

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 16/04/2026

First name: Courtney

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Preferred method of contact Email

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Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#8 Courtney Lambert (8 Hera Grove, Tūrangi, New Zealand, 3334)

Original Point:#8.1 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Whole part

The reason for my submission is::

Flood plain area high risk of flooding

Uninsured dwellings not sustainable

Degradation of crown DOC conservation land

Ecological impacts on native flora and fauna

Original Submitter:#8 Courtney Lambert (8 Hera Grove, Tūrangi, New Zealand, 3334)

Original Point:#8.2 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give

precise details].:

Whole part allowed

The reason for my submission is::

Conservation land should be protected and made available for all

Ecological impacts

Flooding risk. Insurance won't cover and ratepayers will have to reinstate poorly planned housing

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 20/04/2026

First name: Tredegar

Last name: Hall

Organisation:

Nukuhau Pā, Ngāti Rauhoto, Ngāti Te Urunga

Preferred method of contact Email

Postal address: 17 Kīwī Street, Taupō, New Zealand, 3330

Email: tredegar@tamoreco.nz

Daytime Phone: 0275967473

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(a) a person representing a relevant aspect of the public interest, or

Explain the grounds for saying you come within category (a) or (b) above:

I am making this further submission in a public interest capacity, grounded in my role supporting hapū and marae on environmental and planning matters within the Taupō District. My involvement includes providing technical planning advice, supporting cultural impact assessments, and contributing to submissions on district planning processes, including Plan Change 47. This work is informed by established hapū planning frameworks such as the Waikato Awa Cultural Impact Assessment, Mahere Taiao, and Te Kaupapa Kaitiaki — the iwi-level framework developed to guide kaitiakitanga, spatial planning, and environmental management outcomes across the rohe. The matters raised in this plan change directly affect the sustainable management of natural and physical resources, Māori land development, and the ability for hapū and marae to exercise kaitiakitanga and mana whakahaere. These are issues of wider public interest, particularly in ensuring that planning frameworks appropriately recognise and provide for tangata whenua values, Treaty settlement arrangements, and intergenerational environmental wellbeing. In particular, Te Kaupapa Kaitiaki represents a key mechanism through which tangata whenua values, objectives, and planning approaches are intended to be expressed and implemented alongside Council processes. The extent to which Plan Change 47 aligns with, recognises, and gives effect to this framework is therefore a matter of public interest. My further submission is therefore made to support outcomes that better align district planning with these public interest considerations and established cultural planning frameworks.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#5 John Lenihan (PO Box 9672, Newmarket, Auckland, New Zealand, 1149)

Original Point:#5.1 Introduction

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

see attachment

The reason for my submission is::

We support this, as it reinforces the importance of recognizing mana whakahaere and hapū authority in planning for Māori land.

PC47, as currently drafted, does not adequately provide for hapū-led, place-based decision-making or reflect the requirement to give effect to Te Kaupapa Kaitiaki. A more grounded, tangata whenua-led framework is required

Original Submitter:#14 Maia Wikaira (187 Te Rangitautahanga Road, Tūrangi, New Zealand, 3334)

Original Point:#14.1 Introduction

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

see attachment

The reason for my submission is::

This submission is supported as it aligns with the need for planning frameworks to be grounded in tikanga, mātauranga Māori, and hapū values.

The current PC47 approach risks imposing a generic framework over distinct whenua and whakapapa relationships. A shift toward hapū-led planning and recognition of place-specific cultural values is required.

Original Submitter:#7 George Asher - Chairman (45 Rangimoana Avenue, RD 2, Turangi 3382, Turangi, New Zealand, 3382)

Original Point:#7.1 MPZ General

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

See attachment

The reason for my submission is::

This submission is supported as it aligns with the need to enable hapū-led, place-based planning and to properly recognise and provide for Te Kaupapa Kaitiaki in accordance with the Ngāti Tūwharetoa settlement framework.

These matters are not adequately addressed in the current drafting of PC47. The plan change must move beyond a generic "Māori Purpose Zone" approach and instead support engagement with the appropriate tangata whenua, hapū, and landowners at place, ensuring development is guided by tikanga, mātauranga Māori, and intergenerational wellbeing outcomes.

Further Submission on Proposed Plan Change 47 – Māori Purpose Zone (MPZ)

Submitter: Tredegar Hall on behalf of Nukuhau Pā

Relief sought: Support (in part) of selected original submissions

Nukuhau Pā lodged an original submission on Proposed Plan Change 47 seeking that the Māori Purpose Zone better enables hapū-led (inclusive of Māori land owners and Marae) planning, reflects Te Kaupapa Kaitiaki as an operative framework, and removes unnecessary constraints on the use and development of Māori land.

This further submission is lodged in support of aspects of the following original submissions, where they align with and strengthen the intent of the Nukuhau Pā submission:

- *George Asher / Ngāti Kurauia Taiao Committee*
We support provisions that seek to elevate Te Kaupapa Kaitiaki as the primary interpretive and decision-making framework within the MPZ, including explicit recognition of mana whakahaere, te whanake, and the need to remove procedural and infrastructure barriers that limit Māori land development.
- *Rangatira E (John Lenihan)*
We support the removal of restrictive qualifiers such as “small scale,” and amendments that provide for a broader range of cultural, social, environmental, and economic activities. We also support provisions that ensure infrastructure is enabling rather than acting as a constraint, and that the plan does not predetermine development outcomes ahead of landowner and hapū planning processes.
- *Shane Heremaia*
We support refinements that better recognise the scale and nature of Māori land, including more flexible provisions for larger land blocks, staged development over time, and effects-based approaches where fixed limits are not appropriate.
- *Jade Wikaira / Waitetoko Marae, and Maia Wikaira (whānau submissions)*
We support amendments that strengthen the use of mana whenua language, broaden the enabling intent of the MPZ, and ensure that the provisions do not place unnecessary burdens on Māori landowners and marae-based development.
- *Hemopereki Simon (in part)*
We support consideration of amendments to the naming of the zone to better reflect mana whenua, and the review of setback and other standards where these operate as unnecessary constraints.

In supporting this point, we note that the term “Māori Purpose Zone” is a broad, generic label that does not reflect the reality that Māori land is not homogenous. While “Māori land” is a legal classification, each land block is held by specific owners, grounded in distinct whānau, hapū and marae, with their own histories, whakapapa, and cultural values. Not all Māori land is the same, and it should not be planned for or regulated as if it is.



The naming and framing of the zone should better recognise this place-based reality by reflecting the relationship with the relevant tangata whenua at place — including hapū, marae, and Māori landowners — rather than applying a one-size-fits-all label.

This reinforces the need for Council to work in a co-design approach with the appropriate tangata whenua groups to determine the development aspirations, limits, and outcomes for each whenua. Mechanisms such as Te Kaupapa Kaitiaki, iwi/hapū environmental management plans, kaitiaki plans, and Cultural Impact Assessments provide the appropriate frameworks to inform this, and should be actively utilised to ensure that planning provisions reflect the specific identity and values of each place.

Nukuhau Pā supports these submissions insofar as they are consistent with our original submission and collectively strengthen the ability for hapū, marae, and Māori landowners to determine their own development pathways in accordance with tikanga and whānau aspirations.

We reiterate that the MPZ must operate as a genuinely enabling framework that gives practical effect to Te Kaupapa Kaitiaki and supports hapū-led spatial planning approaches, including tools such as Cultural Impact Assessments and Mahere Taiao.

Decision sought:

That the supported submissions be accepted where they align with the above, and that Proposed Plan Change 47 be amended accordingly.

Further Submission on Proposed Plan Change 47 – Māori Purpose Zone (MPZ)

Submitter: Tredegar Hall on behalf of Nukuhau Pā

Relief sought: Support (in part) of selected original submissions

1. Introduction

Nukuhau Pā lodged an original submission on Proposed Plan Change 47 seeking that the Māori Purpose Zone better enables hapū-led (inclusive of Māori landowners and Marae) planning, reflects Te Kaupapa Kaitiaki as an operative framework, and removes unnecessary constraints on the use and development of Māori land.

Nukuhau Pā submits this further submission in relation to Proposed Plan Change 47 – Māori Purpose Zone (MPZ).

Our position remains consistent with our original submission:

- The MPZ *must enable* hapū, whānau and Māori landowners to determine their own development pathways.
- The District Plan must *support, not constrain*, tikanga-based land use and intergenerational aspirations.
- Te Kaupapa Kaitiaki, as provided for through the Ngāti Tūwharetoa settlement framework, is not advisory in nature and must be recognised and provided for within statutory planning instruments.
- Taupō District Council must operate as a Treaty partner with tangata whenua, working collaboratively to support development outcomes rather than imposing pre-determined frameworks.

We support submissions that:

- Strengthen *mana whakahaere*
- Enable *hapū-led planning and development*
- Reduce unnecessary regulatory barriers
- Recognise the *diversity of Māori land contexts*
- Embed *Te Kaupapa Kaitiaki* as an operative framework

We oppose submission points that:

- Reinforce rigid, one-size-fits-all planning controls
- Prioritise generic amenity or infrastructure concerns over tangata whenua aspirations
- Limit the ability for Māori land to evolve over time

2. General Position

Nukuhau Pā considers that:

- The MPZ is a positive step, but *as currently drafted, it still reflects a standard planning mindset rather than a Māori land framework*
- Provisions relating to *density, transport, temporary activities, and development thresholds* must be:
 - Flexible

- Effects-based
- Determined in partnership with landowners, trusts and hapū

Planning controls should not unnecessarily pre-determine what development looks like on Māori land.

A consistent issue across the MPZ is the application of a generic planning framework to whenua that are inherently diverse, place-based, and held by specific whānau, hapū and landowners. This approach limits the ability for planning provisions to respond appropriately to the identity, tikanga, and aspirations of each whenua.

Instead:

Development outcomes must be *co-designed with landowners, trustees, and hapū*, reflecting the specific characteristics, aspirations, and tikanga of each whenua.

3. High Level Summary of Support for Other Submissions

The following paragraphs provide a high-level overview of the alignment of key positions with other submissions.

The table below outlines the submissions Nukuhau Pā supports, the relevant provisions, and how those positions align with our kaupapa. The tables show alignment with point numbers, provision and position.

1. Support – Rangatira E (John Lenihan) – Submission Point [Rangatira E Trust submission – overall approach to MPZ framework]

Nukuhau Pā supports this submission point.

The position aligns with our view that Proposed Plan Change 47 does not adequately provide for hapū-led, place-based decision-making, nor does it give proper effect to Te Kaupapa Kaitiaki.

The proposed Māori Purpose Zone applies a broad, generalised framework that fails to recognise the distinct relationships, values, and responsibilities held by hapū and landowners at place. This is inconsistent with the intent of Te Kaupapa Kaitiaki, which requires planning frameworks to be grounded in tikanga and enable mana whakahaere.

2. Support – George Asher (Ngāti Kurauia Taiao Committee) – [Submission Point OS7 – Objectives (MPZ-O1, MPZ-O2, MPZ-O3)]

Nukuhau Pā supports this submission point.

We agree that the proposed Māori Purpose Zone does not adequately reflect hapū values, mātauranga, or environmental management approaches.

Stronger integration of hapū planning frameworks, including Te Kaupapa Kaitiaki, Cultural Impact Assessments and environmental management plans, is required to ensure planning provisions are grounded in tikanga and support long-term kaitiakitanga outcomes.

3. Support – Maia Wikaira (Titari, Rea & Rangipoia Whānau) – Submission Point [Wikaira Whānau submission – amendments to objectives, policies, rules and standards]

Nukuhau Pā supports this submission point.

