

PC 47 Māori Purpose Zone (2026)

Submitter Details

Submission Date: 04/03/2026

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Last name: Eagles

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Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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.

TDC PC47 – MĀORI PURPOSE ZONE

CHEAL COMMENTS

This submission provided preliminary technical comments on Plan Change 47. We welcome further discussion on the points outlined below.

#	Matter	Comment
PC47	Māori Purpose Zone	
1	Industrial Activities (MPZ-R1(2))	Decisions sought - wish to seek amendment on each point below - Industrial Activities in MPZ Urban and Rural are Non-Complying Activities - Policies are included to consider at least the noxious nature (noise, odour, traffic) of such activities within MPZ and adjoining properties - Assessment criteria are included regarding the noxious nature (noise, odour, traffic) of such activities. - Addition of a new rule being MPZ-R1(3) Rural Industry permitted in MPZ-Rural Reasons The objectives are clear that the zones are to provide for activities that specifically meet māori cultural needs including social, cultural and economic development. The policies provide for activities to meet those needs including <u>but not limited to.....general small scale business activities</u> (P1), ensuring its appropriate for activities to establish having regard to the activity providing for<u>economic needs</u> (P4.2) and <u>potential conflict</u> between activities within the zone can be avoided (P4.5). Also P5 seeks to <u>Avoid</u> landuse which is incompatible with the purpose of MPZ. MPZ-R2.b states <u>No Industrial Activities in MPZ Urban</u>, however under PC47 any industrial activity would only be considered a Restricted Discretionary Activity where small scale business and economic development are provided for in the policies and internal conflicts are avoided, and the matters of discretion are limited to internal effects (this is supported) and any effects on the functioning of the surrounding environment (MPZ-R2.1.e). In time, more MPZ sites may be rezoned, some more urban in nature and amenity. The activity status for Industrial Activities appears incorrect in light of the statement of <u>No Industrial Activities</u>, nor do the assessment criteria provide the decisionmaker with any ability to consider the effects of the adjoining urban area or neighbours who are likely to be residential. It is also unclear why this limitation is only imposed on MPZ Urban sites in light of a clear focus within the District Plan to limit industrial activities in the rural zone to Rural Industry. Allowing Rural Industry on MPZ Rural appears most appropriate, not any Industrial Activity, thus providing for industries consistent with the surrounding land uses.

2	MPZ-R2 & S6	Decisions sought - wish to seek amendment on each point below - The following alteration - Assessment criteria (f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ <u>S1 S6</u>. Reasons Assessment criteria (f) for a Restricted Discretionary Activity requires consideration of 'The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6.' S6 Number of Dwellings per MPS limits MPZ-Rural to 15 dwellings and MPZ-Urban has no limitation. Therefore, regardless of the density and geotechnical conditions on MPZ-Urban sites, this matter is not able to be considered in an RDA consent. As well as soil stability, geotechnical assessments address hazards such as flooding, adequacy or challenges of stormwater disposal, sediment/erosion controls, landslides and liquefaction which are possible issues for these sites. With higher building coverages and no minimum permeable area requirement, inadequate consideration of geotechnical issues can cause impacts on internal properties or adjoining properties which need to be carefully considered.
3	Natural Hazards	Decision Sought - wish to seek amendment on each point below - The addition of an assessment criteria relating to hazards and human safety Reasons In light of NPS-NH, subdivision in MPZ (SUB-R12) and landuses (MPZ-R2) should include an assessment criteria regarding natural hazards and safety of people in relation to those hazards at the time of subdivision to understand any additional risks to people resulting from the subdivision.
4	Noise Provisions (Noise R9)	Decision sought - wish to seek amendment on each point below - Noise levels between 7pm and 10pm be the same as General Residential ie 40dBA - Wording of Rule Noise-R9 be updated with reference to GRZ etc Reasons It is noted that the noise levels proposed for MPZ are similar to the General Residential zone however the noise limit proposed between 7pm and 10pm in MPZ is 45dBA where as the noise limit in General Residential in the same time period is 40dBA. All other time periods the noises levels are the same. On This basis, MPZ activities will be able to be 12.5% louder in this period than adjoining General Residential properties. There is no assessment in S32 report on the need for this increased noise limit. Without amendment it will create a noise burden unnecessary on adjoining properties in the General Residential Zone.

		Wording of the rule also still refers the old version of the District Plan ie Residential Environment.
5	All other Provisions	No comments and no other changes requested

Cheal Consultants Limited
9 March 2026

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 16/03/2026

First name: John and Beverly

Last name: Campbell

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.

To: Taupo District Council
 46 Horomatangi Street, Taupo 3330
 Private Bag 2005, Taupo 3352

Date 16 March 2026

In the Matter of :
Notification - Plan Change 47 – Maori Purpose Zone

Notification Date 18 February 2026

Our submission is only in respect of Plan Change 47 shown on page 7, SCHED 13.11- Site ID MPS-1: Te Rangitautahanga Road, Turangi 3334 , and page 14 Map MPZ-1. We have lived opposite the area for 34 years since 1992 and John has been familiar with the area since 1980.

1. The proposed Plan Change 47 Maori Purpose Zone defines the land as :
 “Kohineheke Crescent Recreation Reserve, Te Rangitautahanga Road Turangi.
 However, this seems to be an **incorrect notification** as Kohineheke Crescent Reserve is only the Taupo District Council managed recreation reserve and borders Te Rangitautahanga Rd.
 It is our understanding that the land shown on the map MPZ-1, is not a recreation reserve and was once considered a Tongariro River protection area .
 We have been told by the Department of Conservation (DoC) and Waikato Regional Council (WRC) staff that it is Crown land taken under the Turangi Township Act 1964 using the provisions of the Public Works Act 1928 and now controlled by the Department of Conservation.

2. We witnessed the inundation of all the land block by the Tongariro River flood of 2002. The land uses outline by the proposed plan change are **unrealistic**.

3. The plan change 47 lands were **the subject to a Treaty of Waitangi Ancillary Claim** made in 1999. The land was outside the Treaty of Waitangi Turangi Township Claim (settled in 1999) . However, at that claim hearing issues were raised that became “Ancillary claims.” The land shown on plan change 47 was the subject of one of those claims and referred to the Taupo District Council, Department of Conservation and Waikato Regional Council (then called Environment Waikato) to attempt to resolve . The ancillary claim for the Crescent Reserve lands named 4 families (Maori) as previous owners of the land. Mr Tuatea Smallman and the late Mrs Eileen Duff were the contacts for communication at that time.

4. I (John) was the Turangi Tongariro Area Manager for the Taupo District Council (TDC) (1989-2011) and managed the administration and maintenance of the Kohineheke-Crescent Recreation Reserve area and this included issues related to the Waitangi Treaty Turangi ancillary claims. I continued in this role up to March 2011 and at that stage no practical progress had been achieved in relation to this claim.

5. Post 1999, I proceeded to prepare a Draft Kohineheke-Crescent Reserve Management Plan for the TDC controlled Kohineheke Reserve area. TDC engaged an expert in Maori Land tenure (Brian Herlihy of Brian Herlihy Associates, Whanganui) to research the Maori Land Court (Whanganui) records to identify the original owners of the particular land blocks shown on MPZ-1. That research discovered that these lands comprised both "Maori Land" and "General Land" titles. Pre-1960, the 'General Title' blocks land had been partitioned out of other Maori Land blocks through the Maori Land Court then changed into 'General Title Land.' Parts of the Plan Change 47 lands were **no longer deemed "Maori Lands" (ie. subject to Te Ture Whenua Maori Land Act 1993)** and in the names of others, not the original owners.
Both the Office of Treaty Settlements and the Department of Conservation were notified of this finding. Up to 2011 the details of the land ownership were held on a Taupo District Council Turangi Office file for Crescent Reserve and this should be still be held by TDC, though maybe in archive now. This was but one of the failings of Treaty of Waitangi Tribunal in relation to the Turangi Township Claim where research was not conducted nor witnesses permitted to give evidence in relation to claims made against them.

6. The Public Works Act 1928 requires the Crown (or its agencies) to go through an offer back procedure if land taken are subsequently deemed surplus to the purposes for which it was taken. As far as I can recall, DoC staff were not aware of the land ownership and then expressed reluctance to follow the Public Works Act. At that time DoC officer, the late Dave Lumley, advised me that although Mr Smallman and Mrs Duff were the contacts, they had no legal mandate to act for the 4 named families in respect of the ancillary claim.

7. Further to point 2 above. In early 2002 the land was inundated. At that time there was a Waikato Regional Council Tongariro River stopbank asset crossing north-eastern section of the land. It was concealed by blackberry and WRC staff were unaware of it. The 2002 flood waters exceeded the bank, inundated the land, and then ponded between the stopbank and the access road from Te Rangitautahanga Road.

8. Waikato Regional Council later managed the removal of aggregate from the Tongariro River . However, the material comprised a substantial quantity of volcanic andesitic sands and sediments and was unsuitable for use. Some of it was then used to infill the area opposite our property and bring it to the level the area opposite our place .
9. WRC then maintained the filled area. Once a year, it would be mowed by a contractor and took about 2 hours to mow . We understood this was one of the conditions of their resource consent. This continued for some years and kept the area tidy .
10. Later, WRC stopped the maintenance mowing of the area. The land became infested with weeds. We lodged customer service complaints with TDC, DoC and WRC about the appearance and use of the land. We were advised that the Department of Conservation now managed the land and they were content with its increasing weeded condition. Under DoC control it is now an established gorse, blackberry, willow, broom growing area and abused by fly tipping of refuse and animal offal (thank-you DoC).
11. A second major failing relating to the Crescent Reserve ancillary claim related to the Hirangi Arm that flows through the lands shown on Plan Change 47. One Treaty of Waitangi Tribunal ancillary claim was that prior to the Ministry of Works constructing Turangi , the stream had beautiful clear water and started from a 'puna' (spring). Mr Tutea Smallman attempted to locate the puna (spring) and show this to Tribunal staff and me, but could not locate it, When I presented an aerial photo (circa 1964) that was held by Taupo District Council showing the pre-1964 Hirangi arm, it was fed by a significant tributary of the Tongariro River, the Waitangi Tribunal staff and Mr Smallman disbelieved and ignored the photo evidence as it did not fit the claim narrative.

One of several of the Turangi urban myths that persists to this day is that the Hirangi arm that flows through the Plan Change 47 lands was fed by a large puna. One living witness of the blocking of the tributary is Mr Francis Urwin of Waipapa St, Turangi. Today it is mainly fed by groundwater seeps and urban stormwater that discharges into it.
12. It seems there is an **inconsistency** in the Taupo District Council general planning objectives that should be rectified first and not exacerbated by this proposed **ad-hoc plan change** and Maori Purpose Zone. There are many similar land blocks around Turangi and by introducing this selective zoning of such lands may create a precedent that is then used to justify similar zoning elsewhere and then deem them as non-rateable land .

13. We think this plan change is no more than a TDC **planning construct**. It is in a flood zone and the objectives of the proposed plan change are **unrealistic**.
14. Further, the objectives of the plan change already be achievable under the existing zoning and a plan change is therefore **unnecessary**. If this is not the case, why are the existing zone rules so negative that they restrict the uses and objectives that this proposed zone change purports to permit?
15. The proposed plan change may **complicate** and **exacerbate** the resolving of the Waitangi Treaty Settlements Turangi Township Ancillary Claim over the land and that has existed for the last 27 years since 1999. It appears recent reserve plans for Turangi have also ignored historic issues and the resolution of the Turangi Waitangi claims made in 1999 and may promote further claims.
16. The proposed plan change **restricts the liberty and existing uses** that Maori and other land owners may have in the use of these lands.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 17/03/2026

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

Yes

Additional requirements for hearing: please note: I plan to highlight issues in the oral submission that I have not raised in the written submission and they would not like to be considered a joint case

**Written Submission in Support of the Māori Purpose Zone (MPZ)
Taupō District Plan – Plan Change 47**

Hemopereki Hōani Simon, PhD

I am Hemopereki Hōani Simon, PhD (Tūwharetoa, Te Arawa, Tainui, Hauraki, Mataatua), and I make this submission from the position of an Indigenous scholar with expertise in Māori politics, Indigenous sovereignty, settler colonialism, environmental studies, and the intersection of religion and Indigenous identity. I am currently an Honorary Senior Indigenous Research Fellow at the Universities of Kent and York. Previously, I worked on the Working to End Racial Oppression (WERO) research programme at the University of Waikato and was a Research Justice at the Intersections Fellow at Mills College in the United States. I am also a former Associate Member of the New Zealand Planning Institute. My qualifications include a PhD in Political Science and Critical Indigenous Studies from Charles Sturt University in Australia, a Master of Philosophy in Resource and Environmental Planning from Massey University, a Bachelor of Arts (Hons) in Indigenous Studies, and a Bachelor of Māori and Pacific Development in Economics and Indigenous Development from the University of Waikato. I also hold a Postgraduate Diploma in Business Administration from the University of Otago and a CELTA qualification from the University of Cambridge. I therefore make this submission with both academic and planning-related expertise relevant to Māori land use, development, and governance.

I strongly support the proposed Māori Purpose Zone (MPZ) as part of the Taupō District Plan review. My submission is informed by my academic and professional expertise in Critical Indigenous Studies, Māori politics, settler colonial theory, environmental studies, and Indigenous sovereignty, together with my experience working on research programmes addressing structural inequities affecting Māori communities. I also bring eight years of experience leading Māori economic development as Co-Chair of Meretaka Trust. I therefore make this submission with both academic and planning-related expertise relevant to Māori land use, development, and governance. I strongly support the proposed Māori Purpose Zone (MPZ) as part of the Taupō District Plan review. My submission is informed by my academic and professional expertise in Critical Indigenous Studies, Māori politics, settler colonial theory, environmental studies and Indigenous sovereignty, together with my experience working on research programmes addressing structural inequities affecting Māori communities. I also bring eight years of experience leading Māori economic development as Co-Chair of Meretaka Trust.

The intent of the MPZ to recognise and provide for the relationship of Māori with their culture and traditions is both necessary and overdue. As outlined in the consultation materials, the MPZ represents a shift toward enabling Māori land use and development in

ways that align with cultural, social, and economic aspirations of Māori landowners and iwi more broadly. This is consistent with long-standing calls from Māori scholars, practitioners, and communities for planning frameworks that better reflect kaupapa Māori and tikanga-based approaches to land stewardship.

I particularly support the emphasis on enabling papakāinga housing, marae development, kaumātua housing, and small-scale economic and community initiatives. These are not merely land-use activities; they are expressions of collective identity, whakapapa relationships, and intergenerational responsibility. Planning regimes that restrict such activities have historically contributed to the underdevelopment of Māori land and the erosion of cultural and social wellbeing.

The MPZ offers a more flexible and contextually grounded approach compared to conventional rural and residential zoning. By recognising the collective nature of Māori land tenure and supporting mixed-use development, it aligns more closely with Māori realities and aspirations. Importantly, it moves beyond individualised, market-oriented land use frameworks that are often incompatible with Māori values and communal landholding structures.

From a broader perspective, the MPZ can be understood as a modest but important step toward recognising mana motuhake within local government planning processes. While it does not resolve deeper constitutional questions, it signals a willingness to engage with Māori authority and land relationships in a more meaningful and practical way. However, I would suggest that the zone name be changed to reflect that actual situation to “Mana Whenua Purposes Zone.”

I do, however, note that the proposed rural setbacks present a potential constraint on the effective use of Māori land. I consider this to be a significant issue that may limit the intended flexibility and development potential of the MPZ. I will expand on this concern in detail during my oral submission.

I also formally request the opportunity to present an oral submission in support of this written submission.

Tēnā Koutou

NZ Transport Agency Waka Kotahi Reference: 2022-1730

18 March 2026

Taupō District Council
C/- Hilary Samuel & Christle Pilkington
Private Bag 2005
Taupō Mail Centre 3352

Via email: districtplan@taupo.govt.nz

Dear Hilary and Christle,

NZ Transport Agency Waka Kotahi Submission on Taupō District Plan Changes 47, 48 and 49

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on Taupō District Plan Changes 47,48 and 49.

We welcome the opportunity to discuss the contents of our submission with council officers in advance of a hearing.

If you have any questions, please contact me.

Yours sincerely



Luke Braithwaite

Senior Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Environmentalplanning@nzta.govt.nz
Luke.braithwaite@nzta.govt.nz

FORM 5**NZ Transport Agency Waka Kotahi submission on a notified proposal for the Taupō District Plan Changes 47,48 and 49 under Clause 6 of Schedule 1 of the Resource Management Act 1991**

18 March 2026

District Plan Changes 47,48 and 49

Taupō District Council

Private Bag 2005

Taupō Mail Centre 3352

Via email: districtplan@taupo.govt.nz

This is a submission on a change proposed to the following plan:

Taupō District Plan

The specific provisions of the proposal that our submissions relate to are:

The Taupō District Plan Changes 47,48 and 49 to the extent the provisions have the potential to compromise NZ Transport Agency Waka Kotahi (NZTA) statutory obligations.

The NZ Transport Agency Waka Kotahi submission is:

1. NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roding Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest. An integrated approach to transport planning, funding and delivery is taken by NZTA. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.
2. In the 2024 National Land Transport Programme, NZTA has allocated investment in the Waikato Region (including the Taupō District) to the improvement, operation and maintenance of the State Highway network, including public transport investment, walking and cycling and transport planning. In addition, NZTA is a co-funder of the local roading network. NZTA is therefore a significant investor in the infrastructure required to achieve the land use change and growth anticipated in the Taupō District Plan.
3. The NZTA submission seeks amendments to the Proposed Taupō District Plan in the following topic areas:
 - Addition of access and noise standards within the Permitted Activity standards.
 - Amendments to the permitted vehicle movements to state highways,
 - Addition of reverse sensitivity provisions as they relate to the state highway.
 - Amendments to the permitted number of dwellings per site where access is to a state highway,
 - Amendments to the NZTA designation numbering and minor mapping amendments.

4. The changes requested are made to:
 - a. Ensure that NZTA can carry out its statutory obligations.
 - b. Reduce interpretation and processing complications for decision makers.
 - c. Provide clarity for all plan users.
5. Where a provision is not specified in Table 1 and 2 below or Attachment A, NZTA generally supports the way it is drafted.
6. NZTA could not gain an advantage in trade competition through this submission.

We seek the following decision from the local authority:

Amend the provisions of the Proposed District Plan as detailed in Table 1 and Attachment A including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

NZTA would like to be heard in support of its submission. If others make a similar submission, NZTA will consider presenting a joint case with them at a hearing.

For all correspondence associated with these plan changes please direct this to me, Luke Braithwaite (Senior Planner) at Luke.Braithwaite@nzta.govt.nz and NZTA Environmental Planning Team at environmentalplanning@nzta.govt.nz.

Signature of person authorised to sign on behalf of Submitter:



Alan Catchpole

Principal Planner

Poutiaki Taiao (Environmental Planning)

Transport Services

NZ Transport Agency Waka Kotahi

Environmentalplanning@nzta.govt.nz

Alan.Catchpole@nzta.govt.nz

Table 1: Decisions Sought on Taupō District Plan Changes 47, 48 and 49

The following table sets out the amendments sought to the Taupō District Plan Changes 47,48 and 49. Table 2 identifies those provisions that NZ Transport Agency Waka Kotahi supports.

Italics = *Taupō District Plan changes notified text*

Underline, not italics = proposed additions.

Strikethrough, italics = ~~*proposed deletions*~~.

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
Plan Change 47 Special Purpose Zones – Māori Purpose Zone	MPZ-R1 - Permitted Activities	Oppose in Part	NZTA supports providing for Permitted Activities in the Māori Purpose Zone and largely agree with the criteria provided. However, NZTA needs to ensure that road safety and human health are taken into account to provide for these activities. NZTA is concerned with the level of vehicle use that would be permitted by this rule without adequate consideration of the access to the site or road safety. NZTA seeks that the activities proposed are Permitted where a site fronts the state highway, provided that the site is assessed per TRAN R4 & R5 to ensure that the site entrance will allow for the safe and efficient use of the site without increasing the safety risk to users of the site. NZTA seeks that the MPZ be included within the noise corridor boundary overlay rule as this will ensure that the potential adverse effects (including conflicts between activities and reverse sensitivity effects) are mitigated.	Amend as follows: <i>Permitted Subject to:</i> <i>a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and</i> <i>b) Compliance with any relevant standards in SCHED13.11 - MPZ s; and</i> <i>c) Compliance with standards from MPZ - Other Plan Matters; and</i> <i>d) Where the site fronts a state highway compliance with Section 7.3 TRAN R4 and R5 and 12.6 NOISE R8</i> <i>de) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.</i>
	NOISE R8	Oppose in Part	NZTA seeks that the Noise Control Boundaries Overlay for Sensitive Activities apply to the Māori Purpose Zone. NZTA seeks that this either: a. Is included as an amendment to the 12.6 NOISE chapter, Rule 8 to include the MPZ; or, b. that this provision be included within the zone specific MPZ Rules (see our submission point below) NZTA seeks that the MPZ be included within the noise corridor boundary overlay rule as this will ensure that the potential adverse effects (including conflicts	Amend as follows: Amend NOISE-R8 to include reference to the Māori Purpose Zone - MPZ zoning in addition to the existing zoning references of 'General Rural Zone - GRUZ' and 'Rural Lifestyle Zone - RLZ'.

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
			between activities and reverse sensitivity effects) are mitigated. The road network operates 24/7 with variability in traffic. Noise and vibration effects can interrupt amenity and enjoyment, as well as ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Part 2 of the Act supports the efficient use and development of the road network while also enabling people and communities to provide for their well-being and their health and safety. An appropriate balance needs to be achieved between ensuring the transport network is efficiently utilised and adjacent development can be facilitated, without compromising safety of people and communities. The proposed amendment will provide for new or altered buildings within the noise corridor, which can achieve the required internal noise standard, to be permitted activities. Where windows need to be closed to achieve the desired internal noise levels then ventilation performance is prescribed. NZTA will provide corrected geospatial shapefiles to Council in due course to provide for an updated road noise overlay layer.	

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
	New Provision	Support	NZTA seeks that the Noise Control Boundaries Overlay for Sensitive Activities apply to the Māori Purpose Zone. NZTA seeks that this either: - Is included as an amendment to the 12.6 NOISE chapter, Rule 8 to include the MPZ (see our submission point above); or, - that this provision be included within the zone specific MPZ Rules. NZTA seeks that the MPZ be included within the noise corridor boundary overlay rule as this will ensure that the potential adverse effects (including conflicts between activities and reverse sensitivity effects) are mitigated. The road network operates 24/7 with variability in traffic. Noise and vibration effects can interrupt amenity and enjoyment, as well as ability to sleep which can have significant impacts on people's health and wellbeing. Appropriate mitigation is critical to ensuring that undue restrictions are not placed on the operation of these transport networks and the health and wellbeing of those residing or otherwise occupying nearby sites is protected. Part 2 of the Act supports the efficient use and development of the road network while also enabling people and communities to provide for their well-being and their health and safety. An appropriate balance needs to be achieved between ensuring the transport network is efficiently utilised and adjacent development can be facilitated, without compromising safety of people and communities.	Add a New Provision to the MPZ Chapter: <u>Noise Control Boundary Overlay – Sensitive Activities</u> <u>Within the Noise Corridor Boundary Overlay, where:</u> <u>a new building that contains a noise sensitive activity (as identified in Table 3); or</u> <u>an alteration to an existing building resulting in an increase in floor area of a noise sensitive activity; or</u> <u>a new noise sensitive activity is located in an existing building; is proposed, it shall be:</u> <u>Designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values in Table 3; and</u> <u>If windows must be closed to achieve the design noise levels in i. above, the building is designed, constructed and maintained with a mechanical ventilation system that:</u> <u>For habitable rooms for a residential activity, achieves the following requirements:</u> <u>Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and</u> <u>is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and</u> <u>provides relief for equivalent volumes of spill air; and</u>

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
			The proposed amendment will provide for new or altered buildings within the noise corridor, which can achieve the required internal noise standard, to be permitted activities. Where windows need to be closed to achieve the desired internal noise levels then ventilation performance is prescribed. NZTA will provide corrected geospatial shapefiles to Council in due course to provide for an updated road noise overlay layer.	• <u>provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18C and 25C; and</u> • <u>Does not generate more than 35 dB LAeq (30s) when measured 1 metre away from any grille or diffuser.</u> b. <u>For other spaces, is as determined by a suitably qualified and experienced person; and</u> iii. <u>A report is submitted by a suitably qualified and experienced person to the Council demonstrating compliance with i and ii above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise.</u> iv. <u>Instead of i, ii and iii above, is within the Noise Corridor Boundary Overlay but is at least 50 metres from the carriageway of any State Highway and is designed so that a noise barrier entirely blocks line-of-sight from all parts of doors and windows to the road surface.</u>
	S6 Number of Dwellings per MPS	Oppose in Part	NZTA supports providing for Permitted Activities in the Māori Purpose Zone and largely agree with the criteria provided. However, NZTA generally requires an Integrated Transport Assessment (ITA) for activities that generate over 100 vehicle movements per day as they tend to require site specific access design or intersection treatment in accordance with Austroads Guides. NZTA then determines whether the access design or	Amend as follows: 15 per MPS; <u>or</u> <u>Where the site fronts a state highway this is limited to eight per MPS</u>

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
			intersection treatment is appropriate to ensure the proposed activity does not result in any adverse effects upon the safety and efficiency of the state highway network. As such, NZTA seeks that where a site in the MPS has frontage to a state highway this is limited to the 100 vehicle movements per day or eight dwellings in accordance with the trip generation rates within the NZTA Planning Policy Manual chapter on Access onto the state highway from private property - Table 8.4 Typical New Zealand Trip Generation Rates where this state a trip generation rate of 10.7 vehicles per day associated with each dwelling.	
	Energy Infrastructure and Transport TRAN-R5 - Maximum Equivalent Vehicle Movements	Oppose in part	NZTA supports providing for Permitted Activities in the Māori Purpose Zone and largely agree with the criteria provided. However, NZTA generally requires an Integrated Transport Assessment (ITA) for activities that generate over 100 vehicle movements per day as they tend to require site specific access design or intersection treatment in accordance with Austroads Guides. NZTA then determines whether the access design or intersection treatment is appropriate to ensure the proposed activity does not result in any adverse effects upon the safety and efficiency of the state highway network. As such, NZTA seeks that where a site in the MPZ has frontage to a state highway this is limited to the 100 vehicle movements per day or eight dwellings in accordance with the trip generation rates within the NZTA Planning Policy Manual chapter on Access onto the state highway from private property - Table 8.4	Amend as follows: 6. Vehicle movements within the MPZ <i>a. MPZ Rural - 200 EVM's for that MPS or 24 per dwelling whichever is higher.</i> <i>b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher.</i> <u>c. 100 EVM's where access is to a State Highway.</u>

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
			Typical New Zealand Trip Generation Rates where this state a trip generation rate of 10.7 vehicles per day associated with each dwelling.	
	SUB-R12 – RDIS Activity MPZ	Support in Part	NZTA largely agrees with the criteria provided. However, NZTA need to ensure that road safety is taken into account to provide for subdivisions. NZTA are concerned with the level of vehicle use that would be allowed through a subdivision without adequate consideration of the access to the site or road safety. NZTA seeks that subdivisions that front the state highway are provided for on the basis that the site is assessed per TRAN R4 to ensure that the site entrance will allow for the safe and efficient use of the site without increasing the safety risk to users of the site.	Amend as follows: <i>Matters of Discretion</i> a) <i>Those Objectives and Policies set out in MPZ1 and MPZ2</i> b) <i>The need for the land to remain as Māori land.</i> c) <i>The need to ensure an ongoing connection between the land and its ancestral owners.</i> d) <i>The ability of the land to meet Māori cultural needs.</i> e) <i>That the land is to be used for traditional activities.</i> f) <u>Where the site fronts a state highway compliance with Section 7.3 TRAN R4</u> <i>Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.</i>
Plan Change 48 Designations	NZTA01- NZTA10	Support in Part	NZTA Supports the designation tables, however we note that the unique identifier within the table is not in numerical order. For clarity and ease of interpretation NZTA seeks that the numbering be changed so that the numbering is in ascending order, and the state highway are ordered in numerical order.	Amend as follows: <i>State Highway 1</i> <i>Designation Unique Identifier: NZTA01</i> <i>State Highway 5</i> <i>Designation Unique Identifier: NZTA04 NZTA02</i> <i>State Highway 30</i> <i>Designation Unique Identifier: NZTA05 NZTA03</i> <i>State Highway 32</i> <i>Designation Unique Identifier: NZTA06 NZTA04</i> <i>State Highway 41</i> <i>Designation Unique Identifier: NZTA03 NZTA05</i>

Chapter	Plan Provision	Support / Oppose	Reason for Support or Opposition	Relief Sought
				<i>State Highway 46</i> <i>Designation Unique Identifier: NZTA07 <u>NZTA06</u></i> <i>State Highway 47</i> <i>Designation Unique Identifier: NZTA010 <u>NZTA07</u></i>
	Designation Maps	Support in Part	NZTA supports the inclusion of our state highway designations on the planning maps. However, we note that there a few areas of our designations that are required to be corrected, as per Attachment A. NZTA will provide corrected geospatial shapefiles to Council in due course.	Amend as follows: NZTA requests that the state highway designation geospatial shapefiles be corrected as per Attachment A - Specific Amendments Sought to State Highway Designations.

