted as a recreational reserve; therefore the lakeshore area should be restored back to public space with freedom of access for all recreation visitors. This will require removal of any camp related assets or structures.

Department of Internal Affairs (DIA)/ Lake Taupō Harbourmaster

The submission received from the Lake Taupō Harbourmaster is attached in the full bundle of submissions, submitter number 420.

Key points raised in this submission relating to the lakeshore side of Motutere Bay include:

Public access

- The current configuration of the Motutere Bay reserve diminishes the agreement made in the 2007 Deed between the Crown and the Tūwharetoa Māori Trust Board. Notably, the guarantee of open, non-exclusive access to Taupō Waters for recreational use.
- The lack of non-exclusive shoreside facilities, parking and toilets means that the Department's facilities, (boat ramp and jetty) only has the capacity to service campground customers especially in peak times.
- Motutere Bay's unique deep-water shoreline is popular for water activities, but pedestrian access is limited to the boat ramp access road, creating safety risks when vehicles are present.

Recreation

- The addition of a proposed swim only zone west of the boat ramp will enhance water safety and mitigate risks.
- The proposed swim only zone may overlap with an approved mooring zone.
- With the proposed reserve layout, there is a risk that people will leave their boats un-attended on the eastern shore while enjoying the public area to the west. This is a potential safety hazard.
- The proposed layout should consider a public margin in the proposed camping area to allow space for those needing to stay in attendance of their vessel.
- The proposed plan does not state whether the campsites will be allowed in the 20m foreshore protection area.

Officer Response

The summary of submissions report and associated officers' responses [Attachment 2] should be read in conjunction with the following summarised response.

Officers acknowledge the significant number of submissions regarding lakeshore camping at Motutere Bay, including feedback and drawings from many children.

We acknowledge the strong support from submitters for transitioning the lakeshore to a public space. Creating a public day-use area would increase recreational access and safety, benefiting local families and

visitors, while addressing long-standing issues around boat ramp access, pedestrian access, and public parking. Environmentally, the removal of lakeshore camping provides an opportunity for restoration that prioritises the natural character and biodiversity of the shoreline, preserving its ecological resilience.

Officers recognise the concerns of campers who wish to maintain the lakeshore camping tradition. While we understand the importance of these experiences, the transition to a public reserve aligns with the Reserve Management Plan's Vision, Objectives and Outcomes to enhance public access, protect and restore the environment, and provide a recreational space that meets the needs of all users of the reserve.

Officers acknowledge the significant number of submissions that requested lakeshore camping be removed at the end of the current lease in 2038. After reviewing the extensive feedback, Officers recommend that a date to end lakeshore camping be included in the draft RMP. There are compelling reasons for this, highlighted by the diverse concerns from the public, hapū, and organisations with jurisdiction in the reserve area. These reasons have been summarised and broken down by theme, similar to other feedback in this report.

Recreation and Public Access

The submitters with concerns emphasised the need for fair public access to Motutere Bay's lakeshore. The majority of submissions showed that the community supports restoring the entire lakefront for public day use, ensuring that all visitors, residents, and hapū members feel welcome and have freedom of access to the bay. Feedback has highlighted that the current arrangement limits parking for public users, restricts pedestrian access to the lakefront, and creates a sense of exclusion, with many feeling that the lakefront is reserved primarily for paying campers.

Restoring this area solely for public day use not only reopens the lakefront to the community, but also ensures equitable access to an important recreational area. With no lakeshore camping there would be adequate space for additional car and boat trailer parking and vehicle manoeuvring to better support users of the boat ramp.

Cultural and Spiritual Significance

The entire lakefront holds deep cultural significance for Ngāti Te Rangiita ki Waitetoko and the broader Ngāti Tūwharetoa iwi. This area is not just a segment but an unbroken connection to the whenua (land) and wai (water), extending across the full lakeshore. Ngāti Te Rangiita ki Waitetoko hapū members expressed a sense of disconnection from their ancestral lands due to the exclusive nature of lakeshore camping. Their submissions noted that restoring public access to this space offers an opportunity to reconnect hapū and iwi with the (whenua) land and (wai) lake, allowing for cultural practices, learning, and the sharing of traditional narratives. This would not only benefit hapū but also enrich the experience for all visitors, supporting the cultural history of Motutere Bay.

Environmental and Safety Concerns

There is evidence that lakeshore camping is impacting the natural character of the area, with visible erosion, pollution risks, and loss of native vegetation. Restoring the lakeshore to public use would enable Council and its partners to focus on revegetation and erosion control, aligning with the goals of protecting and enhancing the environment. Additionally, the current configuration raises safety concerns for pedestrians accessing the lake via the boat ramp road, an issue that can be mitigated with a reconfigured, camper-free lakeshore.

Other Comments

Submitters also raised concerns about having boat trailer parking on the lakeshore side of Motutere Bay, with some submitters suggesting that boat-trailers be parked across the road only. The proposed changes in the current draft RMP include a limited amount of carparks for boat trailers, to minimise the visual effect. However at design phase these parks may not be required or considered suitable, in which case public users of the boat ramp will need to park their vehicles across the road.

We acknowledge concerns about public nuisance behaviour. Public access to the boat ramp and the lakeshore has been hindered by the current configuration of the campground. There is no public carpark on the lakeshore side of the bay, there are no public toilets, boat trailer parking, or safe defined access points where the public can access the beach. The proposed day-use area provides space for these facilities.

In relation to the submitter's point on campsites within the 20m foreshore protection area; the district plan regulates permanent and temporary built structures within this area. Campsites are permitted under the district plan so long as they are not buildings or built structures as defined by the district plan. The proposed reserve management plan in section 5 outlines that the foreshore protection area is to be free of built structures that do not have a functional requirement to be in that location. This means that any buildings associated with camping such as toilets, kitchens, storage sheds etc are to be located outside of the

foreshore protection area. There is room on the east lakeshore camping area to locate these buildings outside of the foreshore protection area.

Māori Land Amendment and Māori Land Claims Adjustment Act 1926

The legislation was quoted by some submitters. The following is a summary of key points about the Māori Land Amendment and Māori Land Claims Adjustment Act 1926 (1926 Act) and its relevance to lakeshore camping and the Motutere Campground.

Historical Basis and Camping Context:

- Motutere campground was not formally "let for camping" under the 1926 Act; instead, it was classified as a recreation reserve under the Reserves Act 1977 in 1982.
- The campground has been leased since 1984 under section 54 of the Reserves Act.
- The 1926 Act gave the Crown the discretion to allow camping for anglers along the 20m right of way.
- Temporary, seasonal camping during the open trout fishing season was regulated under various Taupō Trout Fishing Regulations made under the 1926 Act and in force from 1926 to 1966 (the Regulations) Camping was by permit only and available only to fishing licence holders.
- The Regulations only permitted permanent camping with exclusive occupation of land along streams and rivers proclaimed under the 1926 Act as being subject to a 20m right of way.