We agree that the proposed zoning approach risks imposing a generic planning framework over whenua that hold specific whakapapa, cultural identity, and intergenerational relationships.

Planning provisions must reflect the unique identity of each whenua block and the associated whānau and hapū. A one-size-fits-all approach does not enable this and risks undermining kaitiakitanga in practice.

We seek that this submission point be accepted.

4. Support – Jade Wikaira (Waitetoko Marae) – Submission Point [Engagement and Hapū-led Planning]

Nukuhau Pā supports this submission point.

This submission appropriately highlights the need for meaningful engagement with tangata whenua at place. We reinforce that planning must be co-designed with hapū and landowners, rather than developed externally and applied to Māori land.

This is consistent with the intent of Te Kaupapa Kaitiaki and our wider planning frameworks.

We seek that this submission point be accepted.

5. Support – Shane Heremaia – Overall Submission Point

Nukuhau Pā supports this submission point.

We agree that Te Kaupapa Kaitiaki must be meaningfully integrated into the District Plan and not treated as an advisory or secondary consideration.

Council has a responsibility to recognise and provide for Te Kaupapa Kaitiaki as part of its statutory obligations. This must be clearly demonstrated through the structure and implementation of PC47.

We seek that this submission point be accepted.

6. Support – Hemopereki Hoani Simon – Submission Point

Nukuhau Pā supports this submission point.

In supporting this point, we note that the term “Māori Purpose Zone” is a broad, generic label that does not reflect the reality that Māori land is not homogenous. While “Māori land” is a legal classification, each land block is held by specific owners, grounded in distinct whānau, hapū and marae, with their own histories, whakapapa, and cultural values. Not all Māori land is the same, and it should not be planned for or regulated as if it is.

The naming and framing of the zone should better recognise this place-based reality by reflecting the relationship with the relevant tangata whenua at place — including hapū, marae, and Māori landowners — rather than applying a one-size-fits-all label.

This reinforces the need for Council to work in a co-design approach with the appropriate tangata whenua groups to determine the development aspirations, limits, and outcomes for each whenua. Mechanisms such as Te Kaupapa Kaitiaki, iwi/hapū environmental management plans, kaitiaki plans, and Cultural Impact Assessments provide the appropriate frameworks to

inform this and should be actively utilised to ensure that planning provisions reflect the specific identity and values of each place.

We support amendments that better reflect mana whenua, hapū at place, and landowner identity.

We seek that this submission point be accepted.

7. *General Position (linked to above submission points)*

Across the submissions supported above, Nukuhau Pā reinforces the following:

- Planning for Māori land must be hapū-led and place-based
- Council must co-design provisions with tangata whenua, not apply generic frameworks
- Te Kaupapa Kaitiaki must be given full effect, not treated as advisory
- Hapū planning tools (CIA, Mahere Taiao, Kaitiaki Plans) must be recognised and integrated
- The current zoning approach risks undermining mana whakahaere and kaitiakitanga

We seek that the supported submission points be accepted and that Plan Change 47 be amended accordingly.

Nukuhau Pā supports these submissions insofar as they are consistent with our original submission and collectively strengthen the ability for hapū, marae, and Māori landowners to determine their own development pathways in accordance with tikanga and whānau aspirations.

We reiterate that the MPZ must operate as a genuinely enabling framework that gives practical effect to Te Kaupapa Kaitiaki and supports hapū-led spatial planning approaches, including tools such as Cultural Impact Assessments and Mahere Taiao.

Decision sought:

That the submission points identified in this further submission be accepted where they align with the relief sought by Nukuhau Pā, and that Proposed Plan Change 47 be amended accordingly to better enable hapū-led planning, give effect to Te Kaupapa Kaitiaki, and reflect a partnership-based approach.

Nukuhau Pā – Revised Further Submission Schedule

Plan Change 47 – Māori Purpose Zone

Prepared in response to the Summary of Submissions numbering

This revised further submission schedule identifies the numbered original submission points that Nukuhau Pā supports and records the reasons for that support.

Nukuhau Pā’s position remains that Plan Change 47, while positive in intent, is still too generic and insufficiently grounded in hapū-led planning, mana whakahaere, kaitiakitanga, and Te Kaupapa Kaitiaki. The support set out below is based on the extent to which each submission point aligns with those positions and with the cultural planning direction already set out in our original submission.

To assist Council in efficiently identifying areas of alignment, Nukuhau Pā has set out below the specific submission points supported, referenced directly to the Summary of Submissions numbering and structured to align with Council’s reporting format.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
OS18.1	Wiari Rauhina for Te Kotahitanga o Ngāti Tūwharetoa	MPZ General	Seek amendment	Support	Strong alignment. This point directly supports our concern that PC47 still sits within a conventional planning frame and does not yet genuinely give effect to Te Kaupapa Kaitiaki, hapū-led kaitiakitanga, or true partnership. We agree the plan requires further refinement so Māori values actively shape outcomes rather than being accommodated at the margins.	Accept the original submission point and amend PC47 so it genuinely gives effect to Te Kaupapa Kaitiaki, enables hapū-led kaitiakitanga in practice, and reflects a true partnership approach.
3.053.1	Hemopereki Hoani Simon	MPZ General	Support provision	Support	Aligns in principle with our position that a dedicated Māori land framework is needed. Support is strongest where the zone is enabling, tikanga-grounded, and responsive to Māori land aspirations rather than conventional zoning assumptions.	Accept the original submission point, while ensuring the retained framework is amended to become more enabling and hapū-led in practice.
3.053.2	Hemopereki Hoani Simon	MPZ General	Seek amendment	Support	We support the concern that the current naming is too generic. “Māori” alone does not reflect the distinct identities and authorities of specific whānau, hapū, landowners, and tangata whenua at place. Any revised naming should better reflect those relationships.	Accept the amendment in principle and revise the zone name or framing so it better reflects tangata whenua, hapū and landowner identity at place.
3.053.3	Hemopereki Hoani Simon	Standards > MPZ-R3	Seek amendment	Support	We support review of standards where they unnecessarily constrain Māori land use. Setbacks and related development controls should be flexible and responsive to the whenua and the aspirations	Accept the amendment in principle and review standards to ensure they are enabling rather than restrictive.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
					of trustees, owners and hapū, rather than rigidly predetermined.	
4.054.1	Waka Kotahi NZ Transport Agency	Rules > MPZ-R1	Seek amendment	Support	We support transport and access provisions being workable and safe, but they must not become generic constraints that override hapū and landowner-led site design. Access, parking and movement outcomes should be worked through with the relevant land block owners and hapū.	Accept the amendment in principle, provided transport requirements remain flexible and capable of bespoke design with landowners and hapū.
4.054.3	NZ Transport Agency Waka Kotahi	District Wide Matters / Other Plan Matters	Seek amendment	Support in part	We support clarity where wider plan provisions may affect MPZ land, but any transport-related requirements must still be applied in a way that respects Māori land realities and does not predetermine the development pattern.	Accept the amendment in principle, while ensuring MPZ outcomes remain landowner- and hapū-led rather than defaulting to generic transport controls.
5.055.1	John Lenihan for Rangatira E	Introduction	Seek amendment	Support	Strong alignment. We agree the introduction should more clearly reflect the full range of cultural, social, environmental and economic needs provided for on Māori land.	Accept the original submission point.
5.055.2	John Lenihan for Rangatira E	Policies > MPZ-P1	Seek amendment	Support	Strong alignment. The words “small scale” unnecessarily constrain self-determination and future development pathways. Māori land development should not be artificially capped by policy language.	Accept the original submission point and remove “small scale”.
5.055.3	John Lenihan for Rangatira E	Policies > MPZ-P2	Oppose provision	Support	Strong alignment. Undefined “character” language creates scope for Council to impose generic planning assumptions over Māori land. Development character should be shaped with hapū and landowners, not dictated by vague policy tests.	Accept the original submission point and remove “character”.
5.055.4	John Lenihan for Rangatira E	Policies > MPZ-P2	Seek amendment	Support	We support treating the zone as one coherent enabling framework rather than fragmenting it in a way that causes confusion and uneven application.	Accept the original submission point.
5.055.5	John Lenihan for Rangatira E	Policies > MPZ-P3	Oppose provision	Support	Strong alignment. The policy is ambiguous and appears to constrain development form and scale. It should be removed or rewritten so it supports hapū and landowner aspirations.	Accept the original submission point.
5.055.6	John Lenihan for Rangatira E	Rules > MPZ-R1(2)	Oppose provision	Support in part	We support removing overly restrictive rules that exclude owner-led business activity by	Accept the original submission point in principle and review