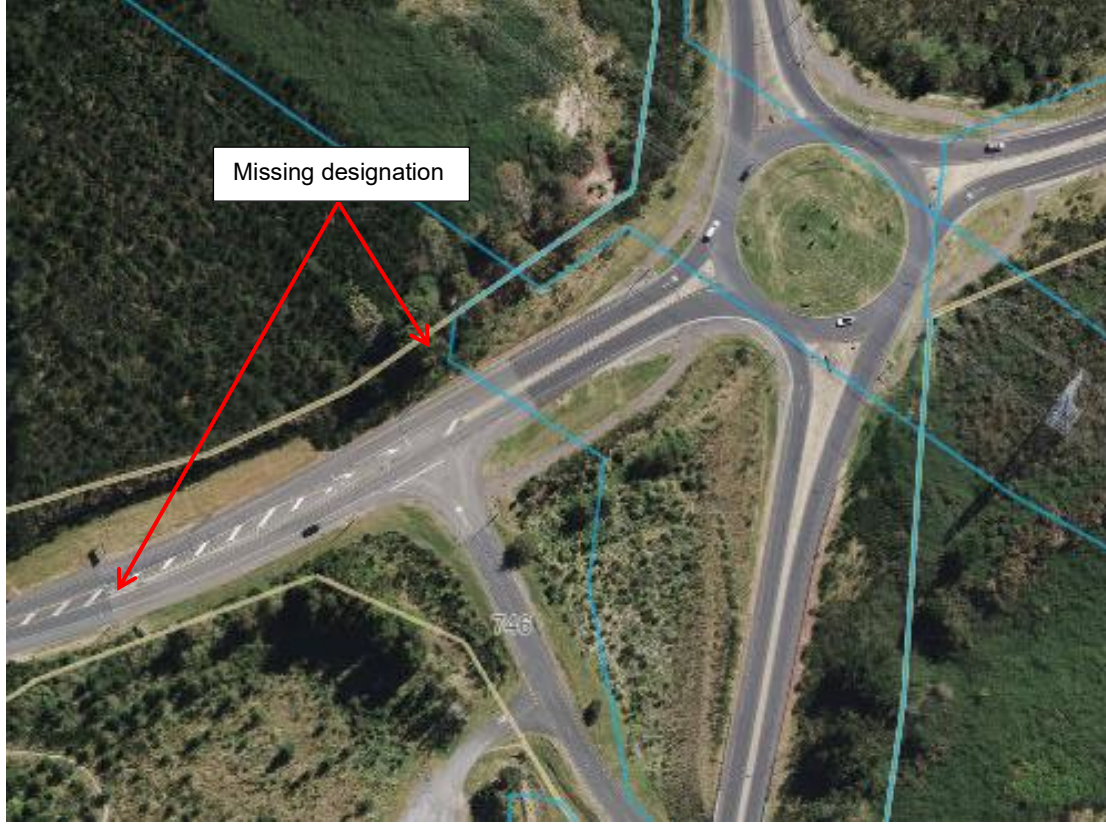
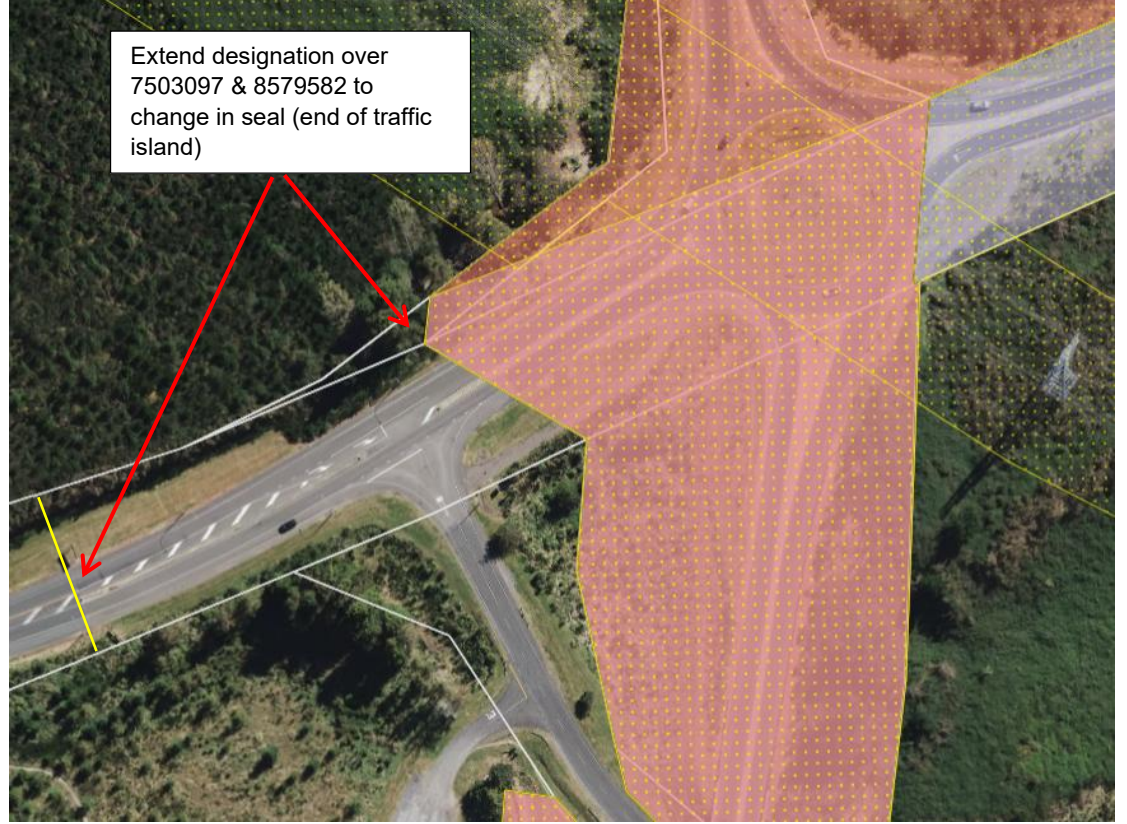
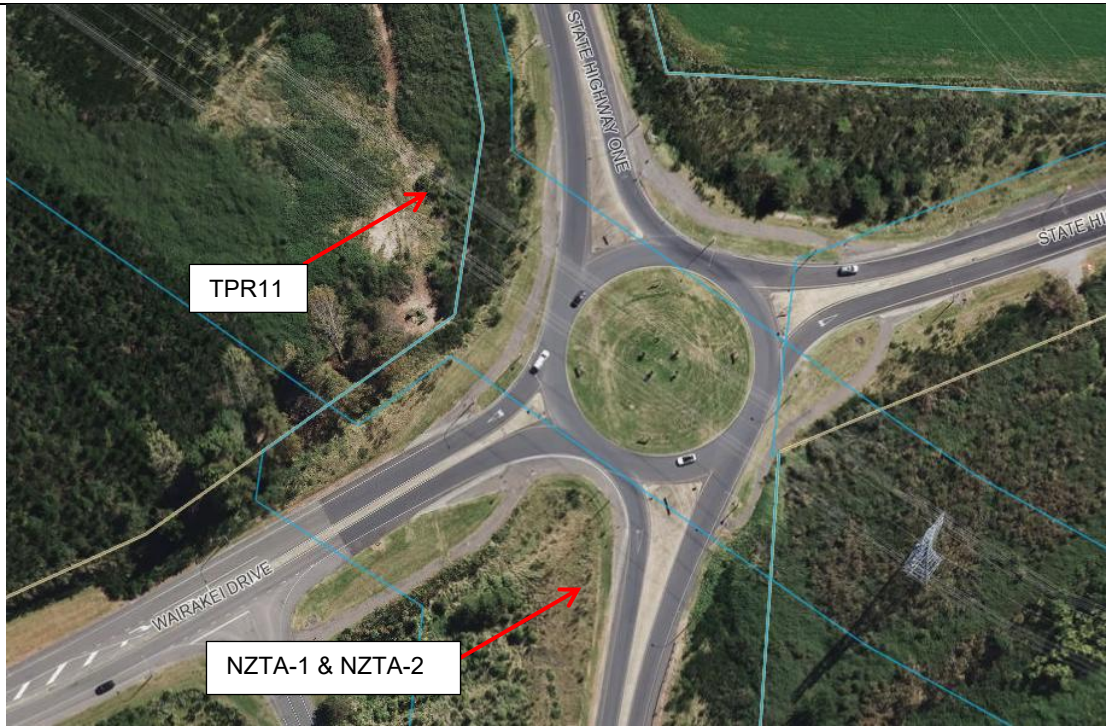
Table 2: Provision of Taupō District Plan Changes 47,48 and 49 That NZ Transport Agency Waka Kotahi Supports

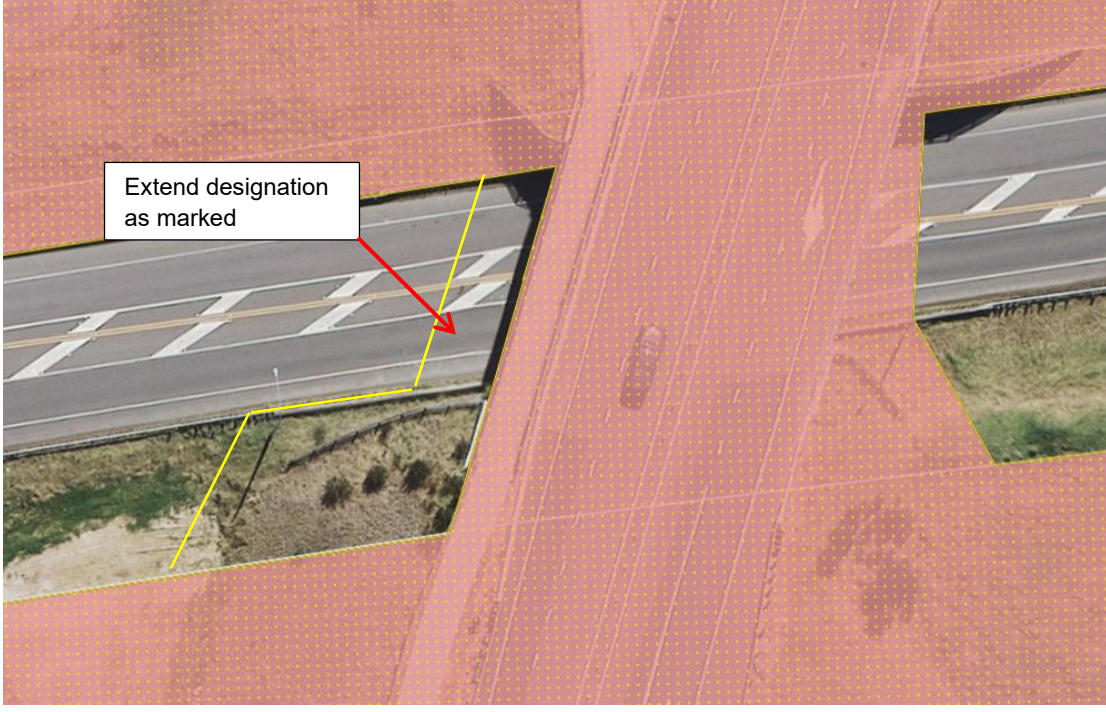
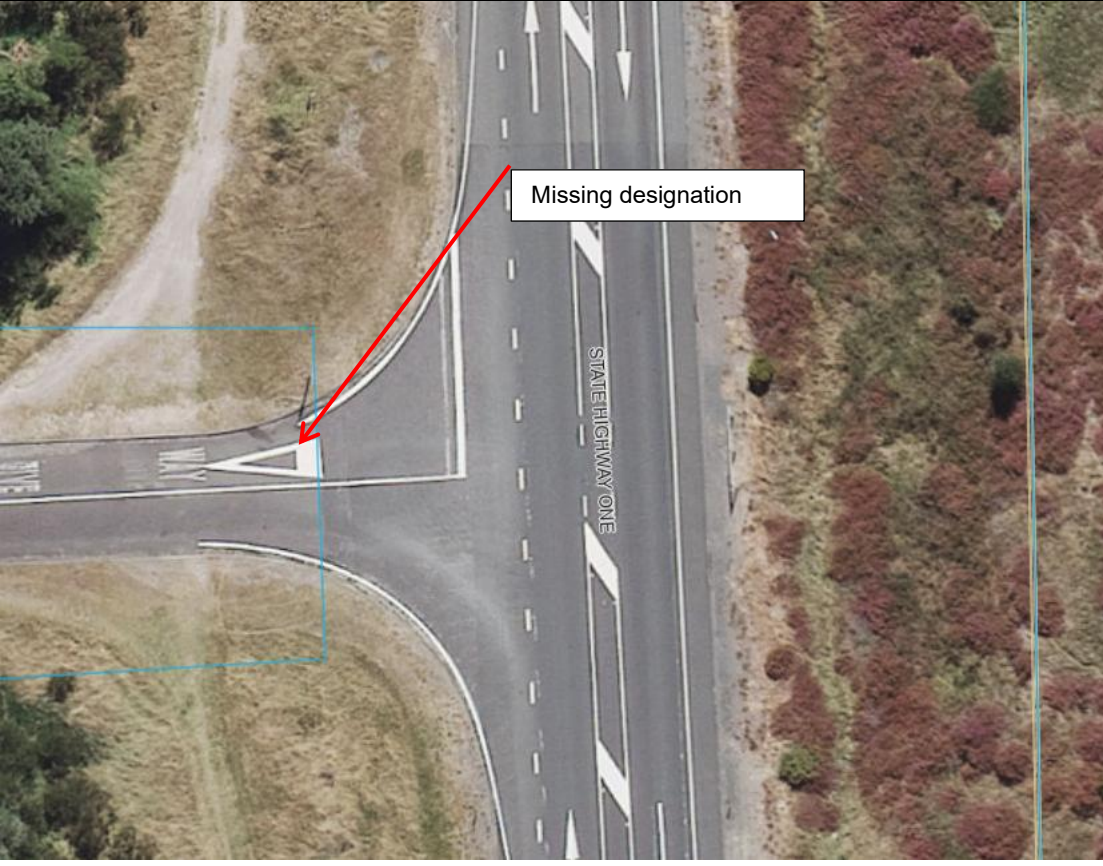
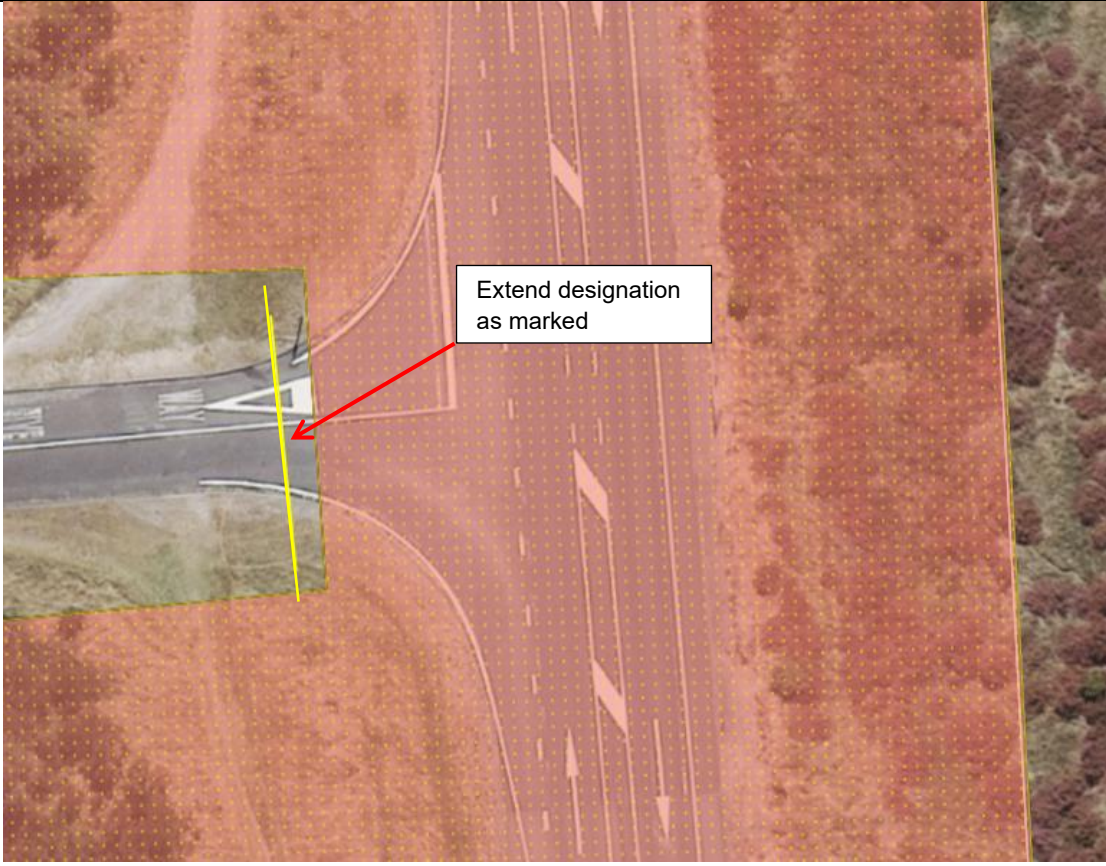
The following table identifies those provisions of Plan Change 47,48 and 49 that are supported because they align with our statutory objectives and resulting in an affordable, integrated, safe, responsive, and sustainable land transport system.

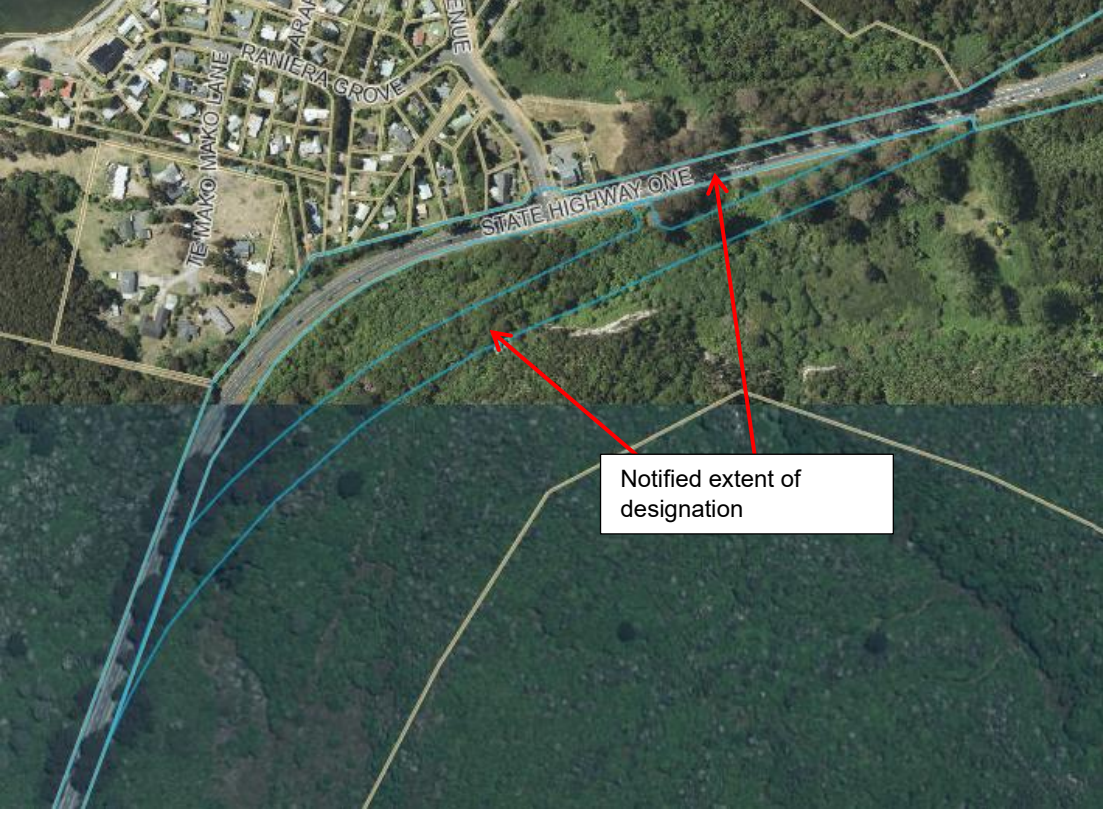
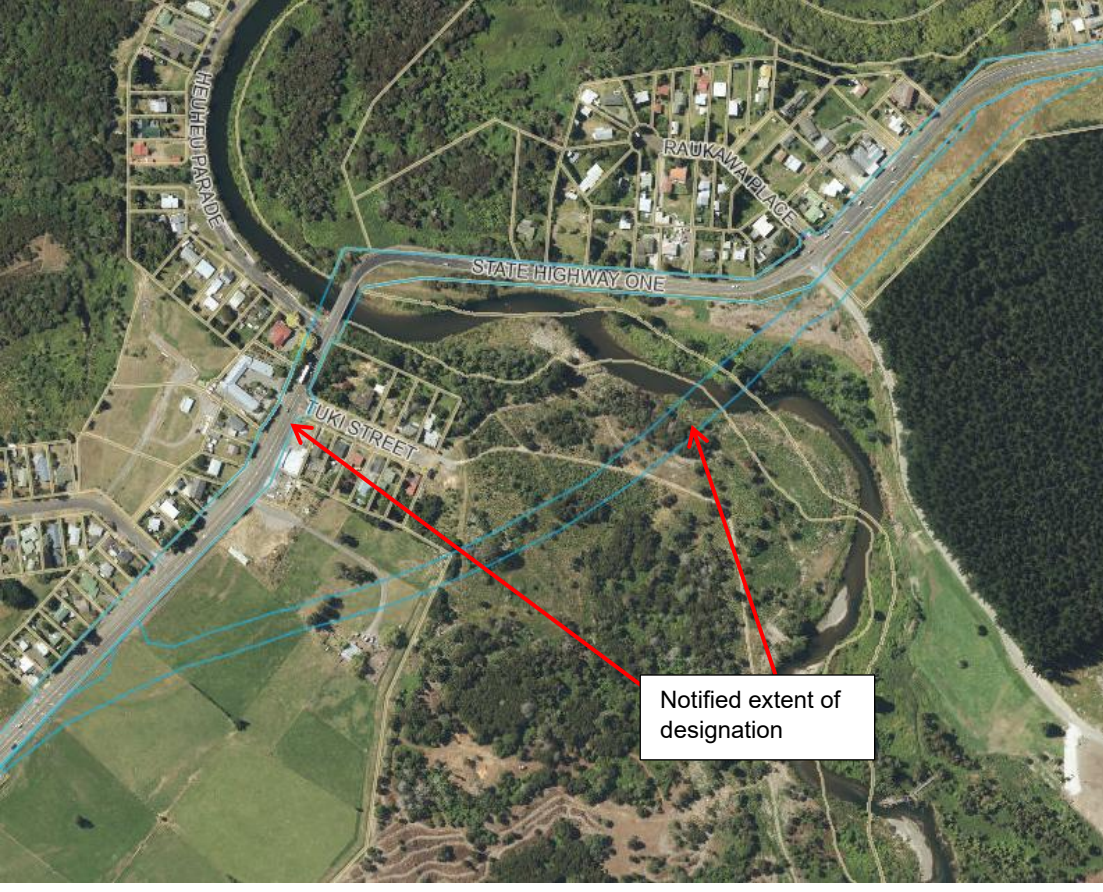
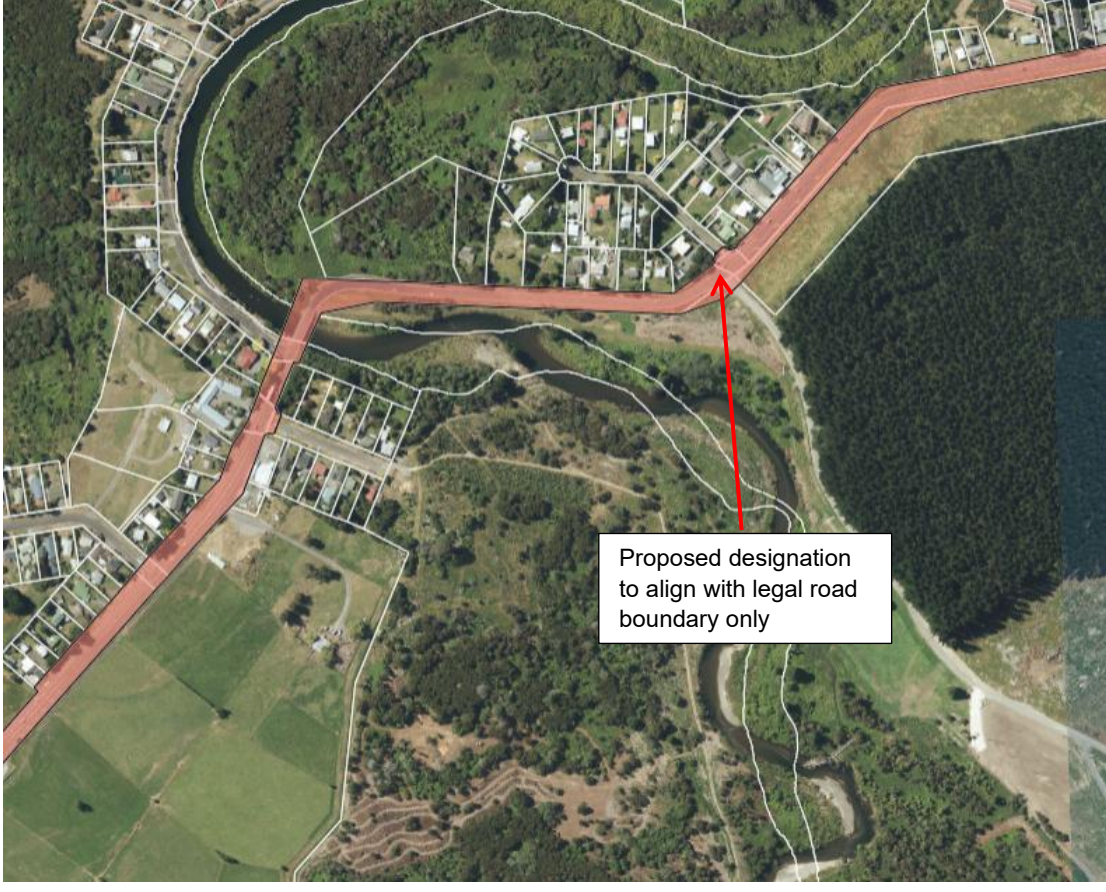
Chapter	Plan Provision	Support / Oppose	Relief Sought
Plan Change 47 Special Purpose Zones – Māori Purpose Zone	MPZ-R2 - RDIS activities	Support	Retain as notified.
	MPZ-S5 - Minimum Building Setbacks from MPS boundary	Support	Retain as notified.
	12 General District Wide Matters Rule 12.5 - Light	Support	Retain as notified.
Plan Change 49	INF-R5	Support	Retain as notified.