Payment and Licensing Changes:

- The requirement to pay the Tūwharetoa Māori Trust Board for camping license fees was repealed by the Māori Trust Boards Amendment Act 2008. Instead, the Board now receives an annual payment from the Crown, with no specific mention of camping fees in the legislation.

Recreation Reserve Purpose:

- The Reserves Act 1977 classified the then Domain as a recreation reserve rather than a camping ground. Camping ground is not a purpose/classification under the Reserves Act 1977. The administering body, however, may lease a reserve for the purposes of a camping ground.
- Recreation reserve use (s17) requires considering broader recreational purposes and community interest rather than specific camping rights.
- Section 7 of the Reserves Act stipulates that reserves previously managed under the Reserves and Domains Act 1953, which Motutere was, should be governed by recreation reserve provisions until further classified.

Discretionary Decision on Future Use:

- The Council retain discretionary authority over whether lakeshore camping continues at Motutere beyond 2038, which should align with the recreational purpose of the reserve and the Reserves Act’s framework for management plans (s41).

Any future decision on camping at Motutere should consider community access and the purpose of a recreation reserve under the Reserves Act.

Option Analysis for ISSUE 3

Option 1. Approve the draft RMP with reconfiguration of the Motutere Bay lakeshore to include a public day-use area to the west of the boat ramp, and tent camping to the east (as proposed in the consultation draft).

Advantages	Disadvantages
<ul style="list-style-type: none"> • Enhanced natural character. • Provides an opportunity to restore and enhance vegetation on the foreshore. • Provides for safe public access to the foreshore. • Improved experience for the general public and visitors to the campground. • Removes some exclusivity and promotes public use of the recreation reserve. • Provides ability to create boat trailer parking on this side of reserve. 	<ul style="list-style-type: none"> • Natural character values may not be fully restored on all lakeshore areas. • Part of lakeshore still used exclusively for camping (restricting public use of Motutere Bay). • Costs associated with upgrading reserve. • Increased pedestrian traffic crossing SH1. • Potential decrease in overnight tourist visitors (if expansion area not supported). • Loss of exclusive lakeshore camping for annual site holders (permanent caravan sites).

Advantages	Disadvantages
<ul style="list-style-type: none"> Unique lakeshore camping experience still provided on Lake Taupō. 	

Option 2. Amend the draft RMP clarifying lakeshore camping will cease on or before 2038 at Motutere Bay; and include actions to transition the lakefront to a public day-use reserve on or before 2038.

Advantages	Disadvantages
<ul style="list-style-type: none"> Enhanced natural character. Opportunity to restore and enhance vegetation on the foreshore. Enhanced public access to the foreshore, supporting safe and equitable use for the public and campground visitors. Improved experience for the general public and visitors to the campground. Removes exclusivity of current lease on lakeshore. Promotes public use of the recreation reserve. Provides ability to create boat trailer parking on this side of reserve. Supports mana whenua's values and preference for no camping. 	<ul style="list-style-type: none"> Loss of exclusive lakeshore camping for annual site holders, as permanent caravan sites would no longer be available on the lakeshore. No lakeshore camping experience provided on Lake Taupō. Campground users will have to use public restrooms when on lakeshore (campground infrastructure will be removed from this side of campground). Costs associated with upgrading reserve. Increased pedestrian traffic crossing SH1. Potential for decreased overnight tourist visits, especially if the new Area 1 proposed campground area is not supported.

Option 3. Do not approve the reconfiguration of the Motutere Bay lakeshore; Maintain the status quo indefinitely.

Advantages	Disadvantages
<ul style="list-style-type: none"> No change for 'annual' campers and lessee. No additional costs for council. Unique lakeshore camping experience continues to be provided on Lake Taupō. 	<ul style="list-style-type: none"> Continued loss of natural character. Little opportunity to restore and enhance vegetation on the foreshore. No safe public access to the foreshore. Exclusive use of lakeshore for campers. Does not promote public use of the recreation reserve. No ability to provide boat trailer parking on this side of reserve. Current development on lakeshore conflicts with the values of hapū and iwi.

Option 4. Maintain the status quo for the Motutere Bay lakeshore until 2038.

Advantages	Disadvantages
<ul style="list-style-type: none"> No immediate change for 'annual' campers and the lessee until the current lease expires in 2038. The unique lakeshore camping experience at Lake Taupō continues unchanged until 2038. Delays Council expenditure to enhance the lakeshore until 2038. 	<ul style="list-style-type: none"> Delays public access improvements, environmental restoration, and cultural benefits until 2038. Compared to a phased transition approach (Option 2), this option could result in abrupt changes when lakeshore camping ceases in 2038, creating challenges for campers and lessee.

Officer Recommendation

Officers recommend Option 2: Amend the draft RMP clarifying lakeshore camping will cease on or before 2038 at Motutere Bay; and include actions to transition the lakefront to a public day-use reserve on or before 2038.

This approach provides a clear, manageable timeline for transitioning the lakeshore area to public use.

Removing all lakeshore camping not only addresses significant public, cultural, and environmental concerns but also supports an accessible and resilient lakeshore for all who visit, now and into the future.

The timing of this transition will depend on the campground lease. If the lessee opts to discontinue lakeshore camping before 2038, the process for converting the area to public day-use is outlined below in the recommended amendments.

To support this transition, Council will need to allocate funding in a future Long-Term Plan and associated asset management plan to develop the public space and related facilities along the lakeshore.

The lessee has requested the designation of two new campground areas to ensure continued camping and recreation opportunities once lakeshore camping ends. Officers support this request, as outlined in a separate section of this report.

Recommended Amendments shown in underlined red text
<p>Under the Introduction section: Recreation Values, include the following underlined words to paragraph three:</p> <p><u>The long-term outcome for Motutere Recreation Reserve is to transition to no camping on the lakeshore reserves from 2038.</u></p>
<p>Include a new Recreation Values Outcome:</p> <p><u>Long term outcome of removal of all camping on the Motutere Bay lakeshore reserve by 2038.</u></p>
<p>Include a new Recreation Values Action:</p> <p><u>Long Term Lakeshore Reserve Use</u></p> <p><u>Reflect the long term outcome of removing camping on the Motutere Bay lakeshore reserve in reserve management plan reviews.</u></p>
<p>Leases and Licences</p> <p>Delete</p> <p>6.2.1 At expiry or surrender of the 2005 campground lease, or at the commencement of a new lease, that area shown on the concept plan of Motutere Bay lakeshore reserve west of the boat ramp will transition to a day use public reserve and will be removed from the campground lease once the transition is complete.</p> <p>6.2.2 Car parking and boat trailer parking spaces for campers to continue to be provided by the Lessee within the campground lease area. Car parking within public day use areas will be for public day use only.</p> <p>New Action:</p> <p><u>Camping will cease on that area of the camping ground located on the lakeshore of Lake Taupō on or before the 30 April 2038. Any lease agreed to prior to 30 April 2038 will include the following transition stages:</u></p> <p><u>Eastern side of the boat ramp as shown coloured yellow on the Zone Areas plan on page X* ²of this plan:</u></p> <ul style="list-style-type: none"> • <u>Removal of permanent caravans (annual sites) by 1 November of the year following the commencement of the new lease.</u> • <u>Tent-only camping in place by 1 December of the year following the commencement of the new</u>

² Page number to be determined once draft RMP finalised.