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
					default. Māori land should be able to support employment and whānau development where effects can be appropriately managed.	the rule so it better enables owner-led activity.
5.055.7	John Lenihan for Rangatira E	Rules > MPZ-R2(1)	Oppose provision	Support in part	We support reconsidering restrictions on productive activity where those activities can be designed appropriately with hapū, trustees and owners.	Accept the original submission point in principle.
5.055.8	John Lenihan for Rangatira E	Rules > MPZ-R2(1)	Oppose provision	Support	We support removing unnecessary matters of discretion where they reintroduce broad Council control over matters better resolved through landowner-led design and effects-based assessment.	Accept the original submission point.
5.055.9	John Lenihan for Rangatira E	Rules > MPZ-R2(1)	Oppose provision	Support	Strong alignment. Discretionary levers around infrastructure and surrounding function can become barriers to Māori land development rather than enablers.	Accept the original submission point.
5.055.10	John Lenihan for Rangatira E	Standards > MPZ-R3-S6	Oppose provision	Support	Strong alignment. Average area / dwelling yield controls are an inappropriate proxy for good planning on Māori land. Development should respond to whenua, whānau needs, infrastructure capacity and cultural values.	Accept the original submission point and remove the standard.
5.055.11	John Lenihan for Rangatira E	Standards > MPZ-R3-S7	Oppose provision	Support	Strong alignment. Coverage standards should not constrain Māori land unnecessarily. Building layout and density should be designed in a bespoke way with trustees, owners and hapū.	Accept the original submission point and remove or substantially relax the standard.
5.055.12	John Lenihan for Rangatira E	Standards > MPZ-R3-S8	Oppose provision	Support	Setback and envelope controls must not be used as blunt tools that prevent culturally appropriate development patterns.	Accept the original submission point.
5.055.13	John Lenihan for Rangatira E	7.3 Transport, TRAN-R6	Seek amendment	Support	Strong alignment. Any transport, access, parking or movement requirements should be designed bespoke with the land block trustees, owners and hapū, not predetermined by policy. Council must act as a Treaty partner, working collaboratively rather than imposing predetermined requirements.	Accept the original submission point and amend transport provisions accordingly.
5.055.14	John Lenihan for Rangatira E	12.7 Signs, SIGN-R1	Seek amendment	Support in part	We support flexibility for signage where it reflects the mixed and living nature of Māori land use. Sign controls should not assume Māori land operates like a standard suburban or business zone.	Accept the original submission point in principle.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
5.055.15	John Lenihan for Rangatira E	12.8 Temporary Activities, TEMP-R2	Seek amendment	Support	Strong alignment. Temporary activities are often culturally and economically important on Māori land. Short-duration controls are unnecessarily restrictive and do not reflect how marae and Māori land actually operate.	Accept the original submission point.
5.055.16	John Lenihan for Rangatira E	3 Interpretation	Seek amendment	Support	Strong alignment. The interpretation section should clearly reflect the mixed and evolving nature of Māori land use and not force a narrow reading of the zone.	Accept the original submission point.
5.055.17	John Lenihan for Rangatira E	Introduction	Seek amendment	Support	Supports our position that “small scale” language is fundamentally misaligned with Māori land development and must be removed.	Accept the original submission point.
5.055.18	John Lenihan for Rangatira E	Policies > MPZ-P4	Seek amendment	Support	Strong alignment. Infrastructure should not be used as a proxy to define or limit Māori land activity. Infrastructure should support development pathways, not shut them down before co-design with hapū and owners occurs.	Accept the original submission point.
6.058.1	Shane Heremaia	Rules > MPZ-R?	Seek amendment	Support	Strong alignment. Infrastructure capacity rules should not assume full build-out all at once or become a de facto barrier to staged Māori land development.	Accept the original submission point.
6.058.2	Shane Heremaia	Rules > MPZ-R?	Seek amendment	Support	Strong alignment. Larger buildings may be appropriate where tied to land-based production, whānau enterprise, or broader Māori land use. Rules should not assume only small-format development.	Accept the original submission point.
6.058.3	Shane Heremaia	Rules > MPZ-R?	Seek amendment	Support	Strong alignment. Māori land development is often staged and incremental. Rules must recognise that reality and not create repeated consent barriers at each stage.	Accept the original submission point.
6.058.4	Shane Heremaia	Policies > MPZ-P3	Seek amendment	Support	Strong alignment. We support moving away from “scale” and land-size based limitations toward effects-based approaches where limits become disproportionate.	Accept the original submission point.
7.057.1	George Asher	MPZ General	Support in principle with amendments	Support	Strong alignment. We support retaining MPZ only with substantive amendments so it becomes a real enabling framework rather than a symbolic overlay.	Accept the original submission point.
7.057.2	George Asher	Objective > MPZ-O1 / new lead objective	Seek amendment	Support	One of the strongest alignment points. We support a lead objective requiring all MPZ objectives,	Accept the original submission point.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
					policies, rules and criteria to give effect to Te Kaupapa Kaitiaki.	
7.057.3	George Asher	Objectives > MPZ-O2	Seek amendment	Support	Strong alignment. We support explicit recognition of mana whakahaere and the requirement that hapū and Māori landowner-led frameworks are primary considerations.	Accept the original submission point.
7.057.4	George Asher	Objectives > MPZ-O3	Seek amendment	Support	Strong alignment. We support explicit recognition of mana whakahaere and hapū-led frameworks in interpreting and applying MPZ provisions.	Accept the original submission point.
7.057.5	George Asher	Objectives > MPZ-O4	Seek amendment	Support	Strong alignment. We support ensuring te whanake / development includes viable cultural, social and economic outcomes and is not reduced to a narrow amenity model.	Accept the original submission point.
7.057.6	George Asher	Policies	Seek amendment	Support	Strong alignment. Effects assessment should serve Māori Purpose Zone objectives, not act as a broad restraint on anticipated Māori development.	Accept the original submission point.
7.057.7	George Asher	Policies	Seek amendment	Support	Strong alignment. Procedural mechanisms including thresholds, servicing assumptions and defaults should not recreate historical barriers to Māori land development.	Accept the original submission point.
7.057.8	George Asher	Rules / interpretive clause	Seek amendment	Support	Strong alignment. We support an interpretation clause that requires the zone to be read and applied as a whole, giving effect to Te Kaupapa Kaitiaki and intergenerational Māori outcomes.	Accept the original submission point.
7.057.9	George Asher	Policies	Seek amendment	Support	Strong alignment. We support a lead policy that embeds Te Kaupapa Kaitiaki as the primary interpretive framework for decisions within the zone.	Accept the original submission point.
7.057.10	George Asher	Objective > MPZ-O1	Seek amendment	Support	Strong alignment. We support explicit prioritisation of hapū and Māori landowner values, aspirations and development frameworks as primary considerations.	Accept the original submission point.
7.057.11	George Asher	Policies > MPZ-P1	Seek amendment	Support	Strong alignment. Te Kaupapa Kaitiaki must be visible and operative within the Plan, not left to inference.	Accept the original submission point.
7.057.12	George Asher	Policies > MPZ-P3	Seek amendment	Support	Strong alignment. We support removing language that treats	Accept the original submission point.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
					“scale” as a de facto capacity cap on Māori land development.	
7.057.13	George Asher	Policies > MPZ-P4	Seek amendment	Support	Strong alignment. Infrastructure should be treated as an enabler to be planned for, not a reason to limit growth or defer Māori aspirations indefinitely.	Accept the original submission point.
7.057.14	George Asher	Other Plan Matters	Seek amendment	Support	Strong alignment. We support an interpretive clarification policy to ensure wider plan provisions do not override the purpose and intent of the MPZ.	Accept the original submission point.
7.057.15	George Asher	Other Plan Matters	Seek amendment	Support	One of the most comprehensive alignment points. We support explicit prioritisation of mana whakahaere, recognition of papakāinga, reduction of unnecessary public notification, and clear compliance with settlement obligations.	Accept the original submission point.
13.051.1	Jade Wikaira for Waiotaka Marae	Introduction	Seek amendment	Support	Strong alignment. We support including “tangata whenua” in addition to “Māori” so the Plan better reflects mana and place-based relationships.	Accept the original submission point.
13.051.2	Jade Wikaira for Waiotaka Marae	Introduction	Seek amendment	Support	Strong alignment. We support clearer recognition of the relationship of Māori with ancestral lands, water, sites, wāhi tapu and other taonga across the Plan.	Accept the original submission point.
13.051.3	Jade Wikaira for Waiotaka Marae	Introduction	Seek amendment	Support	Strong alignment. We support clearer recognition that tangata whenua exercise both kaitiaki and mana whenua responsibilities at place.	Accept the original submission point.
13.051.4	Jade Wikaira for Waiotaka Marae	Introduction	Seek amendment	Support	Aligns with our view that the zone should clearly refer to Māori land consistently with Te Ture Whenua Māori Act.	Accept the original submission point.
13.051.5	Jade Wikaira for Waiotaka Marae	Objective > MPZ-O2	Seek amendment	Support	Strong alignment. We support ensuring activities meeting Māori cultural needs can occur while maintaining and promoting tangata whenua relationships with their lands.	Accept the original submission point.
13.051.6	Jade Wikaira for Waiotaka Marae	Objective > MPZ-O3	Seek amendment	Support	Strong alignment. We support recognition of tangata whenua rights and responsibilities, not just abstract values.	Accept the original submission point.
13.051.7	Jade Wikaira for Waiotaka Marae	Objective > MPZ-O4	Seek amendment	Support	Strong alignment. We support clearer emphasis on enabling comprehensive and coordinated development.	Accept the original submission point.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
13.051.8	Jade Wikaira for Waiotaka Marae	Policies > MPZ-P1	Seek amendment	Support	Strong alignment. We support broadening the activities anticipated within the zone to better reflect real Māori cultural, social and economic uses.	Accept the original submission point.
13.051.9	Jade Wikaira for Waiotaka Marae	Policies > MPZ-P2	Seek amendment	Support in part	We support clarifying “potentially compatible activities” and ensuring a broader range of landowner-led activities can be considered.	Accept the original submission point in principle.
13.051.10	Jade Wikaira for Waiotaka Marae	Policies	Oppose provision	Support in part	We agree Māori purpose land should not carry an unfair or elevated burden compared with other zones. Environmental protection remains important, but controls must be proportionate and not suppress Māori land use.	Accept the original submission point in principle.
13.051.11	Jade Wikaira for Waiotaka Marae	Rules > MPZ-R1	Seek amendment	Support	We support removal of unnecessary non-complying pathways where they are inconsistent with the zone’s enabling purpose.	Accept the original submission point.
13.051.12	Jade Wikaira for Waiotaka Marae	Rules > MPZ-R2	Seek amendment	Support in part	We support ensuring rule pathways are coherent and do not unintentionally create barriers through inappropriate activity status defaults.	Accept the original submission point in principle.
13.051.13	Jade Wikaira for Waiotaka Marae	Rules > MPZ-R?	Seek amendment	Support	Strong alignment. We support moving away from generic amenity-based tests and toward criteria that better reflect the purpose of the zone and Māori land context.	Accept the original submission point.
13.051.14	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S1	Seek amendment	Support	Strong alignment. Coverage standards should be more flexible, particularly where marae and associated buildings are involved.	Accept the original submission point.
13.051.15	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S4	Seek amendment	Support	Strong alignment. Height controls should not unnecessarily restrict customary or functional Māori structures.	Accept the original submission point.
13.051.16	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S5	Seek amendment	Support	Strong alignment. Setback rules should be more flexible and reflect actual site context rather than generic defaults.	Accept the original submission point.
13.051.17	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S6	Seek amendment	Support	Strong alignment. Standards constraining dwelling numbers or layout should be removed where they act as arbitrary limits on Māori land development.	Accept the original submission point.
13.051.18	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S7	Seek amendment	Support in part	We support review of standards where their interaction is unclear or unnecessarily restrictive.	Accept the original submission point in principle.

Point No.	Submitter	Provision	Original Position	Nukuhau Pā Position	Nukuhau Pā Comment on Alignment	Decision Sought
13.051.19	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S8	Seek amendment	Support in part	Same reasoning as above: standards should be clear, workable and enabling.	Accept the original submission point in principle.
13.051.20	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S4	Support provision	Support	We support retention where the provision already aligns with a practical and enabling approach.	Accept the original submission point.
13.051.21	Jade Wikaira for Waiotaka Marae	Standards > MPZ-R3-S?	Seek amendment	Support	We support exceptions that allow customary and practical building forms to occur without unnecessary restriction.	Accept the original submission point.
13.051.22	Jade Wikaira for Waiotaka Marae	Other Plan Matters	Seek amendment	Support	Strong alignment. Consequential amendments are needed across the balance of the Plan to ensure MPZ is not undermined by other provisions.	Accept the original submission point.
13.051.23	Jade Wikaira for Waiotaka Marae	MPZ General	Support provision	Support	Strong alignment. Supports MPZ in principle, subject to amendments that reflect Māori land realities and better recognition of Treaty and relationship matters.	Accept the original submission point.
14.051.1	Maia Wikaira for Titari, Rangipoia and Rea Whānau	Introduction	Seek amendment	Support	Strong alignment. We support using “tangata whenua” in addition to “Māori” to better reflect place-based identity and relationship.	Accept the original submission point.
14.051.2	Maia Wikaira for Titari, Rangipoia and Rea Whānau	Introduction	Seek amendment	Support	Strong alignment. We support clear recognition of Māori relationships with ancestral lands, water, sites, wāhi tapu and taonga across the entire Plan.	Accept the original submission point.

Note on Te Kotahitanga alignment: OS18.1 has been included in this schedule. Its kaupapa direction strongly aligns with the submissions of George Asher, Rangatira E, Jade Wikaira, Maia Wikaira, and Shane Heremaia, particularly in relation to Te Kaupapa Kaitiaki, hapū-led decision-making, and Council acting as a Treaty partner rather than simply a regulator.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026
First name: Mark **Last name:** Chrisp
Organisation: Contact Energy Limited
Preferred method of contact Email
Postal address: Mitchell Daysh Limited, PO Box 1307, Hamilton 3240, New Zealand
Email: mark.chrisp@mitchelldaysh.co.nz
Daytime Phone: 0274758383
Would you like to present your submission in person at a hearing? *
 Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Please see attached Form 6

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#5 John Lenihan (PO Box 9672, Newmarket, Auckland, New Zealand, 1149)

Original Point:#5.1 Introduction

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

This submission - O55.1 to OS5.18 - should be disallowed

The reason for my submission is::

This further submission relates to O55.1 to OS5.18.