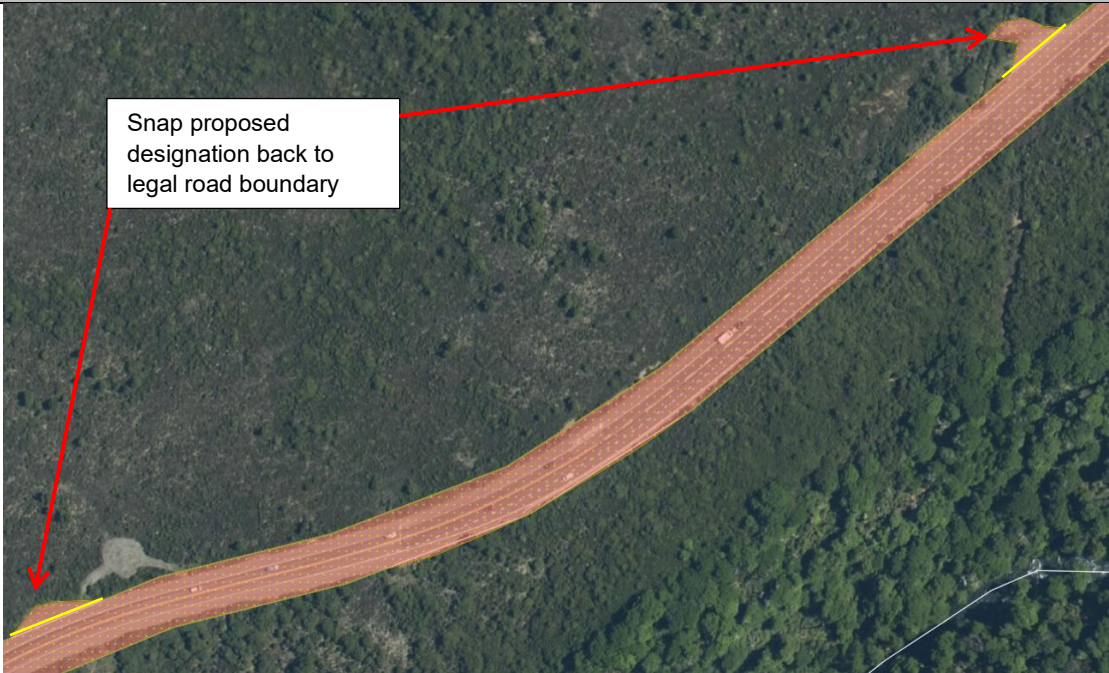
Attachment A: Specific Amendments Sought to State Highway Designations

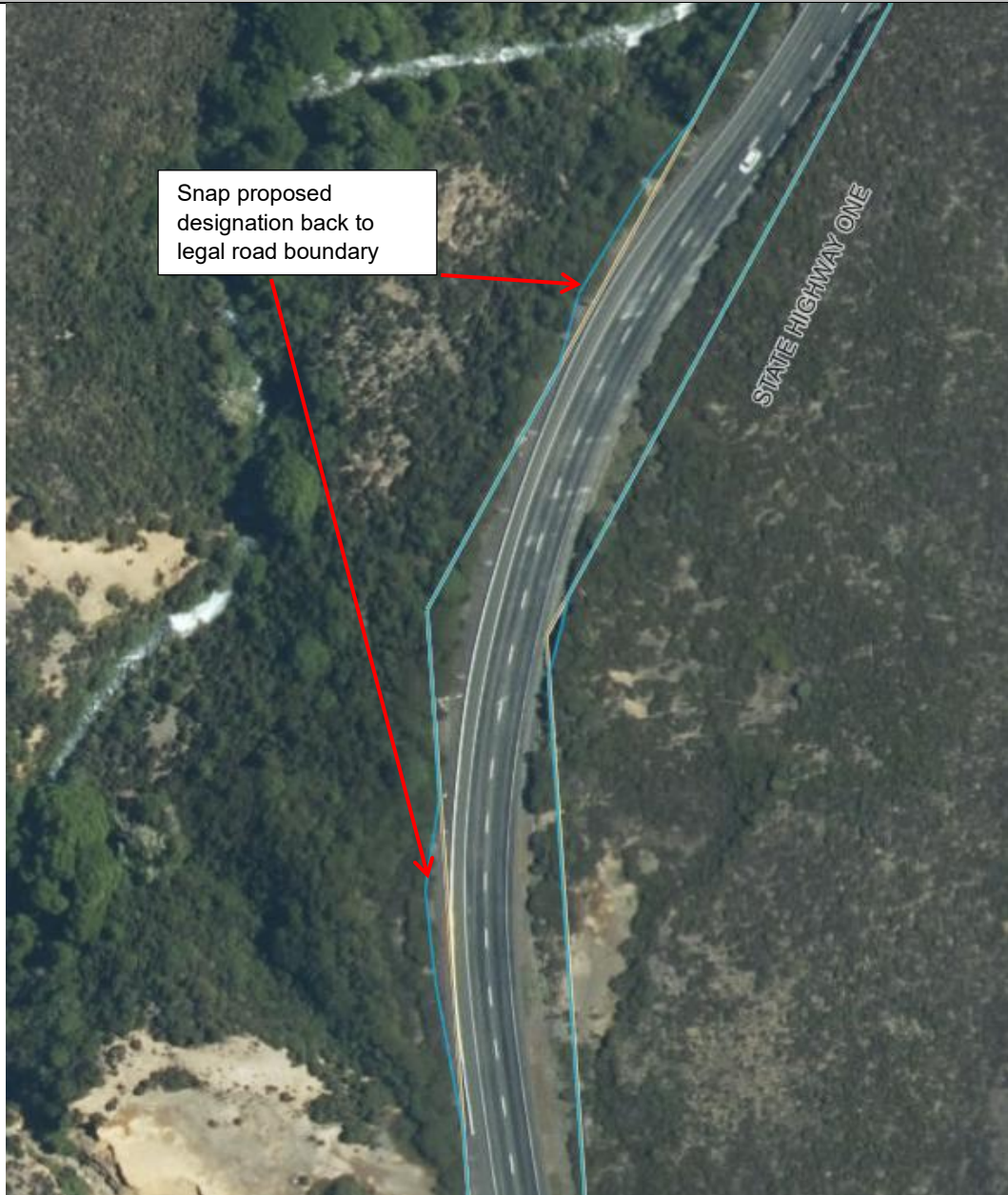
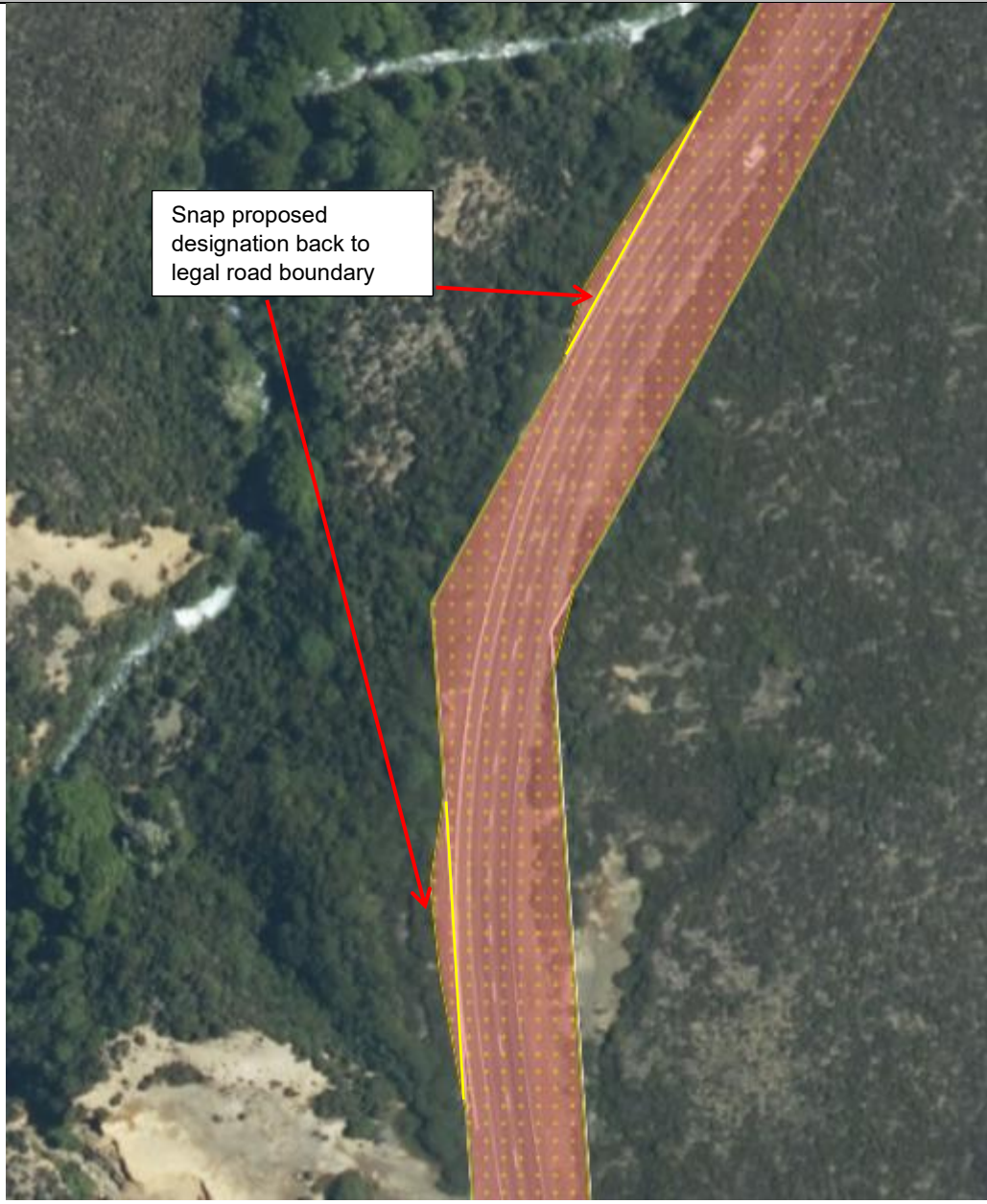
NZTA-1 (State Highway 1)

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 7503097 8579582	Extend the proposed state highway designation to include these legal road parcels on the western side of SH1, as marked. Parcel 8579582 to be designated to the end of the existing traffic island (change in seal), as marked by yellow line.		
Parcel ID: 7503097 4581044 4605135 7503093 4568403	To clarify that NZTA is the Primary designation holder where NZTA-1 and NZTA-2 are overlapped by TPR11 in the vicinity of the SH1 / SH5 roundabout.		That Transpower New Zealand Ltd designation TPR11 be amended to “Varies” to reflect that NZTA-1 and NZTA-2 are the Primary designations for the identified parcels. This amendment is required because TPR11 is currently recorded as the Primary designation in the designation hierarchy under section 177 of the Resource Management Act 1991, whereas NZTA-1 and NZTA-2 hold primary status for these parcels.

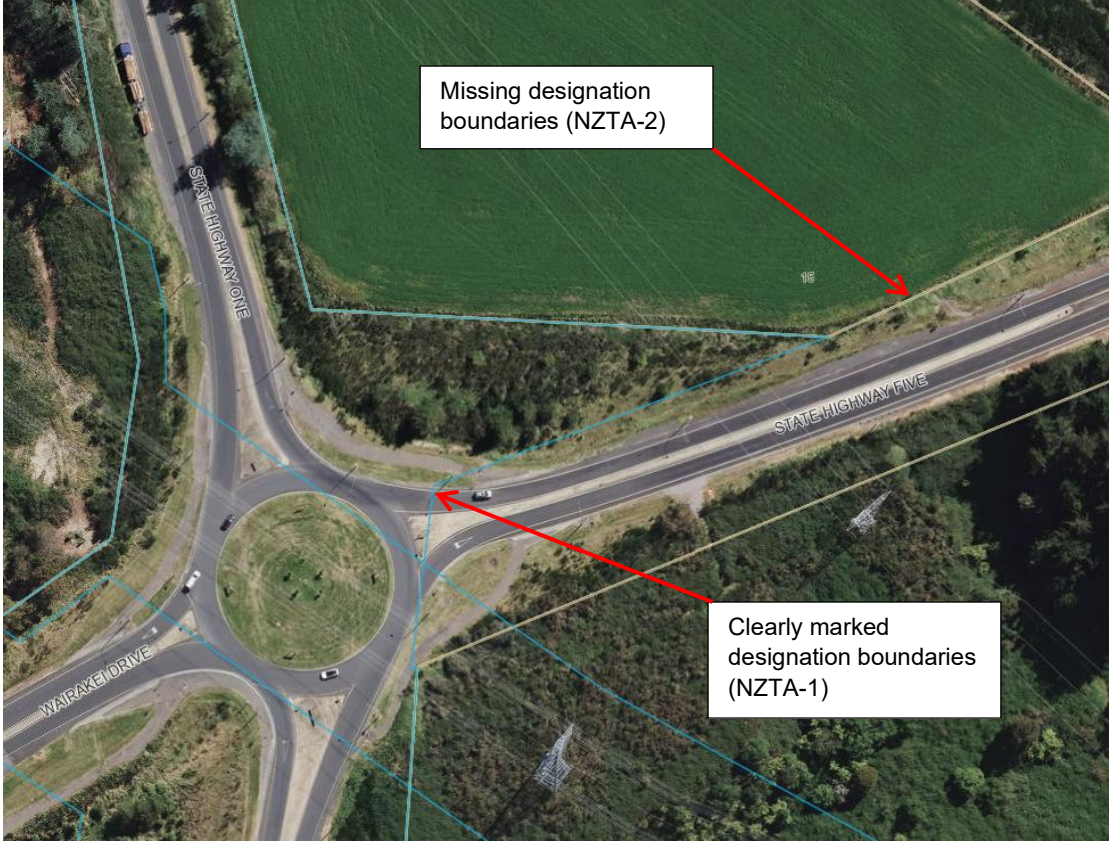
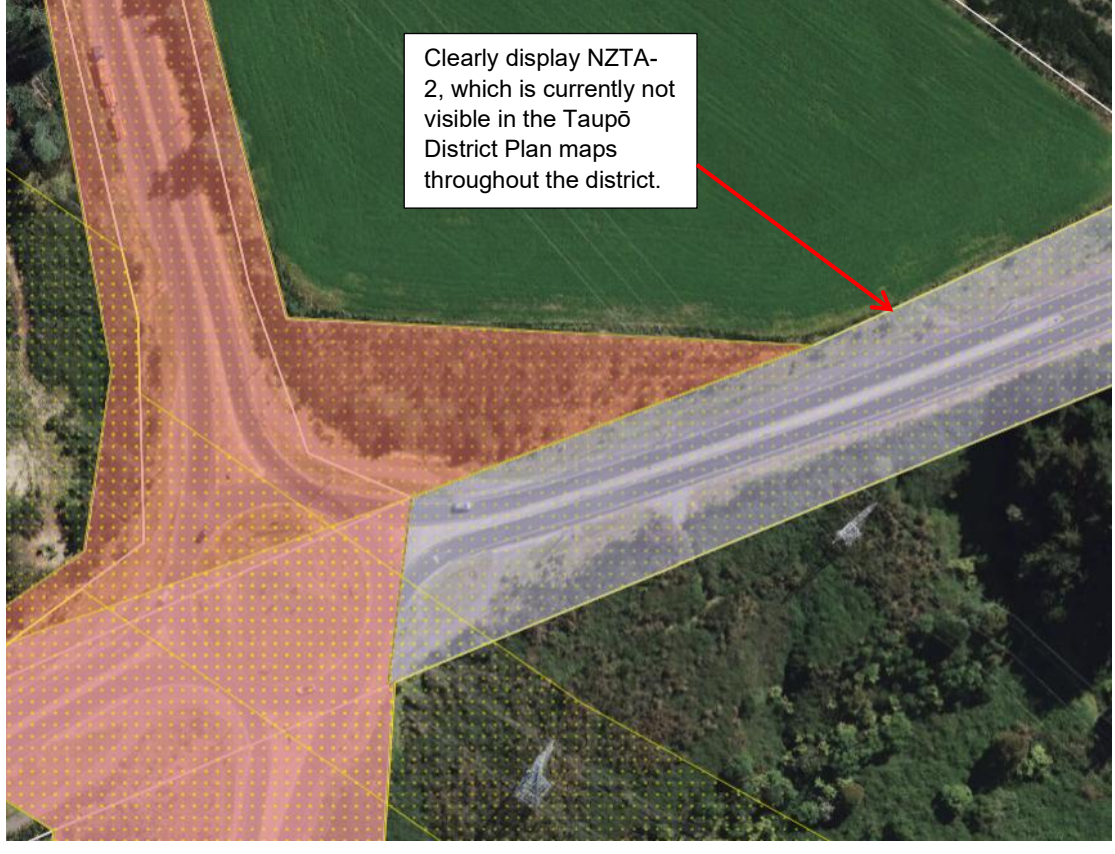
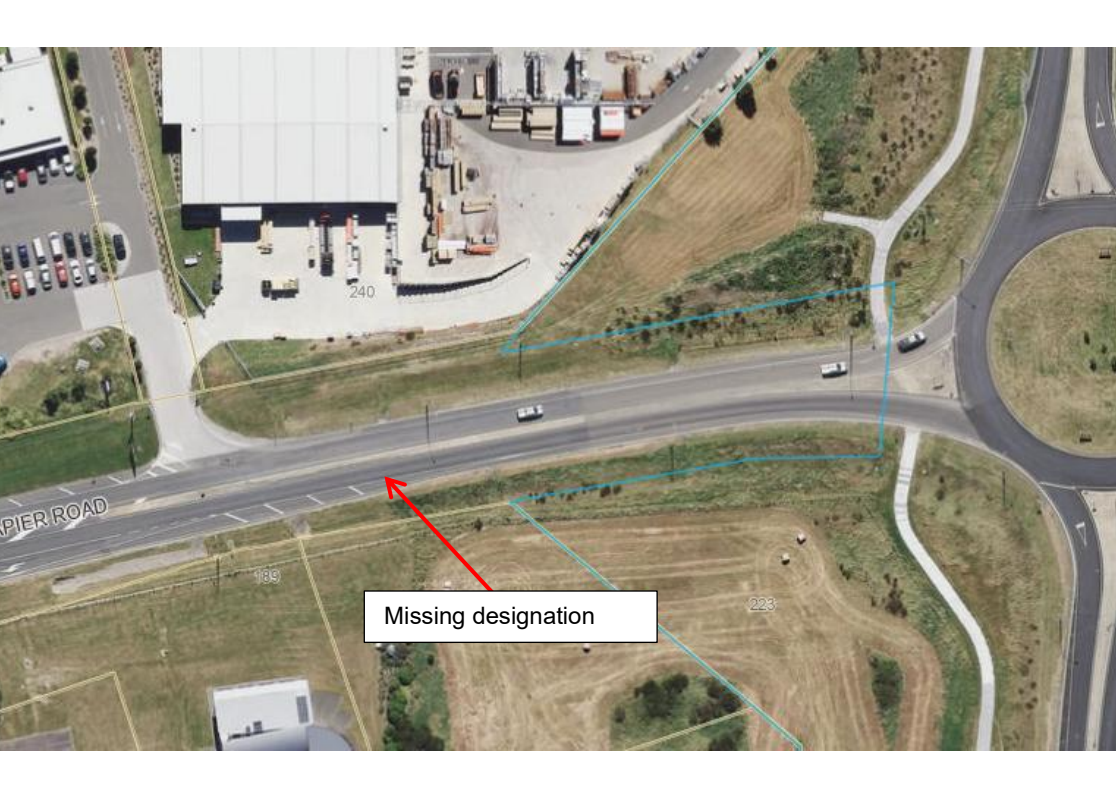
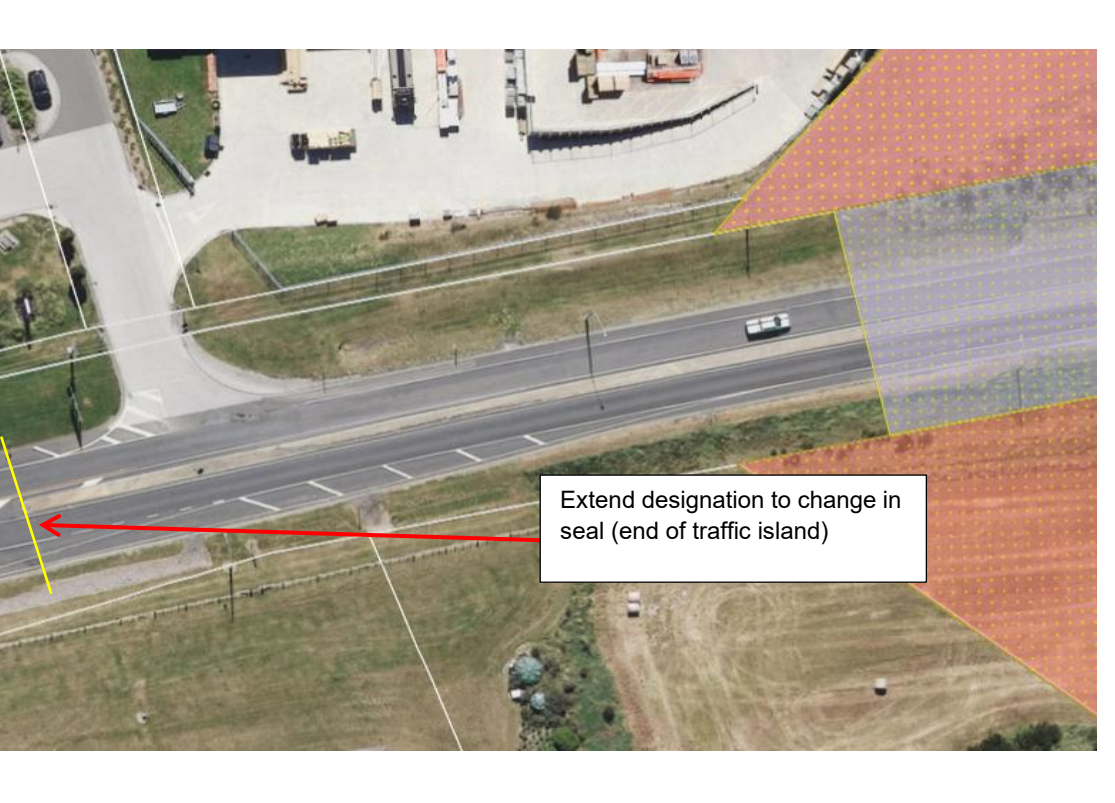
Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 4587353	Extend the proposed state highway designation to 5m from the western edge of the SH1 bridge, and on road reserve containing wingwall supporting SH1 bridge, as marked. As standard practice, NZTA maintains a designation width of at least 5m beyond the edge of NZTA bridges and structures to enable the operation, maintenance and improvement of the asset.		
Parcel ID: 7171357	Extend the proposed state highway designation to 10m from the limit line, on the western side of SH1, on 5 "Mile Bay", as marked.		

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 4411222	Remove designation D67 over Parcel 4411222, as it has lapsed, as per the NZTA 26 February 2025 rollover notice and GIS shapefiles.	 Notified extent of designation	 Proposed designation to align with legal road boundary
Parcel ID: 4481888 4318580 4562586	Remove designation D72 over Parcel 4481888, 4318580, and 4562586 because it has lapsed, as per the NZTA 26 February 2025 rollover notice and GIS shapefiles.	 Notified extent of designation	 Proposed designation to align with legal road boundary only

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 7223747	Snap the proposed state highway designation back to the legal road parcel boundary of SH1, as marked. More detail is provided below.		
Parcel ID: 7223747	Snap the proposed state highway designation back to the legal road parcel boundary of SH1, as marked.		

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 7223746	Snap the proposed state highway designation back to the legal road parcel boundary of SH1, as marked.		

NZTA-2 (State Highway 5)

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as re-notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Varies	To map NZTA-2 (SH5) in the Taupō District Plan as per the NZTA 26 February 2025 rollover notice and GIS shapefiles.		
Parcel ID: 8579586	To extend NZTA-2 (SH5) to the end of the existing traffic island/change of seal at the western end of SH5 on Napier Road (LINZ parcel 8579586), as marked.		

NZTA-3 (State Highway 30)

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as re-notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 4327488	Snap the proposed state highway designation back to the legal road parcel boundary of SH30, as marked.		
Parcel ID: 4327488	Snap the proposed state highway designation back to the legal road parcel boundary of SH30, as marked.		

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as re-notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 4477110	Snap the proposed state highway designation back to the legal road parcel boundary of SH30, as marked.		

NZTA-7 (State Highway 47)

Property address / Parcel ID	Nature of relief	Proposed NZ Transport Agency Waka Kotahi designations, as re-notified in the Taupō Proposed District Plan Changes 47-49 (19 February 2026)	Relief Requested
Parcel ID: 7174480	Snap the proposed state highway designation back to the legal road parcel boundary of SH47, as marked.		

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

First name: John

Last name: Lenihan

Organisation: Rangatira E

Preferred method of contact Email

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

Email: johnle@rcg.co.nz

Daytime Phone: 021817336

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

Taupō District Council

Private Bag 2005

Taupō Mail Centre

Taupo 3352

Email: districtplan@taupo.govt.nz

Dear Sir/Madam

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

About the Submitters

The above submitter could not gain an advantage in trade competition through this submission.

The submitter is a significant Maori land holding trust who own all the undeveloped land on the western side Taupo, from Nukuhau through to Acacia Bay, an area of 1000 hectares. The Submitters represent the interest of over 4,000 individuals who are mana whenua of land in Taupo and are directly impacted by this plan change.

The Council's Strategic Plan 2050, recognised these landowners as significant with an important interest in the development of the city and region.

Rangatira E Trust is currently in a period of significant governance transition following the Māori Land Court-supervised election in late 2024. Four of the five current trustees are newly appointed. As part of this transition, the Trust is reviewing the past consultations and submissions with Taupo District

Council . The new Board aims to build transparency, understand past decisions, and engage with owners before any long-term development pathways are confirmed.

Given this context, it is important that the planning framework for Māori Purpose land does not predetermine or restrict the range of options available to owners before that engagement has occurred. Several of the provisions proposed under Plan Change 47 would limit future development potential through narrow definitions, scale restrictions, and dependency on existing Council infrastructure capacity.

The Trust therefore seeks an enabling and flexible Māori Purpose Zone that upholds mana whenua self-determination, provides genuine choice for owners once consultation is completed, and avoids embedding restrictive provisions that could constrain long-term economic, social, cultural, and environmental outcomes for the Trust and its beneficiaries.

Introduction and Background to this Submission

Taupo District according to Te Puna Kokiri has the second highest amount of Maori freehold land in NZ after Gisborne/Tairāwhiti, some 231,120 hectares. This is 33% of all land in the Taupo district.

Te Puni Kokiri published a report in July 2024 in regard to the Analysis of District Plan Papakainga Rules across NZ.

They found that many District Plans placed a restriction on the maximum number of homes on a block and most did not tie these limits to the capacity of the land to service development.

They also found that District Plans defined Papakainga too narrowly , to limited residential development, whereas it should be broad and include non-residential uses such as education, health, cultural and commercial use.

The National Policy and Planning Standards for Maori Purpose Zones has a very wide definition ;

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

“Methods should aim to reduce historic development imbalances imposed on Māori land.”

Most Councils have interpreted this zone type to be for very traditional Maori purposes – whanau living and working on their land at a very small non-commercial scale. The economic and social outcomes for the way this Maori Purpose Zone is written is very small scale & predicates an outcomes that is negligible in benefit to mana whenua.

Its important to note that “Cultural needs” includes economic needs. Cultural practices and identity are deeply intertwined with economic resources. Cultural survival & expression requires economic investment. Culture itself can be viewed as an economic resource, Maori culture is a direct driver of economic growth in tourism and creative industries in NZ.. Maori landowners need a commercially viable scale to support their cultural, social and environmental aspirations.

Maori Landowner values and development frameworks must be given primary consideration in Plan Changes, and not secondary to generic amenity and rural planning tests.

Infrastructure capacity constraints should not operate as growth controls, alternative solutions must be considered to enable not limit.

Essentially the new MPZ under plan change 47 constrains Maori rights and interests.