Recommended Amendments shown in underlined red text

lease.

- Removal of all lessee owned improvements by the lessee at the lessee's cost by 30 April 2038. The Lessee is to repair and make good at its own expense any damage caused by the removal and must leave the land in a clean and tidy condition.

Western side of the boat ramp shown as Area A on the Zone Areas plan on page X of this plan:

- Removal of permanent Caravans (annual sites) and lessee improvements at the Lessee's cost by 1 November 2027. If a new lease is commenced after 2027, removal of permanent caravans (annual sites) and lessee improvements by 1 November of the year following commencement. The Lessee is to repair and make good at its own expense any damage caused by the removal and must leave the land in a clean and tidy condition.

Boat trailer parking spaces for campers to continue to be provided by the Lessee within the campground lease area as shown coloured X on the Zone Area plan on page X³ of this plan. Any new lease of the camping ground will not include the area coloured X on the Zone Plan. This area will become a public boat trailer parking area.

Delete the Staging and Timing Actions:

~~Staging and Timing~~

~~6.5.1 Within 12 months of commencement of a new lease for the campground the lessee is to remove all buildings and structures from proposed Area A (as shown on the Reserve Management Concept Plan). The Lessee is to repair and make good at its own expense any damage caused by the removal and must leave the land in a clean and tidy condition.~~

~~6.5.2 The enhancement of the public day use area to the west of the boat ramp will require Council funding to be considered as part of the Long-term Plan and Annual Plan processes.~~

~~6.5.3 Timing of actions will be dependent on the 2005 Lease being upheld until its expiry in 2038, or with agreement of the Lessee – commencement of a new lease prior to that date.~~

~~6.5.4 Should the 2005 lease continue without variation or surrender the lakeshore part of the reserve will remain as it is until 2038.~~

Proposed Campground Area 1

Delete Action 6.3.1 (a)

The campground lease area may be extended into proposed campground area 1 – as shown in the Reserve Management Concept Plan, subject to the following conditions:

a. ~~Removal of camping from the Motutere Bay lakeshore reserve shown as day-use public reserve in the Reserve Management Concept Plan.~~

³ Page number to be determined once draft RMP finalised

NEW OBJECTIVES AND SUPPORTING OUTCOMES.

For this section, there was a mix of agree, disagree and neutral, with a wide range of comments relating to each objective, summarised below. In some cases, submitters selected agree or disagree but their comment contradicts with this selection. We recommend that the Committee read the full bundle of submissions to clarify submitter's positions.

OBJECTIVE 1 – Mana Whenua cultural values are respected, celebrated, and protected.

Reasons submitters disagreed with this Objective included:

- Campers already respect and acknowledge the cultural aspects of Taupō.
- We want an inclusive community where everyone is respected.
- How are they being respected or protected when contemporary cultural mapping/recording has not taken place?

Reasons submitters agreed with the Objective included:

- Because they support partnership and values being respected.
- Draft RMP achieves recognition and respect for hapū's role as mana whenua.
- Support for the draft RMP vision, particularly action 1.2.1.
- Support for draft provisions that support active hapū participation in Motutere reserve management.

Reasons submitters were neutral about this Objective included:

- An owner with a lease is more likely to respect land and culture than general public.
- Comfortable with almost all actions. Other than 1.1.1 as it is unclear what this will look like in practice. Feels like it excludes the camp lessee from having input on operational decisions. Needs further elaboration.
- Campers respect the cultural values; however campers are not respected by the locals. There has been unrest and abuse from locals to campers.
- Respect goes two ways, education is key and only hapū can provide real insight to the land's history if only they would be prepared to engage which they never have.

Further feedback from Ngāti Te Rangīita ki Waitetoko hapū and Te Kotahitanga o Ngāti Tūwharetoa (TKNT)

Stronger language is required in action 1.1.1 to better reflect the intent to involve hapū in operational decision-making, amend action 1.1.1 as follows:

- Council and Ngāti Te Rangīita ki Waitetoko will ~~investigate how to~~ work together in respect of key operational decisions for reserve management.

No reference in RMP to develop the work plan in partnership with hapū, add new action 1.1.5 as follows:

- Partner with Ngāti Te Rangīita ki Waitetoko in the development of the Council's Motutere Reserve management plan work plan.

Officers Response to Submissions

Feedback on this objective was limited to a few mixed comments about shared respect and values. Officers do not believe that the Objective limits shared use and respect of the reserve. Motutere Recreation Reserve and surrounds is of cultural significance to Ngāti Te Rangīita ki Waitetoko hapū. Ngāti Te Rangīita ki Waitetoko have engaged in and participated in a partnership approach to developing the draft reserve management plan.

There was a question about how these sites could be protected if they are not mapped. A cultural values report has been done on behalf of Ngāti Te Rangīita ki Waitetoko hapū. The report has informed the draft provisions of the reserve management plan to assess the potential impact of proposed land disturbance on sites of cultural significance (6.3.1.e), and implementation of an accidental discovery protocol (6.3.1.f). This is explained further under the responses to submissions relating to Objective 6. The proposed actions 1.3.1 and 1.3.2 under Objective 1 seek to increase awareness of cultural values to use correct place names and work with hapū to develop appropriate methods of information sharing.

With regards to feedback from hapū and TKNT, Council is fully committed to working collaboratively with hapū on key operational decisions and values their input in shaping the management of reserves. We believe that shared decision-making is especially effective for long-term projects, where time for planning allows hapū perspectives to be fully integrated. Council shall confirm key operational decisions with hapū, including through the Work plan. For day-to-day management, Council will remain flexible and responsive, recognising that hapū representatives are volunteers with other commitments, and the practical need for some operational matters to be undertaken without delay. In situations where immediate decisions are necessary, Council will keep hapū informed and seek their input whenever feasible, ensuring their perspectives are considered even when timing constraints may arise.

Officers Recommendation

Officers recommend adopting the Objective with the following amendments:

Recommended Amendments shown in underlined red text
<p>Amend action 1.1.1 as follows:</p> <p>Council and Ngāti Te Rangiita ki Waitetoko will investigate how to work together <u>in respect of key</u> on operational decisions for reserve management.</p> <p>Add new action 1.1.5 as follows:</p> <p><u>Partner with Ngāti Te Rangiita ki Waitetoko in the development of the Council's Motutere Reserve Management Plan work plan.</u></p>

OBJECTIVE 2 – The reserve’s unique natural environment values are restored and protected.

