

Decision following the hearing of Submissions on Plan Change 47 – Māori Purpose Zone to the Taupō District Plan 2026 (updated) under the Resource Management Act 1991.

DECISION

Pursuant to clause 10 of Schedule 1 RMA, Plan Change 47 - Māori Purpose Zone to the Taupō District Plan is **Recommended for Approval** with amendments to the provisions publicly notified. The reasons for this and the provisions are set out below.

Plan Change number:	PC 47 - Māori Purpose Zone
Hearing Commissioners:	David Hill (Chair) Eugene Berryman-Kamp
Notification period:	19 February 2026 – 19 March 2026
Further submissions:	16 April 2026 – 30 April 2026
Hearing:	12 June 2026
Hearing closed:	20 July 2026
Appearances	See Appendix 1

INTRODUCTION

1. This decision report is made on behalf of Taupō District Council (**TDC** or **Council**) by Independent Hearing Commissioners David Hill (Chair) and Eugene Berryman-Kamp appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (**the RMA**).
2. The Commissioners have been delegated authority by the Council to make a Recommendation on PC 47 to the Taupō District Plan (**TDP**) after considering the plan change documentation (including the section 32 evaluation), all the submissions and further submissions, TDC Response to Submissions and s.42A Report and Addenda, legal submissions, evidence and representations presented or made during the hearing of submissions, and Council's reply evidence and closing legal submissions.

THE PLAN CHANGE

3. The s.42A Report prepared by Rowan Sapsford (Consultant Planner) and Hilary Samuel (TDC Senior Policy Advisor) noted the following:

The purpose of the plan change is to provide a planning framework that better enables the use and development of land in a manner that responds to the social, cultural, environmental and economic aspirations of Māori landowners and communities within the district.

... While [the District Plan's] zones provide for a wide range of activities, they do not always appropriately recognise the unique characteristics, aspirations, ownership structures and development patterns associated with Māori land....[and] can create unnecessary barriers to papakāinga style development, cultural activities, collective land use models, and the integrated use of land for social, cultural and economic purposes.¹

4. The s.32 RMA evaluation report (**the s.32 Report**) for the Māori Purpose Zone (**MPZ**) noted in summary:

This report identified that the Operative District Plan (ODP) provisions have not enabled tangata whenua to develop multiply owned Māori land and does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. The report identified that:

- Multiply owned Māori land tenure provides significant challenges for the owners. It is difficult to subdivide land and to sell it which has flow on challenges for raising capital.*
- District Plan has tended to treat multiply-owned Māori land much the same as land in general title. This may have inhibited development of that land. For example, some Māori owned land has previously been identified as growth areas (within TD2050 and the District Plan) which in order to be developed requires all owners to agree on what and how development will occur. Multiple ownership can make this process difficult.*
- Council has a requirement under Section 6e of the RMA to recognise and provide for the relationship with Maori and their ancestral lands.²*

5. The s.32 Report also noted that the National Planning Standards 2019 provides that such a zone must be titled *Māori Purpose Zone (MPZ)*, is a special purpose zone, and has the following description:

Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.

6. While the s.32 Report stated that “Additional MPZ are able to be added through submissions on PC47 or through future First Schedule processes”³, as we discuss later with respect to MPS-1, doing so through submissions can raise scope issues that tend to militate against such unless very clearly signalled.

7. The notified version of PC 47 described the purpose of the MPZ as follows:

The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that

¹ S.42A Report at [40]-[41].

² PC 47 S.43 Report at page 5.

³ PC 47 S.43 Report at page 7.

specifically meet Māori cultural needs on land owned by tangata whenua and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting....

Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993.

8. Importantly, for context, those sub-sections of s.129(1) of Te Ture Whenua Māori Act 1993 (**TTWMA**) relate to the following land statuses:
 - (a) Maori customary land;
 - (b) Maori freehold land; and
 - (c) General Land owned by Maori.
9. The TTWMA defines *Māori land* only in terms of (a) and (b) above. Despite that, we were told in response to a question at hearing that the inclusion of (c) as Māori land under PC 47 was intentional and reflects the land status categories used in the TDP under the definition of “*papakāinga*”.
10. Proposed SCHED13.11 – MPZ identified the following sites:

Site ID	Identifier	Legal Description	Type
MPS-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174, SEC 1 SO 36174, SEC 55 TN OF Turangi	Urban
MPS-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1	Urban
MPS-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41	Urban
MPS-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22	Urban
MPS-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862	Rural

11. MPS-1 to MPS-5 are shown as maps in PC 47 – annotated MPZ-1 to MPZ-5 respectively (this is corrected back to MPS-1 to MPS-5 in the final recommended text as the zone comprises individual Māori Purpose Sites, not separate sub-zones).
12. PC 47 includes:
 - 4 objectives.
 - 6 policies.

- 3 rules (including subdivision).
- 8 standards.
- 4 definitions for:
 - Māori Purpose Sites (MPS).
 - Māori Purpose Activities.
 - Māori Cultural Activities.
 - Marae.

Consequential (minor) amendments are made to the following chapter sections:

- 7.2 Infrastructure.
- 7.3 Transport.
- 12.3 Earthworks.
- 12.5 Light.
- 12.6 Noise.
- 12.7 Signs.
- 12.8. Temporary Activities.

Cross-references to other chapters of the TDP are also identified and required as applicable.

13. The s.32 report summarises the way in which PC 47 is said to satisfy or align with the explicit or implicit requirements of the following:

- Resource Management Act 1991.
- National Policy Statement for Urban Development 2020.
- National Policy Statement for Freshwater Management 2020.
- National Policy Statement for Highly Productive Land 2024.
- National Policy Statement for Indigenous Biodiversity 2023.
- Te Ture Whaimana – The Vision and Strategy for the Waikato River.
- Waikato Regional Policy Statement and Plan.
- Bay of Plenty Regional Policy Statement and Plan.
- Hawkes Bay Regional Policy Statement and Plan.
- Taupō Future Development Strategy.
- The following settlement acts:
 - Ngāti Tūrangitukua Claims Settlement Act 1999.
 - Central North Island Forests Land Collective Settlement Act 2008.
 - Affiliate Te Arawa Iwi and Hapu Claims Settlement Act 2008.
 - Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.
 - Ngāti Manawa Claims Settlement Act 2012.
 - Raukawa Claims Settlement Act 2014.
 - Hineuru Claims Settlement Act 2016.
 - Ngāti Tūwharetoa Claims Settlement Act 2018.
- Te Kaupapa Kaitiaki.
- The following Iwi Environmental Mangement Plans:

- Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018);
 - Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015);
 - Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003);
 - Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019);
 - Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015).
14. A brief assessment against the recently issued National Environmental Standards for Papakāinga (**NES-P**), which commenced on 2 July 2026, was provided in anticipation in a 19 June 2026 Addendum to the s.42A Report by Mr Sapsford. That Addendum noted that while there were some inconsistencies with PC 47, in the meantime and until a broader plan change addressing the matter occurs, the provisions of the NES-P would simply prevail, requiring no immediate amendments to PC 47.
15. Finally, and because there appeared to be some confusion over the intended application of PC 47, the s.42A Report records:
- PC47 has not been developed as a district-wide rezoning exercise applying generally to all Māori land. Rather, it has been initiated in response to specific requests from landowners seeking a planning framework more suited to the intended use and development of identified land parcels. The provisions have therefore been developed having regard to the particular characteristics and aspirations associated with those sites, while also ensuring that the wider purpose and function of the District Plan is maintained.⁴*
16. In other words, the provisions are only intended to apply to Māori land (as defined in the TDP) that is brought into and under the MPZ by mutual agreement. They do not apply to land that otherwise has that nominal status.

NOTIFICATION PROCESS AND SUBMISSIONS

17. PC 47 was publicly notified on 19 February 2026, with the submission period closing on 19 March 2026. Eighteen submissions were received. The summary of submission decisions sought was notified for further submission on 16 April 2026 and closed on 20 April 2026. Eight further submissions were received. No late submissions or late further submissions were recorded.
18. The s.42A Report identifies the key issues raised in submissions under the following topics:
- Key Issue 1 - Relationship with Higher Order Policies;
 - Key Issue 2 - Purpose and Function of MPZ;
 - Key Issue 3 - Management of Internal and External Effects within a MPZ;
 - Key Issue 4 - PC47 Engagement Process; and

⁴ S.42A Report at [44].

- Key Issue 5 - Definition of MPS-1.
19. The s.42A Report included the following appendices:
 - a) Appendix 1 contained the identification and analysis of each submission point with recommendations for changes (or not) to the notified PC 47.
 - b) Appendix 2 contained the recommended textual amendments to PC 47.
 - c) Appendix 3 included the legal advice from James Winchester (Barrister) regarding MPS-1 (which we discuss below).
 20. The 19 June 2026 s.42A Addendum 1 addressed matters raised by submitters at the hearing, responded to further questions from the Hearing Panel (see next), and recommended a further minor amendment to PC 47 - changing the reference from “dwelling” in Standard 6 to “residential unit” as that latter term is defined in and used throughout the TDP.
 21. The three questions posed by the Hearing Panel were:
 - a) Why was a Māori Purpose Zone used rather than precincts?
 - b) How does the proposal satisfy clause 8.3 of the National Planning Standards?
 - c) Why was the plan change publicly notified rather than limited notified under clause 5A of Schedule 1?
 22. Considered responses were given in section 4 of Addendum 1 and the Hearing Panel accepts the explanations given therein. We do not repeat that material in this decision.

HEARING AND HEARING PROCESS

23. Two s.41 RMA Directions and three Minutes were issued prior to the hearing:
 - a) setting out the timetable for report, evidence and legal submissions exchange etc on 7 May 2026;
 - b) Responding to submitter Johnnie Mushet’s request for additional speaking time and specific matters raised on 7 May 2026;
 - c) Three Minutes responding to further requests and matters raised by submitter Johnnie Mushet on 4 June, 15 June and 16 June 2026 (discussed briefly below).

We record our gratitude to all those who provided their material in accordance with those directions. Being able to pre-read and reflect on the material ahead of time greatly assisted the efficient management of the hearing and our inquiry therein.

24. The hearing was held in Taupo on 12 June 2026 and adjourned pending receipt of a finalised set of recommended provisions following further discussion with submitters.
25. Council’s s.42A closing statement was provided by Mr Sapsford on 17 July 2026 along with further legal advice from Mr Winchester regarding Mr Sapsford’s proposed *prohibited activity* status provision – which we discuss further below.

26. The hearing was closed on 20 July 2026 following receipt and consideration of Council's closing statement.

PRELIMINARY MATTERS

27. For the record we first refer to matters raised by submitter Johnnie Mushet and responded to by us in Minutes 1-3 dated 4, 15 and 16 June.
28. Mr Mushet had raised a series of matters that he described as procedural; sought the striking out of the proposal for MPS-1; the release and inclusion of cultural values material relating to a reserve management plan; and a stay of proceedings and suspension of the appointed hearing panel.
29. Those matters are detailed in the respective Minutes issued and are not repeated here. We simply record that we were not satisfied that they constituted sufficient grounds or reached the required thresholds for the relief sought.
30. With respect to the matter of consultation and engagement, which was raised in a number of submissions, we note that this was comprehensively addressed as key issue #4 in the s.42A Report and we have nothing further to add – other than that we are satisfied that those were both adequate and sufficient in terms of the requirements and expectations of Schedule 1 of the RMA and in the context of the nature and substance of PC 47. Additionally, any perceived shortcoming was further addressed at and through the hearing.

Key Issues for Determination

31. As noted in paragraph 18 above, the s.42A Report discussed 5 key issues raised by submitters. Rather than repeat that material we simply note that we agree with the analysis presented there and accept the conclusions drawn – which we paraphrase in summary as follows:
- a) the operative District Plan already contains substantial strategic direction addressing the matters referred to in submissions such that further repetition in PC 47 is not formally required;
 - b) the MPZ is a special purpose zone with its own policy logic but there is merit in refining the wording of the introduction and policy framework to better reflect the direction in the National Planning Standards 2019 and the purpose of the Zone;
 - c) the MPZ is intentionally structured to function predominantly as a mixed-use environment capable of accommodating multiple generations, activities, and functions over time. The framework appropriately balances enabling development with effects management; and
 - d) while not all submitters agree with the outcomes of the process or the final notified provisions, the engagement process undertaken for PC 47 was robust, appropriate, and consistent with the scale and nature of the plan change.
32. From the material heard or read we have identified the following additional key issues for determination:

- a) Whether the whenua identified as MPS-1, which is currently owned by the Crown and managed by the Department of Conservation, should be included in PC 47;
- b) Whether the provisions should reference documents such as *Te Kaupapa Kaitiaki*, which are already cited in the Strategic Directions chapter of the TDP (for example 6.6 TW-P1);
- c) Whether PC 47 should be amended to align with the recently gazetted NES-P; and
- d) Recommended changes to PC 47.