This submitter seeks broad amendments or opposition to MPZ. Submission does not directly request land be included in MPZ but should be implied.

Any development of the Rangatira E Block should include appropriate provisions in the District Plan to address potential reverse sensitivity effects on existing and consented renewable electricity generation activities on, and in the vicinity of, Development Geothermal Systems.

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON NOTIFIED PROPOSED POLICY STATEMENT
OR PLAN, CHANGE OR VARIATION**

Clause 8 of Schedule 1, Resource Management Act 1991

To Taupo District Council
Private Bag 2005
Taupo 3352

Name Contact Energy Limited (“Contact”)

1. **These are further submissions in opposition to or in support of submissions on the Plan Changes 47, 48 and 49 of the Taupo District Plan (the “Plan Changes”).**
2. **Contact has an interest in the Plan Changes that is greater than the interest the general public as:**
 - 2.1 Contact made a number of original submissions on the Plan Changes;
 - 2.2 Contact owns and operates regionally and nationally significant renewable hydro and geothermal resources within the Taupo District.
 - 2.3 Contact plays a fundamental role in the social and economic wellbeing of the Taupo District and the wider Waikato region;
 - 2.4 Contact is a network utility operator and a requiring authority under section 167 of the Resource Management Act 1991.
 - 2.5 Contact is a lifeline utility under the Civil Defence Emergency Management Act 2002;
 - 2.6 Given Contacts existing operations and as a submitter on the Plan Changes, Contact has an interest greater than the general public and is concerned to ensure the District Plan appropriately recognises and provides for Contact to operate in a safe, efficient and effective manner, whilst ensuring that reverse sensitivity effects are avoided.

3. **Further submissions from Contact on the Plan Change, including the particular parts of the submission that Contact supports or opposes, and Contacts reasons for that support or opposition, are attached to this document in Appendix A.**
4. **General Reasons for Contacts further submissions:**
 - 4.1 In its original submission, Contact emphasised the importance that through the Plan Changes Contact retains the ability for the ongoing operation and future development of renewable energy generation activities.
 - 4.2 That the operational and functional requirements of Contact are recognised and provided for through the Plan Changes. This includes through the appropriate control of activities which may give rise to reverse sensitivity, or adverse effects on the operation and functioning of the various generation assets and the Development Geothermal Systems;
 - 4.3 Contact seeks to ensure that the key principles identified in its original submission and summarised above are appropriately recognised and provided for through the Plan Changes.
5. **Contact seeks that the submissions be allowed or disallowed as set out in Appendix A.**
6. **Contact wishes to speak to its submission and further submission. Contact could not gain an advantage in trade competition through these further submissions.**



Signature:

Date: 30 April 2026

Electronic address for Service: mark.chrisp@mitchelldaysh.co.nz

Telephone: 027 475 8383

Postal address (or alternative method of service under section 352 of the Act):

Mitchell Daysh Limited

PO Box 1307

Hamilton 3240

Contact person: Mark Chrisp

Appendix A – Further Submission Table

Submitter Name	Point Number	Provision	Relief Sought by Submitter	Contact Position	Reasons for support / opposition	Contact seek that the whole (or part) of the submission be Allowed / Disallowed
Plan Change 47 – Māori Purpose Zone						
John Lenihan for Rangatira E	O55.1 to OS5.18	Various	Seeks broad amendments or opposition to MPZ. Submission does not directly request land be included in MPZ but should be implied.	Oppose	Any development of the Rangatira E Block should include appropriate provisions in the District Plan to address potential reverse sensitivity effects on existing and consented renewable electricity generation activities on, and in the vicinity of, Development Geothermal Systems.	Disallow
Change 48 - Designations						
Transpower New Zealand Ltd	OS2.7	TPR07	Seeks rollover of existing electricity transmission designations with modifications to purpose, site identifier, and mapping of Wairakei Electricity Outdoor Switchyard (TRP07). Requests updating district plan mapping to add one small land area, remove two larger areas, and remove unrelated legal description 'Lot 1 DP 73757' for accuracy.	Support in part	Contact would support with amendments as the area identified in the 'updated' designation does not reflect a licence to occupy (LTO) between Transpower and Contact for the Wairakei switchyard. The proposed area also does not accommodate recent upgrade works, requiring extension, to the switchyard. These areas were subject to the LTO and Transpower may wish to amend designation boundary to incorporate these works/assets as well as some existing assets which have been omitted from the 'updated' designation. The designation should also be amended to exclude Contact transmission assets (as agreed previously with Transpower). See Figure 1 below.	Allow in part
Transpower New Zealand Ltd	OS2.10	TPR010	Seeks rollover of existing electricity transmission designations related to the Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line subject to corrections to purposes, site identifiers, legal descriptions, conditions and planning map extents to accurately reflect current assets.	Support in part	Contact would support with amendments related to the area that the transmission line crosses over Contact's Wairakei Power Station site.	Allow in part

Submitter Name	Point Number	Provision	Relief Sought by Submitter	Contact Position	Reasons for support / opposition	Contact seek that the whole (or part) of the submission be Allowed / Disallowed
Transpower New Zealand Ltd	OS2.11	TPR011	Seeks rollover of existing electricity transmission designations related to the Tauhara Electricity Substation subject to corrections to purposes, site identifiers, legal descriptions, conditions and planning map extents to accurately reflect current assets.	Support	Contact support with confirmation that: - Mapping changes are confirmed as accurate reflections of the existing designation (not an expansion); - The updated purpose remains clearly limited to substation-related functions; - No Contact Energy land is newly encumbered beyond what is already designated.	Allow
NZ Transport Agency Waka Kotahi	OS8.1	NZTA03	Request to rename designation identifier to NZTA05 for numerical ordering of State Highways.	Support in part	Contact supports this submission in part as it has an impact on access to Wairakei Power Station (Te Aro Road) and future expansion of steamfield in relation to State Highway's 1 and 5.	Allow in part
NZ Transport Agency Waka Kotahi	OS8.7	NZTA01	Request to extend and tidy planning map designations to fully cover specified parcel IDs.	Support in part	Contact supports this submission in part as it has an impact on access to Wairakei Power Station (Te Aro Road) and future expansion of steamfield.	Allow in part
Change 49 – Minor Corrections						
Taupo District Council	OS2.4	Section 32	Submission seeks removal of Rule ENGY-R3.6, originally replacing Rule 4d.1.ii during District Plan conversion to National Planning Standards. The rule's provisions are duplicated in GIZ-R8, HIZ-R5, and EW-R1.8, so its removal would not leave gaps. Also requests updating Table 1 in Section 3 and related Plan Change materials accordingly.	Support	Contact supports this submission through removal of the rule however, the rationale to do this is incorrect and is not covered by the provisions listed in the TDC original submission the justification for the initial error is confusing however there is overall agreement in removal of rule.	Allow
Taupo District Council	OS2.5	Section 32	Requests exclusion of earthworks associated with geothermal electricity generation at Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara from EW-R1.9 standards, as these activities are inherent to geothermal generation and not suited to generic earthworks controls.	Support in part	Contact supports the insertion of the exception of earthwork provisions to be provided in Rule EW-R1.9 for the Heavy Industrial Zone (HIZ) and associated with Geothermal Electricity Generation. It is recognised that the exception for earthworks in the areas of the GIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara already exists and is currently provided for under EW-R1.8.	Allow in part

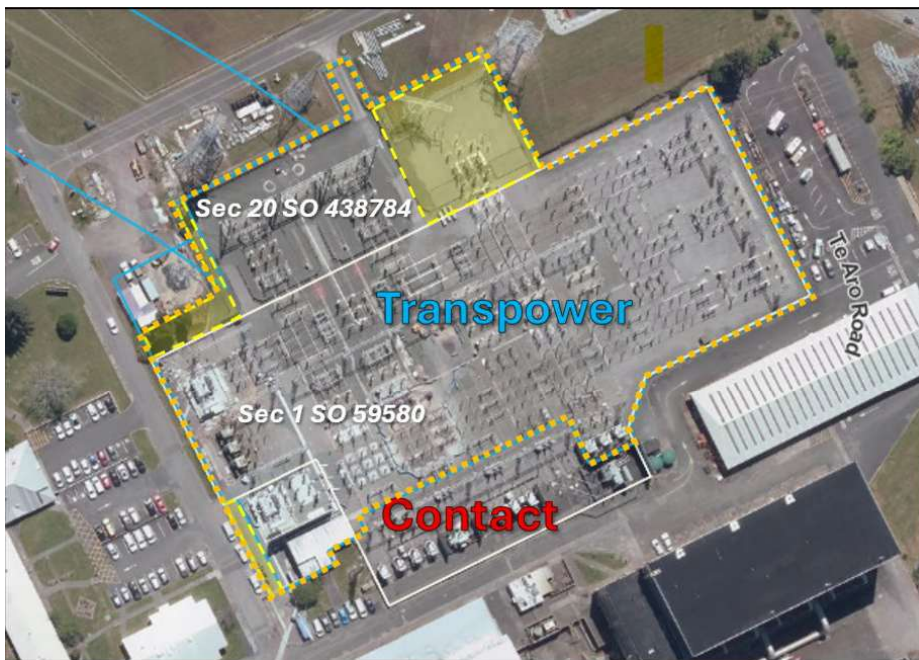


Figure 1 – Wairakei Switchyard Areas

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026

First name: Jade

Last name: WIKAIRA

Preferred method of contact Email

Postal address: 87 Richmond Street, Petone, Lower Hutt, New Zealand, 5012

Email: jade@wikairaconsulting.co.nz

Daytime Phone: 021677733

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing: Please note that these are the further submissions for both Waitetoko Marae and the Wikaira Whānau. Both would like to appear at the hearing.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council



30 April 2026

Taupō District Council
67 Horomatangi Street
TAUPŌ

Further Submission on Proposed Plan Change 47 Māori Purpose Zone – Taupō District Plan

1. This further submission is presented by Waitetoko Marae in relation to Proposed Plan Change 47 – Māori Purpose Zone to the Taupō District Plan (**PC47**).
2. Waitetoko Marae is a place of cultural and spiritual significance to the hapū of Ngāti Te Rangiita and iwi of Ngāti Tūwharetoa. The marae has been on the current site since 1934 (with the original meeting house nearby dating back to 1908). The marae land block is located at 3245 State Highway 1 Turangi with the legal description Tauranga Taupo 2B2M3A 17862. It is Māori freehold land and a Māori reservation under Te Ture Whenua Maori Act 1993.
3. Waitetoko Marae supports the intent of the Māori Purpose Zone, to recognise and provide for the relationship of Māori with our culture and traditions, a matter of national importance under section 6(e) of the Resource Management Act 1991 (**RMA**). The Māori Purpose Zone also accords with sections 7(a) and 8 of the RMA.
4. The case for the adoption of Māori Purpose Zones is well articulated in the PC47 Section 32 Evaluation Report which notes, among other matters, that:
 - a. the District Plan Monitoring and Issues Identification 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 s 6(e) relationship; and
 - b. a 2016 plan effectiveness review identified that the ODP does not effectively recognise and provide for the importance of marae and papakainga or the importance of ancestral lands;
5. Waitetoko Marae participated in pre-consultation on PC47 and sought the inclusion of our land block (identified as MPS-5 in PC47) in the plan change. Acknowledging that our marae sits on a large block of land that has the potential to support our wider cultural needs, we did so to ensure the planning context best enables us to realise our aspirations.
6. On 19 March 2026, Waitetoko Marae provided a submission in support of PC47, including proposed MPS-5 on the associated planning maps and a table of proposed amendments. The amendments were proposed because a number of the proposed objectives, policies, rules and standards require amendment to ensure the zone genuinely enables subdivision, use, and development on Māori land, and does not place unnecessary burden on Waitetoko Marae and other Māori Purpose Zones.
7. This further submission is provided following a review of the Summary of Submissions and the original submissions lodged on Proposed Plan Change 47. It responds to those submissions to the extent that they relate to, or may affect, the provisions of relevance to Waitetoko Marae and other Māori Purpose Zones.
8. The key contacts for this further submission are Jade Wikaira (jade@wikairaconsulting.co.nz) and Maia Wikaira (maia@whaialegal.co.nz).