The reasons submitters disagreed with the Objective included:

- The questionnaire is flawed.
- This objective is undermined by the proposal to expand the campground.
- Result in clearance of native vegetation.
- In favour of some loss of natural environment value, for recreation/enjoyment purposes.
- Restricting vehicle access will mean bush will grow and offer no value to the environment.
- We need to protect the environment, but we also have to enjoy it.
- We need a balance rather than saving every square metre.
- Maintain a lake level that can be enjoyed.
- Disagree that the reserve is a natural environment due to presence of State Highway intersecting the area.
- Planting more trees will impede the view of the lake.
- It is only the lake causing erosion, not the caravans, tents cause more erosion due to storm drains and pegs in the ground.
- We heard people want to have camping stopped because the lake can't be viewed from the road as people drive past.

The reasons submitters agreed with the Objective included:

- The camp owners are doing a great job at maintaining the environment.
- Kowhai trees are thriving.
- Agree it can be restored with revegetation. Must be native vegetation.
- Erosion must be managed.
- Improve/maintain health of water.
- Require financial contribution from camp activities for restoration/maintenance of natural environmental values.
- Balance must be achieved between environmental and recreational value.
- Support increased care for vegetation planting and pest control.
- With population growth you need to preserve best access to high value natural environments for the greatest number of people
- DOC support this objective, looks forward to future restoration in a collaborative way including the action to partner with groups such as Greening Taupō, Project Tongariro etc.
- The natural environment provisions are critical to the core philosophy of hapū.

Feedback also included:

- How does a concrete carpark protect the environment?
- Actions need to support aquatic ecosystem and not just terrestrial.
- Motorised water activities need to be reduced.

The reasons submitters were neutral with the objective included:

- Agree with the objective but concerned with the rate of erosion.
- If the natural environment was fully restored, then no one should use the lake.
- Campers need to pick up rubbish.

Further feedback

Feedback included a request to extend Action 2.1.1 and 2.2.1 to set clear targets for revegetation, erosion control and incorporating objectives for enhancing biodiversity within the revegetation plan (focusing on indigenous species that hold cultural significance).

In addition, the following amendments were requested:

- Amend provisions to reflect the need to restore enhance and protect natural environment values.
- Amend objective 2 as follows: The reserve's unique natural environment values are restored, enhanced and protected.
- Amend outcome 2.2 as follows: Lakeshore reserves natural character is restored, enhanced and protected ~~and restored~~ to a high level of natural character and lined with abundant kowhai trees. Swap outcomes 2.1 and 2.2.
- Amend action 2.2.2 as follows: Establish a restoration planting plan for endemic low growing native plants, focusing on species that hold cultural significance, and kowhai trees along the lakeshore reserves to.....

Officers Response to Submissions

There was mixed feedback on this objective with most submissions agreeing that the environment is important and needs to be protected. We also received feedback about the expansion of the campground and new carparks potentially undermining this objective and the importance of achieving balance between the use and enjoyment of the reserve and the environment.

Under the s17 of the Reserves Act 1977 the management plan has to provide for recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside. All of the draft RMP objectives, outcomes and actions have been drafted with s17 of the Act in mind. While some use of the reserve may result in loss of vegetation or natural character it is anticipated that overall the environment will be enhanced and where possible protected through the new proposed actions.

The reserve management plan's 6 key objectives are balanced against each other; there is no hierarchy between the objectives. The Objective 2; to restore and protect the natural environment is to be balanced against Objective 4; a reserve that provides for the recreation values and meets a range of needs and enjoyment for all reserve users.

It is acknowledged that some development in the proposed new areas and on the lakefront will require removal of vegetation and changes to the natural environment. Proposed new area 1 (tourist accommodation) includes a condition for biodiversity offset planting for vegetation removal. The proposed new carpark at Motutere Bay will be designed to minimise its footprint, preserving as much natural landscape as possible and incorporating native plantings to blend with the surrounding environment. Efforts will be made to retain mature trees where feasible and to select materials and landscaping elements that reflect the natural character of the lakeshore. Additionally, any necessary vegetation removal on the lakefront will be balanced with restoration initiatives, ensuring that environmental and natural character values of the area are maintained and enhanced, supporting the ecological integrity of Motutere Bay.

Also to note, the draft RMP has the following actions:

2.1.1 - Protect the significant indigenous vegetation area in perpetuity (shown as the proposed vegetation protection area on the Reserve Management Concept Plan), allowing for walking tracks to be developed.

2.2.1 - Incorporate the lakeshore reserves for native revegetation planting and pest control within Council's Revegetation Planting Plan and Guide.

Officers do not consider it feasible to include specific timeframes for these actions in the RMP. Timeframes for revegetation will be addressed in the Action Implementation Work Plan, with some scheduling dependent on budget and timing considerations within Council's Long-term Plan and Annual Plan processes. Additionally, timing will rely on the capacity and priorities of partners, including volunteer groups and hapū.

With regards to the request to incorporate an objective to enhance biodiversity with the revegetation plan focusing on indigenous species that hold cultural significance, Action 2.2.1 includes:

Incorporate the lakeshore reserves for native revegetation planting and pest control within Council's Revegetation Planting Plan and Guide.

The "Taupō District Council's Revegetation Planting Plan and Guide" includes the type of appropriate plants that should be planted in the district, including indigenous species and species that hold cultural significance. Officers recommend this should be included in the wording of the relevant action.

Officers recommend strengthening the Objective and its supporting provisions by incorporating the term "enhanced".

The draft RMP does not seek removal of camping so that views can be achieved from the road. For clarification it is recommended that action 2.2.2 add the word 'safety' to the requirement for views.

Officer Recommendation

Officers recommend adopting the Objective with the following amendments:

Recommended Amendments shown in underlined red text
<p>Amend Objective 2 as follows:</p> <p>The reserve's unique natural environment values are restored, <u>enhanced</u>, and protected.</p>
<p>Amend Outcome 2.2 to include the underlined wording:</p> <p>Lakeshore reserves natural character is <u>restored, enhanced and</u> protected and restored to a high level of natural character and lined with abundant kowhai trees.</p>
<p>Amend action 2.2.2 as follows:</p> <p>Establish a restoration planting plan for endemic low growing native plants, <u>focusing on species that hold cultural significance</u>, and kowhai trees along the lakeshore reserves to enhance the natural character while considering <u>safety</u> requirements for views and Crime Prevention Through Environment Design (CPTED) techniques.</p>

OBJECTIVE 3 – Public access and associated safety is maintained and enhanced.

The reasons submitters disagreed with the Objective included:

- Oppose more vehicles and car park. Car park too big.
- Car park could encourage truck stop.
- Don't restrict access to Ōtaiātoa Bay.
- Retain access for caravans and motorhomes at the lakeside.
- Restricting the lake shore to boats will create bottleneck for the boat ramp.
- Do not restrict boating and swimming to separate areas.
- Put pontoons out in peak season to stop them jumping off the jetty.
- There will be more people crossing the highway if camping is stopped on the lakeshore.

The reasons submitters agreed with the Objective included:

- Support improved public access to the lakefront.
- Support designated boat trailer parking at Motutere Bay.
- Support minimising access to a single point of entry to both lakeshore reserves (NZTA).
- Improve access and delineation between public access and camp sites.