33. We address those issues below.

Inclusion of MPS-1

34. **The issue:** MPS-1 is Recreation reserve (part Kohineheke Reserve) whose status does not currently accord with the proposed definition of Māori land. Furthermore, there was a discrepancy between the notified area mapped as MPS-1 and the legal description in Schedule 13.11 (i.e. the parcel referenced as Section 2 SO 36174 (**Section 2**)).
35. Submitters John and Beverley Campbell (Sub #2), Courtney Lambert (Sub #8 and FS #19) and Johnnie Mushet (Sub #9 and FS #24) opposed the inclusion of MPS-1.
36. For completeness we note that, as notified, Sched13.11-MPZ identified the following parcels as being MPS-1:
- Lot 41 DP 29782.
 - Pt Lot DP 32861.
 - Sec 56 TN of Turangi.
 - Sec 2 SO 36174.
 - Sec 1 SO 36174.
 - Sec 55 TN of Turangi.
37. Two questions arose:
- a) whether it is appropriate to include land within the MPZ that currently has a Crown reserve status but has been clearly signalled as intended to transfer as Māori land in the near future; and
 - b) whether there is scope to amend the planning map to include Section 2.
38. **Responses:** Council's initial s.42A position, having received further legal advice⁵, was to be cautious and recommended that MPS-1 be removed from PC 47 with consequential amendment to Schedule 13.11, subject to what submitters presented at

⁵ S.42A Report, Appendix 3 MPS-1 Legal Advice, dated 19 May 2026.

the hearing.⁶ That position arose both from a concern about scope for including missed parcels in the map as well as the current status of the proposed MPS-1 land.

39. Relevantly we note that Rhiannon Bertaud-Gandar, Senior Analyst, Te Tari Whakatau - The Office of Treaty Settlements and Takutai Moana had made a further submission dated 30 April 2026 in which it was noted:

The Crown's commitment to transfer this land is recorded in the 1998 Ngāti Tūrangitukua Deed of Settlement and Ancillary Claims Deed Further agreements were recorded in a Heads of Agreement, also entered in 1998....

Implementation of the commitment to transfer the land is progressing steadily.... Currently, the land is owned by the Department of Conservation and Taupō District Council. While the land currently has reserve status under the Reserves Act 1977, reserve status will be removed when the land transfers to the whānau.

We are aiming to finalise remaining matters in the coming months, and give effect to the transfer in 2027.

We are satisfied that is a sufficiently reliable and committed source for present purposes.

40. In her legal submissions for Tītari, Rea and Rangipoia Whānau, Maia Wikaira, in her legal submissions, submitted that the scope for removal of MPS-1 was limited to the parcels identified as Sec 1 SO 36174 and Sec 2 SO 36174 – those being the only specific parcels identified for removal in opposing submissions.
41. Ms M Wikaira then addressed two matters, which she identified as:
- a) scope for inclusion of the MPS-1 parcels; and
 - b) the ability to address the reserve status issue by delaying the operative effect of MPS-1 until the reserve status is lifted.
42. Ms M Wikaira noted that, of the four parcels included in the notified legal description, but not reflected in the notified map, the Whānau original submission identified all but the Section 2 parcel, whilst also noting for inclusion the two esplanade reserve parcels Lot 2 DP 26622 and Lot 13 DP 23178. As such Ms M Wikaira submitted that all bar Section 2 were in scope for inclusion in PC 47 because all potentially affected persons had effectively been put on notice through the submission process (citing the now familiar caselaw on the question of scope). On that point we agree.
43. Turning to Section 2, Ms M Wikaira submitted that, regardless of that parcel not being included on the map, it was clear from the submissions of Mr Mushet and the Campbells that they read PC 47 as applying to that parcel, referenced it specifically (Mr Mushet) and locationally (the Campbells), and participated both in the submission

⁶ S.42A Report at [151].

and further submission process and the hearing (Mr Mushet). By implication therefore, she submitted, it was clearly before the Hearing Panel.

44. On the second question, Ms M Wikaira submitted that the Hearing Panel has jurisdiction to delay the operative effect of a provision, citing clauses 17 and 20 of Schedule 1 RMA. Clause 20 requires public notification of the date on which a plan becomes operative with an adjunct requirement to essentially re-notify 5 days prior to that operative date. Ms M Wikaira submitted that such a date (for MPS-1) could be directly linked to the date specified (in due course) in legislation enacted pursuant to the 1998 Ngāti Turangitukua Deed of Settlement and Ancillary Claims Deed vesting that land in the relevant Ancillary Claimants.
45. At the hearing, Ms M Wikaira confirmed that the Whānau formally withdrew the relief sought regarding Section 2 – to avoid complicating matters further. In response to a question from the Hearing Panel, she also confirmed that she did not seek a finding on the matter of scope for inclusion of Section 2.
46. We note that, apart from the matters raised and addressed in our Minutes, submitter opposition was centred around a desire for retaining the land and its access as public reserve. While that is perfectly understandable, the Hearing Panel has no jurisdiction over that matter and including or excluding the land from PC 47 does not and would not affect the commitment noted in paragraph 39 above or its subsequent process.
47. Having considered Ms M Wikaira’s submissions, Mr Winchester, in reply to a question from the Hearing Panel, agreed that there was no obvious legal impediment to the future operative linkage proposed.
48. Furthermore, having heard the evidence, in his Closing Statement Mr Sapsford changed his s.42A recommendation. He recommended that MPS-1 now be included in the MPZ (without Section 2 for the reason noted in paragraph 45 above) with the two additional esplanade reserve parcels identified – that is, the following parcels:
 - Lot 41 DP 29782.
 - Pt Lot DP 32861.
 - Sec 56 TN of Turangi.
 - Sec 1 SO 36174.
 - Sec 55 TN of Turangi.
 - Sec 55 TN of Turangi.
 - Lot 13 DP 23178.
 - Lot 2 DP 26622.
 - Sec 1 SO 36174.
49. However, he was concerned to ensure that the enabling provisions not apply until such time as the land transferred and met the requisite definition of PC 47. As a transitional measure he proposed a Prohibited Activity (**PR**) rule to effectively “freeze” the provisions until that occurred. He proposed the following:

MPZ-R4-PR-Buildings (1) Any building within a MPZ on land which is not Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Act 1993.