PC 47

Submission	Stance	Reasons	Decision Requested
Introduction	Oppose in part	Paragraph 1 introduces ambiguity by using “Cultural Needs” as a wide ranging concept, but then introduces it as a separate system of needs alongside 3 other needs – social, environmental and economic. This is confusing. Paragraph 3 introduces the notion that MPZ is for “small scale business” The policies and rules that follow, in turn seek to limit scale and therefore opportunity and self determination	Rewrite paragraph 1 to explain that cultural needs include social, environmental & economic needs. Remove the words “small scale” in paragraph 3
MPZ-P1 Policy	Oppose in part	Item 4. General small scale business activities”	Remove the words “small scale”.
MPZ-P2 Policy	Oppose in part	This policy statement introduces “character” into the MPZ. Character however is undefined in the objectives which speak to the purpose and function of the MPZ. The purpose of the MPZ is to allow mana whenua to self-determine the character of their land, not have it determined by Council.	Remove the word “character”.
MPZ-P2 Policy	Oppose in part.	This policy introduces that there is “different Maori Purpose Zones” . The Objectives and other policies refer to a singular zone, not zones. This is confusing and has no explanation.	Remove the words “different” and change “Zones” to “Zone”.
MPZ-P3 Policy	Oppose in part/whole	This policy is ambiguous at best and at worst appears	Remove or completely re-write this policy

		to limit the objective of an MPZ. “Scale” is introduced yet there is no clear objective in the zone around scale. The inference is that scale should be small and managed accordingly. “Character “ again is introduced without explanation, with an inference that the MPZ sits in either a rural or urban setting with an associated character. An MPZ has its own very distinct character. The key concern with this policy is that MPZ are to be “managed” in the planning process. This makes the policy ambiguous.	
MPZ-P4 Policy	Oppose in Part	The first paragraph of this policy repeats policy P3 but sets limits as to what “appropriate activities” are, in particular limits in item 3- infrastructure and by item 5 – “conflicts between activities” that are not of an environmental nature. Maori land in Taupo has had a long history where infrastructure capacity is withheld by Council. Rual Maori land and large urban blocks of Maori land is capable of sustaining its own services infrastructure. Conflicts between activity within a MPZ is for the mana whenua landowners to resolve.	Rewrite point 2 to explain that cultural needs include social, environmental & economic needs. Rewrite point 3 to remove a lack of infrastructure as a means of limiting activity in a MPZ. Remove point 5.

Submission	Stance	Reasons	Decision Requested
MPZ R1 Permitted Activities			
(2) a. Business Activity a. Req to be owned or run by a resident of the site.	Oppose	Overly restrictive and conflicts with objectives and policies of the MPZ. A lease should be able to be granted to a non-owner/resident business activity which in turn employs or benefits financially owners/residents.	Remove
(2)b. No Industrial activities in MPZ Urban	Oppose	Overly restrictive and conflicts with objectives and policies of the MPZ. Industrial activity is a wide catchall. This excludes repairs, distribution, storage, packaging , and making. Maori culture is deeply embedded in making goods and the skills of making. The inference is that industrial activity is noisy , smelly and high waste producing.	Remove
MPZ R2 Restricted Discretionary Activities			
(1) Any activity that does not comply with any part of MPZ-R1 d. effect on amenity and ability to function in a mixed use site.	Oppose	Given the opposition to MPZ R1 (2) Business activity and to many of the standards S1 to S9 as being overly restrictive , and that the mix of uses is determined by the landowners, the logic of Council taking discretion on amenity is objectionable.	Remove matter of discretion (d)

Submission	Stance	Reasons	Decision Requested
(1) e. Effects on the functioning of surrounding environment including effects on infrastructure	Oppose	Given the objection to MPZ R1 (2) Business activity and to many of the standards S1 to S9 as being overly restrictive , and objection MPZ P4 Infrastructure , the logic of Council taking discretion on infrastructure and general function of surroundings is far to wide and unrestricted. .	Remove matter of discretion (e)
MPZ R3 Standards			
S6 15 Dwellings per Maori Plan Site Rural	oppose	Given the coverage rule S1 of 15% there is no need to limit number of dwellings	remove
S7 Business Activities Rural & Urban coverage area limits	oppose	Given the 15% rural coverage and 60% urban coverage and our objections to policies above there is no need for such a restrictive rule standard	remove
S8 Community Use (incl education, health & spiritual) rural and urban coverage area limits	oppose	Given the 15% rural coverage and 60% urban coverage and our objections to policies above there is no need for such a restrictive rule standard	remove
7.Energy, Infrastructure & Transport			
7.3 Transport Tran-R5 Max equivalent vehicle movements	Oppose in part	Vehicle movements in the Taupo plan are measured by allotment, maori land by its collective ownership is generally unsubdivided and so the EVM limits for non-residential activity should be per individual activity	Change rule to add "per individual activity of non-residential activity"
12.General District Wide matters			
12.7 Signs (a)	Oppose in part	A maximum sign area should be per individual activity within the MPZ to reflect the mixed use nature of the zone	Change rule to add "per individual activity of non-residential activity"

Submission	Stance	Reasons	Decision Requested
12.8 Temporary Activities TEMP-R2	Oppose in part	Overly restrictive and conflicts with objectives and policies of the MPZ. Maori cultural needs (incl social and economic needs) often involve activity of a temporary nature. The current objectives and policies for temporary activities places the non-maori public and non-maori neighbours needs before Maori. Often a temporary activity is undertaken to prove a cultural, social or economic opportunity can succeed before becoming permanent. Other Councils place a limit of visitors (500) operating hours (6.30am to 10pm) and a maximum duration of 30 days per year.	Change wording from 4 day per 6 month to 30 days per year.
3 Interpretations			
3.1 Definitions Maori Purpose Activities	Oppose in part	The list which is “included but not limited to “ is extensive but could also include the following • Accomodation • Community Facility • Business • Food & Beverage • Health facility • Network Utility • Office • Retail • Rural Industry • Yard activity This makes the mixed use nature of the zone clear to all.	Add wording

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Shane

Last name: Heremaia

Preferred method of contact Email

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Email: shane_heremaia@icloud.com

Daytime Phone: 0272377301

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

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I am not **b. does not relate to the trade competition or the effects of trade competitions.**

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

Yes

Additional requirements for hearing:

Is it possible for me to appear online using Zoom or Teams?

Consultation Document Submissions

1. Provision: Rules > MPZ-R1(1)

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Recommendation

- Link density to land area or infrastructure capacity; or
- Allow effects-based assessment where fixed limits become disproportionate

The reason for my submission is::

Current Rule

Fixed maximum of approximately **15 dwellings** per MPZ site, applied uniformly regardless of land area

Concern

A flat cap is disproportionate for large rural land blocks and assumes all development occurs at once, rather than incrementally over time as whānau return.

2. Provision: Rules > MPZ-R1(1)**I seek an amendment to the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Recommendation

Allow larger buildings where activities are linked to land-based production, trust-owned enterprises, or large rural landholdings.

The reason for my submission is::

Current Rule

Commercial or mixed-use buildings are subject to gross floor area (GFA) limits, applied uniformly across all MPZ sites.

Concern

Large rural land blocks may require larger buildings to support whenua-based economic enterprises, including:

- Tourism and visitor facilities
- Processing buildings for primary produce
- Agricultural support infrastructure

3. Provision: Rules > MPZ-R2(1)**I seek an amendment to the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Rules that assume development occurs all at once will not reflect the lived reality of Māori land development and risk creating unnecessary consent barriers at each stage.

The reason for my submission is::

Development on Māori land commonly occurs incrementally — not as a single consented project. Planning provisions should recognise this staged pattern.

Initial infrastructure established; first whānau return and papakāinga begins.

Additional dwellings added as more whānau return; land-based enterprises develop.

Full papakāinga established alongside productive use and community facilities.

4. Provision: Policies > MPZ-P3**I seek an amendment to the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Solution

Rules that scale with land size and allow effects-based assessment where limits become disproportionate.

Outcome

Zone objectives are better achieved — enabling development without undermining productive land use.

The reason for my submission is::

Problem

Flat limits designed for small urban papakāinga sites unintentionally constrain large rural landholdings.

Submission Summary – Māori Purpose Zone (MPZ)

A submission on the proposed Māori Purpose Zone provisions, focusing on refinements to ensure rules work effectively for large rural Māori land blocks administered by trusts on behalf of many beneficial owners.

SUBMISSION – TAUPŌ DISTRICT COUNCIL

Introduction

The intent of the Māori Purpose Zone is supported. Enabling papakāinga, recognising Māori land tenure, and allowing mixed-use development are positive steps toward supporting rangatiratanga and intergenerational wellbeing for Māori landowners.

- This submission does not oppose the zone — it seeks targeted refinements so that the rules function as intended for large rural Māori land blocks, where uniform limits may produce disproportionate outcomes.

Planning Context

Some Māori land blocks are large rural landholdings — exceeding 100 hectares — administered by trusts on behalf of many beneficial owners. These blocks have distinct characteristics that standard zone rules may not anticipate:

Scale

Holdings may exceed 100 ha, supporting productive land use alongside papakāinga development.

Governance

Managed by trusts on behalf of multiple beneficial owners, requiring a long-term planning horizon.

Gradual Growth

Papakāinga housing develops incrementally as whānau return to the whenua over generations.

Planning provisions should therefore scale appropriately with land size and development capacity.

Issue 1 – Dwelling Caps

Current Rule

Fixed maximum of approximately **15 dwellings** per MPZ site, applied uniformly regardless of land area.

Concern

A flat cap is disproportionate for large rural land blocks and assumes all development occurs at once, rather than incrementally over time as whānau return.

Recommendation

- Link density to land area or infrastructure capacity
- Allow effects-based assessment where fixed limits become disproportionate

Issue 2 – Commercial & Retail Floor Area Limits

Current Rule

Commercial or mixed-use buildings are subject to gross floor area (GFA) limits, applied uniformly across all MPZ sites.

Concern

Large rural land blocks may require larger buildings to support whenua-based economic enterprises, including:

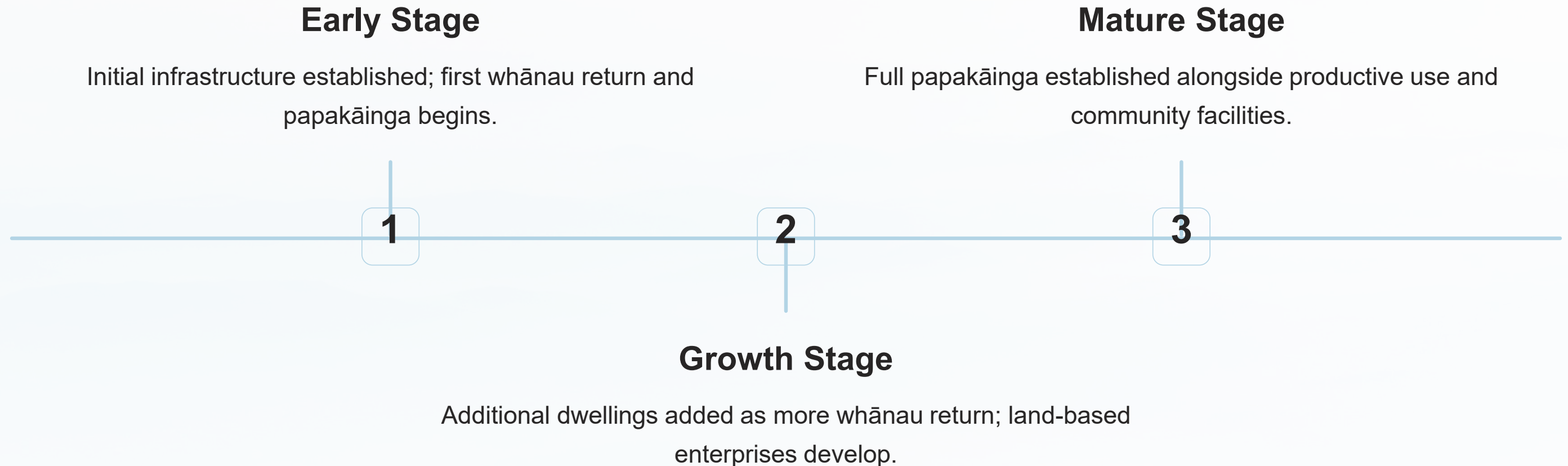
- Tourism and visitor facilities
- Processing buildings for primary produce
- Agricultural support infrastructure

Recommendation

Allow larger buildings where activities are linked to land-based production, trust-owned enterprises, or large rural landholdings.

Issue 3 – Development Over Time

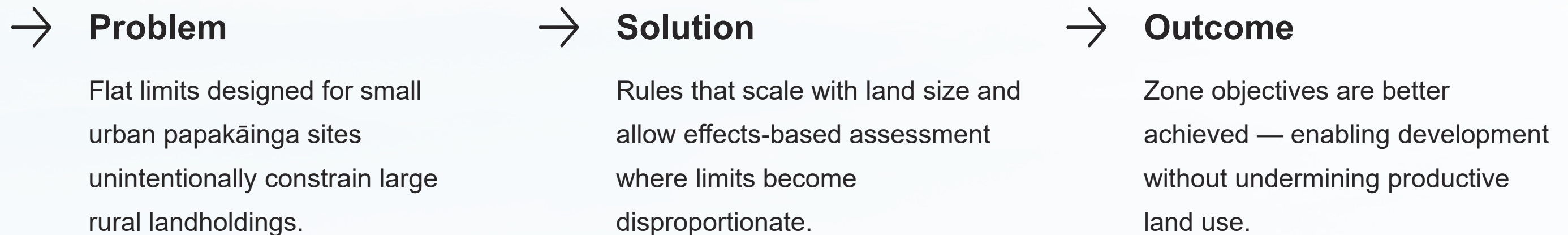
Development on Māori land commonly occurs incrementally — not as a single consented project. Planning provisions should recognise this staged pattern.



Rules that assume development occurs all at once will not reflect the lived reality of Māori land development and risk creating unnecessary consent barriers at each stage.

Avoiding Unintended Consequences

A principle of **proportionality** is well established in planning law — rules should not impose burdens that are disproportionate to the outcomes they seek to achieve. Uniform limits applied to all MPZ sites risk doing exactly that for large rural Māori land blocks.



Summary of Recommendations

1

Dwelling Density

Link dwelling limits to land area or infrastructure capacity rather than a flat cap of ~15 dwellings per site.

2

Floor Area

Allow larger commercial or mixed-use buildings where linked to land-based production, trust enterprises, or large rural holdings.

3

Staged Development

Recognise incremental development patterns and avoid rules that assume all development occurs at once.

4

Effects-Based Assessment

Where fixed limits become disproportionate, provide for effects-based assessment as an alternative pathway.

Conclusion

The Māori Purpose Zone is a positive and well-intentioned initiative. These submissions seek only to ensure it delivers on its promise for **large rural Māori land blocks**.

Rules should scale with land size, recognise ongoing productive land use, enable incremental development over time, and allow effects-based assessment where fixed limits would produce disproportionate outcomes. This approach will better support **rangatiratanga** and long-term development opportunities for Māori landowners and their whānau.

The submitter is available to discuss these matters further and welcomes engagement from the council and its planning team.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 18/03/2026

First name: George

Last name: Asher - Chairman

Organisation:

Ngati Kurauia Taiao Committee, Tokaanu Marae

Preferred method of contact Email

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Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

Consultation Document Submissions

1. Provision: Introduction

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Insert a new lead Māori Purpose Zone objective requiring all MPZ provisions to be interpreted and applied through Te Kaupapa Kaitiaki as the primary interpretive framework.

The reason for my submission is::

I seek a new Objectives provision as follows: Te Kaupapa Kaitiaki is identified as the foundation of the Māori Purpose Zone, but the notified objectives do not require it to operate as a primary interpretive or decision-making framework. Without a directive objective, Te Kaupapa Kaitiaki risks being treated as background context and outweighed by generic amenity or effects-based considerations, contrary to the statutory duty in ss181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018.

2. Provision: Objectives > MPZ-O1

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Amend MPZO1 to explicitly prioritise hapū and Māori landowner values, aspirations, and development frameworks as primary considerations.

The reason for my submission is::

Support with Amendments: While MPZO1 recognises Māori relationships with whenua, it does not clearly provide for mana whakahaere. Recognition alone does not establish Māori authority in decision-making. Without explicit prioritisation, Māori land development risks being assessed against default rural or residential norms that are culturally misaligned.

3. Provision: Objectives > MPZ-O1**I seek an amendment to the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

A) Insert a new Māori Purpose Zone objective (MPZ-O1A) requiring all MPZ provisions to be interpreted and applied through Te Kaupapa Kaitiaki as the primary framework.

B) Amend MPZO1 to explicitly prioritise hapū and Māori landowner values, aspirations, and development frameworks as primary considerations.

The reason for my submission is::

PLEASE NOTE: This submission point is in two parts to enable clarity and overcome logistical limitations of this electronic format:

A) Recommendation to add an entirely new objective (MPZ-O1A)

B) Recommendation to amend MPZ-O1: Māori relationships with ancestral lands

REASONS FOR SUBMISSIONS:

A) The new Objective (MPZ-O1A) will enable Te Kaupapa Kaitiaki to fulfil its purpose as the primary interpretive framework consistent with s181, which requires it to be provided for in RMA planning documents and to fulfil Parliament's intention that Te Kaupapa Kaitiaki influence planning judgement and interpretation. A lead objective is the most orthodox and transparent way to give effect to the statutory obligation.

A) This proposed new objective will, appropriately, become the operative "gateway" at the objective level. Because objectives sit at the top of the plan hierarchy, the simplest and most orthodox way to "recognise and provide for" Te Kaupapa Kaitiaki is to insert an explicit, lead MPZ objective requiring Te Kaupapa Kaitiaki to operate as a primary interpretive and decision-making framework for all MPZ provisions.

B) B) While MPZO1 recognises Māori relationships with whenua, it does not clearly provide for mana whakahaere. Recognition alone does not establish Māori authority in decision-making. Without explicit prioritisation, Māori land development risks being assessed against default rural or residential norms that are culturally misaligned.

4. Provision: Objectives > MPZ-O2

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Decision Sought:

Amend MPZO2 to explicitly enable te whanake, including sustainable, viable, and appropriately scaled Māori development that supports intergenerational outcomes.

The reason for my submission is::

Submission Point 3 – Te Whanake and Development Scale (MPZO2)

Provision(s):

MPZO2 – Wellbeing outcomes

Reasons:

Repeated “small-scale” framing is inconsistent with te whanake and risks operating as an implicit cap on Māori development. Te whanake requires development that is culturally grounded, environmentally responsible, and economically viable over generations

5. Provision: Objectives > MPZ-O3

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Decision Sought:

Amend MPZO4 to require a torowhānui (holistic) approach to Māori land development and to avoid unnecessary regulatory or procedural barriers where activities align with MPZ objectives.

The reason for my submission is::

Submission Point 4 – Torowhānui and Integrated Land Use (MPZO4)

Provision(s):

MPZO4 – Coordinated development

Position:

☒ Support with amendments

Reasons:

Māori land use does not align neatly with conventional zoning typologies. Without explicit direction, enabling language risks being undermined by procedural, infrastructure, or scale-based barriers.

6. Provision: Objectives > MPZ-O4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Decision Sought:

Amend MPZO4 to require a torowhānui (holistic) approach to Māori land development and to avoid unnecessary regulatory or procedural barriers where activities align with MPZ objectives.

The reason for my submission is::

Submission Point 4 – Torowhānui and Integrated Land Use (MPZO4)

Provision(s):

MPZO4 – Coordinated development

Position:

☒ Support with amendments

Reasons:

Māori land use does not align neatly with conventional zoning typologies. Without explicit direction, enabling language risks being undermined by procedural, infrastructure, or scale-based barriers.

7. Provision: Objectives > MPZ-O4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief:

Amend MPZO3 to explicitly recognise mana whakahaere and self-determination alongside kaitiakitanga.

The reason for my submission is::

NOTE THAT MPZO3 WAS INCLUDED IN THE PREVIOUS SET AS MPZO4 SO THIS SET IS NOW MPZO3:

Decision Sought:

Amend MPZO4 to require a torowhānui (holistic) approach to Māori land development and to avoid unnecessary regulatory or procedural barriers where activities align with MPZ objectives.

MPZO3 emphasises kaitiakitanga responsibility without enabling authority to exercise mana whakahaere in respect of their whenua and taonga tuku iho. The proper exercise of kaitiakitanga is closely linked with mana whakahaere and self-determination. When uncoupled from mana whakahaere, kaitiakitanga is at risk of acting as a constraint on the realisation of intergenerational outcomes

8. Provision: Objectives > MPZ-O4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief:

Amend MPZO3 to explicitly recognise mana whakahaere and self-determination alongside kaitiakitanga.

The reason for my submission is::

NOTE THAT MPZO3 WAS INCLUDED IN THE PREVIOUS SET AS MPZO4 SO THIS SET IS NOW MPZO3:

Decision Sought:

Amend MPZO4 to require a torowhānui (holistic) approach to Māori land development and to avoid unnecessary regulatory or procedural barriers where activities align with MPZ objectives.

MPZO3 emphasises kaitiakitanga responsibility without enabling authority to exercise mana whakahaere in respect of their whenua and taonga tuku iho. The proper exercise of kaitiakitanga is closely linked with mana whakahaere and self-determination. When uncoupled from mana whakahaere, kaitiakitanga is at risk of acting as a constraint on the realisation of intergenerational outcomes

9. Provision: Policies > MPZ-P1

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – New lead Policy (MPZ-P1A):

The reason for my submission is::

4. Policies: Required Amendments and Clarifications

4.1 Primary Interpretive Policy (New)

Issue: As notified, there is no policy that directs how MPZ provisions are to be interpreted.

Te Kaupapa Kaitiaki is the Primary Interpretive Framework

All objectives, policies, rules, and standards within the Māori Purpose Zone shall be interpreted and applied through Te Kaupapa Kaitiaki.

Reason:

This policy “locks in” the interpretive lens for decision-makers and prevents default reliance on district-wide or non-tikanga-based frameworks that have historically acted as barriers to the development of Māori land.

10. Provision: Policies > MPZ-P3

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P3:

The reason for my submission is::

4.2 Development Scale – From Proxy Control to Outcome

Issue: References to managing “scale” risk operating as an implicit cap on Māori development and reinforcing a “small-scale” expectation that is culturally and economically misaligned.

Scale as an Outcome, Not a Proxy Control

Avoid predefined or generic scale limits. Development scale shall be assessed on a case-by-case basis against tikanga-based, intergenerational, cultural, environmental, and economic outcomes, having regard to Te Kaupapa Kaitiaki.

Reason:

Prevents “scale” being used as a de facto small-scale cap control on Māori development and supports te whanake as an evolving, outcomes-focused concept.

11. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P4:

The reason for my submission is::

4.3 Infrastructure – Enabler, Not Veto

Issue: Infrastructure capacity risks being used as a proxy constraint on Māori land development.

Infrastructure as an Enabler

Infrastructure constraints must not be used to preclude or permanently limit Māori land development. Infrastructure planning and investment must respond to, and enable, anticipated Māori development outcomes within the Māori Purpose Zone.

Reason Ensures infrastructure systems respond to Māori development rather than acting as a growth veto

12. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P4:

The reason for my submission is::

4.3 Infrastructure – Enabler, Not Veto

Issue: Infrastructure capacity risks being used as a proxy constraint on Māori land development.

Infrastructure as an Enabler

Infrastructure constraints must not be used to preclude or permanently limit Māori land development. Infrastructure planning and investment must respond to, and enable, anticipated Māori development outcomes within the Māori Purpose Zone.

Reason Ensures infrastructure systems respond to Māori development rather than acting as a growth veto

13. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P4:

The reason for my submission is::

4.3 Infrastructure – Enabler, Not Veto

Issue: Infrastructure capacity risks being used as a proxy constraint on Māori land development.

Infrastructure as an Enabler

Infrastructure constraints must not be used to preclude or permanently limit Māori land development. Infrastructure planning and investment must respond to, and enable, anticipated Māori development outcomes within the Māori Purpose Zone.

Reason Ensures infrastructure systems respond to Māori development rather than acting as a growth veto

14. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P4:

The reason for my submission is::

4.3 Infrastructure – Enabler, Not Veto

Issue: Infrastructure capacity risks being used as a proxy constraint on Māori land development.

Infrastructure as an Enabler

Infrastructure constraints must not be used to preclude or permanently limit Māori land development. Infrastructure planning and investment must respond to, and enable, anticipated Māori development outcomes within the Māori Purpose Zone.

Reason Ensures infrastructure systems respond to Māori development rather than acting as a growth veto

15. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – Amend MPZ-P4:

The reason for my submission is::

4.3 Infrastructure – Enabler, Not Veto

Issue: Infrastructure capacity risks being used as a proxy constraint on Māori land development.

Infrastructure as an Enabler

Infrastructure constraints must not be used to preclude or permanently limit Māori land development. Infrastructure planning and investment must respond to, and enable, anticipated Māori development outcomes within the Māori Purpose Zone.

Reason Ensures infrastructure systems respond to Māori development rather than acting as a growth veto

16. Provision: Policies > MPZ-P4

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Relief Sought – New Interpretive Clarification Policy

The reason for my submission is::

4.4 Relationship with District-Wide Provisions

Issue: Without clarification, district-wide rules appear alongside and may override the purpose and intent of the MPZ.

Interpretive Priority

Where there is tension between Māori Purpose Zone provisions and district-wide provisions, greater weight shall be given to the objectives and policies of the Māori Purpose Zone.

Reason:

Prevents reversion to generic rural or amenity controls that undermine mana whakahaere.

17. Provision: Other Plan Matters

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

5.1 Explicitly prioritise mana whakahaere and hapū-led decision-making within the MPZ framework.

5.2 Enable te whanake, including sustainable, viable, and appropriately scaled Māori development that supports intergenerational outcomes.

5.3 Provide for holistic (torowhānui), mixed, and evolving land use, rather than single-activity or rigid development models.

5.4 Recognise papakāinga as an anticipated activity within the Māori Purpose Zone, consistent with tikanga-based land use.

5.5 Reduce unnecessary reliance on public notification for activities anticipated by the MPZ, to avoid re-introducing procedural barriers inconsistent with the zone's purpose.

5.6 Ensure that compliance with section 181 of the Ngāti Tūwharetoa Claims Settlement Act 2018 is clear, visible, and unambiguous on the face of the Plan, rather than reliant on inference or discretion.

The reason for my submission is::

5. Special Matters and Additional Relief Sought

To ensure the Māori Purpose Zone operates as intended and complies with statutory obligations, the submitter

seeks that the Panel:

18. Provision: Introduction

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

The relief sought is the adoption of the consolidated objectives in full, including an express “give effect to Te Kaupapa Kaitiaki” objective and an interpretive direction.

Statutory Context

1. The relevant Settlement Act and associated planning framework require that Te Kaupapa Kaitiaki is recognised and provided for in regional and district planning instruments.
2. In planning law, the obligation to “recognise and provide for” requires actual provision with legal effect, not contextual acknowledgement or aspirational reference.

3. Objectives sit at the top of the planning hierarchy. They control:

Interpretation of policies and rules

The weighting of competing considerations

The lawful scope of discretion at consent stage

Legal Necessity for the Consolidated Objectives

Giving Effect to Te Kaupapa Kaitiaki

1. The consolidated objectives correct this deficiency by expressly stating that the MPZ gives effect to Te Kaupapa Kaitiaki as the primary and governing framework.
2. This is legally necessary to ensure that Te Kaupapa Kaitiaki:

Operates as an interpretive lens, not background context

Constrains downstream policies, rules and decisions

Cannot be lawfully treated as optional or secondary

The reason for my submission is::

Deficiency in the Current PC47 MPZ Objectives

1. The current MPZ objectives acknowledge Māori relationships with land and reference wellbeing and stewardship, but they do not establish Te Kaupapa Kaitiaki as a governing framework.
2. As currently drafted, the objectives allow:

A default effects-first, s104-style balancing approach

Mana whakahaere to be treated as symbolic rather than authoritative

Māori development to be constrained by non-tikanga scale, infrastructure, and procedural assumptions

3. This creates a legal pathway for dilution, whereby kaupapa Māori outcomes may be overridden by orthodox planning considerations while remaining technically “consistent” with the objectives.

Necessity for the Consolidated Objectives

Giving Effect to Te Kaupapa Kaitiaki

1. The consolidated objectives correct this deficiency by expressly stating that the MPZ gives effect to Te Kaupapa Kaitiaki as the primary and governing framework.
2. This is legally necessary to ensure that Te Kaupapa Kaitiaki:
 - Operates as an interpretive lens, not background context
 - Constrains downstream policies, rules and decisions
 - Cannot be lawfully treated as optional or secondary

19. Provision: Introduction

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

1. The relief sought is the adoption of the consolidated objectives in full, including an express “give effect to Te Kaupapa Kaitiaki” objective and an interpretive direction.