The Lake Taupō Harbourmaster submitted the following feedback:

- The lack of non-exclusive shoreside facilities, parking and toilets means that the Department's facilities, (boat ramp and jetty) only has the capacity to service campground customers especially in peak times. Motutere Bay is one of the few shoreline reserves that has deep water from the shore. This makes it a very popular location for recreational water activities. This creates a safety risk for pedestrians when the ramp is being used by vehicles and trailers. This choke point for all users of the Reserve could be mitigated by the objectives set out in section 3 of the draft RMP.
- The DIA agree with the proposed swim area to improve safety.
- Their submission noted that while it is possible to separate the swim zone from the mooring zone, doing this requires amendments in the Waikato Regional Plan and the Lake Taupō Navigational Safety Bylaws. Both also need overarching approval from Taupō nui-a-tia Management board.

The Taupō-nui-a-Tia Management Board asked for the following amendment:

- Include reference to closed waters and access restrictions at Motutere Point in the Motutere RMP document itself, rather than the Context Summary document. Engage with the Management Board to ensure alignment between the two plans. (See Attachment 6 for image of Motutere Closed Waters).

One submitter queried whether suitable methods were in place to achieve this objective.

The reasons submitters were neutral about the Objective included:

- Congestion issues at boat ramp that are dangerous.
- SH1 remains a major hazard, asked what happens if the speed limits increase.
- Unclear what level or provision will be made for boat trailer parking for those who are not campground users.
- Boat ramp is poorly maintained.
- The Boat trailer parking causes safety and access issues.
- The slower speed limit works.
- Public access should be for recreation that has a no impact on terrestrial and aquatic environment activities.
- Turn the gravel pit opposite Motutere Ski Lane into a carpark.

NZ Transport Agency Waka Kotahi

The submission received from the NZ Transport Agency Waka Kotahi (NZTA) is attached in the full bundle of submissions, submitter number 424.

NZTA submission points:

- Include adequate consideration of safe access to and from Te Poporo (Bulli Point).
- Remove the requirements that NZTA are not able to commit.
- Ensure that changes provide appropriate accesses from the highway and sufficient space for public parking on the lakeshore.
- Supports public day parking, seeks action in assessing parking demand.
- Support separating pedestrian access points from the vehicle accesses to avoid conflict.
- Supports reducing vehicle access to Ōtaiātoa Bay Lakeshore Reserve.
- Agrees that pedestrian refuge is likely appropriate, but NZTA oppose the request as NZTA have been sought out to install this. This should be paid for by the Holiday Park.
- Supports the note relating to NZTA approval of the safe pedestrian refuge. However, seek additional note relating to NZTA approving the vehicle access changes (if any) and onsite parking for this reserve.
- Opposes the request to NZTA to undertake a safety audit of the highway. They are Neutral to the request to lower the speed limit at Motutere Bay.

Council received a letter from NZTA prior to their submission. It stated that NZTA have no immediate plans to undertake a safety assessment at Motutere Bay. This means Council will need to take the lead on ensuring improved safety measures at Motutere Bay, including planning and funding a safe pedestrian crossing for users of the campground and the general public.

Specific changes requested by NZTA are included in the full submission and in the summary of submissions document.

Officer Response to Submissions

Submitters were concerned about the creation of a public car park at Motutere Bay. If a public reserve area is created at Motutere Bay it will be necessary to provide a carpark for the public to access the bay. When such a carpark is designed, Council officers will be cognisant of the natural character values in the bay and the importance of safety with accessing the boat ramp and crossing SH1.

The reasons for removing caravans and motorhomes from the lakefront are addressed earlier in this report.

Some submitters questioned why public access was been restricted at Ōtaiātoa Bay. As discussed earlier in this report, submitters may have confused this term with removing all vehicle access. The proposed change is looking to limit or reduce vehicle entry and exit from Ōtaiātoa Bay but not remove it all together. The reasons for this include improving the safety of the reserve and to help improve compliance monitoring to address illegal behaviour on this part of the reserve. If access was to continue in its current form there is limited opportunity to stop illegal camping, fly tipping and fire lighting in and along this lakeshore.

With regards to NZTA's submissions about access to Te Poporo (Bulli Point). Officers are not aware of campers walking to this area along SH1. As this is a busy (and unsafe) state highway it is not considered appropriate that the management plan provides a carpark for, or walking access to, the point. The Waikato Regional Land Transport includes SH1 Te Poropo as a regionally prioritised roading activity, for investment to improve resilience, efficiency, and road safety. It is considered more appropriate that access to Bulli Point be addressed through that process.

Officers support NZTA's requested amendment to say there will be sufficient carparking provided in both bays. Other requested amendments include the requirement to consult with and get approvals from NZTA for the pedestrian refuge, this has been included in the recommended amendment to the applicable action. Officers do not think it is reasonable to expect the campground lessee to fund the installation of the pedestrian refuge.

Safety concerns were also raised in submissions. Safety is noted as an important matter in the draft RMP:

Outcome 3.4 Safety risks associated with public access to the lakeshore reserves; particularly State Highway 1 crossings are appropriately managed.

Four actions are outlined in the draft RMP to manage this matter.

Officers acknowledge the importance of educating users of the reserve about the closed waters on Motutere Point. It is recommended that new actions are added to the draft RMP to address this matter.

Officer Recommendation

Officers recommend adopting the Objective with the following amendments:

Recommended Amendments shown in underlined red text
<p>Add a new action under Objective 1 Mana Whenua</p> <p>Increased Awareness of Cultural Values</p> <p><u>Partner with Ngāti Te Rangiita ki Waitetoko and the Taupō-nui-a-Tia Management Board to produce appropriate methods of information sharing about the closed waters of the western shore of Motutere Bay.</u></p>
<p>Under Objective 3 Public Access and Safety, Defined Public Access add a new outcome and action:</p> <p>Outcome</p> <p><u>The closed waters around Motutere Point are respected and users of the reserve are educated about restrictions in this area, as outlined in the Taupō Waters Management Plan.</u></p> <p>Action</p> <p><u>Council will partner with Ngāti Te Rangiita ki Waitetoko and Taupō-nui-a-tia Management Board to ensure public access to the closed waters at Motutere Point is managed appropriately.</u></p> <p>(See also recommended amendment to Action 4.1.1 under Objective 4)</p>
<p>Amend action 3.2.2</p> <p>Provide <u>sufficient</u> car parking space for public day use at Motutere and Ōtaiātoa Bay lakeshore reserves.</p>
<p>Delete action 3.4.1 and replace with the underlined text:</p> <p>Council to apply to NZ Transport Agency Waka Kotahi to install a safe pedestrian refuge crossing from the campground to Motutere Bay lakeshore reserve.</p> <p><u>Council to facilitate the installation of a safe pedestrian refuge crossing from the campground to Motutere Bay lakeshore reserve. This process will include consultation with NZ Transport Agency Waka Kotahi and budget approval as a priority action.</u></p>
<p>Amend Action 3.4.2</p> <p>Council to advocate to NZ Transport Agency Waka Kotahi to undertake a safety audit and <u>maintain the existing</u> a lower speed limit <u>of 60km per hour on</u> State Highway 1 at Motutere Bay.</p>

OBJECTIVE 4 – Recreational values are maintained and enhanced for all reserve users.