50. The Hearing Panel sought legal advice from Council to ensure that adopting such a rule (which would be the only prohibited activity rule in the TDP) would have no unintended or adverse effect on the current owner, the Crown, in the interim.
51. Mr Winchester's helpful advice⁷ was that would be unlikely, particularly because s.4(3) RMA provides a statutory exemption for any work or activity of the Crown undertaken on land held or managed under the Conservation Act 1987 or any other Act specified in Schedule 1 of that Act (in this case the Reserves Act 1977) - provided that is consistent with any strategy or plan made under that legislation and has no significant adverse effect beyond the boundary of the land. As the proposed PR rule relates only to buildings, regardless of whether any such is intended, clearly that would be able to be sited in accordance with the qualification. Furthermore, Mr Sapsford records that he discussed the proposed rule with the Department of Conservation, and reports:
- ... DoC staff have advised that no buildings are currently anticipated on the land. Any works undertaken by DoC are likely to relate to pest control and would not be affected by the proposed rule, which applies only to buildings.*⁸
52. We note, also, that Mr Sapsford's proposed amendment is accompanied by a s.32AA RMA evaluation as is required - and we accept that evaluation.⁹
53. **Discussion and Finding:** This is an unusual situation where, effectively, a live future zone is sought for land that does not yet qualify for that status. Typically, one would wait for the land in question to be brought into alignment with the purpose etc of a zone before rezoning that land.
54. However, the Hearing Panel accepts that, on the evidence before it, the present situation is a merited exception to that proposition. On its face, the land will transfer in the foreseeable future; the future intended owners seek the land's inclusion in the MPZ; and the land will have the appropriate status as Māori land under the TDP. Furthermore, if the land is not zoned now then, seemingly, the time and cost expense of a plan change would be required in short order. It is that timing matter that Mr Sapsford has sought to address through his proposed PR rule.
55. We see no material harm being created for any person from adopting what is proposed – both MPS-1 and the PR rule. It does not change, nor does it influence, the parallel process of the transfer negotiations. It is also pragmatic in not requiring parties (including Council) to re-engage in a plan change process in the forecast near future.
56. We are, however, concerned that this option should not remain on the table unexercised without limit. We understand that negotiations on the matter have endured for some considerable time and, while we have no reason to question the

⁷ James Winchester, Proposed Plan Change 47 – Māori Purpose Zone – Use of Prohibited Activity Status, 16 July 2026.

⁸ S.42A Closing Statement, 17 July 2026, at [25].

⁹ S.42A Closing Statement, 17 July 2026, at section 2.2.

confident expectation that it will resolve next year, think that the Plan provision should be grand-parented so that, should it not be completed within a reasonable time limit, then the option is vacated and a plan change process will need to be pursued.

57. We set that lapse period at 31 December 2028, which, on current evidence, provides sufficient overlap time for completion. At that time, if the land has not transferred, the MPS-1 map and associated legal description in Schedule 13.11 and the PR rule shall lapse and may be deleted from the TDP without further process.

Inclusion of *Te Kaupapa Kaitiaki*

58. **The Issue:** Mr George Asher, Chairman, Ngati Kurauia Taiao Committee, Tokaanu Marae, among other submitters, argued for the explicit inclusion of *Te Kaupapa Kaitiaki* in the MPZ objectives, noting that this should be recognised as the foundation of the zone, a governing framework in his terms, in accordance with s.181 (in particular) of the Ngāti Tūwharetoa Claims Settlement Act 2018.

59. Section 181 of that Act states:

181 Obligations of local authority in relation to RMA planning documents

- (1) *A local authority must recognise and provide for the vision, objectives, desired outcomes, and values of Te Kaupapa Kaitiaki each time the authority—*

- (a) *prepares an RMA planning document; or*
- (b) *reviews or varies an RMA planning document.*

- (2) *A local authority must comply with subsection (1)—*

- (a) *to the extent that the RMA planning document relates to resource management issues in the Taupo Catchment; and*
- (b) *to the extent that Te Kaupapa Kaitiaki is relevant to the RMA planning document; and*
- (c) *in a manner that is consistent with the purpose of the Resource Management Act 1991.*

60. Mr Asher, and other submitters heard, was not satisfied that just including that reference as a policy (TW-P1) in the Strategic Directions - Tangata Whenau chapter (6.6) of the TDP provided sufficient cross-referenced weight and direction.

61. Policy TW-P1 states:

Recognise and provide for the following matters in land use planning and decision making:

- a. *The relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).*
- b. *Mātauranga Māori, kaitiakitanga and tikanga Māori.*
- c. *The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.*
- d. *The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.*

62. **The Response:** The s.42A Report disagreed, noting that policy TW-P1 specifically

recognises the role of *Te Kaupapa Kaitiaki*, whose principles are thereby embedded in the framework of the TDP and apply across the whole district. Contained within the suite of higher order strategic directions they therefore apply to and must be read into the MPZ – along with all other zones. Repetition of those directions in each zone chapter (for example) would, therefore, be both unnecessary and inefficient – noting that the approach taken is established plan drafting practice.

63. However, having heard the evidence from submitters, including from Mr Asher, in his Closing Statement Mr Sapsford reconsidered his position. He agreed that there was merit in providing a clearer connection between the strategic directions and the MPZ, and recommended a new objective and an amendment to policy MPZ-P4 as follows:

MPZ-O2 Recognise the role of iwi and hapū planning documents, including Te Kaupapa Kaitiaki, in supporting the use and development of Māori Purpose Zones by their owners.

MPZ-P4.8 activities are supported by any relevant iwi or hapū planning documents.

64. Mr Sapsford noted that, framed this way, the inclusion should not be interpreted as only giving relevance to *Te Kaupapa Kaitiaki* and/or other relevant documents where those supported an intended use or development – since they speak at all times through the strategic direction policy TW-P1 - it simply particularises that relevance with respect to the MPZ.
65. **Discussion and Finding:** While Mr Sapsford’s proposed amendment does not give full voice to that sought by Mr Asher and other submitters, we agree that it is both appropriate and sufficient in this context. We note, also, that Mr Sapsford’s proposed amendment is accompanied by a s.32AA RMA evaluation as is required - and we accept that evaluation¹⁰.

National Environmental Standards – Papakāinga (NES-P)

66. **The Issue:** Whether PC 47 must give effect to the NES-P – and, if so, to what extent and how?

67. The NES-P took effect on 2 July 2026, after the hearing on PC 47 but before this decision issued. It is therefore relevant and applies.

68. We note that s.43B(5) of the RMA states that:

A land use consent or a subdivision consent granted under the district rules before the date on which a national environmental standard is published under the Legislation Act 2019 prevails over the standard.