The reason for my submission is::

Deficiency in the Current PC47 MPZ Objectives

1. The current MPZ objectives acknowledge Māori relationships with land and reference wellbeing and stewardship, but they do not establish Te Kaupapa Kaitiaki as a governing framework.
2. As currently drafted, the objectives allow:
 - A default effects-first, s104-style balancing approach
 - Mana whakahaere to be treated as symbolic rather than authoritative
 - Māori development to be constrained by non-tikanga scale, infrastructure, and procedural assumptions
3. This creates a legal pathway for dilution, whereby kaupapa Māori outcomes may be overridden by orthodox planning considerations while remaining technically “consistent” with the objectives.

Statutory Context

1. The relevant Settlement Act and associated planning framework require that Te Kaupapa Kaitiaki is recognised and provided for in regional and district planning instruments.
2. In planning law, the obligation to “recognise and provide for” requires actual provision with legal effect, not contextual acknowledgement or aspirational reference.

3. Objectives sit at the top of the planning hierarchy. They control:

Interpretation of policies and rules

The weighting of competing considerations

The lawful scope of discretion at consent stage

Necessity for the Consolidated Objectives

Giving Effect to Te Kaupapa Kaitiaki

1. The consolidated objectives correct this deficiency by expressly stating that the MPZ gives effect to Te Kaupapa Kaitiaki as the primary and governing framework.

2. This is legally necessary to ensure that Te Kaupapa Kaitiaki:

Operates as an interpretive lens, not background context

Constrains downstream policies, rules and decisions

Cannot be lawfully treated as optional or seconda

20. Provision: Policies > MPZ-P5

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

It is recommended that MPZ-O5 and MPZ-O6:

Reframe effects as cumulative, interconnected outcomes, not discrete adverse impacts

Require assessment through kaupapa Māori values, rather than default technical norms

Prevent a return to activity-by-activity evaluation that fragments Māori development

The reason for my submission is::

Effects must be reframed through kaupapa Māori and torowhānui

The current MPZ framework allows effects to be assessed in isolation, using conventional metrics that marginalise cultural, social and economic outcomes. This is inconsistent with torowhānui and the holistic intent of Te Kaupapa Kaitiaki.

Legally, objectives must signal how effects are to be understood, otherwise decision-makers are entitled to revert to orthodox RMA methodologies.

21. Provision: Policies > MPZ-P6**I seek an amendment to the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

It is recommended that MPZ-O5 and MPZ-O6:

Reframe effects as cumulative, interconnected outcomes, not discrete adverse impacts

Require assessment through kaupapa Māori values, rather than default technical norms

Prevent a return to activity-by-activity evaluation that fragments Māori development

Legally, objectives must signal how effects are to be understood, otherwise decision-makers are entitled to revert to orthodox RMA methodologies. These objectives close that pathway.

The reason for my submission is::

The current MPZ framework allows effects to be assessed in isolation, using conventional metrics that marginalise cultural, social and economic outcomes. This is inconsistent with torowhānui and the holistic intent of Te Kaupapa Kaitiaki.

TAUPŌ DISTRICT COUNCIL

SUBMISSION ON PLAN CHANGE 47 – MĀORI PURPOSE ZONE (MPZ)

1. Submitter Details

Full Name / Organisation: *George Asher, Chairman, Ngati Kurauia Taiao Committee*

Contact Person: *George Asher*

Postal Address: *45 Rangimoana Ave, Motuoapa, RD 2 Turangi 3382*

Email: *geoera@xtra.co.nz*

Phone: *021 368566*

2. Plan Change Details

Plan Change Number: Plan Change 47

Plan Change Name: Māori Purpose Zone (MPZ)

3. Trade Competition

This submission will not affect trade competition.

4. Submitter Position

☒ **Support with amendments**

5. Submission Overview

This submission relates to **Plan Change 47 – Māori Purpose Zone (MPZ)** to the Taupō District Plan. The submitter supports the establishment of a Māori Purpose Zone in principle and recognises it as an important planning mechanism for enabling Māori land use, development, and guardianship in a manner consistent with tikanga Māori and intergenerational wellbeing.

However, to be effective, the Māori Purpose Zone must move beyond symbolic recognition and operate as a clear, directive planning framework. It must actively enable the exercise of **mana whakahaere**, **kaitiakitanga**, and **te whanake**, and provide a legally robust basis for Māori-led, intergenerational development outcomes.

The submitter supports Plan Change 47 subject to targeted amendments. As currently drafted, and as potentially reinforced through section 42A recommendations, the MPZ risks:

- Treating **Te Kaupapa Kaitiaki** as contextual rather than operative;
- Privileging conventional zoning assumptions over tikanga-based decision-making;

- Constraining Māori development through unjustified “small-scale” assumptions;
- Allowing infrastructure capacity limitations to operate as a proxy constraint on Māori land development; and
- Re-introducing procedural barriers through unnecessary reliance on public notification for anticipated activities.

Without stronger and more directive objectives and policies, the MPZ may fail to deliver the integrated, Māori-led, and intergenerational outcomes envisaged by **Te Kaupapa Kaitiaki**.

6. Giving Effect to Te Kaupapa Kaitiaki

Although Te Kaupapa Kaitiaki is identified as the foundation of the Māori Purpose Zone, the notified objectives do not require it to function as a primary interpretive or decision-making framework. In the absence of explicit directive objectives, there is a real risk that Te Kaupapa Kaitiaki will be treated as background context and outweighed by generic amenity or effects-based considerations.

This raises concerns regarding compliance with sections **181 and 182 of the Ngāti Tūwharetoa Claims Settlement Act 2018**. Section 181 requires the Council, when preparing or amending RMA planning documents, to *recognise and provide for* the vision, objectives, desired outcomes, and values of Te Kaupapa Kaitiaki. This obligation is directive and is not satisfied by acknowledgment alone. Section 182 reinforces this duty by requiring decision-makers to have particular regard to Te Kaupapa Kaitiaki until section 181 has been properly implemented.

Recognition without operative provision fails to meet the statutory threshold of “recognise and provide for”.

7. Objectives as the Appropriate Implementation Mechanism

Objectives sit at the top of the planning hierarchy and control interpretation and downstream decision-making. If Te Kaupapa Kaitiaki is not embedded at the objective level as a governing framework, there is no transparent or reliable mechanism demonstrating how it has been provided for, as required by statute.

Te Kaupapa Kaitiaki is not intended to contain rules or methods. Its role is to shape interpretation, prioritisation, and planning judgment. An objective-level gateway is therefore the most orthodox, efficient, and legally robust means of implementation.

Decision Sought:

Insert a new lead Māori Purpose Zone objective requiring all Māori Purpose Zone objectives, policies, rules, and assessment criteria to **give effect to Te Kaupapa Kaitiaki as the primary interpretive and decision-making framework**, consistent with sections 181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018.

8. Mana Whakahaere as Authority

This submission contends that while Plan Change 47 acknowledges Māori values and concepts such as mana whenua and self-determination, it does not yet give them operative effect within the Māori Purpose Zone.

MPZ-O2 is expressed in effects-balancing terms (“maintains and promotes” interests and associations) and does not articulate any **priority** that would require decision-makers to prefer hapū and Māori landowner-led development frameworks where competing considerations arise.

MPZ-O3 similarly frames the role of tangata whenua as the ability to exercise their **responsibilities as mana whenua**, including kaitiakitanga and self-determination, but it does not convert those concepts into an **operative planning directive** that gives them primacy in interpretation and application of MPZ provisions. The inclusion of conventional effects language (“avoid, remedy or mitigate adverse effects”) reinforces the risk that the Zone will be applied through default, non-tikanga effects norms unless authority-based priorities are made explicit at the objective level.

As explained in Paragraph 7, objectives sit at the top of the planning hierarchy and are the only provisions capable of directing interpretation and resolving competing considerations. In the absence of clear objective-level direction, decision-makers may treat mana whenua concepts as contextual considerations to be weighed, rather than as the authority based organising framework that shapes the assessment of land use, development form, scale, and sequencing in Māori land contexts. This would undermine the purpose of a dedicated Māori Purpose Zone and weaken the demonstrable “provide for” outcome required in statutory implementation.

Decision Sought:

Amend **MPZ-O2 and MPZ-O3** to explicitly recognise and provide for the exercise of **mana whakahaere** and to require that **hapū and Māori landowner-led development frameworks are primary considerations** in interpreting and applying MPZ provisions, including in determining land use, development form, scale, and sequencing.

9. Enabling Te Whanake and Intergenerational Development

MPZ-O4 is the principal objective intended to enable Māori land development within the Māori Purpose Zone but as drafted it is not sufficiently directive to secure the outcomes intended for the Māori Purpose Zone.

As explained in Paragraph 7, objectives must clearly state what outcomes are anticipated and how competing considerations are to be prioritised; MPZ-O4 does not do this. The objective’s reliance on undefined terms such as “**comprehensive, coordinated and efficient**” allows conventional planning assumptions about orderly, limited, or Council-driven development to be re-introduced. The inclusion of standard **effects-management language** (“avoid, remedy or mitigate”) at objective level risks effects control overriding the Zone’s enabling purpose.

MPZ-O4 does not expressly provide for development scale, viability, economic development, or intergenerational outcomes, allowing “small-scale” or short-term assumptions to constrain Māori land development. Without stronger objective-level direction, decision-makers may default to general rural or residential norms rather than recognising **staged, evolving, intergenerational Māori development models**. The sought amendment is therefore necessary to ensure MPZ-O4 clearly and affirmatively enables **te whanake**, with effects managed in a way that supports—rather than undermines—the Zone’s purpose.

Decision Sought:

Amend **MPZ-O4** to explicitly enable **te whanake**, including **viable, appropriately scaled, and intergenerational Māori land development**, and to **recognise economic development as a legitimate and anticipated outcome** of the Māori Purpose Zone.

10. Reframing Effects and Infrastructure Provision

Effects assessment within the Māori Purpose Zone must be undertaken in a manner that is consistent with the Zone's enabling objectives, rather than through the application of generic, reductionist technical metrics. Where effects are assessed without reference to kaupapa Māori values and holistic outcomes, there is a real risk that conventional amenity-based norms will override the intended purpose of the Zone.

As outlined in **Paragraph 7**, objectives sit at the top of the planning hierarchy and determine how downstream provisions, including effects assessment criteria, are to be interpreted and applied. In the absence of clear objective-level direction, effects assessment may default to non-tikanga frameworks that prioritise narrow environmental or amenity effects over interconnected cultural, social, economic, and intergenerational outcomes.

Decision Sought:

Amend MPZ policies and assessment criteria to:

- (a) require effects assessment within the Māori Purpose Zone to be undertaken holistically and consistently with MPZ objectives and kaupapa Māori values; and
- (b) require infrastructure planning and servicing provisions to operate as an **enabler** of Māori land development, including through staged, adaptive, or alternative servicing approaches, rather than as a fixed constraint on anticipated development.

11. Removal of Procedural Barriers

Procedural mechanisms within the Māori Purpose Zone—including infrastructure thresholds, servicing assumptions, and default reliance on public notification—continue to operate as material barriers to Māori land development. These mechanisms are not neutral administrative tools; they shape how enabling objectives are interpreted and applied, and therefore have a direct and significant influence on development outcomes.

As outlined in **Paragraph 7**, objectives sit at the top of the planning hierarchy and must govern the interpretation and application of downstream provisions. In the absence of explicit objective-level direction requiring procedural settings to support anticipated Māori development, notification and infrastructure thresholds may be applied conservatively and in a manner that re-introduces barriers that the Māori Purpose Zone is intended to remove.

In particular, the routine or default application of public notification to activities that are anticipated and consistent with MPZ objectives risks re-creating delay, cost, and uncertainty for Māori landowners, despite the Zone's stated enabling purpose. Similarly, rigid servicing or threshold assumptions may function as proxy constraints, even where effects are manageable and development is aligned with Māori landowner aspirations.

To ensure the Māori Purpose Zone operates as an effective and directive framework, procedural provisions must be explicitly aligned with its enabling objectives. This includes requiring that

notification, thresholds, and servicing mechanisms be applied in a manner that facilitates anticipated Māori land development, rather than impeding it through default or precautionary application.

Decision Sought:

Amend **MPZ-O5 and MPZ-O6**, and associated policies, rules, and assessment criteria, to require that **procedural and structural mechanisms**—including infrastructure thresholds, servicing assumptions, and notification requirements—be **removed, adapted, or applied in a manner that facilitates anticipated and objective-consistent Māori land development**, and that effects be assessed cumulatively and holistically rather than through default procedural barriers.

12. Interpretation Clause

The interpretation clause is required to ensure the Māori Purpose Zone gives effect to **Te Kaupapa Kaitiaki**, as required by sections **181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018**. Without it, Te Kaupapa Kaitiaki risks being treated as contextual only and outweighed by generic planning considerations. The clause is an orthodox clarification tool that provides certainty and ensures the Zone operates as intended.

Interpretation clauses are an orthodox and well-established tool within the Taupō District Plan. The proposed clause does not create new policy or displace statutory considerations; it simply clarifies how existing provisions are to be read and applied, with particular regard to **mana whakahaere** and holistic, intergenerational outcomes.

Decision Sought:

Insert a Māori Purpose Zone interpretation clause requiring that the MPZ provisions be read and applied as a whole, and interpreted to give effect to **Te Kaupapa Kaitiaki**, with particular regard to **mana whakahaere** and holistic, intergenerational outcomes.

13. Response to Section 42A Recommendations

To the extent that any section 42A recommendations conclude, either expressly or in effect, that **Te Kaupapa Kaitiaki has already been sufficiently recognised or provided for through contextual reference, general Māori recognition provisions, or non-directive objectives**, such an approach would not demonstrate compliance with sections 181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018.

As outlined in Paragraphs 7–9, statutory compliance requires more than acknowledgement or background reference. It requires that Te Kaupapa Kaitiaki operate as an **operative and directive framework** within the Māori Purpose Zone, controlling interpretation, prioritisation, and downstream decision-making. Reliance on generic objectives, discretionary assessment, or effects-based management does not demonstrate how Te Kaupapa Kaitiaki has been substantively “provided for” within the planning hierarchy.

This submission does not agree that recognition and general enabling language, of themselves, meet the statutory requirement to “recognise and provide for” Te Kaupapa Kaitiaki under sections 181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018. This submitter will continue to assess section 42A recommendations through the lens of whether they produce

a **visible, operative, and enforceable planning outcome**, rather than relying on inferred intent or discretionary application.

14. Concluding Statement

Plan Change 47 represents an important opportunity to remove long-standing planning barriers to Māori land development and to give practical effect to Te Kaupapa Kaitiaki through the Māori Purpose Zone.

While the intent of the Plan Change is supported in principle, the analysis set out in this submission demonstrates that, as currently drafted, key objectives, policies, and procedural mechanisms risk undermining that intent by reverting to conventional effects-based, infrastructure-limited, and procedurally restrictive planning approaches. In particular, the absence of clear objective-level direction on interpretation, authority, development scale, infrastructure enablement, and procedural alignment leaves decision-makers with insufficient guidance to prioritise Māori landowner-led, intergenerational development outcomes.

The amendments sought are targeted, orthodox, and necessary to ensure the Māori Purpose Zone operates as a directive and enabling framework, rather than a symbolic overlay. For these reasons, the submitter seeks that Plan Change 47 be approved with amendments consistent with this submission, so that the Māori Purpose Zone can function as an effective, legally robust, and future-focused mechanism for Māori land use and development.

Plan Change 47 presents a significant opportunity to unlock Māori land development within the Taupō catchment and to translate Te Kaupapa Kaitiaki from principle into practice. To meet its statutory obligations, the Council must move beyond acknowledgment and embed a clear, directive framework that enables Māori-led outcomes.

For these reasons, the submitter seeks that **Plan Change 47 be approved with amendments** consistent with this submission.

Ngā mihi



George Asher
Chairman
Ngāti Kurauia Taiao Committee

SUMMARY OF SUBMISSION ON MPZ: GEORGE ASHER (REVIEWED 9/4/2026)

S#	REF		SUBMITTE R	PROVI SION	POSITI ON	REASON	DECISION SOUGHT
7	OS7. 1	George Asher - Chairman for Ngati Kurauia Taiao Committe e, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382 3382, geoera@xtr a.co.nz	MPZ General	I support the provisio n in principl e with amend ments	This submission relates to Plan Change 47 - Māori Purpose Zone (MPZ) to the Taupō District Plan. The submitter supports the establishment of a Māori Purpose Zone in principle and recognises it as an important planning mechanism for enabling Māori land use, development, and guardianship in a manner consistent with tikanga Māori and intergenerational wellbeing.	Retain PC47 but with amendments set out in this submission. Support Plan Change 47, subject to targeted amendments set out in this submission.
7	OS7. 2	George Asher - Chairman for Ngati Kurauia Taiao Committe e, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382 3382, geoera@xtr a.co.nz	Objectiv e > MPZ-01	I seek an amend ment to the provisio n	Objectives sit at the top of the planning hierarchy and control interpretation and downstream decision-making. If Te Kaupapa Kaitiaki is not embedded at the objective level as a governing framework, there is no transparent or reliable mechanism demonstrating how it has been provided for, as required by statute. Te Kaupapa Kaitiaki is not intended to contain rules or methods. Its role is to shape interpretation, prioritisation, and planning judgment. An objective-level gateway is therefore the most orthodox, efficient, and legally robust means of implementation.	Insert a new lead Māori Purpose Zone objective requiring all Māori Purpose Zone objectives, policies, rules, and assessment criteria to give effect to Te Kaupapa Kaitiaki as the primary interpretive and decision-making framework, consistent with sections 181-182 of the Ngati Tuwharetoa Claims Settlement Act 2018.
7	OS7. 3	George Asher - Chairman for Ngati Kurauia Taiao Committe e, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD	Objectiv es > MP Z-O2, O3	I seek an amend ment to the provisio n	This submission contends that while Plan Change 47 acknowledges Māori values and concepts such as mana whenua and self-determination, it does not yet give them operative effect within the Māori Purpose Zone. MPZ-O2 is expressed in effects-balancing terms (“maintains and promotes” interests and	Amend MPZ-O2 to explicitly recognise and provide for the exercise of mana whakahaere and to require that hapu and Māori landowner-led development frameworks are primary considerations in interpreting and



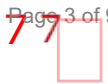
2, Turangi
3382
3382,
geoera@xtra.co.nz

associations) and does not articulate any **priority** that would require decision-makers to prefer hapū and Māori landowner-led development frameworks where competing considerations arise.

MPZ-O3 similarly frames the role of tangata whenua as the ability to exercise their **responsibilities as mana whenua**, including kaitiakitanga and self-determination, but it does not convert those concepts into an **operative planning directive** that gives them primacy in interpretation and application of MPZ provisions.

These concerns reinforce the necessity to have appropriate Māori values objectives must sit at the top of the planning hierarchy to direct interpretation and resolve competing considerations. In the absence of clear and appropriate objective-level directions, decision-makers may treat mana whenua concepts as contextual considerations to be weighed, rather than as the authority based organising framework that shapes the assessment of land use, development form, scale, and sequencing in Māori land contexts.

applying MPZ provisions, including in determining land use, development form, scale, and sequencing.



This section embodied with
MPZ-O2 (above)

7	OS7.5	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, geoera@xtra.co.nz	Objectives > MPZ-O4	I seek an amendment to the provision	Te whanake is a core principle underpinning Te Kaupapa Kaitiaki and Ngāti Tūwharetoa's vision for the Taupō Catchment. Without explicit reference, MPZ-O4 is the principal objective intended to enable sustainable Maori land development within the Maori Purpose Zone but as drafted it is not sufficiently directive to secure the intended MPZ outcomes. Without stronger objective-level direction, decision-makers may default to general rural or residential norms rather than recognising staged, evolving, intergenerational Māori development models. The amendment sought is therefore necessary to ensure MPZ-O4 clearly and affirmatively enables te whanake, with effects managed in a way that supports—rather than undermines—the Zone's purpose.	Amend MPZ-O4 to explicitly enable te whanake, including viable, appropriately scaled, and intergenerational Maori land development, and to recognise economic development as a legitimate and anticipated outcome of the Maori Purpose Zone.

7	OS7.6	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	Policies and assessment criteria	I seek an amendment to the provision	Effects assessment within the Maori Purpose Zone must be undertaken in a manner that is consistent with the proposed enabling objectives for the MPZ. Where effects are assessed without reference to kaupapa Māori values and holistic outcomes, there is a real risk that conventional amenity-based norms will override the intended purpose of the Zone. Objectives sit at the top of the planning hierarchy and determine how downstream provisions, including effects assessment criteria, are to be interpreted and applied. In the absence of clear objective-level direction, effects assessment may default to non-tikanga frameworks that prioritise narrow environmental or amenity effects over interconnected cultural, social, economic, and intergenerational outcomes	Amend MPZ policies and assessment criteria to: (a) require effects assessment within the Māori Purpose Zone to be undertaken holistically and consistently with MPZ objectives and kaupapa Māori values; and (b) require infrastructure planning and servicing provisions to operate as an enabler of Māori land development, including through staged, adaptive, or alternative servicing approaches, rather than as a fixed constraint on anticipated development.
7	OS7.7	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	Objectives Including MPZ-O5, MPZ - O6	I seek an amendment to the provision	Procedural mechanisms within the Maori Purpose Zone—including infrastructure thresholds, servicing assumptions, and default reliance on public notification—continue to operate as material barriers to Maori land development. These mechanisms are not neutral administrative tools; they shape how enabling objectives are interpreted and applied, and therefore have a direct and significant influence on development outcomes. To ensure the Maori Purpose Zone operates as an effective and directive framework, procedural provisions must be explicitly aligned with appropriate enabling objectives. This includes requiring that notification, thresholds, and	Amend MPZ-O5 and MPZ-O6, and associated policies, rules, and assessment criteria, to require that procedural and structural mechanisms—including infrastructure thresholds, servicing assumptions, and notification requirements—be removed, adapted, or applied in a manner that facilitates anticipated and objective-consistent Maori land development, and that effects be assessed cumulatively and holistically rather than through default procedural barriers.

						applied in a manner that facilitates anticipated Māori land development, rather than impeding it through default or precautionary application.	
7	OS7.8	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	MPZ Interpretation clause	I seek an amendment to the provision	An interpretation clause is required to ensure the Maori Purpose Zone gives effect to Te Kaupapa Kaitiaki, as required by sections 181-182 of the Ngati Tuwharetoa Claims Settlement Act 2018. Without it, Te Kaupapa Kaitiaki risks being treated as contextual only and outweighed by generic planning considerations. Such a clause will provide certainty and ensure that the Zone operates as intended. Interpretation clauses are an orthodox and well-established tool within the Taupo District Plan . The proposal does not create new policy or displace statutory considerations; it should simply clarify how existing provisions are to be read and applied, with particular regard to mana whakahaere and holistic, intergenerational outcomes.	Insert a Maori Purpose Zone interpretation clause requiring that the MPZ provisions be read and applied as a whole, and interpreted to give effect to Te Kaupapa Kaitiaki, with particular regard to mana whakahaere and holistic, intergenerational outcomes



7	OS7.9	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, geoera@xtra.co.nz	NEW Policy MPZ - P1A	I seek an amendment to the provision	A new lead policy (MPZ-P1A) is proposed to enable Te Kaupapa Kaitiaki as to be the primary framework for interpreting all provisions within the Māori Purpose Zone. This aims to ensure decisions are guided by tikanga Māori rather than district-wide or non-tikanga frameworks. The policy seeks to remove barriers to the development of Māori land caused by inconsistent interpretive approaches. It will provide clarity and consistency for decision-makers applying objectives, policies, rules, and standards in the zone.	Insert a new lead Policy (MPZ-P1A) to
7	OS7.10	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, geoera@xtra.co.nz	Objectives > MPZ-O1	I seek an amendment to the provision	The submission requests that MPZO1 be amended to explicitly prioritise hapu and Maori landowner values, aspirations, and development frameworks as primary considerations. It argues that current recognition of Maori relationships with whenua lacks provision for mana whakahaere and authority in decision-making. Without explicit prioritisation, Māori land development may be unfairly assessed under standard rural or residential criteria that do not reflect cultural values.	Amend MPZO1 to explicitly prioritise hapu and Maori landowner values, aspirations, and development frameworks as primary considerations
7	OS7.11	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, geoera@xtra.co.nz	Policies > MPZ-O1	I seek an amendment to the provision	The submission seeks a new lead policy establishing Te Kaupapa Kaitiaki as the primary interpretive framework for all objectives, policies, rules, and standards within the Māori Purpose Zone. This aims to ensure decision-makers apply a tikanga-based lens rather than defaulting to district-wide frameworks. The policy is intended to remove historical barriers to the development of Māori land by embedding tikanga in the planning framework.	Prepare and insert a new lead Policy (MPZ-P1A) requiring Te Kaupapa Kaitiaki to be recognised and provided for as the primary interpretive and decision-making framework .

7	OS7.12	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	Policies > MPZ-P3	I seek an amendment to the provision	The submitter seeks to prevent scale type and intensity from being used as a de facto small-scale cap on Māori development. "Scale" should be an Outcome not a proxy control that that can be used to predefine or limit tikanga-based, intergenerational, cultural, environmental, and economic outcomes. The submission seeks the replacement/rewrite of MPZ-P3 to remove its capacity to be used as a de facto small-scale cap.	Amend MPZ-P3 by replacing/rewriting it to remove its capacity to be used as a de facto small-scale cap .
7	OS7.13	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	Policies > MPZ-P4 - Infrastructure	I seek an amendment to the provision	The submission raises serious concerns that MPZ-P4 as written, can be used to preclude or permanently limit Māori land development. Infrastructure planning must respond to legitimate Māori development outcomes and be an enabler and not a veto to the growth of tikanga-based, intergenerational, cultural, environmental, and economic outcomes.	Amend MPZ-P3 by replacing/rewriting it to remove its capacity to be used as a veto and instead rewrite it to be a policy to enable and encourage tikanga-based, intergenerational, cultural, environmental, and economic outcomes.
7	OS7.14	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, 3382, geoera@xtra.co.nz	Policies - District wide provisions	I seek an amendment to the provision	The submission raises concern that where there is a tension between Māori Purpose Zone provisions and district-wide provisions, the latter will prevail without due regard to mana whakahaere and MPZ objectives and policies. The submission seeks a new interpretive clarification policy to ensure that where there is conflict between Māori Purpose Zone provisions and district-wide rules, greater weight is given to the Māori Purpose Zone's objectives and policies.	A new Interpretive Clarification Policy is sought to prevent generic rural or amenity controls overriding the purposes of the MPZ.



7	OS7.15	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae 45 Rangimoana Avenue, RD 2, Turangi 3382, geoera@xtra.co.nz	Conclusion	Overall direction of this Submission	Plan Change 47 represents an important opportunity to remove long-standing planning barriers to Māori land development and to give practical effect to Te Kaupapa Kaitiaki through the Māori Purpose Zone. While the intent of the Plan Change is supported in principle, the analysis set out in this submission demonstrates that, as currently drafted, key objectives, policies, and procedural mechanisms risk undermining that intent by reverting to conventional effects-based, infrastructure-limited, and procedurally restrictive planning approaches. In particular, the absence of clear objective-level direction on interpretation, authority, development scale, infrastructure enablement, and procedural alignment leaves decision-makers with insufficient guidance to prioritise Māori landowner-led, intergenerational development outcomes. The amendments sought are targeted and necessary to make the MPZ directive and enabling (not symbolic) and seeks approval of PC47 with amendments consistent with the submission to meet statutory obligations and enable Māori-led outcomes. For these reasons, the submitter seeks that Plan Change 47 be approved with amendments consistent with this submission, so that the Māori Purpose Zone can function as an effective, legally robust, and future-focused mechanism for Māori land use and development.	•Explicitly prioritise mana whakahaere and hapu-led decision-making within the MPZ framework. •Enable te whanake, including sustainable, viable, and appropriately scaled Maori development that supports intergenerational outcomes. •Provide for holistic (torowhanui), mixed, and evolving land use, rather than single-activity or rigid development models. •Recognise papakainga as an anticipated activity within the Maori Purpose Zone, consistent with tikanga-based land use. •Reduce unnecessary reliance on public notification for activities anticipated by the MPZ, to avoid re-introducing procedural barriers inconsistent with the zone's purpose. 5.6 Ensure that compliance with section 181 of the Ngati Tuwharetoa Claims Settlement Act 2018 is clear, visible, and unambiguous on the face of the Plan, rather than reliant on inference or discretion.
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PLEASE NOTE THAT THE ABOVE SUMMARY FORMAT DOES NOT REFERENCE

Para 14. Response to Section 42A Recommendations - OF MY SUBMISSION.