The reasons submitters disagreed with the Objective included:

- Motutere should be for campground use only.
- Removing camping will not have positive effect on recreational values. Will have adverse effects on recreational values.
- Caravans increase recreational value so why remove them.
- Query whether suitable method/process in place to achieve objective.
- Allow dogs on the lakeshore.
- Dogs should not be allowed here.
- The proposed public day use area will heighten the chances of contamination to water quality.

Feedback from submitters that agreed with the Objective included:

- Agree but question what is proposed to achieve it.
- Agree with tents only/caravan and motorhome restrictions at lake front.
- Request limits on length of time for camping.
- Support prohibition of boats and jet skis tied up on the foreshore.
- The lakefront is always maintained, create a parking space at the foot of the Waipehi track.
- Amend Objective to ensure respectful enjoyment of the reserve's recreation values.

Feedback from submitters that were neutral about the Objective included:

- Questions whether this means dogs allowed on the lakefront.
- Costs outweigh benefits.
- Until a new lease is signed, this section is purely aspirational.

The submission received from the Lake Taupō Harbourmaster made the following points:

- The proposed swim only zone may overlap with an approved mooring zone. This can be amended so the two zones can have separation. Both zones will require amendments in the Waikato Regional Plan and the Lake Taupō Navigational Safety Bylaws.
- Approval for any of the above sits with the Taupō-nui-a-tia Management Board.
- The significant cultural value of Motutere Reserve means it is imperative that the Management Plan provides clarity for the community and for visitors regarding the closed waters of the western shore and beyond (see image below).

Officer Response to Submissions

There was mixed feedback on this objective with many submissions making comments about camping - either retaining camping on the lakeshore, removing camping, or limiting camping. The matter of lakeshore camping has been addressed under the Issue 3 officer response and recommendations in this report.

We also received mixed feedback about dogs with some submitters asking for dogs to be allowed on the reserve and others wanting dogs banned. Council's dog bylaw controls state that dogs can only be off-lead in those areas that are specified in Schedule 2 of the Bylaw, this does not include Motutere Reserve. Dogs can be on lead. The campground is private property and has its own pet policy for dog control within the campground.

Actions in the draft RMP to address this matter include:

2.1.2 Campground Lessee to continue to support the management of environmental health at Motutere Bay. This includes (but not limited to) the campground continuing to promote the natural environment and its wellbeing, and supporting a pet policy that requires dogs to be on a leash.

4.4.1 Dog owners to ensure their dog/s are kept on a leash at all times.

4.4.2 Investigate including Ōtaiātoa Bay lakeshore reserve as a dog exercise area.

4.4.3 Council to provide signs informing dog owners of the rules and their responsibilities.

Submitters raised concerns about the draft RMP not addressing the existing mooring zone that is contained in the proposed swim only zone and the closed waters of the western shore. Officers recommend an amendment to the draft RMP to address this.

It is not considered necessary to include respectful in this objective. Objective 4 is to be balanced against the other 5 objectives, including Objective 1 Mana whenua cultural values are respected, celebrated, and protected. There is no hierarchy between the objectives.

Officer Recommendation

Officers recommend adopting the Objective with the following amendments:

Recommended Amendments shown in underlined red text
<p>Amend Action 4.1.1 of Objective 4:</p> <p>Provide signage to show locations of publicly accessible areas <u>and those areas that should not be accessed, such as the closed waters of the Western Shore.</u></p>
<p>Amend Action 4.3.3 of Objective 4:</p> <p>a) Apply to Department of Internal Affairs (harbour master), Tūwharetoa Māori Trust Board, and Taupō-nui-a-Tia Management Board for a safe swim zone and jumping platform to the west of the boat ramp jetty.</p> <p>b) <u>The proposed swim zone will be carefully delineated to avoid overlap with the existing approved mooring zone, ensuring adequate separation between the two zones. Any adjustments to the zoning will require amendments to both the Waikato Regional Plan and the Lake Taupō Navigational Safety Bylaws.</u></p> <p><u>Note: Approval for any changes or establishment of zones remains with the Taupō-nui-a-Tia Management Board.</u></p>

OBJECTIVE 5 – Built structures are sensitively designed to integrate with the natural environment values of the reserve.

The reasons submitters disagreed with the Objective included:

- Retain structures with functional need for location e.g. bins; barbecues; more tables and chairs at Ōtaiātoa Bay.
- Remove structures which are incongruous with natural environment, Glamping domes.
- Retain provision for permanent camping structures.
- Glamping domes provide recreational opportunity for sick/mobility impaired.

The reasons submitters agreed with the Objective included:

- Relocate permanent camping structures and other incongruous buildings from lakeshore area.
- The igloos look terrible and should be removed.
- Tents and campers should remain.
- A lakefront carpark is not in keeping with integration with the natural environment.
- Current structures integrate with environment apart from the two white domes.
- If they need to be replaced, I suggest similar, understated buildings replace them.
- Care needs to be taken and built structures do need to be sensitively designed, but the campground does not need to be altered in any way.
- Agree with consolidating built infrastructure to defined locations and designing to integrate with the natural environment.
- A reference to cultural values is missing from the built infrastructure provisions.
- Sensitive design directions should not be limited only to the lakeshore reserves.
- Amend action 5.1.1. to remove the word “lakeshore.

The reasons submitters were neutral about the Objective included:

- Existing structures are of good appearance/design and acceptable in their current location.
- High cost to remove infrastructure and below ground infrastructure, who pays for this?
- What infrastructure is needed for day visitors?

Officer Response

There was a high level of support for this Objective and supporting outcomes and actions. Several submitters raised concerns with the white domes that are located on the lakefront. The domes are currently not permitted to be on the lakeshore, Council is working with the lessee to have these removed from the lakefront.

There were comments made about the proposed new carpark not integrating with the natural environment at Motutere Bay. As explained in a previous section of this report, the carpark will be designed to minimise its footprint, preserving as much natural landscape as possible and incorporating native plantings to blend with the surrounding environment. The actions for this Objective seek to consolidate built infrastructure to defined locations, and ensure they are designed to integrate with the natural environment. Permanent camping structures will be removed from public use areas.

In terms of costs to remove infrastructure, there may be some costs for Council and some for the lessee. The logistics and costs will be negotiated between Council and lessee. Infrastructure for public day use may include bollards, a carpark, a public toilet, rubbish bins, and picnic tables. The exact design and requirements will be planned for through the next Long-term plan process.

Officers note the concern about provisions not providing for cultural values. All six objectives should be read together, and there is no hierarchy between them. This means Objective 1 Mana Whenua Cultural Values should be read in conjunction with Objective 5, along with the supporting provisions under Objective 1. Officers agree that reference to cultural values should be added to the explanatory text to clarify this point.