69. In other words, the NES-P standards would over-ride the proposed PC 47 rules (where directly relevant) with respect to a resource consent that either was in train but not determined prior to 2 July 2026, or is the subject of a consent application made after PC 47 becomes operative. And while s.74(1)(f) RMA requires a territorial authority to prepare and change its district plan in accordance with any regulations (NES-P being a regulation), it is silent on the question of when that must occur – i.e. it is not required

¹⁰ S.42A Closing Statement, 17 July 2026, at section 3.1.

immediately because the regulations apply notwithstanding.

70. The definition of *Māori ancestral land* in the NES-P covers all the land identified for inclusion in PC 47 (including MPS-1 once returned).
71. NES-P generally relates to *papakāinga developments*, which are defined to include ancillary non-residential activities – themselves defined to include commercial activities and visitor accommodation provided those both support and are subsidiary to the residential activities.
72. **The Response:** Ms Jade Wikaira, a planning consultant representing Waitetoko Marae and the Wikaira Whānau (but related to the submitters and therefore not claiming independent expert witness status), noted that PC 47 was more restrictive than the NES-P in regard to building coverage and set-back standards and sought that those be applied instead.¹¹
73. In his s.42A Addendum 1, Mr Sapsford accepted that some of the MPZ rule framework may be more restrictive than the NES-P but noted that the NES-P's practical implementation remained to be tested across the TDP and, in the event of any material inconsistency, the provisions of the NES-P would prevail anyway.¹²
74. Mr Sapsford suggested that implementation of the NES-P was best done via a future plan change / review, where its full implications could be determined and addressed across the District, rather than partially in PC47 at this late stage.
75. **Discussion and Finding:** We accept Mr Sapsford's reasoning noting, as he does correctly, that the NES-P applies in any event and must be considered under any relevant consent application.

Other Matters

76. **The Issue:** Submitters sought particular changes to the MPZ standards including to:
 - a) S1 – Maximum Combined Coverage;
 - b) S5 - Minimum Building Setbacks from MPS boundary;
 - c) S6 - Number of Dwellings per MPS.
77. **The Response:** These proposed changes were not supported by the s.42A authors, noting that the MPZ remained a land use zone whose effects beyond the zone boundary – which, for particular sites, are not necessarily large - still need to be assessed and managed¹³. This was best done through a consent process where exceedance to the standard was sought and which, as noted, are provided for by way of a streamlined, non-notified consent pathway.
78. **Discussion and Finding:** Apart from the practical zone interface argument advanced by the s.42A authors, which has considerable planning merit, we note that it is incumbent

¹¹ Jade Wikaira, Evidence, 12 June 2026 at [24]-[34].

¹² S.42A Addendum 1, at Section 3.

¹³ S.42A Report at section 4.4.

upon submitters who seek to change standards, for example, to provide a robust s.32A or s.32AA plan analysis and justification for the change sought. That has not been provided and therefore would fail anyway to satisfy the necessary RMA prescription.

79. Those further changes sought are not agreed.
80. With respect to those other amendments recommended for approval by the s.42A Report at section 4.4.1¹⁴, and having reviewed the explanations and reasons given, the Hearing Panel agrees and recommends those for approval. Those matters relate to the identified submission points from:
- Cheal Consultants;
 - NZTA and Fire and Emergency New Zealand;
 - Shane Heremaia; and
 - Waitetoko Marae, Titari, Rea and Rangipoia Whānau, and Wikaira Whānau.

PART 2 OF THE RMA

81. The final check is to consider whether PC 47 is more appropriate for achieving the purpose of the RMA, and the objectives identified for the subject matter.
82. Section 32(1)(a) of the RMA requires assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA. Section 72 of the Act also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the RMA. In addition, section 74(1) provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2. The Hearing Panel finds that PC 47 satisfies those requirements.
83. Section 6 of the RMA sets out a number of matters of national importance that must be recognised and provided for. We find that PC 47, subject to the amendments, recognises and provides for these matters, especially with regard to s.6(e) – the relationship of Maori and their culture and traditions with their ancestral lands, and has been comprehensively addressed by the reports and evidence provided.
84. Section 7 of the RMA identifies a number of other matters to which particular regard must be had. We find that PC 47, subject to the recommended amendments, does so particularly in respect of s.7(a) – kaitiakitanga.
85. Section 8 requires that the principles of the Treaty of Waitangi are taken into account. Appendix 6 of the s.32 Report for PC 47 records the lwi engagement undertaken, and the hearing heard from a number of relevant submitters. We are satisfied that the substance of PC 47 accords with s.8 RMA.
86. Finally, in terms of s. 5 of the RMA, we find that PC 47 is consistent with the purpose

¹⁴ S.42A Report at [105]-[109].

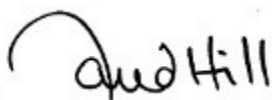
of the Act as it will provide for the social, economic and cultural wellbeing of people and communities while safeguarding the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying, or mitigating any adverse effects on the environment.

DECISION AND RECOMMENDATION

87. Having considered all of the submissions, presentations, evidence and legal submissions made, and for the reasons set out above, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Plan Change 47 – Māori Purpose Zone is **recommended for approval**, subject to the amendments set out in **Appendix 2** to this decision.
88. Submissions and further submissions on PC 47 are accepted, accepted in part, or rejected consistent with this decision and as specifically referred to in the s.42A Appendix 1 – *Recommended Decisions on Submissions to PC 47* and as further amended in the s.42A Closing Statement. The Hearing Panel notes that it has not found any further amendments as being necessary other than the grandparenting of Mr Sapsford’s prohibited activity rule and MPS-1.
89. The summary reasons for this decision are that PC 47:
- a) will assist the Council in achieving the purpose of the RMA;
 - b) is consistent with the provisions of Part 2 of the RMA;
 - c) is supported by the necessary evaluation in accordance with s.32 and s.32AA RMA;
 - d) accords with s.18A of the RMA; and
 - e) will better assist the effective implementation of the Taupō District Plan.

APPENDICES

90. Attached as **Appendix 1** is the: Appearances at the Hearing and tabled evidence/statements.
91. Attached as **Appendix 2** is the: Recommended MPZ Amendments to the Taupō District Plan.
92. Attached as **Appendix 3** is the: Recommended MPZ Parcel Maps to the Taupō District Plan.