WAITOKO MARAE

FURTHER SUBMISSION ON PROPOSED PLAN CHANGE 47 MĀORI PURPOSE ZONE – TAUPŌ DISTRICT PLAN

Original submission point	The particular parts of the submission I support (or oppose) are:	Support/Oppose	We seek that the whole (or part of the submission be allowed or disallowed):	The reasons for my submission are:
CHEAL CONSULTANTS				
OS1.1	Cheal Consultants seek to amend the Policies so that they are included to consider at least the noxious nature (noise, odour, traffic) of such activities within MPZ and adjoining properties.	Oppose.	That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying.	This imposes an unnecessary stringent restriction on the use and development of Māori land.
OS1.2	Cheal Consultants seek to amend the Rule > MPZ R1(2) to consider at least the noxious nature (noise, odour, traffic) of such activities within MPZ and adjoining properties.	Oppose.	That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying.	This imposes an unnecessary stringent restriction on the use and development of Māori land.
OS1.3	Cheal Consultants seek to amend the Rules > MPZ R1(2).	Oppose.	That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying.	This imposes an unnecessary stringent restriction on the use and development of Māori land.
OS1.4	Cheal Consultants seek the addition of a new rule permitting Rural Industry in the MPZ-Rural zone, as it aligns with objectives supporting Māori cultural, social, and economic development.	Support.	That the submission point be allowed, and the permitted activity status be retained without amendment.	This would be an efficient use of natural and physical resources in the MPZ, and we support the permitted activity status as being an efficient means of stimulating activity within reasonable bookends of effects.
OS1.5	Cheal Consultants seek to amend the 12 General District Wide Matters > 12.6 Noise, NOISE-R9.	Support.	We seek that the whole submission point be allowed.	The point identifies an inconsistency between MPZ and General Residential noise limits. Aligning the evening noise limits will ensure consistency across adjoining zones.
OS1.6	Cheal Consultants seek the addition of natural hazards to consideration criteria to MPZ-S1 rather than MPZ-S6.	Oppose.	That the submission point not be allowed.	Consideration of natural hazards is a prudent step for any developer or user of natural resources (regardless of whether it is regulated), but there is insufficient evidence to suggest MPZ-S1 is a more efficient tool than MPZ-S6 to place this control.
OS1.7	Cheal Consultants seek the addition of natural hazards to consideration criteria of rules relating to land use and subdivision with the MPZ.	Oppose.	That the submission point not be allowed.	This is unnecessary in light of s106 RMA and new s106A RMA allowing consideration of natural hazards, and consideration of the NPSNH under section 104 RMA. The addition of an assessment criteria will add no value to the evaluative exercise.
OS1.8	Cheal Consultants seek the addition of natural hazards to consideration criteria of rules relating to land use and subdivision with the MPZ.	Oppose.	That the submission point not be allowed.	This is unnecessary in light of s106 RMA and new s106A RMA allowing consideration of natural hazards, and consideration of the NPSNH under section 104 RMA. The addition of an assessment criteria will add no value to the evaluative exercise.
HEMOPEREKI SIMON				
OS3.1	Hemopereki Simon supports the MPZ General	Support.	We seek that the whole submission point be allowed.	Support.
NZTA WAKA KOTAHI				
OS4.1	NZTA Waka Kotahi seeks to amend Rule MPZ-R1(d) to include specific reference to TRAN-R4, TRAN-R5, and NOISE-R8.	Oppose.	That the submission point be disallowed ie. Rule MPZ-R1(d) need not be amended to include cross referencing.	Oppose, as this is unnecessary as those rules already apply, see Page 8 of PC47 i.e. 7.2-INF and 7.3-Transport.

Original submission point	The particular parts of the submission I support (or oppose) are:	Support/Oppose	We seek that the whole (or part of the submission be allowed or disallowed):	The reasons for my submission are:
OS4.2	NZTA Waka Kotahi seeks to expand the application of NOISE-R8 (specifically the Noise Control Boundary Overlay – Sensitive Activities) to apply to the MPZ.	Support.	That the submission point be allowed ie MPZ be added to NOISE-R8 but that the clause be further amended to recognise and provide for the existing use rights of Waitetoko Marae.	We support this for two reasons: 1. within the front 50 m of Waitetoko Marae (MPS-5) there are no existing buildings which would be captured by this rule. The marae is 50+ m from the State Highway and has existing use rights. Any new building within this overlay would need to comply with the Building Code. It is acknowledged that during feasibility and design of new buildings, this standard has proven to be difficult to know whether compliance has been achieved, before building materials as specified. This could result in a Form 4 being issued. TDC will need to think through when (at what stage) in the design and build process it enforces this rule. We oppose the inclusion of the Noise Control Boundary Overlay standard in the MPZ Chapter, as this is already implemented through OS4.2 above.
OS4.3	NZTA Waka Kotahi seeks that a standard be implemented to give effect to the Noise Control Boundary Overlay by either amended noise chapter or amended MPZ Chapter.	Oppose.	That the submission point be disallowed to the extent that it seeks to amend the MPZ Chapter but allow the submission point to the extent it seeks to amend the NOISE- Chapter of the District Plan to include coverage of the MPZ, specifically in Rule NOISE-R8.	
OS4.4	NZTA Waka Kotahi seeks that MPZ-R3 be amended to limit the number of dwellings on any MPS that fronts a State Highway to 8 dwellings.	Oppose.	That the submission point be disallowed ie Rule TRAN-R5 not be amended to include specific controls when affronting a State Highway.	We oppose this as it places an unnecessary regulatory burden on the landowner and or developer and is not focused on the management of adverse effects. The limit of 8 dwellings is also inconsistent with PC47 Rule TRAN-R5 that permits 24 dwellings per Rural MPS (Waitetoko Marae MPZ-5 is considered to be a rural MPS).
OS4.5	NZTA Waka Kotahi seeks that TRAN-R5 be amended to introduce a limit of 100 equivalent vehicle movements where the MPS fronts a state highway	Oppose.	That the submission point be disallowed ie Rule TRAN-R5 not be amended to include specific controls when affronting a State Highway.	We oppose this as it places an unnecessary regulatory burden on the landowner and or developer. The limit of 100EVM is inconsistent with PC47 Rule TRAN-R5 that permits 200 EVMs or 24 dwellings per Rural MPS (Waitetoko Marae MPZ-5 is considered to be a rural MPS).
OS4.6	NZTA Waka Kotahi seeks to amend new subdivision rule SUB-R12 to allow for / require consideration of compliance with transport standards at the time of consenting.	Oppose.	That the submission be disallowed and not allow for consideration of compliance with Section 7.3 TRAN R4 when consenting a subdivision under New Rule SUB-R12.	Oppose. State Highways are designated which gives NZTA Waka Kotahi a 2-step approval system. Firstly, they are considered to be an affected person for the purpose of s95E RMA 1991 during subdivision, and secondly the consent holder still needs to obtain s176 prior written approval from NZTA before works can start. This process is cumbersome and holds back development of MPS amongst other sites. Consideration of Section 7.3 TRAN R4 is not necessary at the subdivision stage in light of the section 176 functions held by the Agency.
J LENIHAN FOR RANGATIRA				
Whole submission	General tenor of submission is to retain Plan Change 47, subject to targeted amendments.	Support	We seek that the whole submission be allowed.	Support retention of Plan Change 47, subject to targeted amendments.
SHANE HEREMAIA				
OS6.1	Shane Heremaia seeks amendment to Rules > MPZ R1(1).	Support.	We seek that the submission point be allowed.	Support decisions sought.
OS6.2	Shane Heremaia seeks amendment to Rules > MPZ R1(1).	Support.	We seek that the submission point be allowed.	Support decisions sought.

Original submission point	The particular parts of the submission I support (or oppose) are:	Support/Oppose	We seek that the whole (or part of the submission be allowed or disallowed):	The reasons for my submission are:
OS6.3	Shane Heremaia seeks amendment to Rules > MPZ R2(1).	Support.	We seek that the submission point be allowed.	Support decisions sought.
OS6.4	Shane Heremaia seeks amendment to Policies > MPZ-P3.	Support.	We seek that the submission point be allowed.	Support decisions sought.
GEORGE ASHER – NGĀTI KURAUĪA				
OS7.1	George Asher – Ngāti Kurauia supports the MPZ General.	Support	We seek that the submission point be allowed.	Support the retention of Plan Change 47, subject to targeted amendments.
OS7.2	George Asher – Ngāti Kurauia seeks amendment to Objectives > MPZ O1.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the requirement to 'recognise and provide for' Te Kaupapa Kaitiaki is satisfied.
OS7.3	George Asher – Ngāti Kurauia seeks amendment to Objectives > MPZ O2.	Support	We seek that the submission point be allowed.	Support greater visibility of Māori landowner-led development frameworks in the interpretation and application of MPZ provisions.
OS7.4	George Asher – Ngāti Kurauia seeks amendment to Objectives > MPZ O3.	Support	We seek that the submission point be allowed.	Support greater visibility of Māori landowner-led development frameworks in the interpretation and application of MPZ provisions.
OS7.5	George Asher – Ngāti Kurauia seeks amendment to Objectives > MPZ O4.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the section 181 obligation in relation to Te Kaupapa Kaitiaki is satisfied.
OS7.6	George Asher – Ngāti Kurauia seeks amendment to Policies.	Support	We seek that the submission point be allowed.	Support holistic assessment under the MPZ.
OS7.7	George Asher – Ngāti Kurauia seeks amendment to Objectives.	Support	We seek that the submission point be allowed.	Support holistic assessment under the MPZ.
OS7.8	George Asher – Ngāti Kurauia seeks amendment to MPZ General.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the requirement to 'recognise and provide for' Te Kaupapa Kaitiaki is satisfied.
OS7.9	George Asher – Ngāti Kurauia seeks amendment to Policies.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the requirement to 'recognise and provide for' Te Kaupapa Kaitiaki is satisfied.
OS7.10	George Asher – Ngāti Kurauia seeks amendment to Objectives > MPZ O1.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the requirement to 'recognise and provide for' Te Kaupapa Kaitiaki is satisfied.
OS7.11	George Asher – Ngāti Kurauia seeks amendment to Policies > MPZ-P1.	Support	We seek that the submission point be allowed.	Support, where relevant, ensuring the requirement to 'recognise and provide for' Te Kaupapa Kaitiaki is satisfied.
OS7.12	George Asher – Ngāti Kurauia seeks amendment to Policies > MPZ-P3.	Support	We seek that the submission point be allowed.	Support more innovative approaches to addressing 'scale' issues.
OS7.13	George Asher – Ngāti Kurauia seeks amendment to Policies > MPZ-P4.	Support	We seek that the submission point be allowed.	Support infrastructure planning and investment being deployed to proactively support anticipated Māori development outcomes.
OS7.14	George Asher – Ngāti Kurauia seeks amendment to Policies	Support	We seek that the submission point be allowed.	Support clarifying how MPZ and district-wide provisions interact, including where MPZ provisions prevail.
OS7.15	George Asher – Ngāti Kurauia seeks amendment to Other Plan Matters.	Support	We seek that the submission point be allowed.	Support opportunity to provide a more bespoke framework as outlined therein to the MPZ.
A DUNCAN FOR FENZ				
OS11.2	Fire and Emergency wish for the Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 be added to the matters of discretion in the MPZ-S9.	Oppose.	That the submission point be disallowed and the CoP SNZ PAS 4509:2008 not be added to the MPZ and its provisions.	We oppose this as it is disproportionately burdensome in the context of the MPZ and an unnecessary level of intervention given the scale and scope of potential adverse effects in that zone.
OS11.4	Fire and Emergency requests adding minimum driveway and accessway standards for the Māori Purpose Zone to	Support.	We seek that the whole submission point be allowed.	This is a proportionate response for the needs of emergency services to achieve the sustainable management of resources in the MPZ.