Action 5.1.1 relating to sensitive design has been limited to the lakeshore reserve because of its status as foreshore protection area. The remaining reserve does not have that status. The difficulty of the campground

adhering to the same provisions is that structures such as caravan pergolas (and the caravans themselves) would not comply with the same provisions. For this reason, officers recommend not removing the word lakeshore from Action 5.1.1.

Officer Recommendation

Officers are satisfied that the proposed provisions in the draft RMP are appropriate to manage the effects of built structures and recommend adopting the objective with the following amendment:

Recommended Amendments shown in underlined red text
<p>Amend the explanatory text of Objective 5 to include reference to cultural values:</p> <p>This section addresses built structures within the reserve. It seeks to consolidate built infrastructure to defined locations, and ensure they are designed to integrate with the natural environment <u>and respect cultural values.</u></p>

OBJECTIVE 6 – Leases and licenses are provided for where they enhance Motutere recreation values.

The reasons submitters disagreed with the Objective included:

- Maintain status quo.
- Expansion of the campground will have detrimental effect on recreational value for public.
- Changes to lease arrangements will not improve recreational value for public.
- The recreational values will be destroyed if the new lease states to remove lakeshore camping.

The reasons submitters agreed with the Objective included:

- Reserve – and leases/licenses - should be administered by mana whenua instead of TDC.
- Agree with this:
 - The area was gifted to the crown for recreation and should remain so
 - Campground staff should not have to maintain the proposed public day use area.
- Support but request to amend objective 6 as follows:
 - Leases and licences are provided for where they support Motutere's cultural and recreation values.
 - Amend action 6.3.1(f) as follows: In order to protect culturally significant sites, all efforts shall be made to avoid earthworks within or near wāhi tapu. Implementation of approved earthworks within or near waahi tapu must have an accidental discovery protocol in place.
 - Suggest new action 6.4.1(d) as follows: In order to protect culturally significant sites, all efforts shall be made to avoid earthworks within or near wāhi tapu. Implementation of approved earthworks within or near waahi tapu must have an accidental discovery protocol in place.

The reasons submitters were neutral about the Objective included:

- Support with no increase in cost to users.
- Maintain status quo.
- Question fairness of objective.
- Agree conditional upon campground having exclusive use of the area.
- Oppose renewal of lease on the lake front.
- Request campground be provided with 'long-term' lease.
- New or revised lease is essential.
- This should have taken place before the work on the RMP.
- There are many not-insignificant financial implications to what is being proposed in the Draft 2024 Plan including financial impact on lessee, costs to implementing and maintaining foreshore (lakeshore) changes, and erosion work.

Campground lessee

The campground lessee had the following comments and requests regarding the leases and licences section of the draft RMP:

- Include the same expansion areas shown on a plan in the previous 2002 Reserve Management Plan.
- New lease to state that waterfront camping to the western end (left side) of the boat ramp will cease when the Council construct a day visitor area in this location.
- Camping on western end (left side) of boat ramp to close earlier if necessary approvals are obtained to develop the expansion area, located on the hillside beyond the water tanks.

- All permanent caravans on waterfront continue to be removed by natural attrition with deadline of 2030. Those on the western end (left side) removed earlier if this area is closed for camping as per items above.
- Domes remain on the foreshore until hillside expansion area is approved. At this time domes will be relocated to hillside expansion area.
- New lease to state all remaining waterfront camping to cease in 2038, provided Council commits to maintain foreshore to similar standard as the Taupō township, ensuring it does not become rustic, overgrown, or untidy.
- Any expense relating to the development of the day visitor area be at the cost of Council including erosion works deemed necessary to protect the foreshore, car parking, toilets or other infrastructure.
- Boat ramp remains public facility, but all trailer parking be removed from the foreshore and be directed to the area previously identified within the park boundaries. Lease to make provision for this car parking area (at the expense of Council).

Officers Response

This objective received a mixed response. Many submitters expressed a neutral stance on the proposed new outcomes and actions. A large number supported the proposed changes, including the introduction of a public day-use area. Conversely, many submitters preferred no changes to the current lease and lease area, advocating for a new long-term lease to maintain the status quo for camping.

To note, many submitters made comments about the campground lease when answering the Issue 2 and Issue 3 questions and in the General Feedback section. A significant number of these submitters supported removing all camping from the lakeshore.

The feedback reflected the diverse perspectives shared by submitters regarding the future use of Motutere Bay lakeshore. There is a clear desire from campers to maintain the current lease arrangement and officers recognise the value that longstanding camping traditions hold for many in the community. However, in considering a balanced and sustainable approach, officers believe transitioning the lakeshore to a public reserve better aligns with the goal of making the reserve more accessible to all and allows a broader range of visitors to enjoy the reserve. This shift aligns with the draft RMP's objectives to enhance public access, restore the natural environment, provide for the recreation values, and meet a range of needs and enjoyment for all reserve users.

Regarding the submitter's request to amend Objective 6 to include cultural values, Objective 6 is intended to be balanced equally with the other five objectives, without hierarchy. This is also an intended outcome under this section of the RMP:

Outcome 6.2: New campground leases are aligned with the objectives of this management plan.

For this reason, officers recommend not amending Objective 6 as requested.

The remaining suggested amendments to the provisions relating to Objective 6 are accepted in part with recommended wording provided under Issue 3 of this report.

In relation to the lessee's feedback, officers provide the following comments:

- Officers recommend that the new camping (expansion) areas be approved. This includes having a suitable buffer between the Significant Natural Area (SNA) and adjacent forestry.
- Officers recommend a new clause that outlines a stepped transition plan, included recommended dates for change on the lakeshore based on Long-term Plan approval dates.
- The domes are not permitted under the current lease or the draft RMP, these need to be removed.
- Caravans on the east (right hand side) of the boat ramp will need to be removed by 1 November of the year following the commencement of a new lease.
- In terms of maintaining the lakeshore public area, Council works to the Recreation Aotearoa reserve classifications. It is not considered necessary to amend the draft RMP to state this.
- Officers acknowledge and agree that any expense relating to the development of the day visitor area will be at the cost of Council including erosion works deemed necessary to protect the foreshore, car parking, toilets and related infrastructure.

- The Motutere Bay boat ramp will remain a public facility. Some limited boat trailer parking may be provided on the lakeshore side of the reserve, overflow parking will be directed to an area across the road as identified on the Concept Plan. It is expected that the campground will continue to provide boat trailer parking for campground visitors using the boat ramp.
- Given the above feedback about defining public parking and camping areas, officers recommend a new action to survey key areas of the campground.

Officers Recommendation

Officers recommend that Objective 6 be approved with amendments. Amendments relating to the transition of Motutere lakeshore are outlined in the Officers Recommendation under Issue 3.

The following amendment is also recommended to ensure that public parking areas are clearly defined and that the proposed Area 1 campground maintains a suitable buffer between the Significant Natural Area (SNA) and adjacent forestry.