David Hill (Chair)
Independent Hearing Panel

and for Commissioner Eugene Berryman-Kamp

Date: 3 August 2026

Appendix 1 – Appearances at the Hearing and tabled evidence/statements

Taupō District Council

James Winchester – Legal

Rowan Sapsford – Consultant Planner and s.42A Author

Hilary Samuel – TDC Senior Policy Advisor and s.42A Author

Tabled:

Contact Energy Ltd

Fire & Emergency NZ

NZ Defence Force

NZ Transport Agency, Waka Kotahi

Submitters

Jade Wikaira - Waitetoko Marae

Maia Wikaira - Titari, Rea and Rangipoia Whānau

Maia Wikaira - Wikaira Whanau

Johnnie Mushet

Dr Hemopereki Simon

George Asher - Ngati Kurauia Taiao Committee, Tokaanu Marae Chairman

Tredegar Hall - Nukuhau Pā, Ngāti Rauhoto - Ngāti Te Urunga

Bronson Perich (on-line)

Shane Heremaia (on-line)

Appendix 2: PC 47 Māori Purpose Zone to the Taupō District Plan

Part 3 Area Specific Matters: Special Purpose Zones – Māori Purpose Zone

The purpose of the Māori Purpose Zone is to provide for areas that function predominantly to enable a range of activities ~~on Māori Land~~ that specifically meet Māori cultural needs including but not limited to residential and commercial activities. Māori Purpose Zones are located on land owned by tangata whenua / mana whenua and are intended to ~~assist~~ enable Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone is one way that the Plan recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua / mana whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.

District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.

The Māori Purpose Zone is mapped on the district planning maps.

Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori ~~Land~~ Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.

MPZ - Objectives

MPZ-01 The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.

MPZ-02 Recognise the role of Iwi and hapū planning documents, including Te Kaupapa Kaitiaki, in supporting the use and development of Māori Purpose Zones by their owners.

MPZ-O23 Activities that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/mana whenua with their ancestral lands.

MPZ-O34 Tangata whenua can exercise their rights and responsibilities as mana whenua in the Māori Purpose Zone to:

1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu;
2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors);
3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and
4. avoid, remedy or mitigate adverse effects of activities.

MPZ-O45 Māori Purpose Activities and the comprehensive, coordinated and efficient development and use of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.

MPZ Policies

MPZ-P1 Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to:

1. Māori purpose activities;
2. Māori cultural activities;
3. residential activities;
4. general small scale business activities;
5. business service activities;
6. Hauora, social services and educational facilities;
7. accommodation activities;
8. residential visitor accommodation;
9. agricultural, pastoral and horticultural activities; and
10. community facilities.

MPZ-P2 Recognise and provide for the purpose ~~role, character~~ and function of different Māori Purpose Zones including those located within rural and urban settings.

MPZ-P3 Manage the scale, ~~character~~ location and intensity of activities within a MPZ to ensure that they are compatible with the purpose and function ~~and character~~ of the Māori Purpose Zone.

MPZ-P4 Manage activities that are potentially compatible with the purpose, and function ~~and predominant character~~ of the Māori Purpose Zone and ensure it is appropriate for such activities to establish ~~in the Māori Purpose Zone~~ having regard to whether:

1. the purpose of the activity assists tangata whenua/mana whenua to achieve MPZ-O1 - MPZ-O4;
2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs;
3. there is adequate existing and/or planned infrastructure to service the activity;
4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated;
5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated;
6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site;
7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard.
8. activities are supported by any relevant iwi or hapū planning documents.

MPZ-P5 Avoid land use and development which is incompatible with the purpose and function ~~and character~~ of the Māori Purpose Zone.

MPZ-P6 Recognise and provide for the positive effects of any landowner initiated ~~those~~ activities in ~~Māori Purpose Zones~~ a MPS which will result in an enhancement of the natural environment including freshwater quality.

MPZ Rules

MPZ-R1 – PER Activities	Subject to
(1) Any activity, building, or structure	a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and b) Compliance with any relevant standards in SCHED13.11 - MPZ s; and c) Compliance with standards from MPZ - Other Plan Matters; and d) Is not identified as a CON, RDIS, DIS, NC or <u>PR</u> activity within the MPZ.
(2) Business Activities	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban c) Compliance with MPZ S1 to S9 including any identified Standard in SCHED13.11 - MPZ; and d) Compliance with standards from MPZ - Other Plan Matters; and e) Is not identified as a CON, RDIS, DIS, NC or <u>PR</u> activity within the MPZ.
MPZ -R2 – RDIS activities	Subject to

(1) Any activity that does not comply with any part of MPZ-R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and its ability <u>of the zone</u> to function effectively as <u>a</u> mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. g) <u>The likelihood and consequence posed by any natural hazards occurring on the site.</u> Notification: Applications under MPZ-R2-RDIS (1) will not be notified.
<u>MPZ-R3-NC Activities</u>	
<u>(1) Industrial Activities within MPZ-Urban</u>	
<u>MPZ-R4- PR-Buildings</u>	Note: This rule will lapse on 31 December 2028 and may then be removed from the Plan without further process.
<u>(1) Any building within a MPZ on land which is not Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Act 1993.</u>	

MPZ Standards

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
S1 – Maximum Combined Coverage	
i 15% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings.	ii 60% of the total area of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings.

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	This standard does not apply to: iv. Marae buildings v. Rainwater collection tanks. ii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.
S2 – Outdoor Living Spaces	
N/A	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
S3 – Maximum Height to Boundary	
N/A	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
	affixed (such as solar panels, or micro wind turbines)
S4 – Maximum Building Height	
i No building or structure shall exceed a height of 12m <u>This standard does not apply to Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the height limit by more than 3m.</u>	ii No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S5 – Minimum Building Setbacks from MPS boundary	
i 15m from the MPS boundary. Exception: Waharoa and Water tanks	ii 5m from the front boundary of the MPS iii 1.5m from all other boundaries of the MPS
S6 Number of Dwellings per MPS	
<u>No more than 15 per MPS which have a nominal allotment less than 2 ha.</u>	N/A
S7 – Business Activities	
i The maximum gross area of <u>Business</u> these Activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	ii The maximum gross area of Commercial and Home-Business Activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.
S8 - Community <u>and Education Facilities</u> uses (includes education, spiritual and health facilities).	
i The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	ii The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings

MPZ - Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

1. Chapters 1-6

2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
4. Chapter 9 Historic and Cultural Values
5. Chapter 10 Natural Environment
6. Chapter 11 Subdivision
7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