In this regard I am uncertain as to how I may approach this matter but simply request that my intention to raise it has been noted here.

George

Raymond Su

From: Hilary Samuel
Sent: Monday, 13 April 2026 11:10 am
To: Raymond Su
Cc: Christle Pilkington
Subject: FW: Georges summary
Attachments: FINAL SUMMARY OF SUBMISSION ON MPZ.docx

Hi there Raymond

Can you please attach this email and the attachment to George Ashers submission on PC47 please? Thank you.

Hilary Samuel Senior Policy Advisor

My office hours are school hours Monday, Tuesday, Thursday and Friday.

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From: Christle Pilkington <cpilkington@taupo.govt.nz>
Sent: Monday, 13 April 2026 9:31 am
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: FW: Georges summary



From: geoera@xtra.co.nz <geoera@xtra.co.nz>
Sent: Sunday, 12 April 2026 12:37 am
To: Christle Pilkington <cpilkington@taupo.govt.nz>
Subject: RE: Georges summary

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

You don't often get email from geoera@xtra.co.nz. [Learn why this is important](#)

APOLOGIES CHRISTIE. PLEASE DISCARD THE PREVIOUS SENT COPY. THIS IS THE FINAL DRAFT

From: Christle Pilkington <cpilkington@taupo.govt.nz>
Sent: Thursday, 9 April 2026 8:57 am
To: George Asher <geoera@xtra.co.nz>
Cc: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Georges summary

Hi George,

Just following on from Hilary's email below, we are preparing to notify for further submissions which includes publishing the summary of submissions received.

If there is anything you're not quite happy with in the summary of your submission, please let me know and I can correct it before notification.

Ngā mihi,

Christle Pilkington – Policy Advisor

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www.taupo.govt.nz

From: Hilary Samuel <hsamuel@taupo.govt.nz>
Sent: Friday, 3 April 2026 11:18 am
To: George Asher <geoera@xtra.co.nz>
Cc: Christle Pilkington <cpilkington@taupo.govt.nz>
Subject: Georges summary

Hi there George

After summarising your submission I just wanted to make sure I have captured everything. Can you please check attachment for me?

Im away at the start of the week so when you reply can you also please cc Christle in to the reply.

Thank you and happy Easter.

PC 47 Māori Purpose Zone (2026)

Submitter Details

Submission Date: 18/03/2026

First name: Courtney

Last name: Lambert

Preferred method of contact Email

Postal address: 8 Hera Grove, Tūrangi, New Zealand, 3334

Email: cjlambertnz@gmail.com

Daytime Phone: 0274583667

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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.

Consultation Document Submissions

1. Provision: Objectives > MPZ-O1

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Retained as DOC conservation land

The reason for my submission is::

Submission Opposing Proposed Māori Special Purpose Reclassification – Kohineheke Reserve

To Whom It May Concern,

I am writing to formally oppose the proposed reclassification of Kohineheke Reserve to a Māori Special Purpose zone.

My opposition is based on the following key concerns:

1. Loss of Conservation Status and Environmental Protection

Kohineheke Reserve currently serves as an important conservation and natural habitat area. Reclassification risks weakening protections that safeguard native flora and fauna. Any shift away from conservation-focused management may result in ecological degradation, loss of biodiversity, and long-term environmental harm. Once these values are compromised, they are extremely difficult to restore.

2. Precedent and Irreversibility

Changing the classification of public reserve land sets a significant precedent. Public conservation land should be protected for the benefit of all current and future generations. Reclassification introduces uncertainty about how the land may be used in the future and reduces confidence that it will remain protected.

3. Public Access and Community Use

Reserves exist for the enjoyment and wellbeing of the wider community. There is concern that a Māori Special Purpose classification may alter access, use, or management priorities in ways that limit the general public's ability to enjoy the reserve as they currently do.

4. Environmental Risk Factors (Including Floodplain Considerations)

If this land is within or near a flood-prone area, any change in land use or development potential could increase environmental and financial risks. Maintaining its current reserve status helps ensure the land continues to function naturally in mitigating flooding and protecting surrounding areas.

5. Insufficient Justification for Change

There has not been clear, compelling evidence presented that demonstrates why reclassification is necessary or how it would improve outcomes compared to maintaining the current conservation status. Without strong justification, such a significant change should not proceed.

6. Protection of Existing Ecological Values

The reserve likely contains established ecosystems that depend on minimal human interference. Any reclassification that enables increased activity, development, or altered land management threatens these established natural systems.

Conclusion

Kohineheke Reserve should remain protected under its current classification to preserve its environmental integrity, ensure continued public access, and avoid unnecessary risk. I respectfully urge the Council to reject the proposed reclassification and prioritise long-term environmental stewardship.

Thank you for the opportunity to provide feedback on this matter.

2. Provision: Objectives > MPZ-O2

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Retained as DOC conservation land

The reason for my submission is::

Submission Opposing Proposed Māori Special Purpose Reclassification – Kohineheke Reserve

To Whom It May Concern,

I am writing to formally oppose the proposed reclassification of Kohineheke Reserve to a Māori Special Purpose

zone.

My opposition is based on the following key concerns:

1. Loss of Conservation Status and Environmental Protection

Kohineheke Reserve currently serves as an important conservation and natural habitat area. Reclassification risks weakening protections that safeguard native flora and fauna. Any shift away from conservation-focused management may result in ecological degradation, loss of biodiversity, and long-term environmental harm. Once these values are compromised, they are extremely difficult to restore.

2. Precedent and Irreversibility

Changing the classification of public reserve land sets a significant precedent. Public conservation land should be protected for the benefit of all current and future generations. Reclassification introduces uncertainty about how the land may be used in the future and reduces confidence that it will remain protected.

3. Public Access and Community Use

Reserves exist for the enjoyment and wellbeing of the wider community. There is concern that a Māori Special Purpose classification may alter access, use, or management priorities in ways that limit the general public's ability to enjoy the reserve as they currently do.

4. Environmental Risk Factors (Including Floodplain Considerations)

If this land is within or near a flood-prone area, any change in land use or development potential could increase environmental and financial risks. Maintaining its current reserve status helps ensure the land continues to function naturally in mitigating flooding and protecting surrounding areas.

5. Insufficient Justification for Change

There has not been clear, compelling evidence presented that demonstrates why reclassification is necessary or how it would improve outcomes compared to maintaining the current conservation status. Without strong justification, such a significant change should not proceed.

6. Protection of Existing Ecological Values

The reserve likely contains established ecosystems that depend on minimal human interference. Any reclassification that enables increased activity, development, or altered land management threatens these established natural systems.

Conclusion

Kohineheke Reserve should remain protected under its current classification to preserve its environmental integrity, ensure continued public access, and avoid unnecessary risk. I respectfully urge the Council to reject the proposed reclassification and prioritise long-term environmental stewardship.

Thank you for the opportunity to provide feedback on this matter

As mana whenua I have a deep spiritual connection to the whenua. The proposed rezoning is a step backward

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 18/03/2026

First name: Johnnie

Last name: Mushet

Preferred method of contact Email

Postal address: 5 Hera Grove, Tūrangi, New Zealand, 3334

Email: jsmushet@gmail.com

Daytime Phone: 0277527923

Trade competition and adverse effects: *

I could not Gain an advantage in trade competition through this submission

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

FORMAL SUBMISSION: Proposed Māori Purpose Zone (PC47)

To: Policy and Planning Team, Taupō District Council (districtplan@taupo.govt.nz)

From: Johnnie Mushet

Address: 5 Hera Grove, Turangi, 3334.

Phone: 0277527923

Date: 19 March 2026

Subject: URGENT SUBMISSION ON PC47: Objection to MPS-1 (Te Rangitautahanga Road / Section 164 Block III Pihanga SD)

1. Procedural Defects and Misleading Notification

I formally object to the notification process for MPS-1. The Council has amalgamated protected recreation reserve land (**SEC 1 & 2 SO 36174**) with urban allotments into a single "Super-Lot" (**MPS-1**). This obscures the fact that the core of the development site is a classified Reserve.

- **Appendix A (Spatial Conflict Map):** This map identifies the distinct boundaries and constraints of the site.
 - **Grey Area:** Proposed MPS-1 (Recreation Reserve).
 - **Red Circle:** The 1/42 Hirangi Road dwelling (illegal obstruction).
 - **Blue Line:** The 1921 Gazetted Access Road (ML 5535).
 - **Pink Line:** Shaw Reach Conservation Area boundary.
 - **Purple Line:** Hirangi Stream margin.
 - **Light Blue Line:** Regional Council Stopbank.
 - **Yellow Circle:** Proposed MPS-2 location.
 - **Orange Line:** Current insufficient secondary access.

2. Statutory Conflict: Reserves Act 1977

The land is a classified Recreation Reserve under **Section 17 of the Reserves Act 1977**. It must be managed for public recreation and freedom of entry. Residential dwellings are fundamentally incompatible with this status. The Council cannot rezone this land via the District Plan without first completing a formal **Section 24 Revocation of Reservation**, requiring Ministerial approval.

3. Physical and Legal Access Obstructions (ML 5535)

As shown in **Appendix B (1921 Access Obstruction Map)**, the primary northern access is a gazetted access-way established by Court Order.

- **Illegal Obstruction:** The dwelling highlighted in the **Red Circle** is built directly across the legal road boundary (the **Yellow Line**).
- **Safety Failure:** You cannot legally zone a high-density "Permitted Activity" residential area that lacks compliant emergency vehicle access. Relying on an illegally obstructed road is a negligent safety failure.

4. Natural Hazards and Technical Evidence (WRC Data)

Official data from the **Waikato Regional Council (WRC)** directly contradicts the Taupō District Council's "Low Impact" assessment:

- **High-Risk Flood Zone:** WRC mapping (**Appendix C**) confirms MPS-1 is within a **High-Risk Flood Zone**. This violates the National Policy Statement on Urban Development regarding natural hazard avoidance.
- **Stopbank Integrity:** WRC data (**Appendix D**) identifies a **Defended Area Stopbank** within the reserve. The proposal fails to provide mandatory engineering setbacks, threatening township-wide flood protection.
- **Inconsistent Categorization:** WRC records (**Appendix E**) identify this land as 'Other Vacant', highlighting that the Regional authority recognizes its status as a reserve/riparian margin, not a residential intensification site.
- **Liability & Insurability:** Dwellings here will require **Section 72 Building Act notices**, rendering them uninsurable and unmortgageable.

5. Lack of Infrastructure and Servicing

The Council has not provided an Infrastructure Assessment for MPS-1. As a Recreation Reserve, the land lacks wastewater, stormwater, and potable water capacity. Residential-grade infrastructure cannot be legally installed while the land remains a Reserve, making this a "Paper Zone" that fails the "development-ready" requirements of the **NPS-UD**.

6. Environmental Negligence and Biodiversity

- **Native Fish & Terrestrial Biodiversity:** The Hirangi Stream is critical habitat for endangered native fish. The reserve is also a corridor for **North Island Brown Kiwi** and **Morepork (Ruru)**. Residential intensification introduces domestic predators (cats/dogs) into a known Kiwi habitat.
- **Downstream Effects:** The stream drains into the **Shaw Reach Conservation Area (DOC Stewardship Land)**. No assessment has been made on how upstream intensification will impact this DOC-protected asset.

7. Alienation of Public Land and Amenity

Converting a public park into a residential zone alienates the T ūrangī community from a vital green space and ends the public's statutory "Right to Roam" and 24/7 access to the stream margin.

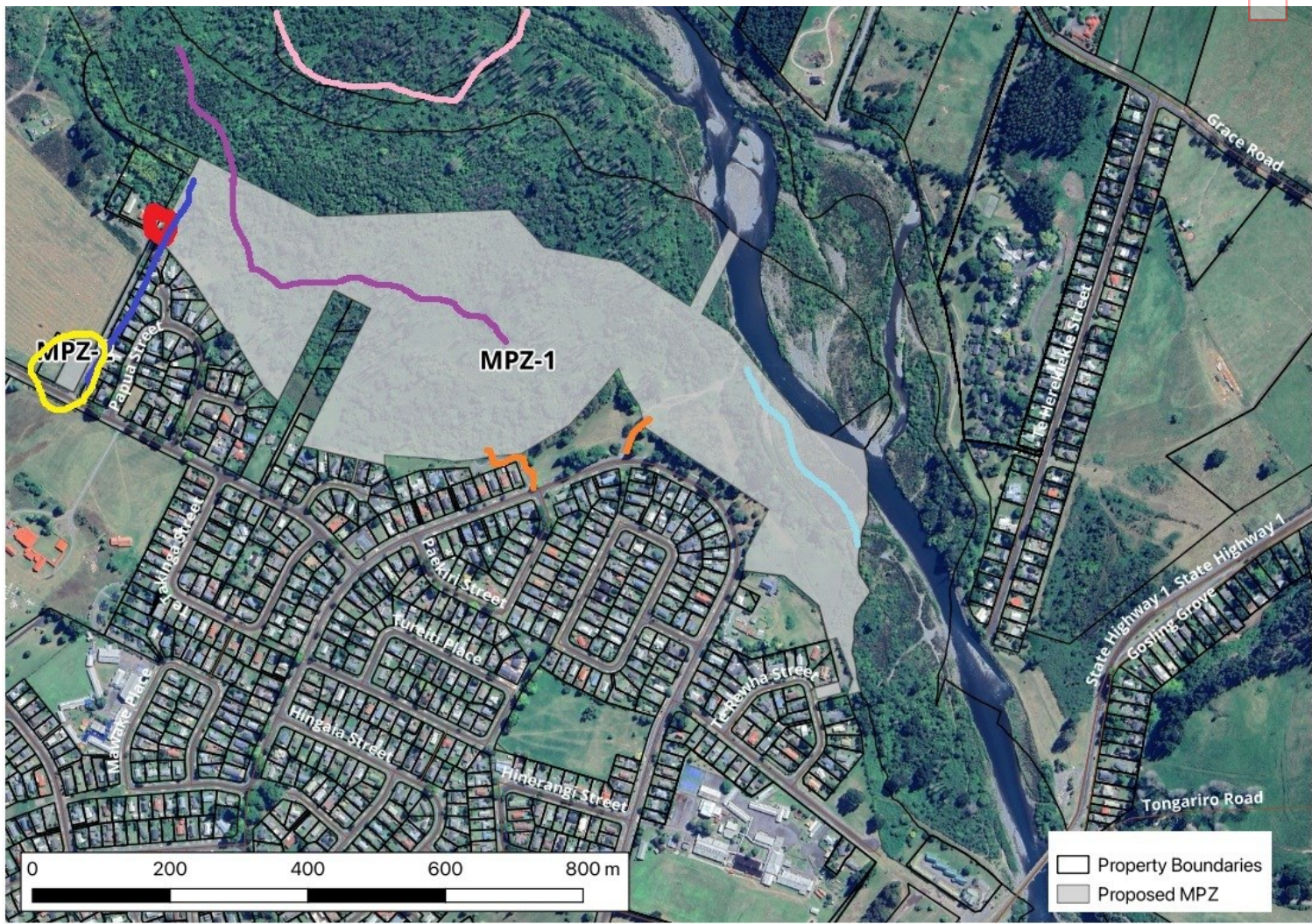
8. Decision Sought

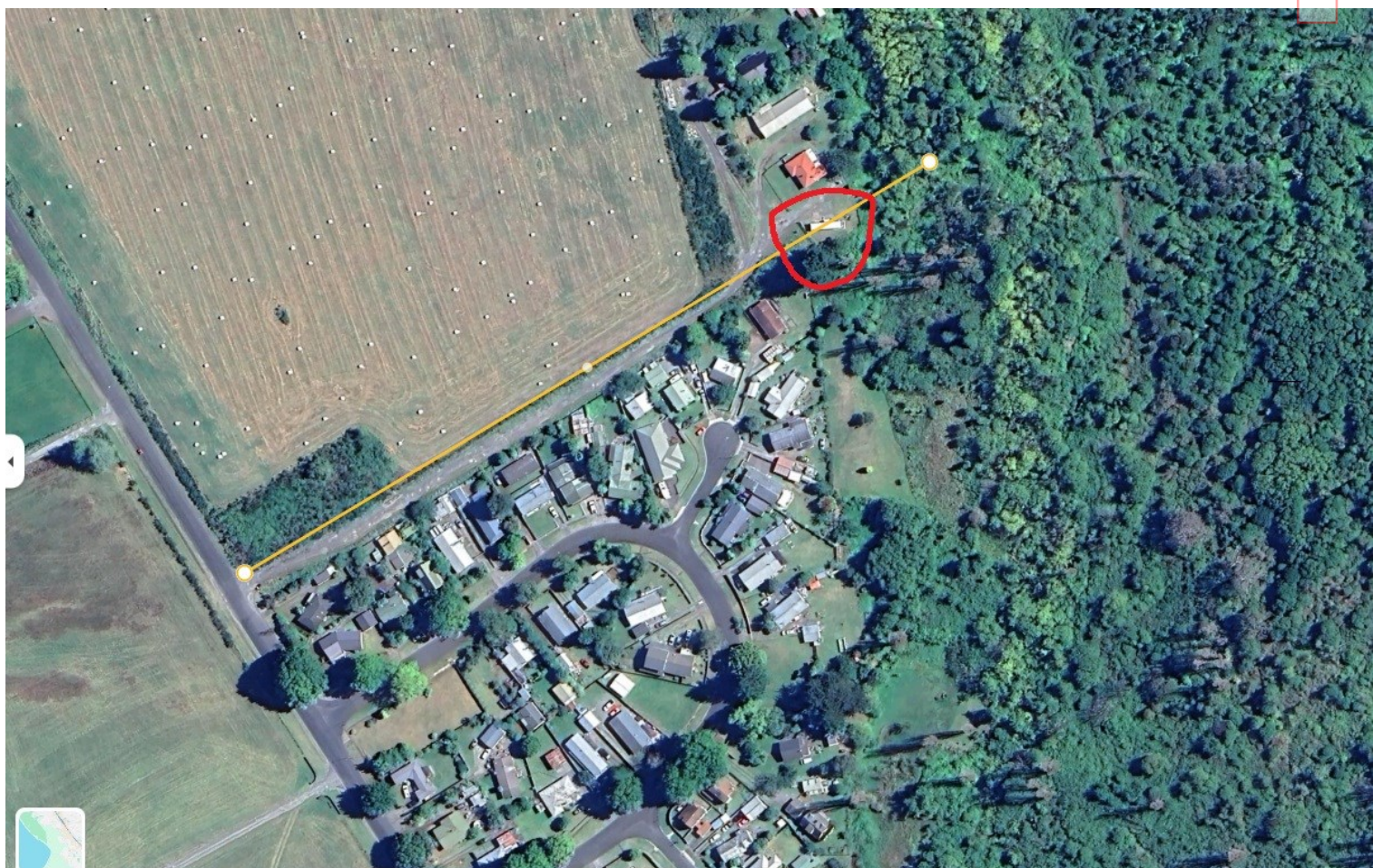
I request that the Council **decline the rezoning of MPS-1** in its entirety until:

1. **SEC 1 & 2 SO 36174** are removed from the proposal to maintain their status as public Recreation Reserves.
2. The illegal dwelling at **1/42 Hirangi Road** is removed and the gazetted 1921 access is restored.
3. A comprehensive, independent **Environmental and Biodiversity Audit** and **Hydraulic Hazard Assessment** are conducted.
4. An **Infrastructure Servicing Plan** is provided that complies with the NPS-UD and the Reserves Act.

I wish to be heard in support of my submission.

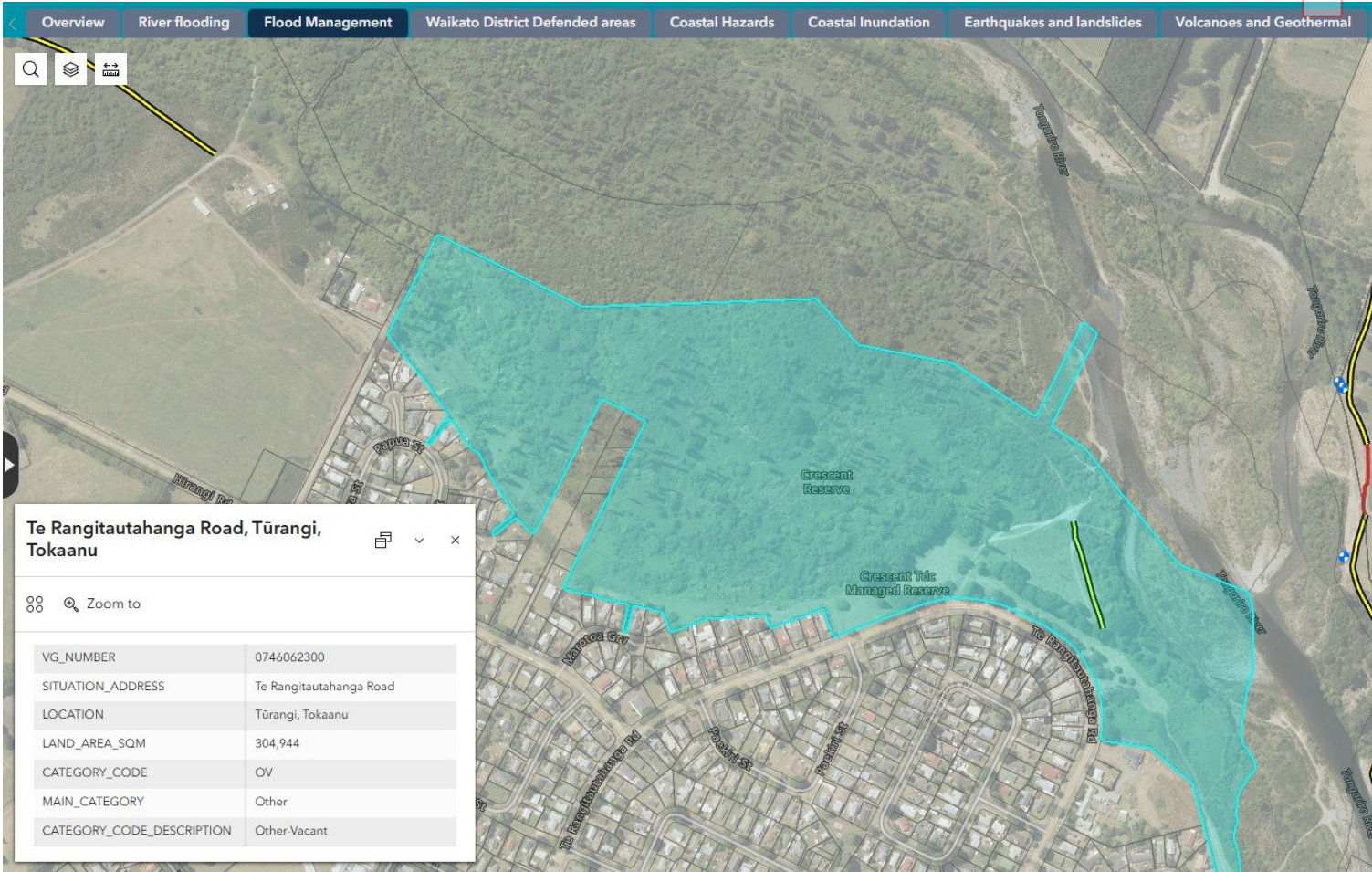
Johnnie Mushet.











PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Tredegar

Last name: Hall

Organisation:

Nukuhau Pā, Ngāti Rauhō - Ngāti Te Urunga

Preferred method of contact Email

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

Email: tredegar@tamore.co.nz

Daytime Phone: 0275967473

Trade competition and adverse effects: *

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

Yes

Additional requirements for hearing:

Consultation Document Submissions

1. Provision: Introduction

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

see above and attached submission.

The reason for my submission is::

Nukuhau Pā opposes the Objectives of the Māori Purpose Zone as currently framed.

While we acknowledge the intent to enable development on Māori land, the objectives do not adequately recognise or provide for mana whakahaere, rangatiratanga, or hapū-led planning.

The objectives position Māori land within a District Plan framework that pre-defines development outcomes, rather than enabling hapū and marae to determine their own aspirations in accordance with tikanga and mātauranga Māori.

This approach is inconsistent with:

our Mahere Taiao

the Waikato Awa Cultural Impact Assessment

Te Pae Tawhiti (our long-term intergenerational vision)

The District Plan should enable Māori systems of planning — not replace them.

We recommend the Objectives be amended to:

explicitly recognise mana whakahaere and hapū authority

enable hapū-led spatial planning and masterplanning

prioritise cultural, environmental and intergenerational wellbeing outcomes

2. Provision: Introduction

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

see text above and attached submission.

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enable hapū-led spatial planning and masterplanning

prioritise cultural, environmental and intergenerational wellbeing outcomes

3. Provision: Objectives > MPZ-O1

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

see text above and attached submission

The reason for my submission is::

Nukuhau Pā opposes the Objectives of the Māori Purpose Zone as currently framed.

While we acknowledge the intent to enable development on Māori land, the objectives do not adequately recognise or provide for mana whakahaere, rangatiratanga, or hapū-led planning.

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This approach is inconsistent with:

- our Mahere Taiao

- the Waikato Awa Cultural Impact Assessment

- Te Pae Tawhiti (our long-term intergenerational vision)

The District Plan should enable Māori systems of planning — not replace them.

We recommend the Objectives be amended to:

- explicitly recognise mana whakahaere and hapū authority

- enable hapū-led spatial planning and masterplanning

- prioritise cultural, environmental and intergenerational wellbeing outcomes

4. Provision: Standards > MPZ-R3 S1

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Nukuhau Pā seeks amendment to the Standards within the Māori Purpose Zone.

While standards can provide clarity, the current approach applies uniform development expectations that do not reflect the diversity of Māori land, cultural landscapes, or hapū aspirations.

The application of generic standards risks:

- constraining innovative or culturally appropriate design

- limiting the ability to respond to local context

prioritising compliance over outcomes

Development on Māori land must be guided by:

tikanga

mātauranga Māori

cultural landscape context

rather than generic planning standards.

We recommend that standards:

are flexible and adaptable

allow for alternative pathways where supported by hapū and CIA processes

prioritise outcomes (mauri, wellbeing, connection to whenua) over prescriptive measures

The reason for my submission is::

Nukuhau Pā seeks amendment to the Standards within the Māori Purpose Zone.

While standards can provide clarity, the current approach applies uniform development expectations that do not reflect the diversity of Māori land, cultural landscapes, or hapū aspirations.

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cultural landscape context

rather than generic planning standards.

We recommend that standards:

are flexible and adaptable

allow for alternative pathways where supported by hapū and CIA processes

prioritise outcomes (mauri, wellbeing, connection to whenua) over prescriptive measures

5. Provision: 3 Interpretation > Māori Purpose Sites**I oppose the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Nukuhau Pā does not support the Māori Purpose Zone progressing in its current form.

Fundamental redesign is required to ensure the framework:

is co-designed with affected hapū and marae

enables hapū-led planning and development

recognises Māori planning frameworks (CIA, Mahere Taiao, Te Pae Tawhiti)

Without these changes, the Zone risks limiting Māori development rather than enabling it.

The reason for my submission is::

Nukuhau Pā does not support the Māori Purpose Zone progressing in its current form.

Fundamental redesign is required to ensure the framework:

is co-designed with affected hapū and marae

enables hapū-led planning and development

recognises Māori planning frameworks (CIA, Mahere Taiao, Te Pae Tawhiti)

Without these changes, the Zone risks limiting Māori development rather than enabling it.

6. Provision: 3 Interpretation > Māori Purpose Activities**I oppose the provision**

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Māori land should not be planned for Māori without Māori.

The reason for my submission is::

Māori land should not be planned for Māori without Māori.



NUKUHAU PĀ – NGĀTI RAUHOTO & NGĀTI TE URUNGA

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

1. Introduction

Tēnā koutou te Kaunihera o Taupō,

This submission is made on behalf of Nukuhau Pā, representing Ngāti Rauhoto and Ngāti Te Urunga, in relation to Plan Change 47 – Māori Purpose Zone.