Original submission point	The particular parts of the submission I support (or oppose) are:	Support/Oppose	We seek that the whole (or part of the submission be allowed or disallowed):	The reasons for my submission are:
	Table 1, specifying a 4m minimum carriageway width and 16% maximum gradient.			
R DAVIES FOR NZDF				
OS12.1	R Davies for NZDF	Oppose.	We seek that the whole submission point be disallowed.	Duplicates district wide natural hazard provisions which already apply to subdivision and land use and therefore introduces unnecessary and repetitive assessment requirements. Targeting the MPZ specifically is not justified and risks creating disproportionate constraints that do not align with the intent and enabling function of the zone.
MAIA WIKAIRA FOR TITARI, REA AND RANGIPOUA WHĀNAU				
OS14.1	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to the Introduction.	Support.	We seek that the whole submission point be allowed.	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua.
OS14.2	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to the Introduction.	Support.	We seek that the whole submission point be allowed.	The original text inadvertently, and inappropriately, confined the relationship of Māori with their ancestral lands to the Māori Purpose Zone, when this is required to be recognised across the entire Plan.
OS14.3	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to the Introduction.	Support.	We seek that the whole submission point be allowed.	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua.
OS14.4	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to the Introduction.	Support.	We seek that the whole submission point be allowed.	The statute is called the Te Ture Whenua Māori Act 1993.
OS14.5	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to Objectives > MPZ O2.	Support.	We seek that the whole submission point be allowed.	The original text inadvertently, and inappropriately, confined the relationship of Māori with their ancestral lands to the Māori Purpose Zone, when this is required to be recognised across the entire Plan.
OS14.6	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to Objectives > MPZ O3.	Support.	We seek that the whole submission point be allowed.	Amend to include "rights and" in the objective, to properly reflect the duality of Māori interests.
OS14.7	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to Objectives > MPZ O4.	Support.	We seek that the whole submission point be allowed.	The Māori Purpose Zone provisions should be amended to clearly emphasise both the use and development of ancestral land.
OS14.8	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to Policies > MPZ-P1.	Support.	We seek that the whole submission point be allowed.	The Māori Purpose Zone should explicitly provide for a broad range of activities that support Māori cultural needs, including hauora, social services, and educational facilities.
OS14.9	Maia Wikaira for Titari, Rea and Rangipoua Whānau seeks amendment to Policies > MPZ-P4.	Support.	We seek that the whole submission point be allowed.	To support a clearer reading of the policy. Without it there is no clarification about what "potentially compatible activities" are, which risks confusion and an inadvertent subjective assessment of activities, plainly intended to apply under the MPZ, for their "potential compatibility".
OS14.10	Maia Wikaira for Titari, Rea and Rangipoua Whānau opposes Policies > MPZ-P6.	Support.	We seek that the whole submission point be allowed.	No other zones have this elevated expectation on the recognition and provision for proposed activities. The policy inadvertently places expectation on enhancement of natural

Original submission point	The particular parts of the submission I support (or oppose) are:	Support/Oppose	We seek that the whole (or part of the submission be allowed or disallowed):	The reasons for my submission are:
OS14.11	Maia Wikaia for Titari, Rea and Rangipoua Whānau seeks amendment to Rules > MPZ R1(1).	Support.	We seek that the whole submission point be allowed.	environment including freshwater, creating disproportionate burden on mana whenua whose land is subject to MPZ compared to other zones. There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).
OS14.12	Maia Wikaia for Titari, Rea and Rangipoua Whānau seeks amendment to Rules > MPZ R1(2).	Support.	We seek that the whole submission point be allowed.	Delete permitted activity standard (a). Whether a business activity is run by a resident of the site is or otherwise has no impact on the effects associated with the activity. However, retention of this rule would preclude business activities from being conducted at Waitetoko Marae even if they otherwise complied with permitted activity standards (b) – (e). There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).
M CHRISP FOR CONTACT ENERGY LTD				
OS15.1	M Chrisp for Contact Energy Ltd supports provision for MPZ.	Support.	Allow.	Noting support for the creation of Māori Purpose Zones in PC47.
MAIA WIKAIRA FOR WIKAIRA WHĀNAU				
Support. This submission was made jointly with the Ngāti Te Rangīhita, Waitetoko Marae, submission so the same outcomes are sought.				
W RAUHINA FOR TKONT				
OS18.1	MPZ General	Support.	We seek that the whole submission be allowed.	Appropriately points to the need to give effect to Te Kaupapa Kaitiaki within the Taupō District Council planning framework. Strengthening provision for hapū led kaitiakitanga in practice and a more explicit partnership-based approach will support clearer implementation pathways and improved planning outcomes.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026

First name: Rhiannon

Last name: Bertaud-Gandar

Organisation:

Te Tari Whakatau - The Office of Treaty Settlements and Takutai Moana

Preferred method of contact Email

Postal address: 19 Aitken Street, Thorndon, Wellington, New Zealand, 6011

Email:

Rhiannon.Bertaud-Gandar@whakatau.govt.nz

Daytime Phone:

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Te Tari Whakatau is presently working with the Tītari, Rea and Rangipoia whānau to transfer land affected by proposal, in accordance with the Crown's commitments in the 1998 Ngāti Tūrangitukua Deed of Settlement.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#14 Maia Wikaira (187 Te Rangitautahanga Road, Tūrangi, New Zealand, 3334)

Original Point:#14.23 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Te Tari Whakatau recommends Taupō District Council give appropriate consideration to the views of the Tītari, Rea and Rangipoia whānau, as the future owners of the land in question.

The reason for my submission is::

Te Tari Whakatau (formerly Te Arawhiti) is working with the Tītari, Rea and Rangipoia whānau to transfer land at Crescent Recreation Reserve (also known as Kohineheke Reserve). The attached submission on Proposed Plan Change 47 provides information about the implementation of the Crown's 1998 commitment to transfer land at Crescent Recreation Reserve (also known as Kohineheke Reserve) to the Tītari, Rea and Rangipoia whānau.

Level 2, Justice Centre
19 Aitken Street
SX10111
Wellington 6011

30 April 2026

Taupō District Council
67 Horomatangi Street
Taupō

Tēnā koe,

Submission on Proposed Plan Change 47 Māori Purpose Zone – Taupō District Plan

This submission on Proposed Plan Change 47 provides information about the implementation of the Crown's 1998 commitment to transfer land at Crescent Recreation Reserve (also known as Kohineheke Reserve) to the Tītari, Rea and Rangipoia whānau.

The Crown's commitment to transfer this land is recorded in the 1998 Ngāti Tūrangitukua Deed of Settlement and Ancillary Claims Deed, which are available at <https://whakatau.govt.nz/te-tira-kurapounamu-treaty-settlements/find-a-treaty-settlement/ngati-turangitukua>. Further agreements were recorded in a Heads of Agreement, also entered in 1998.

As future owners of the land, the Tītari, Rea and Rangipoia whānau have sought its inclusion in Plan Change 47. We recommend Taupō District Council give appropriate consideration to the views of the Tītari, Rea and Rangipoia whānau as future owners of the land.

We note that only part of the land that will transfer to the three whānau is presently identified in the MPZ-1 map in Plan Change 47. We understand that, together with the legal description for MPZ-1 on page 7 of the notified plan change, and the submissions of the whānau, the intention is to capture all the land to be transferred. We recommend Taupō District Council refer to the map at **Appendix One** and engage further with the whānau in relation to the area of the proposed MPZ-1 zone.

Implementation of the commitment to transfer the land is progressing steadily. Te Tari Whakatau is working with the Tītari, Rea and Rangipoia whānau, the Department of Conservation and Taupō District Council to resolve remaining matters and transfer the land. 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.

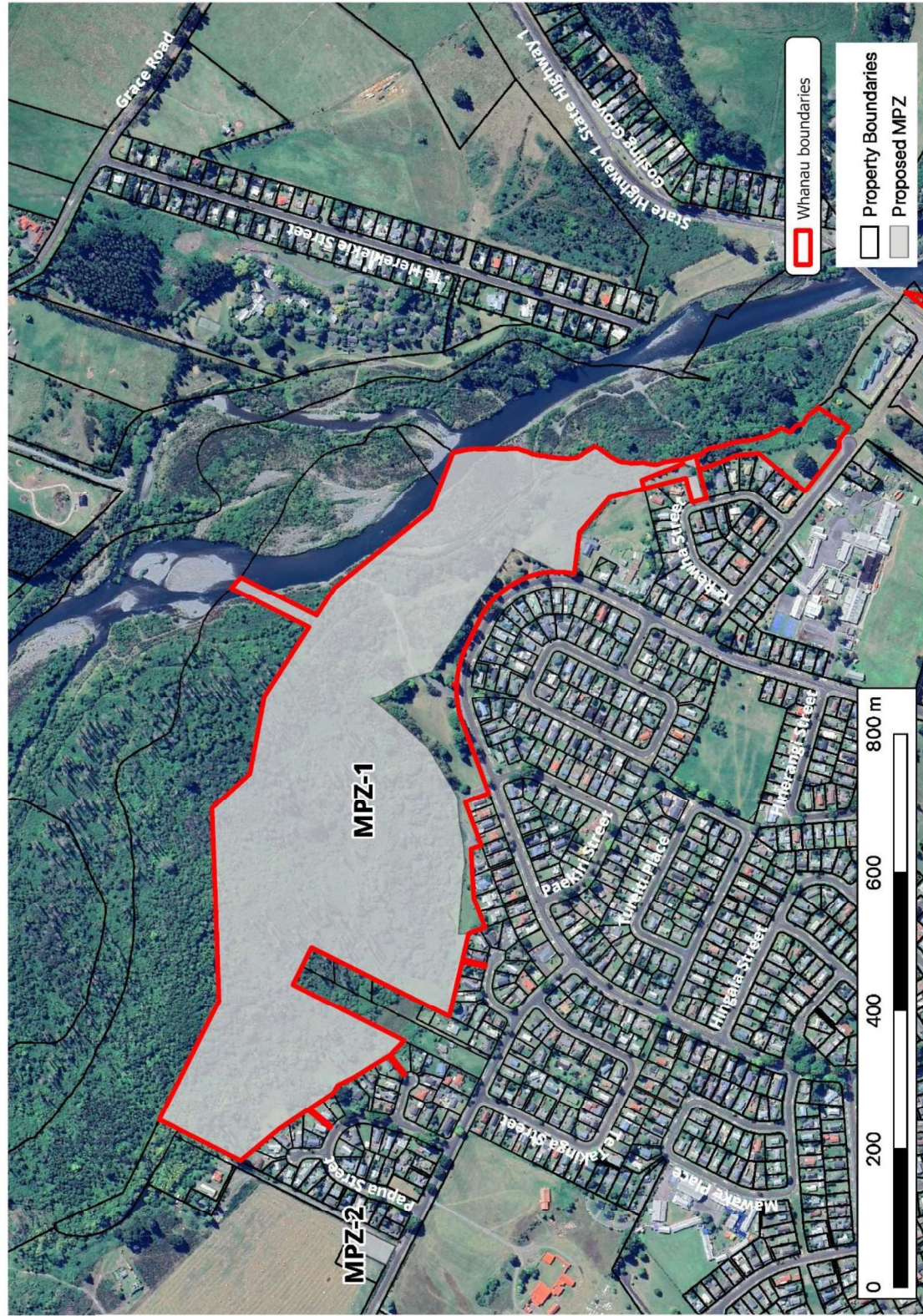
We are aiming to finalise remaining matters in the coming months, and give effect to the transfer in 2027.