SCHED13.11 - MPZ

Site ID	Identifier	Legal Description	Type	Standard
MPS-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174 , SEC 1 SO 36174, SEC 55 TN OF Turangi, Section 55 TN OF Turangi, Lot 13 DP 23178, Lot 2 DP 26622, Section 1 SO 36174	Urban	Note: MPS-1 will lapse, and its associated map removed, if its status as Māori land is not confirmed on or before 31 December 2028.
MPS-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1	Urban	
MPS-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41	Urban	
MPS-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22	Urban	
MPS-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862	Rural	

Part 2 – District Wide Matters

7. Energy, Infrastructure and Transport

7.2 INF – Infrastructure

INF-R5 – Stormwater Standards

3. All Residential Zones and MPZ

7.3 Transport

TRAN-R5 - Maximum Equivalent Vehicle Movements
6. Vehicle movements within the MPZ a. MPZ Rural - <u>100 EVM per day where access is to a State Highway, otherwise</u> 200 EVM's for that MPS or 24 per dwelling whichever is higher. b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher.
10. Minimum Standards for Driveways and Accessways <u>Note: For the purposes of Tran-R4 10 and Table 1 Rural Zones include MPZ-Rural and Residential Zones include MPZ-Urban.</u>

12 General District Wide Matters

12.2 Air – Emissions

<u>AIR – R2 – PER Activities within MPZ</u>	<u>Subject to</u>
<u>2. Any activity provided for as a PER activity</u>	a. <u>There shall be no discharge of offensive or objectionable odour:</u> I. <u>at or beyond the boundary of that MPS,</u> II. <u>within the notional boundary of any residential building within that MPS</u>

12.3 Earthworks

EW-R1 – Per Activities	Subject to
11. Earthworks within MPZ	b. Disturbance of the MPS at any one time while redeveloping – no maximum c. No dust or silt nuisance beyond the boundary of the MPS

	d. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill for MPZ-Urban e. 0.5m vertical ground alteration within the minimum building setback requirement for MPZ - Urban
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12.5 Light

LIGHT-R1 PER activities within RLZ, MRZ, GRZ, LRZ, MUZ, NCZ, GIZ-PREC1-Taupō-Light Overlay, MPZ	Light X – MPZ Max Artificial Light
1. Any activity provided for as a PER activity	a. Maximum artificial light levels of 8 lux (lumens per square meter) at the boundary. b. For MPZ 8 LUX (lumens per square meter) at the boundary of that MPS.

12.6 Noise

NOISE-R2 - MRZ, GRZ, LRZ, <u>MPZ-Urban</u> , NCZ NOISE LIMITS
1.The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ, LDRZ, <u>MPZ-Urban</u> or NCZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits:...
NOISE-R8 GRUZ, and RLZ <u>and MPZ-Rural</u>
1. The noise rating level arising from any activity measured within the notional boundary of any GRUZ, or RLZ or <u>MPZ Rural</u> site or within the boundary of any GRZ site, other than the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 10.00pm 55dB L_{Aeq} (15 mins) b. 10.00pm — 7.00am 40dB L_{Aeq} (15 mins) and c. 10.00pm – 7.00am 70dBA L_{AF(max)} ... 3. Maximum Noise – Electricity Generation Core Sites Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in R8.1 above as measured:

- a. outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or
- b. within the Notional Boundary of any residential unit within the GRUZ ~~or~~ RLZ or MPZ-Rural where this is beyond the noise control boundary; or
- c. at the boundary the MRZ, GRZ or LRZ where this is beyond the noise control boundary.
- d. Any new Buildings with habitable rooms (i.e. Residential units, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dB L_{Aeq}).
- e. The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dB L_{Aeq} and 75dB L_{AF(max)} contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4. Maximum Noise - well drilling and testing

Noise from well drilling and testing:

- a. at the boundary of any site within the MRZ, GRZ or LRZ; within the notional boundary of any residential unit or accommodation activity within the RLZ ~~and~~ GRUZ or MPZ- Rural shall not exceed the noise levels set out in below, measured and assessed in accordance with the provisions of NZS 6803:1999 *Acoustics - Construction Noise*, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- b. Time Period Monday to Sunday (Inclusive)

....

~~Noise-R9-MPZ~~

~~The noise level arising from any activity measured within the boundary of any Residential Environment site or the notional boundary of any Rural Environment site, other than from the MPS where the noise is generated, shall not exceed the following limits:~~

- ~~i. 7.00am – 7.00pm 50dBA L_{Aeq} (15 mins)~~
- ~~ii. 7.00pm – 10.00pm 40dBA L_{Aeq} (15 mins)~~
- ~~iii. 10.00pm – 7.00am 40dBA L_{Aeq} and 70dBA L_{AF(max)}~~

~~MATTERS OF DISCRETION~~

- ~~a. Ambient sound levels and the impact of any cumulative increase.~~
- ~~b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment.~~

c. The length of time and the level by which the noise limits will be exceeded, particularly at night. d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels. e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area. f. The topography of the allotment and any influence this may have on sound propagation. g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including: i. Insulation, barriers and isolation of the source of the noise.

12.7 Signs

SIGN-R1 - PER activities	Subject to
11. Signs within the MPZ	a. Maximum total face area of signs <u>visible from outside of the site</u> - 4m² b. Signage must relate to the activity undertaken on the MPS c. No flashing, reflectorised or illuminated signage d. Where a sign faces a State Highway: ii. A sign must not display more than 6 words, symbols, or graphics and no more than 40 characters iii. Lettering and symbols used must be at least 160 millimetres in height.

12.8 Temporary Activities

TEMP-R2 PER activities within MPZ, GRUZ and RLZ	Subject to
1. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which	a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and c. An allowance of 14 non-operational days in any six month period associated with the activity is not exceeded.

Hearing Panel Recommended Plan Change 47 Māori Purpose Zone – Taupō District Plan

exceeds any standard(s).	
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Part 2 –District Wide Matters - Subdivision

SUB-P14 Māori Purpose Zone

Within the Māori Purpose Zone, avoid subdivision that will alienate Māori from their customary lands.

Rules	
SUB-R12 – RDIS Activity MPZ	Subject to
1. Subdivision within MPZ	Matters of Discretion a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) The need for the land to remain as Māori land. c) The need to ensure an ongoing connection between the land and its ancestral owners. d) The ability of the land to meet Māori cultural needs. e) That the land is to be used for traditional activities. f) <u>The likelihood and consequence posed by any natural hazards occurring on the site.</u> Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.