Nukuhau Pā is the centre point of Ngāti Rauhoto and Ngāti Te Urunga hapū of Ngāti Tūwharetoa on the Rangatira lands, the northern end of Taupō-nui-a-Tia. As ahi kā and mana whakahaere within our rohe, we hold enduring responsibilities as kaitiaki of our whenua, awa, moana, and wider taiao.

Our relationship with this landscape is grounded in whakapapa, mātauranga, tikanga, and intergenerational responsibility. These relationships pre-date the establishment of local government systems and remain the foundation of how we understand, manage, and protect our taonga.

This submission draws on and is consistent with:

- Our submission on the TDC LTP 2024
- our Mahere Taiao (2025)
- the Waikato Awa Cultural Impact Assessment (2024)
- emerging Cultural Impact Assessment work for the Kōtare – Nukuhau subdivision development
- Te Pae Tawhiti – our long-term intergenerational vision for this landscape

2. Position Statement

Nukuhau Pā does not support the Māori Purpose Zone as currently proposed.

While we acknowledge the intent to enable development on Māori land, the framework as drafted is fundamentally flawed. It does not reflect hapū aspirations, does not enable rangatiratanga, and has not been developed in partnership with the hapū and marae it directly affects.

3. Core Issues

3.1 Lack of Engagement

The Māori Purpose Zone has been developed without meaningful engagement with Nukuhau Pā and the affected hapū and marae of this rohe.

This has resulted in a framework that:

- pre-defines what Māori development is
- imposes externally derived planning controls
- fails to reflect local cultural context, values, and aspirations

Māori land should not be planned for Māori without Māori.

As tangata whenua and ahi kā, we are the appropriate authority to determine how our whenua is used, developed, and protected especially in a landscape setting. This must occur through direct engagement and co-design processes.

3.2 System Issue – Imposition of a Western Planning Framework

The Māori Purpose Zone is embedded within a District Plan framework that reflects a Western, compliance-based planning system.

This system:

- prioritises regulation over relationships
- applies standardised controls across diverse cultural landscapes
- does not adequately recognise tikanga or mātauranga Māori

The District Plan should not determine what Māori development looks like.

Instead, it must enable hapū-led planning approaches, grounded in tikanga, mātauranga Māori, and intergenerational wellbeing.

4. Misalignment with Hapū Planning Frameworks

The Māori Purpose Zone is inconsistent with existing hapū and iwi planning frameworks that already guide development within our rohe.

These include:

- *Mahere Taiao (2025)* – our hapū environmental and planning framework
- *Waikato Awa Cultural Impact Assessment (2024)* – which establishes values, principles, and expectations for engagement and development
- *Kōtare Cultural Impact Assessment (in development)* – applying these principles to current development contexts
- *Te Pae Tawhiti* – our long-term vision for cultural, environmental, and community outcomes

In addition, there are established and emerging mechanisms designed to enable partnership and hapū-led planning, including:

- *Te Kaupapa Kaitiaki* – a values-based, catchment-level framework that sets cultural objectives and expectations for development
- *Te Kōpū Kānapanapa* – intended to support stronger iwi and hapū involvement in planning processes
- *Joint Management Arrangements (JMA)* under the Waikato River Settlement – intended to formalise partnership between Council and iwi in decision-making

These frameworks are designed to enable:

- direct engagement with hapū, marae, and Māori landowners
- locally derived planning responses
- culturally grounded decision-making

The Māori Purpose Zone does not recognise or integrate these frameworks.

Instead, it applies a generic, Council-defined planning approach that bypasses hapū-led systems and undermines mana whakahaere.

This represents a missed opportunity to utilise existing frameworks that are already designed to guide development in a way that reflects tikanga, mātauranga Māori, and local context.

The issue is not a lack of framework — it is a failure to utilise the frameworks already established by tangata whenua.

5. Practical Impacts

In its current form, the Māori Purpose Zone risks:

- limiting papakāinga and housing development through rigid controls
- creating additional compliance barriers for Māori landowners
- constraining innovative and culturally appropriate land use
- failing to address infrastructure inequities affecting Māori land
- disconnecting development from cultural landscape and whakapapa-based planning

Rather than enabling development, the zone risks further marginalising Māori land and limiting the ability of hapū to realise their aspirations.

6. Recommendations

Nukuhau Pā seeks that the Māori Purpose Zone be fundamentally amended to:

- recognise and give effect to mana whakahaere and rangatiratanga
- enable hapū-led spatial planning and master planning approaches
- recognise Mahere Taiao, Cultural Impact Assessments, and Te Pae Tawhiti as valid planning frameworks
- integrate with Te Kaupapa Kaitiaki as a guiding framework for development
- align with Te Kōpū Kānapanapa and other iwi/hapū-led mechanisms
- provide for Joint Management Arrangements (JMA) under the Waikato River Settlement
- require direct engagement with affected hapū, marae, and Māori landowners in determining spatial development outcomes
- adopt flexible, *values-based planning approaches* rather than prescriptive rules and standards

Development on Māori land must be led by Māori values, knowledge systems, and aspirations — not defined solely through a District Plan framework.

7. Conclusion

Nukuhau Pā supports the intent to enable development on Māori land. However, the current approach does not achieve this.

Without fundamental changes, the Māori Purpose Zone risks constraining rangatiratanga rather than enabling it.



We seek a framework that:

- reflects true partnership
- enables hapū and ahu whenua-led decision-making based on cultural values
- recognises and integrates existing cultural planning frameworks
- supports intergenerational wellbeing for our people and our taiao

We/I wish to be heard in support of this submission.

Tredegar Hall

Pou Taiao

Nukuhau Pā

Ngāti Rauhoto & Ngāti Te Urunga

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026
First name: Alec **Last name:** Duncan
Organisation: Fire and Emergency New Zealand
Preferred method of contact Email
Postal address: PO Box 448, Waikato Mail Centre, Hamilton, New Zealand, 3240
Email: alec.duncan@beca.com
Daytime Phone: 079607259

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

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Note to person making submission:

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

Yes

Additional requirements for hearing:

Form 5

Submission on notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Taupō District Council

Submission on: Plan Change 47 – Māori Purpose Zone

Name of Submitter: Fire and Emergency New Zealand

This is a submission on behalf of Fire and Emergency New Zealand (**Fire and Emergency**) on notified Plan Change 47 (**PC47**) to the Taupō District Plan (**TDP**).

Fire and Emergency could not gain an advantage in trade competition through this submission.

The specific topics that Fire and Emergency's submission relates to are the provision of firefighting water supply and emergency vehicle access.

Fire and Emergency's submission is:

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (**RMA**), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in the land use provisions of the TDP to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

Firefighting water supply

The primary objective of Fire and Emergency is to reduce the incidence of unwanted fire and the associated risk to life and property. To achieve this objective Fire and Emergency requires adequate water supply be available for firefighting activities.

It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate capacity and pressure available to service the future growth. Fire appliances carry a limited amount of water. Therefore, it is necessary that adequate water capacity and pressure be available to Fire and Emergency to control or extinguish a fire. In the urban areas of the district, water is sourced from the reticulated water supply network, however where reticulation is not available or limited (i.e. trickle fed), alternative water sources will be required. This may be in the form of dedicated water tanks or ponds for firefighting. Adequate physical access to this water supply for new development (whether reticulated or non-reticulated) is also essential.

Adequate capacity and pressure for each development can be determined through New Zealand Fire Service Firefighting Water Supplies Code of Practice (**SNZ PAS 4509:2008**). SNZ PAS 4509:2008 is a non-mandatory New Zealand Standard that sets out the minimum requirements for firefighting water and access for Fire and Emergency to operate effectively and efficiently in an emergency.

Fire and Emergency considers it essential that urban development does not occur out of sequence with the delivery of key strategic infrastructure (network extensions or upgrades), or that development is enabled where there is potential or known infrastructure capacity constraints in relation to the water supply network (unless the urban development itself includes necessary upgrades).

Emergency vehicle access

Adequate access to both the source of a fire and a firefighting water supply is also essential to the efficient operation of Fire and Emergency. For Fire and Emergency vehicles to access an emergency, adequate roading and accessway design is necessary to support the operational requirements of Fire and Emergency. The requirements for firefighting access are set out in SNZ PAS 4509:2008 and further detailed in Fire and Emergency's 'Emergency Vehicle Access Guidelines F5-02 GD' (December 2021). The key parameters are summarised below:

- To accommodate a Fire and Emergency vehicle, carriageways should have a minimum width of 4.0m. This can be reduced to a minimum width of 3.5m at entrances, provided tight turns are not required.
- Fire and Emergency needs vehicle access routes to have an unobstructed clearance height of at least 4.0m so that vehicles can pass through openings. This includes clearance from building construction, archways, gateways/doorways and overhanging structures (e.g., ducts, pipes, sprinklers, walkways, signs, structural beams, trees, hanging cables, etc.).
- Any carriageway with a dead end needs a turnaround area so that Fire and Emergency vehicles do not have to do multi-point turns to turn around. This is so Fire and Emergency personnel can move their vehicles quickly in an emergency to protect them. Fire and Emergency vehicles need to be able to turn a full 360° within a 25m circle (wall-to-wall clearance) to meet Waka Kotahi NZ Transport Agency requirements. The minimum turning radius of turnaround areas should be no less than 11.3m for pumping vehicles and 12.5m for aerial fire appliances.
- The maximum negotiable gradient is 1:5, but in general the roading gradient should not exceed 16%.

To support effective and efficient access and manoeuvring of crew and equipment onsite for firefighting, medical, rescue and other emergency response within developments (and particularly where no vehicle access is provided), Fire and Emergency seeks:

- pedestrian accessways are designed to be clear and unobstructed,
- pedestrian accessways have a minimum width of 3m on a straight accessway,
- wayfinding for properties in a development is clear (including at night),
- developments give effect to the guidance provided in SNZ PAS 4509:2008 and F5-02 GD.

Fire and Emergency seek the following decision from the local authority:

Amend PC47 as set out in Appendix A to this submission, including any further or consequential relief that may be necessary to address the matters raised in this submission.

Fire and Emergency wish to be heard in support of its submission.

If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at a hearing.



Signature of person authorised to sign on behalf of

Fire and Emergency

Date: 19/03/2026

Electronic address for service of person making submission: alec.duncan@beca.com

Telephone: 07 960 7259

Postal address: PO Box 448 Waikato Mail Centre

Contact person: Alec Duncan

Appendix A: Fire and Emergency New Zealand submission

The following table provides Fire and Emergency's submission and sets out the decisions sought by Fire and Emergency, including specific amendments to provisions of PC47. These amendments are shown in **red** (for new text sought) and ~~strike through~~ (for deletion).

ID	Provision	Position	Submission	Decision Sought
Part 3 Area Specific Matters: Special Purpose Zones – Māori Purpose Zone				
MPZ Rules				
1	MPZ-R1 – PER Activities (1) Any activity, building, or structure Subject to: (a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and (b) Compliance with any relevant standards in SCHED13.11 - MPZs; and (c) Compliance with standards from MPZ - Other Plan Matters; and (d) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.	Oppose	The TDP does not contain any explicit provisions requiring the provision of a firefighting water supply. Instead, it relies on the Code of Practice for Development of Land 2009, which sets out requirements for both urban and rural development. While the Code of Practice for Development of Land 2009 provides a framework for firefighting water supply, its effectiveness depends on how clearly it is linked to the TDP as a document that development within the MPZ must comply with. Under the proposed PC47 provisions, there is no clear or enforceable connection between the TDP and the Code of Practice for Development of Land 2009. As a result, it cannot be relied upon to ensure that activities such as residential development within the MPZ are required to be serviced with a compliant firefighting water supply. This gap presents a risk to Fire and Emergency operations. Fire and Emergency has sought a new standard below and that MPZ-R1 be amended so that this new servicing standard applies to new buildings in the MPZ.	Amend as follows: MPZ-R1 – PER Activities (1) Any activity, building, or structure Subject to: a) Compliance MPZ-S1 to S8 9 unless specifically provided for in SCHED13.11 - MPZ; and
2	MPZ -R2 – RDIS activities (1) Any activity that does not comply with any part of MPZ-R1. ...	Support with amendment	To align with the relief sought elsewhere, Fire and Emergency seek the inclusion of an additional matter of discretion that provides TDC the scope to consider the extent of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Add a new matter of discretion as follows: x. The extent of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
MPZ Standards				
3	New standard	NEW	For reasons set out in the submission above, Fire and Emergency seeks a new standard that requires all new	Introduce a new standard as follows: MPZ-S9 - Servicing

ID	Provision	Position	Submission	Decision Sought
			buildings in the Māori Purpose Zone to be provided with a firefighting water supply.	<i>i. All new buildings must be provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</i> Or to similar effect and any other consequential amendments required to give effect to the relief sought.
Part 2 – District Wide Matters 7. Energy, Infrastructure and Transport 7.3 Transport				
4	New standard	NEW	PC47 does not introduce any new access standards other than those relating to Maximum Equivalent Vehicle Movements. Because the MPZ is classified as a Special Purpose Zone rather than a Residential Zone under the National Planning Standards, the minimum access standards in Table 1 do not apply. This creates a consequential gap in the planning framework, leaving the MPZ without clear performance or design standards. This absence of access standards presents a risk to Fire and Emergency operations and future occupiers of the MPZ, as it may result in development occurring without adequate provision for emergency access. Fire and Emergency request that Table 1 be amended to include appropriate minimum standards for driveways and accessways in the Māori Purpose Zone.	Amend Table 1 - Minimum Standards for Driveways and Accessways to include: Māori Purpose Zone Min. Formed Carriageway (m) – 4 Maximum Gradient (%) – 16 Or to similar effect and any other consequential amendments required to give effect to the relief sought.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

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Last name: Davies

Organisation: New Zealand Defence Force

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Daytime Phone:

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

Submission on Proposed Plan Change 47 (Māori Purpose Zone)

Taupō District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To: Taupō District Council
Address: via online submissions portal

Submitter: New Zealand Defence Force
Contact Person: Rebecca Davies, Principal Statutory Planner

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 C/- Tonkin + Taylor
 PO Box 9544
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Summary of submission

1. NZDF supports the proposed amendment to TEMP-R2 to include the Māori Purpose Zone as proposed in Section 12.8 of Proposed Plan Change 47 and wishes to see this amendment retained as notified.

Submission and reasons

2. This is a submission on Proposed Plan Change 47 Māori Purpose Zone (PC47). PC47 proposes to introduce the Māori Purpose Zone (MPZ) into the Taupō District Plan in discrete areas throughout the district.
3. A key matter of importance to the NZDF is the appropriate provision for temporary military training activities (TMTA) within the Plan. NZDF engages in statutory processes seeking appropriate and consistent rules for TMTA in all District Plans throughout the country to enable it to meet its statutory purposes and Government expectations.
4. Section 5 of the Defence Act 1990 provides for the raising and maintenance of armed forces for specified purposes. Those purposes include the defence of New Zealand, the protection of the interests of New Zealand, the provision of assistance to the civil power in times of emergency and the provision of any public service.
5. NZDF undertakes TMTA across the country from time to time, to uphold its statutory purposes under section 5 of the Defence Act 1990 and as part of its function of maintaining the nation's security, maintaining NZDF operational capacity and providing for the well-being, health and safety of communities. TMTA can include a range of activities, from office / classroom-based activities to large scale military exercise, and might involve search and rescue, infrastructure support (such as deployment of water purification and supply facilities as used in the aftermath of the Canterbury and Kaikoura earthquakes), bomb deactivation training, weapons firing, personnel movements and dog training etc. They may be undertaken over a period of days or weeks on an intermittent or continuous basis, during both day and night.

6. Many TMTA carried out “off base” by NZDF personnel are essentially the same as training activities conducted by other public service organisations (e.g. NZ Police, NZ Fire Service, NZ Land Search and Rescue). Training activities are carried out “off base” for a variety of reasons, including providing diversity and realism that is essential for effective training. Skills that are learned and practiced “on base” must be tested or extended in unfamiliar contexts “off base”.
7. NZDF previously provided feedback on the draft PC47 seeking TMTA-specific provisions for the MPZ. Since then, the District Plan has been restructured to align with the National Planning Standards format and provisions relating to temporary activities have been incorporated into the district wide Temporary Activities chapter.
8. NZDF is pleased to see temporary activity provisions contained in a district-wide chapter and hopes in the future the District Plan is changed to provide a more district-wide approach with consistent enabling provisions for TMTA across all zones. This is important to NZDF to provide greater flexibility and certainty to be able to enable TMTA to occur on various sites across a district, and to be mobile across different zones if necessary.
9. The District Plan currently provides for temporary activities (including training events which include TMTA) as permitted activities subject to standards and a limit on duration which vary depending on the zone. PC47 proposes to apply Rule TEMP-R2 to the MPZ. This permits temporary activities that exceed standards for the zone to operate for a duration of up to four days in any 6-month period, provided no permanent structures are constructed, the site is reinstated, and non-operational days do not exceed 14 days in any 6-month period.
10. As noted above, NZDF hopes consistent enabling provisions will be provided for TMTA across all zones in the future, but in the interim supports MPZ being included in TEMP-R2 as proposed in Section 12.8 of PC47 and wishes to see this amendment retained as notified.

NZDF **could not** gain an advantage in trade competition through this submission.

NZDF **wishes to be heard** in support of this submission.

If others make a similar submission, **we will consider** presenting a joint case with them at the hearing.

Person authorised to sign
on behalf of New Zealand Defence Force

19 March 2026
Date _____

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

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Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:



19 March 2026

Taupō District Council
67 Horomatangi Street
TAUPŌ

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

1. This 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. We now submit in support of PC47, including proposed MPS-5 on the associated planning maps, subject to the amendments outlined in the below table.
7. The amendments are proposed because a number of the proposed objectives, policies, rules and standards require amendment to ensure the zone genuinely enables use and development on Māori land, and does not place unnecessary burden on Waitetoko Marae and other Māori Purpose Zones.
8. The key contacts for this submission are Jade Wikaira (jade@wikairaconsulting.co.nz) and Maia Wikaira (maia@whaialegal.co.nz).

PROPOSED AMENDMENTS TO PC47

In addition to the below amendments, we seek consequential amendments necessary to give effect to the integrity, intent and effect of the below submission points.

Introduction	Amendments sought
The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that specifically meet Māori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, we suggest it is used here in addition to, or in lieu of, tangata whenua.
This zone is one way that the Plan recognises and provides for the relationship of Māori with their ancestral lands.	Amend. 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.
The zone enables tangata whenua/ <u>mana whenua</u> to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.	Include mana whenua consistent with above reasoning.
District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.	-
The Māori Purpose Zone is mapped on the district planning maps.	-
Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ	-
MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori <u>Land</u> Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.	The statute is called the Te Ture Whenua Māori Act 1993.

MPZ OBJECTIVES

Objectives	Submission Detail	Amendments sought
MPZ-O1	The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.	-
MPZ-O2	<u>Activities</u> that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/ <u>mana whenua</u> with their ancestral lands.	Include mana whenua consistent with above reasoning.
MPZ-O3	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Māori Purpose Zone to: 1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu; 2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors); 3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and 4. avoid, remedy or mitigate adverse effects of activities.	Amend to include “rights and” in the chapeau, to properly reflect the duality of Māori interests.
MPZ-O4	Māori <u>Purpose Activities</u> and the comprehensive, coordinated and efficient development <u>and use</u> of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	Amend to clearly emphasise use as well as development.

MPZ POLICIES

Policy	Submission detail	Amendments sought
MPZ-P1	Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to: 1. Māori purpose activities; 2. Māori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities;	Amend to include hauora and social services.

Policy	Submission detail	Amendments sought
	6. <u>hauora, social services and</u> educational facilities; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	
MPZ-P2	Recognise and provide for the role, character and function of different Māori Purpose Zones including those located within rural and urban settings.	-
MPZ-P3	Manage the scale, character and intensity of activities within a MPZ to ensure that they are compatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P4	Manage activities that are potentially compatible with the purpose, function and predominant character of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone having regard to whether: 1. the purpose of the activity assists tangata whenua/<u>mana whenua</u> to achieve MPZ-O1 - MPZ-O4; 2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs; 3. there is adequate existing and/or planned infrastructure to service the activity; 4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated; 5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated; 6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site; 7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard. <u>Potentially compatible activities include:</u> 1. <u>industrial activities;</u> 2. <u>primary production (excluding agricultural, pastoral and horticultural activities);</u> 3. <u>rural industry;</u> 4. <u>rural transport activities;</u> 5. <u>commercial service activities;</u> 6. <u>supermarkets;</u> 7. <u>large format retail activities;</u>	We have added text from the comparable policy in the New Plymouth District Plan Māori Purpose Zone chapter here (save for the reference to “oil and gas activities”, which is unique to that district). Doing so supports 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”.

Policy	Submission detail	Amendments sought
	8. <u>integrated retail activities; and</u> 9. <u>entertainment and hospitality activities.</u>	
MPZ-P5	Avoid land use and development which is incompatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P6	Recognise and provide for those activities in Māori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Remove. No other zones have this elevated expectation on the recognition and provision for proposed activities. The policy inadvertently places expectation on enhancement of natural environment including freshwater, creating disproportionate burden on mana whenua whose land is subject to MPZ compared to other zones.

MPZ RULES

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

	e) Is not identified as a CON; or RDIS, DIS or NC activity within the MPZ, <u>there being no DIS or NC MPZ activities.</u>	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).
MPZ-R2 – RDIS activities	Subject to	
(1) Any activity that does not comply with any part of MPZ R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. e) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and <u>where relevant</u>, its ability to function effectively as mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. Notification: Applications under MPZ-R2-RDIS (1) will not be notified.	- Delete matter of discretion (c). Effects on the ability of the site to provide for traditional uses is not a matter a resource management plan should concern itself with. If mana whenua within a Māori Purpose Zone want to provide for modern cultural uses that reflect their values, whether any residual 'traditional uses' are sufficiently retained is not an appropriate assessment criteria for the district council. It interferes with our rangatiratanga. For Waitetoko Marae, decisions will always centre on what is best for the Marae, acknowledging its cultural significance and enduring reservation status. - Amend matter of discretion (d). Whether the MPZ is, or becomes, a mixed-use site will depend on the activities proposed. Some sites will be solely papakāinga, for example.

MPZ- STANDARDS

MPZ- Rural	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	15%-40% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings. This standard does not apply to: - Marae buildings - Rainwater collection tanks.	The PC47 material does not provide reasoning as to the bases for the 15% figure for maximum combined coverage. We are concerned that it will inadvertently restrict activity on the zone when its intention is to be more permissive. We seek a higher percentage that is informed by the critical issues relating to more enabling zoning activity such as density and setbacks. For the purpose of identifying a figure, propose 40%

MPZ- Rural	Proposed Standard	Amendments sought
	iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	(acknowledging this is for a zone rather than an individual allotment as per the General Rural Zone). We propose this figure, acknowledging our reading of some of the other figures in the standard (such as for business activities) are proposed to be 15% of the total maximum area of the MPS, the result of which would be to narrow the activities on a single MPS rather than provide for a mixed use zone as intended. We are open to discussing this with the Council and in this regard, also seek any consequential amendments necessary to support clarity to the Plan.
S2 – Outdoor Living Spaces	N/A	
S3 – Maximum Height to Boundary	N/A	
S4 – Maximum Building Height	No building or structure shall exceed a height of 12m <u>Exception: pouwhenua, antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, open balustrades and architectural features (e.g. finials, spires, parapets) provided these do not exceed the height limit by more than 3m measured vertically.</u>	Add additional exceptions.
S5 – Minimum Building Setbacks from MPS boundary	15m <u>5m</u> from the MPS boundary. Exception: Waharoa <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	15m unnecessarily constrains the use of land within the MPS. Other MPZ Zones, such as the New Plymouth District Plan, proposed only a 5m setback. - Add additional exceptions.
S6 – Number of Dwellings per MPS	15 per MPS	Maximum combined coverage and minimum setback requirements will necessarily constrain the number of dwellings. There is no need for this number, which may unduly limit what is achievable on an MPS when the intention of the zoning is to be more permissive.

MPZ- Rural	Proposed Standard	Amendments sought
S7 – Business Activities	The maximum gross area of these activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	We note our comments in relation to S1 – Maximum Combined Coverage above, and record that there is a lack of clarity about how S7 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	We note our comments in relation to S1 (Maximum Combined Coverage) above, and record that there is a lack of clarity about how S8 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.

MPZ- Urban	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	60% of the total area of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings. This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	-
S2 – Outdoor Living Spaces	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.	-
S3 – Maximum Height to Boundary	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the MPS.	-

MPZ- Urban	Proposed Standard	Amendments sought
	This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines)	
S4 – Maximum Building Height	No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).	Support on the basis is comparable to the GRZ building height.
S5 – Minimum Building Setbacks from MPS boundary	5m from the front boundary of the MPS 1.5m from all other boundaries of the MPS Exception:	Add additional exceptions.

MPZ- Urban	Proposed Standard	Amendments sought
	<u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	
S6 – Number of Dwellings per MPS	N/A	
S7 – Business Activities	The maximum gross area of Commercial and Home Business activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.	-
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings	-

MPZ OTHER PLAN MATTERS

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

Amendment sought – Any consequential amendments necessary to ensure the integrity, intent and effect of the MPZ Zone is not undermined by the applicable matters in the balance of the Plan.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

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Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

19 March 2026

Taupō District Council
67 Horomatangi Street
TAUPŌ

Tēnā koe,

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

This submission is made on behalf of the Titari, Rea and Rangipoia Whānau in relation to Proposed Plan Change 47 – Māori Purpose Zone to the Taupō District Plan (**PC47**).

The Titari, Rea and Rangipoia Whānau are in negotiation with Te Arawhiti | The Office for Māori Crown Relations (**Te Arawhiti**), to address ancillary claims and redress issues in relation to Kōhineheke Reserve (formerly known as ‘Crescent Reserve’) arising from the Ngāti Turangitukua Deed of Settlement, Ancillary Claims Deed and Heads of Agreement, all entered into in 1998.

‘Ancillary redress’ is a type of redress that the Crown committed to providing in the 1990s to ancillary claimants in addition to iwi/hapū settlement packages. This included the ‘Crescent Reserve’ Claim to the Ngāti Tūrangitukua Settlement, for which we are the claimants.

Once finalised, our ancillary redress will result in the transfer of properties, surveyed and allocated to the three whānau, along Te Rangitautahanga and Waipapa Roads in Tūrangi.

We have a number of aspirations for this ancillary redress settlement land that accord with the purpose of the Māori Purpose Zoning, to “assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District”.

To that end, the Titari, Rea and Rangipoia Whānau participated in pre-consultation on PC47 and sought the inclusion of the land blocks proposed for transfer in the plan change. Part of the proposed land to be transferred is identified as MPS-1 in PC47. However, it does appear that the full extent of the land we identified has been inadvertently omitted from that proposed Māori purpose site. Using an extract of the MPS-1 map, in yellow in **Appendix 1** below we identify the land proposed for transfer in addition to that identified in the proposed MPS-1 site.

We also propose a number of amendments to PC47 at **Appendix 2**, which we have had the benefit of developing informed by our whanaunga who are also seeking the application of MPZ zoning to their sites. These are proposed because a number of the PC47 objectives, policies, rules and standards require amendment to ensure the zone genuinely enables use and development of Māori land, and does not place unnecessary burden on our land blocks and that of other Māori Purpose zones.

The key contact for this submission is our legal representative, Maia Wikaira (maia@whaialegal.co.nz).

I roto i ngā mihi,
The Titari, Rangipoia and Rea Whānau

APPENDIX 1 – LAND PROPOSED FOR TRANSFER OMITTED FROM MPS-1



MPS-1 Zoning – Amendment sought

As above, we note that our ancillary redress will result in the transfer of properties, surveyed and allocated to three whānau, along Te Rangitautahanga Road and Waipapa Road (as per the yellow addition) in Tūrangi. As it stands, MPS-1 will comprise all three eventual allotments. Given some uncertainty about how the provisions will apply, it is difficult to ascertain whether it would be more appropriate to allocate a separate zone to each eventual allotment. As this stage, to ensure it is in scope, we seek the division of MPS-1 into three separate MPZ zones to support the individual autonomy of the three whānau to provide for their unique social, cultural, environmental and economic needs. We are open to discussing this matter with the Council in this regard, and also seek any consequential amendments necessary to support the intent of this submission and to provide greater clarity to the Plan.