Nāku noa, nā



Rhiannon Bertaud-Gandar

Senior Analyst responsible for the implementation of Crescent Reserve ancillary redress
Te Tari Whakatau – The Office of Treaty Settlements and Takutai Moana



PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026

First name: John

Last name: Mushet

Preferred method of contact Email

Postal address: 5 Hera Grove, New Zealand

Email: jsmushet@gmail.com

Daytime Phone: 0277527923

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(a) a person representing a relevant aspect of the public interest, or

Explain the grounds for saying you come within category (a) or (b) above:

I represent a local ratepayer.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#8 Courtney Lambert (8 Hera Grove, Tūrangi, New Zealand, 3334)

Original Point:#8.1 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek the whole of the submission be allowed.

The reason for my submission is::

Her submission correctly identifies that removing "small-scale" definitions would allow industrial-sized operations to degrade the residential amenity and quiet character of our neighbourhood.

Original Submitter:#8 Courtney Lambert (8 Hera Grove, Tūrangi, New Zealand, 3334)

Original Point:#8.2 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give

precise details].:

I seek the whole of the submission be allowed.

The reason for my submission is::

Uphold the reserve status set out for the community in the 1920s and preserve public access which was guaranteed by the establishment of a specific access road in 1921.. Uphold protection of the spawning stream Hirangi Stream for which the reserve was established and which bisects the planned zone.. Uphold protection of Shaw Reach Conservation area which the reserve acts as a headland for this protected conservation zone.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.2 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that the whole of the submission be allowed as all the points are valid and relevant.

The reason for my submission is::

Unresolved land ownership and usage issues as in the access road to the reserve laid down in 1921, known as 42/A Hirangi Road.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.1 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that the whole of the submission be allowed as all points are valid and relevant.

The reason for my submission is::

Zoning changes must be based on factual hazard data (like the 2002 floods) rather than broad policy. I support their call for site-specific safety rigor.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.3 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that the whole of the submission be allowed. A perfect example is the property that is 42/A Hirangi Road where the council has permitted a permanent schedule 1 dwelling to be built blocking access on this access road to the Hirangi Stream. The council is unsure of the legal status of this plot and seems unable to enforce basic legislation regarding by-laws.

The reason for my submission is::

Sub standard record keeping by Taupo District Council means land ownership and zoning records are incorrect and faulty.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.4 Planning Maps > MPZ1

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that the whole of the submission be allowed because it is relevant and all the points are valid.

The reason for my submission is::

The points made are correct and valid.

Original Submitter:#4 Luke Braithwaite (PO Box 973, Hamilton, New Zealand, 3240)

Original Point:#4.1 Rules > MPZ-R1(1)

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek the submission points relating to restricted access be allowed, these points are valid and relevant.

The reason for my submission is::

There is limited access points to the proposed site where the only access point is next to a flooding river behind a stopbank.

Original Submitter:#4 Luke Braithwaite (PO Box 973, Hamilton, New Zealand, 3240)

Original Point:#4.2 12 General District Wide Matters > 12.6 Noise, NOISE-R9

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give

precise details].:

I seek that this part of the submission be allowed as the points regarding noise are valid.

The reason for my submission is::

Excessive noise will disrupt the quiet comfort of the community surrounding the zone.

Original Submitter:#4 Luke Braithwaite (PO Box 973, Hamilton, New Zealand, 3240)

Original Point:#4.3 12 General District Wide Matters > 12.6 Noise, NOISE-R9

I support the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek this part of the submission be allowed as the points are valid.

The reason for my submission is::

Excessive noise will disturb the quite comfort of neighbouring properties as well as wildlife.

Original Submitter:#6 Shane Heremaia (Unit 1J, Monument Apartments, 245 Wakefield Street, Te Aro, Wellington, New Zealand, 6011)

Original Point:#6.1 Rules > MPZ-R1(1)

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that this part of the submission be disallowed for the reasons given.

The reason for my submission is::

The removal of infrastructure "vetos" and density caps poses a direct threat to the Tūrangi community. Existing non-compliance at 42/a Hirangi Road (blocking road access and unauthorized wastewater connections) proves that the Council cannot manage development without strict, non-discretionary rules. I seek the outcome to disallow the requested amendments and to retain all infrastructure requirements and dwelling caps.

Original Submitter:#6 Shane Heremaia (Unit 1J, Monument Apartments, 245 Wakefield Street, Te Aro, Wellington, New Zealand, 6011)

Original Point:#6.2 Rules > MPZ-R1(1)

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek this part of the submission not be allowed for the reasons given above and I seek an outcome that

Rejects the request to increase or provide "flexibility" for GFA limits.

Retains the existing Gross Floor Area (GFA) limits to ensure that any large-scale commercial or industrial activities remain subject to full Discretionary Activity status and public notification.

The reason for my submission is::

Reasons for Opposition:

Loss of Rural Character: Allowing "flexibility" for larger buildings without a clear cap would allow industrial-sized structures to dominate the landscape, significantly degrading the natural and rural character of the Tūrangi area.

Cumulative Effects: The submitter argues that large blocks can handle larger buildings, but fails to account for the cumulative impact on local infrastructure and the environment. Larger buildings equate to more impermeable surfaces (runoff), increased traffic, and higher intensity of use.

Avoidance of Resource Consent: The current uniform GFA limits ensure that any project exceeding a standard "small-scale" size must go through a **Resource Consent** process. This process is vital as it allows neighbors to have a say on issues like noise, lighting, and visual screening.

Infrastructure Strain: As evidenced by current infrastructure challenges at Hirangi Road, the township cannot support the increased demands of "large-scale" processing or tourism enterprises without guaranteed, pre-existing utility capacity—something the submitter is also seeking to bypass.

Inequity of Rules: Granting "flexibility" to specific landholdings based on Trust ownership creates an uneven playing field and risks setting a precedent where large-scale commercial industrialization is permitted in a zone intended for Māori cultural and community purposes.

Original Submitter:#6 Shane Heremaia (Unit 1J, Monument Apartments, 245 Wakefield Street, Te Aro, Wellington, New Zealand, 6011)

Original Point:#6.3 Rules > MPZ-R2(1)

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek this part of the submission not be allowed for the reasons I have given.

The reason for my submission is::

Reasons for Opposition:

Infrastructure Fragmentation: Allowing "incremental" development without a comprehensive initial assessment leads to fragmented and failing infrastructure. Each small stage might seem manageable, but the cumulative effect on the township's wastewater and roading systems can be disastrous.

Avoidance of Essential Oversight: The "consent barriers" mentioned by the submitter are actually essential safeguards. These barriers ensure that before the first spade hits the ground, there is a guaranteed plan for

how the *final* completed project will be serviced.

Precedent of Non-Compliance: The current situation at Hirangi Road—where a dwelling obstructs road access and uses unauthorized wastewater connections—is a textbook example of the dangers of "incremental" or "informal" growth. It shows that without a complete, upfront plan, development quickly becomes non-compliant and harmful to the public interest.

Safety and Access: Staged development often leaves essential features like proper roading, fire truck access, and stormwater management until the "final" stages, which may never actually occur. This leaves residents and neighbors at risk in the interim.

Lack of Accountability: If the Council cannot see the "big picture" of a development from the start, they cannot accurately set the development contributions or infrastructure requirements needed to protect existing Tūrangi ratepayers.

Original Submitter: #6 Shane Heremaia (Unit 1J, Monument Apartments, 245 Wakefield Street, Te Aro, Wellington, New Zealand, 6011)

Original Point: #6.4 Policies > MPZ-P3

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek this part of the submission be not allowed for the reasons I have given. The decision I seek is; Reject the request to move toward "effects-based" or "scalable" rules.

Retain the existing "flat" limits and clear standards for dwellings, GFA, and commercial scale to ensure consistency, transparency, and infrastructure security for the entire community.

The reason for my submission is::

Reasons for Opposition:

Loss of Regulatory Certainty: "Effects-based assessment" replaces clear, predictable rules with subjective negotiations. This makes it impossible for the Tūrangi community to know what might eventually be built next door, as the "limits" would constantly shift based on the size of the land.

Scale Does Not Mitigate Impact: A large landholding does not automatically reduce the external effects of a development. A high-density housing project or large industrial facility on a 100ha block still creates the same amount of traffic, noise, and pressure on the town's wastewater system as it would on a smaller block.

Protection of Public Interest: The "flat limits" (such as the 15-dwelling cap) are not "unintentional restrictions"; they are intentional safeguards designed to ensure that the township's infrastructure and character are protected regardless of who owns the land.

Infrastructure Reality: As evidenced by the current situation at Hirangi Road—where access to a public reserve is already compromised by a non-compliant dwelling—allowing "scalable" rules would lead to even greater complexity that the Council has already proven it cannot adequately monitor or enforce.

Erosion of "Māori Purpose": The zone's objective is to provide for cultural and community needs. Shifting to "scalable" rules for "productive land use" moves the zone closer to a general Commercial or Industrial zone,

bypassing the protections that should apply to all Tūrangi residents.

Original Submitter:#7 George Asher - Chairman (45 Rangimoana Avenue, RD 2, Turangi 3382, Turangi, New Zealand, 3382)

Original Point:#7.2 Objectives

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek this part of the submission be disallowed for the reasons I have given.

The reason for my submission is::

Reasons for Opposition:

Subordination of Public Safety Rules: Defining any single cultural framework as the "primary" decision-making lens risks making critical safety standards—such as road access, fire safety, and wastewater capacity—secondary and negotiable.

Legal Uncertainty for the Community: A framework intended to "guide planning judgment" rather than contain "specific rules" creates significant uncertainty for neighbors. It allows for "case-by-case" decisions that could override the clear, objective protections that the Tūrangi community relies upon.

Existing Statutory Protections are Sufficient: The Ngāti Tūwharetoa Claims Settlement Act 2018 is already a matter of national importance that the Council must recognize. Elevating it to a "primary gateway" in the District Plan is unnecessary for compliance and serves only to weaken the specific, enforceable rules (like the 15-dwelling cap) that protect the township's character.

Risk of Inconsistent Enforcement: As seen with the current obstruction at the Hirangi Road reserve access, the Council already struggles with consistent enforcement. Adding a subjective "interpretive framework" as the primary lens will make it even harder for the Council to hold developers accountable to the physical, technical requirements of the plan.

Conflict of Interest: Using a broad framework as a decision-making tool could allow private developments (such as those sought by the Rangatira E Trust) to be justified on cultural grounds while ignoring the very real infrastructural and environmental strain they place on the local neighborhood.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026
First name: Maia Wikaira **Last name:** Wikaira
Organisation: Titari, Rea and Rangipoia Whānau
Preferred method of contact Email
Postal address: 187 Te Rangitautahanga Road, Tūrangi, New Zealand, 3334
Email: maia@whaialegal.co.nz
Daytime Phone: 0276467797

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

The land the subject of the MPZ is to be transferred to the Titari, Rea and Rangipoia Whānau

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.1 Planning Maps > MPZ1

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Be disallowed.