3 Interpretation

3.1 Definitions

Māori Purpose Sites (MPS) A contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments

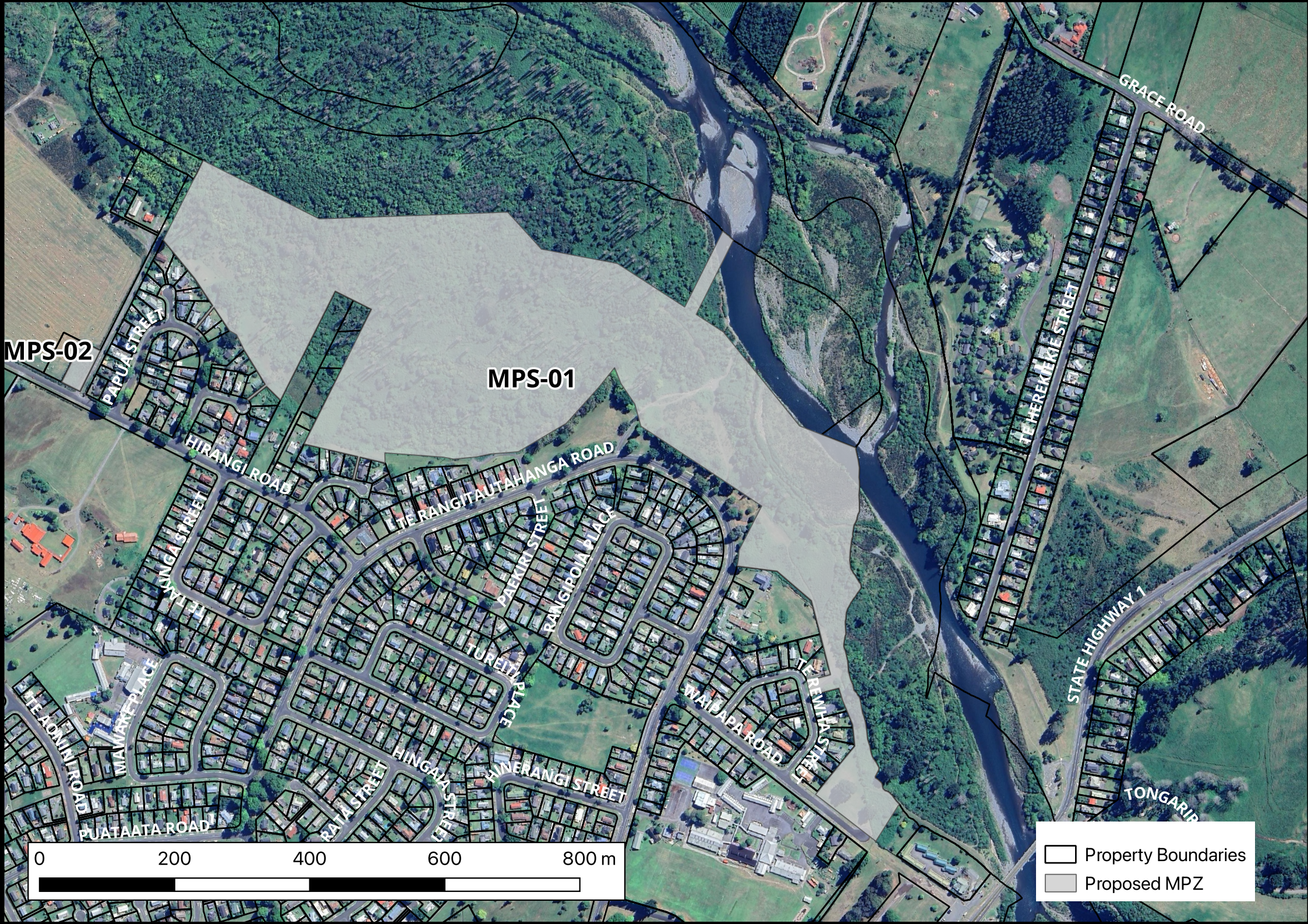
Māori Purpose Activities: means the use of land and structures for a range of activities for Māori cultural, community and living purposes, and integrated Māori development, including but not limited to one or more of the following activities:

- marae;
- papakāinga;
- urupā;
- wānanga;
- customary activities;
- home business;
- arts and cultural centres;
- cultural education and research facilities;
- Māori cultural activities;
- childcare services, kōhanga reo or kura (schools).

Māori Cultural Activities: means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga.

Marae: Means kaupapa Māori cultural complex centred around a wharenuī (meeting house). A complex can include a range of ancillary structures and activities such as whare kai (kitchen & dining facilities), a whare moe (sleeping spaces), whare hui (meeting spaces), Whare paku (ablution blocks), administration spaces, whare taonga (spaces for displaying treasures), permanent hāngī pits, outdoor food preparation areas, small-scale associated storage areas, carving installations, and landscaped outdoor areas.

Maps of Proposed Māori Purpose Zones



MPS-02

MPS-01



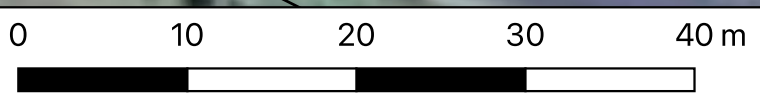
- Property Boundaries
- Proposed MPZ



MPS-02

HIRANGI ROAD

PAPUA STREET



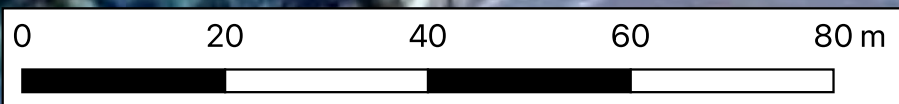
-  Property Boundaries
-  Proposed MPZ

 Property Boundaries

 Proposed MPZ

MPS-03

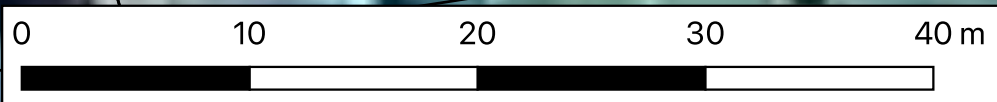
STATE HIGHWAY 1





MPS-04

STATE HIGHWAY 1

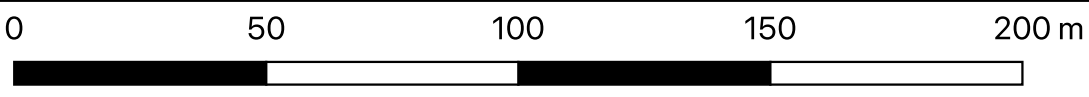


-  Property Boundaries
-  Proposed MPZ



STATE HIGHWAY 1

MPS-05



-  Property Boundaries
-  Proposed MPZ