Recommended Amendments shown in underlined red text
<p>Include a new action to Campground Lease</p> <p><u>If there is a variation to the existing campground lease, or a new lease, Council will undertake a survey of the following:</u></p> <ul style="list-style-type: none">• <u>The public boat trailer parking area coloured X⁴ on the Zone Area Concept Plan, to define the area to be removed from the lease area.</u>• <u>New Campground Area 1, to establish a buffer between the Significant Natural Area (SNA) and the adjacent forestry land.</u>

⁴ To be determined once draft RMP finalised.

GENERAL FEEDBACK

Submitters were given an opportunity to provide generic feedback on the draft RMP. The question posed to submitters was:

Do you have any further comments about the Draft Motutere RMP?

Officers Response

A mix of feedback was received, covering topics like recreation, cultural considerations, camping regulations, and safety concerns. Submitters expressed a range of viewpoints, including suggestions for improved public access, increased cultural representation, and protection of mana whenua interests, alongside requests for preserving the current camping experience. Officers' responses to this feedback can be found in the Summary of Submissions report. Minor changes are recommended, outlined below, no further changes are required as the feedback has been addressed within the existing framework of the plan.

Ngāti Te Rangiita ki Waitetoko hapū Submission

Ngāti Te Rangiita's submission includes a statement about the transfer of Motutere Reserve. Officers acknowledge Ngāti Te Rangiita ki Waitetoko hapū's ongoing desire for the transfer of management for Motutere Reserve and understand the importance of recording this position. This process is a separate matter under the Reserves Act 1977 and the Committee does not have the authority to facilitate this transfer. The Council remains committed to maintaining open and constructive dialogue with Ngāti Te Rangiita on this matter.

Other points raised in the submission are addressed earlier in this report.

Officers' Recommendation

Officers recommend the following amendments are made to the draft RMP:

Recommended Amendments shown in underlined red text
<p>Recreation / Public Use & Access</p> <p>Add the following Action to Objective 3:</p> <p><u>Prohibit the permanent tethering of craft and trailers along the Motutere lakeshore reserve.</u></p>
<p>Amendments be made to text in the draft RMP as follows:</p> <p>(a) 'Lake Taupōmoana' to be changed to '<u>Lake Taupō Moana</u>';</p> <p>(b) 'Te Rangiita' to be amended to "<u>Ngāti Te Rangiita ki Waitetoko</u>" or "the <u>hapū</u>", as appropriate.</p> <p>(c) 'waahi tapu' to be changed to '<u>wāhi tapu</u>'.</p>

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Within this report Officers have provided an option analysis for each of the three proposed changes and for the objectives and outcomes.

The Committee has to decide whether to:

- recommend the final draft for Council approval; or
- Approve a final draft RMP with amendments, and recommend approval by Council.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

There will be consequential costs to Council with implementing the reserve management plan. Such costs include revegetation within the reserve, remediation work, carparking, bollards, creation of a picnic area, and a public toilet. Budget approval will be sought through the Council's Annual and Long-term Planning processes.

Depending on the chosen option for the lakeshore, there may also be financial implications for the lessee if buildings and/or infrastructure need to be removed or relocated. A reduction in lakeshore sites will also impact the value of the lease/business and potentially reduce visitor numbers and income, especially during the summer period. Any reconfiguring of the lease area will also impact the campground annual rent.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social, economic, environmental, and cultural are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

Reserves Act 1977

Taupō District Council is the administering body of the Motutere Recreation Reserve under the Reserves Act 1977. Under section 41 of the Reserves Act Council is required to have a management plan for the Reserve which shall be kept under continuous review so that the plan is adapted to changing circumstances or in accordance with increased knowledge.

The Motutere Recreation Reserve Management Plan Committee have delegation to oversee the review. The Committee can approve the draft reserve management plan for consultation and make recommendations to Council who will approve the final plan.

The review of the Reserve Management Plan is in accordance with the Reserves Act 1977 and all decisions must be consistent with the purposes of the Act, as set out in section 3.

Resource Management Act 1991 (RMA)

An administering body, like any other occupier or owner of land, is required to comply with a range of legislation about land administration and management. The RMA is the key piece of legislation to manage the effects of use and development of natural and physical resources.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

- ✓ Long Term Plan 2024-2034 Annual Plan Waikato Regional Plan
✓ Taupō District Plan Bylaws ✓ Relevant Management Plan(s)

The key aspects for consideration with regards to this proposal are as follows:

The existing reserve management plan was developed in 2004 and this review process ensures the ongoing management direction remains relevant.

While this management plan might set out a series of actions for Council to undertake to realise some of the objectives, the funding and timing of those actions will be dictated by Council's future Long-term Plan processes.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with iwi, and hapū of our district.

This review is being undertaken in partnership with Ngāti Te Rangiita ki Waitetoko hapū, mana whenua of Motutere. The hapū has an active role in the project team with a codesign approach. Hapū representatives are also included in this Committee overseeing the review of the Reserve Management Plan.

A cultural values report for the Motutere area including the reserve has been undertaken by Herea Winitana of Ōtaiātoa Ltd on behalf of Ngāti Te Rangiita ki Waitetoko hapū.

Ngā Tūraru | Risks

Implementing the proposed changes on the lakefront would require investment from Council. The level and timing of any such investment is reliant on Council's planning and budgeting process and influenced by other costs and priorities. There is a reputational risk if Council does not make the required investment to develop the public open space with adequate facilities if camping is removed from the lakefront.

If council does not implement erosion control measures, there is potential for erosion to be exacerbated by increased use of the foreshore.

The provision of safe crossing points on SH1 is reliant on support from NZTA. There could potentially be more pedestrian traffic if we move campers from the lakefront to the southern side of the highway.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is significant. The review of the management plan is of high interest to the local community, campers, the hapū and lessee of the Motutere Bay Top 10 Holiday Park.

TE KŌRERO TAHI | ENGAGEMENT

The community has now had two opportunities to provide their views during both the informal and formal submission period. These consultation periods consisted of engagement events where the public could speak with staff and the Committee about the project. Now that the formal consultation period has concluded, hearings and deliberations will take place on the 27th November and 28th of November by the Committee.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

A communications plan has been prepared in consultation with the communications team. Direct communication will be carried out with affected stakeholders and wider communication will be carried out with the community once Council has approved the RMP.

WHAKAKAPINGA | CONCLUSION

The Motutere Recreation Reserve Management Plan Committee has been delegated to oversee the review of the reserve management plan. This committee is made up of equal members of Taupō District Council and Ngāti Te Rangiita ki Waitetoko hapū.

This report seeks the Committee's recommendation to seek Council approval of the final draft RMP.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Full Bundle of Submissions for Motutere RMP review 2024 (under separate cover 1) [⇒](#)
2. Summary of Submissions and Officer Responses draft Motutere RMP
3. Officer Recommendations for Committee Approval

4. Submission Summary for First Consultation for draft Motutere RMP - Jan 2024
5. Tonkin and Taylor Motutere Contaminated Site HAIL Report and Letter
6. Motutere Closed Waters
7. Tracked Changes for Draft Reserve Management Plan