The submitter requests relief that is out of scope of the plan change.

The reason for my submission is::

The submitter requests relief that is out of scope of the plan change.

The submitters' point regarding historical flooding is irrelevant to the underlying zoning of the land – such points about what is and is not realistic could equally be made in respect of the current underlying rural zone - and is addressed by Waikato Regional Council flood protection overlays.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.2 Planning Maps > MPZ1

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Be disallowed.

The submitter requests relief that is out of scope of the plan change.

The reason for my submission is::

While we appreciate the intent of the submission, it is irrelevant to the plan change process.

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.3 Planning Maps > MPZ1

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Be disallowed.

The submitter requests relief that is out of scope of the plan change.

The reason for my submission is::

While the Titari, Rea and Rangipoia Whānau appreciate that the submission appears to be motivated by good intent, the submitters are operating on the basis of outdated and incorrect information regarding the status of the land

Original Submitter:#2 John and Beverly Campbell (168 Te Rangitautahanga Road Turangi 3334, Tūrangi, New Zealand, 3334)

Original Point:#2.4 Planning Maps > MPZ1

I oppose the submission

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Be disallowed. For the reasons above.

The reason for my submission is::

While the Titari, Rea and Rangipoia Whānau appreciate that the submission appears to be motivated by good intent (evidenced by the claim that the proposed plan change may complicate and exacerbate resolving the

claim), the submitters are operating on the basis of outdated and incorrect information regarding the Treaty claim.

The plan change is not ad hoc, but the result of considered engagement by the proposed owners of the land to be transferred under settlement with TDC during the pre-notification consultation phase.

The submitters also seems to misunderstand that a range of Māori Purposes are enabled under the MPZ, including Māori cultural activities (activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga). If there are The objectives of the zone are far better suited to whānau aspirations for the whenua than the current underlying rural zone, which include the ability to appropriately recognise their s 6(e) RMA relationship.

What the Titari, Rea and Rangipoia Whānau choose to do with the land to be returned is up to them. The submitters can be assured that whether it is possible will give rise to a range of considerations including the practicalities of the environment in the area and relevant planning controls across all relevant plans, including at a district and regional level.

Plan Change 47 - Further submissions from Titari Rea and Rangipoia Whānau

These further submissions are filed on behalf of the Titari, Rea and Rangipoia Whānau in response to specific submissions concerning the application of the Māori Purpose Zone to 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.

In respect of the provisions applying within the zone, we note our support for and co-development of the further submissions that have been filed by Waitetoko Marae and the Wikaia Whānau. To avoid duplication, we do not repeat those submissions.

Submitter 2	John and Beverly Campbell	Oppose the decision sought. We seek that the whole submission be disallowed. The submitters request relief that is out of scope of the plan change. While the Titari, Rea and Rangipoia Whānau appreciate that the submission appears to be motivated by good intent (evidenced by the claim that the proposed plan change may complicate and exacerbate resolving the claim), the submitters are operating on the basis of outdated and incorrect information regarding the Treaty claim. The submitters' point regarding historical flooding is irrelevant to the underlying zoning of the land – such points about what is and is not realistic could equally be made in respect of the current underlying rural zone - and is addressed by Waikato Regional Council flood protection overlays. The plan change is not ad hoc, but the result of considered engagement by the proposed owners of the land to be transferred under settlement with TDC during the pre-notification consultation phase. The submitters also seems to misunderstand that a range of Māori Purposes are enabled under the MPZ, including Māori cultural activities (activities undertaken by or associated with whanau,
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		hapū or iwi that are in accordance with tikanga). If there are The objectives of the zone are far better suited to whānau aspirations for the whenua than the current underlying rural zone, which include the ability to appropriately recognise their s 6(e) RMA relationship. What the Titari, Rea and Rangipoia Whānau choose to do with the land to be returned is up to them. The submitters can be assured that whether it is possible will give rise to a range of considerations including the practicalities of the environment in the area and relevant planning controls across all relevant plans, including at a district and regional level.
Submitter 9	Johnnie Mushet	Oppose the decision sought. We seek that the whole submission be disallowed. The submitter requests relief that is out of scope of the plan change. The submitter's comments are based on the mistaken premise that MPS-1 will be retained as a reserve, when in fact it will be transferred to the Titari, Rea and Rangipoia Whānau, with the reserve status removed, under their Treaty settlement. The Titari, Rea and Rangipoia Whānau are the original owners of the whenua, and are kaitiaki of the whenua and associated Hīrangī Stream. Where environmental biodiversity values are present the MPZ better enables provision for those values. In this regard, the submitter also seems to misunderstand that a range of Māori Purposes are enabled under the MPZ, including Māori cultural activities (activities undertaken by or associated with whānau, hapū or iwi that are in accordance with tikanga). The objectives of the zone are far better suited to whānau aspirations for the whenua than the current underlying rural zone, which include the ability to appropriately recognise their s 6(e) RMA relationship.

		What the Titari, Rea and Rangipoia Whānau choose to do with the land to be returned is up to them. The submitters can be assured that whether it is possible will give rise to a range of considerations including the practicalities of the environment in the area and relevant planning controls across all relevant plans, including at a district and regional level.
Submitter 8	Courtney Lambert	Oppose the decision sought. We seek that the whole submission be disallowed. The submitter requests relief that is out of scope of the plan change. In addition, the submitter's comments are based on the mistaken premise that MPS-1 will be retained as a reserve, when in fact it will be transferred to the Titari, Rea and Rangipoia Whānau, with the reserve status removed, under their Treaty settlement. The Titari, Rea and Rangipoia Whānau are the original owners of the whenua, and are kaitiaki of the whenua and associated Hirangi Stream. Where environmental biodiversity values are present the MPZ better enables provision for those values. In this regard, the submitter also seems to misunderstand that a range of Māori Purposes are enabled under the MPZ, including Māori cultural activities (activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga). The objectives of the zone are far better suited to whānau aspirations for the whenua than the current underlying rural zone, which include the ability to appropriately recognise their s 6(e) RMA relationship. What the Titari, Rea and Rangipoia Whānau choose to do with the land to be returned is up to them. The submitter can be assured that whether it is possible will give rise to a range of considerations including the practicalities of the environment in the area and relevant planning controls across all relevant plans, including at a district and regional level.

		The submitter's point regarding historical flooding is irrelevant to the underlying zoning of the land – such points about what is and is not realistic could equally be made in respect of the current underlying rural zone - and is addressed by Waikato Regional Council flood protection overlays.
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PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 30/04/2026

First name: John

Last name: Lenihan

Organisation: Rangatira E

Preferred method of contact Email

Postal address: PO Box 9672, Newmarket 1149, Auckland, New Zealand, 1149

Email: johnle@rcg.co.nz

Daytime Phone: 021817336

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Rangatira E Trust is a significant Maori Landowner in Taupo District

Note to person making further submission:

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.

- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Taupō District Council

Private Bag 2005

Taupō Mail Centre

Taupo 3352

Email: districtplan@taupo.govt.nz

Dear Sir/Madam

Further Submission to Proposed Taupo DC Plan Change 47 Maori Purpose Zone–

Submitter

- Rangatira E Trust

Consultant lodging submission:

C/O RCG Ltd

PO Box 9672 Newmarket 1148

Attn: John Lenihan

Email: johnle@rcg.co.nz

Ph: 021817336

PC 47

Introduction

Rangatira E Trust makes further submissions on the following;

1. Catriona Eagles for Cheal Consultants
2. Luke Braithwaite of NZTA.

The Cheal Consultants submission requests that Industrial Activity in a Maori Purpose Zone (both urban and rural) be made a non-complying activity. Rangatira E are opposed to this view for a number of reasons.

Industrial and Residential zoned land sit side by side in the Taupo township, in particular Miro, matai and Totara Streets in the Tauhara area. Industrial activity such as Warehousing/Storage, Repair & Maintenance Services, Wholesaling, Self-storage, and Packaging are all contained

within buildings which are either not noxious or easily mitigated (noisy, or odorous) relative to all the commercial activity described in the notified polict section for the MPZ. The scale, character and intensity of activities should be considered relative to the size of a site zoned as MPZ.

Plan Change 43 indicated in the Panel Decision that “Taupō District Council needs to ensure that it enables a variety of business opportunities for different business sectors, as well as locations and scale over the short (3 year), medium (10 year) and long term (30 years).” Maori owned land that is rezoned MPZ should not have this opportunity effectively denied by making it Non-complying.

Cheal Consultants have in contrast requested that Rural Industry be permitted in a rural MPZ. Rangatira E support that change , but this request highlights the default planning norm which fails to recognise that Maori owned land existed before zoning and that reverse sensitivity is an issue that should not be placed over Maori owned land. Rural Industry activity is exactly the same activities as Urban Industrial only limited to directly supporting primary production. The inference is that “small scale” maori industry is ok in the country but not in the town.

The Taupo District has an economy dominated by Rural Primary Production and therefore most Industrial activity is going to be related to that economy and location of industry is driven by factors of proximity to labour , infrastructure and market distribution. Separating Industrial activity by rural and urban parameters is somewhat irrelevant.

The Cheal submission has regard to the noise burden of industrial activity on adjoining Residential zones, which fails to consider how that zoning and development has historically burdened the Maori land. Maori land is often seen as a “quiet reserve”, providing amenity at no cost.

The NZTA submission in a similar vein, unfairly places the burden of reverse sensitivity impacts onto Maori owned land. It also requests burdensome limits to development due to the proximity of a state highway frontage, that again ignores the issues of Maori land history and the taking of land and land rights for infrastructure that in turn restricts the development of Maori land. The NZTA submission expects Maori land development should be limited to fit the state highway network, it does not seem to cross their mind that perhaps the statehighway needs to accommodate to maori land development, again and again these submissions place the burden on the Maori landowners. Given Maori owned land is 33% of all land in the Taupo District, a substantial amount of this land fronts the state highway network, and this has been a constraining factor limiting development.

Submissions like NZTA have failed to consider the National Policy & Planning Standards for MPZ that states “*Methods should aim to reduce historic development imbalances imposed on Māori land.*”

Infrastructure Agencies need to share in the burden of Maori land development in regards to noise mitigation, and safe and efficient access, without restricting traffic movements, dwelling numbers, and activity types.

Submission	Point	Stance	Reasons
Catriona Eagles for Cheal Consultants	OS1.1 Policies	. Oppose	Industrial Activity in urban and rural MPZ should not be non-complying. The point of MPZ policies needs to be enabling industry on Maori land, not limiting it
	OS1.2/1.3 Rules MPZ- R1(2)	Oppose in part	Rules in regard to noxious effects of Industrial activity need to consider any imbalance imposed on Maori land.
	OS1.4 Rules MPZR1(2)	Support in part	Rural Industry should be a permitted activity on MPZ regardless of rural or urban location
	OS1.5 12/12.6 Noise	Oppose in part	Noise burden should be shared by General Residential zoned land to acknowledge the historic imbalance imposed on Maori land.
Luke Braithwaite for NZTA Waka Kotahi.	OS4.3 12.	Oppose	NZTA has followed the planning norms without considering the burden to Maori land and the contribution of NZTA to mitigating noise impact on Maori land .
	OS4.4/4.5	Oppose	NZTA submission places another development restriction on Maori land without considering the National Policy & Planning standard requirements to reduce imbalances and provide support.
	OS4.6 Sub R12	Oppose	NZTA is asking Maori landowners to take all the burden of safe and efficient access without considering the requirement for NZTA to contribute to potential impacts and mitigations