APPENDIX 2 - PROPOSED AMENDMENTS TO PC47

In addition to the below amendments, we seek consequential amendments necessary to give effect to the integrity, intent and effect of the below submission points.

Introduction	Amendments sought
The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that specifically meet Māori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, we suggest it is used here in addition to, or in lieu of, tangata whenua.
This zone is one way that the Plan recognises and provides for the relationship of Māori with their ancestral lands.	Amend. 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.
The zone enables tangata whenua/ <u>mana whenua</u> to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.	Include mana whenua consistent with above reasoning.
District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.	-
The Māori Purpose Zone is mapped on the district planning maps.	-
Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ	-
MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori <u>Land</u> Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.	The statute is called the Te Ture Whenua Māori Act 1993.

MPZ OBJECTIVES

Objectives	Submission Detail	Amendments sought
MPZ-O1	The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.	-
MPZ-O2	<u>Activities</u> that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/ <u>mana whenua</u> with their ancestral lands.	Include mana whenua consistent with above reasoning.
MPZ-O3	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Māori Purpose Zone to: 1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu; 2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors); 3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and 4. avoid, remedy or mitigate adverse effects of activities.	Amend to include “rights and” in the chapeau, to properly reflect the duality of Māori interests.
MPZ-O4	Māori <u>Purpose Activities</u> and the comprehensive, coordinated and efficient development <u>and use</u> of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	Amend to clearly emphasise use as well as development.

MPZ POLICIES

Policy	Submission detail	Amendments sought
MPZ-P1	Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to: 1. Māori purpose activities; 2. Māori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities;	Amend to include hauora and social services.

Policy	Submission detail	Amendments sought
	6. <u>hauora, social services and</u> educational facilities; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	
MPZ-P2	Recognise and provide for the role, character and function of different Māori Purpose Zones including those located within rural and urban settings.	-
MPZ-P3	Manage the scale, character and intensity of activities within a MPZ to ensure that they are compatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P4	Manage activities that are potentially compatible with the purpose, function and predominant character of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone having regard to whether: 1. the purpose of the activity assists tangata whenua/<u>mana whenua</u> to achieve MPZ-O1 - MPZ-O4; 2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs; 3. there is adequate existing and/or planned infrastructure to service the activity; 4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated; 5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated; 6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site; 7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard. <u>Potentially compatible activities include:</u> 1. <u>industrial activities;</u> 2. <u>primary production (excluding agricultural, pastoral and horticultural activities);</u> 3. <u>rural industry;</u> 4. <u>rural transport activities;</u> 5. <u>commercial service activities;</u> 6. <u>supermarkets;</u> 7. <u>large format retail activities;</u>	We have added text from the comparable policy in the New Plymouth District Plan Māori Purpose Zone chapter here (save for the reference to “oil and gas activities”, which is unique to that district). Doing so makes supports 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”.

Policy	Submission detail	Amendments sought
	8. <u>integrated retail activities; and</u> 9. <u>entertainment and hospitality activities.</u>	
MPZ-P5	Avoid land use and development which is incompatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P6	Recognise and provide for those activities in Māori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Remove. No other zones have this elevated expectation on the recognition and provision for proposed activities. The policy inadvertently places expectation on enhancement of natural environment including freshwater, creating disproportionate burden on mana whenua whose land is subject to MPZ compared to other zones.

MPZ RULES

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

	e) Is not identified as a CON; or RDIS, DIS or NC activity within the MPZ, <u>there being no DIS or NC MPZ activities.</u>	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).
MPZ-R2 – RDIS activities	Subject to	
(1) Any activity that does not comply with any part of MPZ R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and <u>where relevant</u>, its ability to function effectively as mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. Notification: Applications under MPZ-R2-RDIS (1) will not be notified.	- Delete matter of discretion (c). Effects on the ability of the site to provide for traditional uses is not a matter a resource management plan should concern itself with. If mana whenua within a Māori Purpose Zone want to provide for modern cultural uses that reflect their values, whether any residual 'traditional uses' are sufficiently retained is not an appropriate assessment criteria for the district council. It interferes with our rangatiratanga. For Waitetoko Marae, decisions will always centre on what is best for the Marae, acknowledging its cultural significance and enduring reservation status. - Amend matter of discretion (d). Whether the MPZ is, or becomes, a mixed-use site will depend on the activities proposed. Some sites will be solely papakāinga, for example.

MPZ- STANDARDS

MPZ- Rural	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	15% 40% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings. This standard does not apply to: - Marae buildings - Rainwater collection tanks.	The PC47 material does not provide reasoning as to the bases for the 15% figure for maximum combined coverage. We are concerned that it will inadvertently restrict activity on the zone when its intention is to be more permissive. We seek a higher percentage that is informed by the critical issues relating to more enabling zoning activity such as density and setbacks. For the purpose of identifying a figure, propose 40%

MPZ- Rural	Proposed Standard	Amendments sought
	iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	(acknowledging this is for a zone rather than an individual allotment as per the General Rural Zone). We propose this figure, acknowledging our reading of some of the other figures in the standard (such as for business activities) are proposed to be 15% of the total maximum area of the MPS, the result of which would be to narrow the activities on a single MPS rather than provide for a mixed use zone as intended. We are open to discussing this with the Council and in this regard, also seek any consequential amendments necessary to support clarity to the Plan.
S2 – Outdoor Living Spaces	N/A	
S3 – Maximum Height to Boundary	N/A	
S4 – Maximum Building Height	No building or structure shall exceed a height of 12m <u>Exception: pouwhenua, antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, open balustrades and architectural features (e.g. finials, spires, parapets) provided these do not exceed the height limit by more than 3m measured vertically.</u>	Add additional exceptions.
S5 – Minimum Building Setbacks from MPS boundary	15m <u>5m</u> from the MPS boundary. Exception: Waharoa <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	15m unnecessarily constrains the use of land within the MPS. Other MPZ Zones, such as the New Plymouth District Plan, proposed only a 5m setback. - Add additional exceptions.
S6 – Number of Dwellings per MPS	15 per MPS	Maximum combined coverage and minimum setback requirements will necessarily constrain the number of dwellings. There is no need for this number, which may unduly limit what is achievable on an MPS when the intention of the zoning is to be more permissive.

MPZ- Rural	Proposed Standard	Amendments sought
S7 – Business Activities	The maximum gross area of these activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	We note out comments in relation to S1 – Maximum Combined Coverage above, and record that there is a lack of clarity about how S7 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	We note out comments in relation to S1 (Maximum Combined Coverage) above, and record that there is a lack of clarity about how S8 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.

MPZ- Urban	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	60% of the total area <u>capable of reasonable use</u> of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings. This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	Amend - We note that, where development is not possible on an area because of additional overlays such as flooding, inclusion of that area in the MPS would inadvertently constrain the effectiveness of the MPS. We seek an amendment to refer to the 'total area of that MPS capable of reasonable use'.
S2 – Outdoor Living Spaces	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.	-
S3 – Maximum Height to Boundary	No building or structure shall project beyond a 45-degree recession plane measured from a point	-

MPZ- Urban	Proposed Standard	Amendments sought
	2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines)	
S4 – Maximum Building Height	No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).	Support on the basis is comparable to the GRZ building height.
S5 – Minimum Building Setbacks from MPS boundary	5m from the front boundary of the MPS 1.5m from all other boundaries of the MPS	Add additional exceptions.

MPZ- Urban	Proposed Standard	Amendments sought
	Exception: <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	
S6 – Number of Dwellings per MPS	N/A	
S7 – Business Activities	The maximum gross area of Commercial and Home Business activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.	-
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings	-

MPZ OTHER PLAN MATTERS

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

Amendment sought – Any consequential amendments necessary to ensure the integrity, intent and effect of the MPZ Zone is not undermined by the applicable matters in the balance of the Plan.



Contact Energy Limited
Submissions on Plan Change 47
to the Taupō District Plan
Māori Purpose Zone

Date: 19 March 2026

To: Taupō District Council

Submitter: Contact Energy Limited

Address for service: C/- Mitchel Daysh Limited
PO Box 1307
HAMILTON 3240
Attention: Mark Chrisp

Contact details: **E** mark.chrisp@mitchelldaysh.co.nz
M +64 27 475 8383

- Contact Energy Ltd (Contact) wishes to be heard in support of this submission.
- Contact could not gain an advantage in trade competition through this submission.
- If others make a similar submission, Contact would consider presenting a joint case with them at any hearing.

1. INTRODUCTION

- 1.1. Contact Energy Limited (**Contact**) welcomes the opportunity to submit on Proposed Plan Change 47 (**PC47**) to the Taupō District Plan.

2. CONTACT ENERGY LIMITED

- 2.1. Following the recent acquisition of Manawa Energy (formerly TrustPower), Contact owns and operates 38 power stations across the country and currently produces 97% of its electricity from renewable hydro and geothermal resources.
- 2.2. Contact is New Zealand's largest producer of renewable electricity from geothermal resources with the operation of its Wairākei A & B Power Station, Wairākei Binary Plant, Poihipi Road, Te Mihi, Ohaaki, Te Huka and Tauhara Power Stations (all located in the Taupō District).

3. SUBMISSION

- 3.1. Contact supports the creation of the Māori Purpose Zone in the locations which are proposed in PC47. The primary reason for supporting the proposed Māori Purpose Zone is that the locations proposed for the zone will provide for the outcomes that the zone seeks to achieve in terms of providing for Māori development aspirations, but equally importantly, will be located well away from existing and consented renewable electricity generation activities on, and in the vicinity of, Development Geothermal Systems. The latter will ensure the avoidance of reverse sensitivity effects by avoiding a situation whereby incompatible activities are located in close proximity to one another.
- 3.2. There are more than 20 power stations in the Taupō District making renewable electricity generation one of the most significant activities in the Taupō District. The ongoing operation of existing renewable electricity generation activities and the development of additional renewable electricity generation capacity is one of the most important resource management issues facing the country (and the planet) in order to address climate change by decarbonising the economy.

4. RELIEF SOUGHT

- 4.1. Contact seeks the following relief:

Approve PC47 in relation to the creation of Māori Purpose Zones in the locations proposed in PC47 being well away from existing and consented renewable electricity generation activities on, and in the vicinity of, Development Geothermal Systems.

Dated: 19 March 2026

Contact Energy Limited by its duly authorised agent:

Mitchell Daysh Limited



Mark Chrisp

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Bronson

Last name: Perich

Preferred method of contact Email

Postal address: 218 Tamamutu Street, Taupō, New Zealand, 3330

Email: bperich@gmail.com

Daytime Phone: 0224327752

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

Māori Purpose Zone Submission

My name is Bronson Eruera Perich. I am descendant of Tia, Kurapoto, Tūwharetoa i te Aupōuri, Rauhoto, Te Urunga, Tamamutu, Tūtetawhā and Tūrangitukua.

This statement is based on the following premises:

- I. Total and unreserved support for the Nukuhau Pā submission on MPZ.
- II. The complexities of whenua Māori, with their historical, commercial, political and cultural context mean a **“one size fits all”** approach such as MPZs are not fit-for-purpose in the Taupō

How this submission supports the Nukuhau Pā submission

I have written this statement of my free volition and free will. However, many of the themes in this submission are somewhat reflected in the Nukuhau Pā submission. The parallels are explained below.

1. Ineffectual consultation process on the part of TDC with hapū, marae and Māori landowners
2. MPZs are the proposal of an awkward marriage between Māori Purposes and Local Government planning policy
3. Imposing a top-down policy on Māori landowners would mean that while some whānau, hapū and landowners could benefit, it may do more harm than good
4. TDC already has access to various governance and management entities. Engagement and support with and for those entities needs to increase.

Expanding on those parallels to define my position

Point 1 - Ineffectual consultation process on the part of TDC with hapū, marae and Māori landowners

While I acknowledge that council hired Mr Rowan Sapsford to engage with hapū on MPZs I do not believe his engagement with the Hikuwai Hapū has been effective. He was given an impossible task. Sending a tauiwi to do the work of tangata whenua is a fool's errand at best and a disaster at worst. TDC needs to change their mantra from, “Consulting with the natives,” to one of partnership and unity.

Recommendation 1

That Council engagement with hapū and landblock owners and governors on the premise of receiving proposals, building working relationships and achieving positive outcomes.

Point 2 - MPZs are the proposal of an awkward marriage between Māori Purposes and Local Government planning policy

I call it an awkward marriage because the current relationship between TDC, land owners and their governance entities is patchy and inconsistent. MPZs will not resolve this.

Recommendation 2

Invite Māori Landowners, their governors along with hapū and whānau to create their own development and structure plans. Support and fund as necessary.

Point 3 - Imposing a top-down policy on Māori landowners would mean that while some whānau, hapū and landowners could benefit, it may do more harm than good

Ngāti Tūwharetoa has 25 marae in the jurisdiction of TDC. It would be dangerous to assume what could work for one marae and their hapū would work for the rest.

Recommendation 3

Is to action Recommendation 2 as soon as possible.

Point 4 - TDC already has access to various governance and management entities. Engagement and support with and for those entities needs to increase.

We do not need to reinvent the wheel. There are perfectly good wheels that are just waiting to be fully utilised. We already have:

- A. Te Kaupapa Kaitiaki – a values-based, catchment-level framework that sets cultural objectives and expectations for development
- B. Te Kōpū Kānapanapa – intended to support stronger iwi and hapū involvement in planning processes
- C. Joint Management Arrangements (JMA) under the Waikato River Settlement – intended to formalise partnership between Council and iwi in decision-making

Recommendation 4

Is to implement these existing kaupapa on the ground to the fullest as soon as possible.

Conclusion

Let Tūwharetoa create its own solutions to realise its land aspirations. We do not need a new policy, we need a bureaucracy that understands our needs and is ready to act.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Maia

Last name: Wikaira

Preferred method of contact Email

Postal address: 301 State Highway 1, Tauranga Taupō, Tūrangi, New Zealand, 3382

Email: maia@whaialegal.co.nz

Daytime Phone: 0276467797

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

19 March 2026

Taupō District Council
67 Horomatangi Street
TAUPŌ

Tēnā koe,

**WIKAIRA WHĀNAU SUBMISSION ON PROPOSED PLAN CHANGE 47 MĀORI PURPOSE ZONE –
TAUPŌ DISTRICT PLAN**

This submission is made on behalf of the Wikaira Whānau in relation to Proposed Plan Change 47 – Māori Purpose Zone to the Taupō District Plan (**PC47**).

We are owners of the following properties included in PC47 as follows:

- MPS-3: State Highway 1 Turangi, PT Tauranga Taupo 2B2L41 (Urban)
- MPS-4: 301 State Highway 1, Tūrangi, Taupō 2B2L22 (Urban)

They are included as a result of our participation in pre-consultation on PC47.

We support the intent of the Māori Purpose Zone, to recognise and provide for the relationship of Māori with our ancestral lands, 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.

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:

- 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
- a 2016 plan effectiveness review identified that the ODP does not effectively recognise and provide for the importance of marae and papakāinga or the importance of ancestral lands.

We have aspirations for our whānau whenua that accord with the purpose of the Māori Purpose Zoning, to “assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District”.

We therefore submit in **support** of PC47, including proposed MPS-3 and MPS-4 on the associated planning maps, subject to the amendments outlined in the below table. This table has been developed together with our whanaunga who are also seeking the application of MPZ zoning to their sites. The amendments are proposed because a number of the PC47 objectives, policies, rules and standards require amendment to ensure the zone genuinely enables use and development of Māori land, and does not place unnecessary burden on our land blocks and that of other Māori Purpose Zones. They are also proposed to provide clarity to uncertain provisions.

I am the key contact for this submission and can be contacted at maia@whaialegal.co.nz.

I roto i ngā mihi,
Maia Wikaira

PROPOSED AMENDMENTS TO PC47

In addition to the below amendments, we seek **any consequential amendments** necessary to give effect to the integrity, intent and effect of the below submission points.

Introduction	Amendments sought
The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that specifically meet Māori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, we suggest it is used here in addition to, or in lieu of, tangata whenua.
This zone <u>is one way that the Plan</u> recognises and provides for the relationship of Māori with their ancestral lands, water, sites, waahi tapu, and other taonga.	Amend. 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. We also suggest an expansion to the full section 6(e) text.
The zone enables tangata whenua/ <u>mana whenua</u> to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.	Include mana whenua consistent with above reasoning.
District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.	-
The Māori Purpose Zone is mapped on the district planning maps.	-
Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ	-
MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori <u>Land</u> Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.	The statute is called the Te Ture Whenua Māori Act 1993.

MPZ OBJECTIVES

Objectives	Submission Detail	Amendments sought
MPZ-O1	The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.	-
MPZ-O2	<u>Activities</u> that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/ <u>mana whenua</u> with their ancestral lands.	Include mana whenua consistent with above reasoning.
MPZ-O3	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Māori Purpose Zone to: 1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu; 2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors); 3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and 4. avoid, remedy or mitigate adverse effects of activities.	Amend to include “rights and” in the chapeau, to properly reflect the duality of Māori interests.
MPZ-O4	Māori <u>Purpose Activities</u> and the comprehensive, coordinated and efficient development <u>and use</u> of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	Amend to clearly emphasise use as well as development.

MPZ POLICIES

Policy	Submission detail	Amendments sought
MPZ-P1	Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to: 1. Māori purpose activities; 2. Māori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities;	Amend to include hauora and social services.

Policy	Submission detail	Amendments sought
	6. <u>hauora, social services and</u> educational facilities; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	
MPZ-P2	Recognise and provide for the role, character and function of different Māori Purpose Zones including those located within rural and urban settings.	-
MPZ-P3	Manage the scale, character and intensity of activities within a MPZ to ensure that they are compatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P4	Manage activities that are potentially compatible with the purpose, function and predominant character of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone having regard to whether: 1. the purpose of the activity assists tangata whenua/<u>mana whenua</u> to achieve MPZ-O1 - MPZ-O4; 2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs; 3. there is adequate existing and/or planned infrastructure to service the activity; 4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated; 5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated; 6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site; 7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard. <u>Potentially compatible activities include:</u> 1. <u>industrial activities;</u> 2. <u>primary production (excluding agricultural, pastoral and horticultural activities);</u> 3. <u>rural industry;</u> 4. <u>rural transport activities;</u> 5. <u>commercial service activities;</u> 6. <u>supermarkets;</u> 7. <u>large format retail activities;</u>	We have added text from the comparable policy in the New Plymouth District Plan Māori Purpose Zone chapter here (save for the reference to “oil and gas activities”, which is unique to that district). Doing so makes supports 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”.

Policy	Submission detail	Amendments sought
	8. <u>integrated retail activities; and</u> 9. <u>entertainment and hospitality activities.</u>	
MPZ-P5	Avoid land use and development which is incompatible with the purpose, function and character of the Māori Purpose Zone.	-
MPZ-P6	Recognise and provide for those activities in Māori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Remove. No other zones have this elevated expectation on the recognition and provision for proposed activities. The policy inadvertently places expectation on enhancement of natural environment including freshwater, creating disproportionate burden on mana whenua whose land is subject to MPZ compared to other zones.

MPZ RULES

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

	e) Is not identified as a CON; or RDIS, DIS or NC activity within the MPZ, <u>there being no DIS or NC MPZ activities.</u>	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).
MPZ-R2 – RDIS activities	Subject to	
(1) Any activity that does not comply with any part of MPZ R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and <u>where relevant</u>, its ability to function effectively as mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. Notification: Applications under MPZ-R2-RDIS (1) will not be notified.	- Delete matter of discretion (c). Effects on the ability of the site to provide for traditional uses is not a matter a resource management plan should concern itself with. If mana whenua within a Māori Purpose Zone want to provide for modern cultural uses that reflect their values, whether any residual 'traditional uses' are sufficiently retained is not an appropriate assessment criteria for the district council. It interferes with our rangatiratanga. For Waitetoko Marae, decisions will always centre on what is best for the Marae, acknowledging its cultural significance and enduring reservation status. - Amend matter of discretion (d). Whether the MPZ is, or becomes, a mixed-use site will depend on the activities proposed. Some sites will be solely papakāinga, for example.

MPZ- STANDARDS

MPZ- Rural	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	15% 40% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings. This standard does not apply to: - Marae buildings - Rainwater collection tanks.	The PC47 material does not provide reasoning as to the bases for the 15% figure for maximum combined coverage. We are concerned that it will inadvertently restrict activity on the zone when its intention is to be more permissive. We seek a higher percentage that is informed by the critical issues relating to more enabling zoning activity such as density and setbacks. For the purpose of identifying a figure, propose 40%

MPZ- Rural	Proposed Standard	Amendments sought
	iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	(acknowledging this is for a zone rather than an individual allotment as per the General Rural Zone). We propose this figure, acknowledging our reading of some of the other figures in the standard (such as for business activities) are proposed to be 15% of the total maximum area of the MPS, the result of which would be to narrow the activities on a single MPS rather than provide for a mixed use zone as intended. We are open to discussing this with the Council and in this regard, also seek any consequential amendments necessary to support clarity to the Plan.
S2 – Outdoor Living Spaces	N/A	
S3 – Maximum Height to Boundary	N/A	
S4 – Maximum Building Height	No building or structure shall exceed a height of 12m <u>Exception: pouwhenua, antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, open balustrades and architectural features (e.g. finials, spires, parapets) provided these do not exceed the height limit by more than 3m measured vertically.</u>	Add additional exceptions.
S5 – Minimum Building Setbacks from MPS boundary	15m 5m from the MPS boundary. Exception: Waharoa <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	15m unnecessarily constrains the use of land within the MPS. Other MPZ Zones, such as the New Plymouth District Plan, proposed only a 5m setback. - Add additional exceptions.
S6 – Number of Dwellings per MPS	15 per MPS	Maximum combined coverage and minimum setback requirements will necessarily constrain the number of dwellings. There is no need for this number, which may unduly limit what is achievable on an MPS when the intention of the zoning is to be more permissive.

MPZ- Rural	Proposed Standard	Amendments sought
S7 – Business Activities	The maximum gross area of these activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	We note out comments in relation to S1 – Maximum Combined Coverage above, and record that there is a lack of clarity about how S7 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	We note out comments in relation to S1 (Maximum Combined Coverage) above, and record that there is a lack of clarity about how S8 is intended to interact with S1. We therefore raise that consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.

MPZ- Urban	Proposed Standard	Amendments sought
S1 – Maximum Combined Coverage	60% of the total area <u>capable of reasonable use</u> of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings. This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	Amend - We note that, where development is not possible on an area because of additional overlays such as flooding, inclusion of that area in the MPS would inadvertently constrain the effectiveness of the MPS. We seek an amendment to refer to the 'total area of that MPS capable of reasonable use'.
S2 – Outdoor Living Spaces	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.	-
S3 – Maximum Height to Boundary	No building or structure shall project beyond a 45-degree recession plane measured from a point	-

MPZ- Urban	Proposed Standard	Amendments sought
	2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines)	
S4 – Maximum Building Height	No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).	Support on the basis is comparable to the GRZ building height.
S5 – Minimum Building Setbacks from MPS boundary	5m from the front boundary of the MPS 1.5m from all other boundaries of the MPS	Add additional exceptions.

MPZ- Urban	Proposed Standard	Amendments sought
	Exception: <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe</u> <u>Buildings that share a common wall along the boundary.</u>	
S6 – Number of Dwellings per MPS	N/A	
S7 – Business Activities	The maximum gross area of Commercial and Home Business activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.	-
S8 - Community uses (includes education, spiritual and health facilities).	The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings	-

MPZ OTHER PLAN MATTERS

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

Amendment sought – Any consequential amendments necessary to ensure the integrity, intent and effect of the MPZ Zone is not undermined by the applicable matters in the balance of the Plan.

PC 47 Māori Purpose Zone (2026)



Submitter Details

Submission Date: 23/03/2026
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Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

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

Yes

Additional requirements for hearing:

20 March 2025

Julie Gardyne
Chief Executive
Taupo District Council
Private Bag 2005
Taupo 3352

BY EMAIL: districtplan@taupo.govt.nz

RE: Submission on Proposed District Plan Change 47 – Māori Purpose Zones

Tēnā Koe Julie,

1. Introduction

Te Kotahitanga o Ngāti Tūwharetoa (TKNT) welcomes the opportunity to provide feedback on Proposed Plan Change 47 (Māori Purpose Zones).

TKNT provides strategic leadership on behalf of Ngāti Tūwharetoa in relation to the implementation of *Te Kaupapa Kaitiaki*, as provided for through the Ngāti Tūwharetoa Claims Settlement Act 2018. Through this role, TKNT supports the exercise of **mana whakahaere and kaitiakitanga by hapū across the Taupō catchment** and works in partnership with local authorities through Te Kōpu ā Kānapanapa.

This submission is made from a **system-level perspective**, reflecting the collective aspirations of Ngāti Tūwharetoa as expressed through:

- Te Kaupapa Kaitiaki
- the Te Kaupapa Kaitiaki Implementation Plan (2025)
- the TKNT Taiao Roadmap (Te Ara Taiao)
- and the broader settlement and statutory framework

2. Statutory and Strategic Context

Te Kaupapa Kaitiaki is the recognised framework for guiding environmental, social, cultural and economic decision-making across the Taupō catchment. It:

- sets out the *vision, objectives and outcomes* for the catchment

- is intended to be *recognised and provided for in statutory plans*, including the Taupō District Plan
- and requires *particular regard in local authority planning and decision-making*

The vision is clear:

A healthy Taupō catchment that sustains the whole community and is managed in a manner that reflects Ngāti Tūwharetoa tikanga

Importantly, Te Kaupapa Kaitiaki is not simply a values statement. It is a *decision-making framework*, grounded in:

- mana whakahaere
- kaitiakitanga
- integrated catchment management
- tikanga and mātauranga Māori
- intergenerational responsibility

The Implementation Plan (2025) and TKNT Taiao Roadmap further clarify that achieving this vision requires:

- *hapū-led decision-making at place*
- *tikanga-based frameworks for engagement and coordination*
- *integration of mātauranga Māori alongside technical planning systems*
- and *structural change in how planning systems operate*, not just improved consultation

3. Overall Position on Plan Change 47

TKNT supports the intent of Plan Change 47 to better recognise Māori land and enable development aligned with Māori aspirations.

However, in its current form, Plan Change 47 does *not yet give sufficient effect to Te Kaupapa Kaitiaki*.

Specifically, the plan:

- largely retains a *conventional planning framework*
- positions Māori values as something to be “considered”, rather than *structurally embedded*

- and does not adequately provide for *hapū-led planning and decision-making*

As a result, there is a risk that:

- Māori Purpose Zones become *overlay mechanisms within a Western planning system*, rather than
- *expressions of tikanga-based planning frameworks led by hapū*

4. Key Issues

4.1 Lack of Structural Alignment with Te Kaupapa Kaitiaki

While cultural values are acknowledged, the plan does not demonstrate how:

- Te Kaupapa Kaitiaki will *actively guide zoning, design, infrastructure, and land use decisions*
- or how its *objectives and outcomes will be implemented in practice*

Te Kaupapa Kaitiaki requires:

- integrated catchment-based thinking
- recognition of the interrelationship between land, water, biodiversity and people
- protection of mauri and taonga
- and development that does not compromise the health of the taiao

These are not clearly embedded in the operative provisions.

4.2 Insufficient Provision for Hapū-Led Decision-Making

A consistent theme across Te Kaupapa Kaitiaki and its implementation framework is the need for:

- *hapū to exercise kaitiakitanga at place*
- and to be involved in *decision-making, not just consultation*

Current provisions:

- do not clearly enable *hapū-led planning pathways*
- do not define where *decision-making authority sits*
- and do not support the *devolution of kaitiakitanga responsibilities to hapū and marae*, as envisioned in the TKNT Roadmap

4.3 Engagement Model Remains Consultation-Based

The plan largely reflects a:

- notification and consultation model

This is inconsistent with:

- Te Tiriti-based partnership expectations
- Te Kaupapa Kaitiaki
- and the Implementation Plan direction

Hapū expectations are clear:

- engagement must be *early, ongoing, and resourced*
- and must enable *co-design and shared decision-making*, not post-design feedback

4.4 Limited Integration of Mātauranga Māori

The plan does not adequately provide for:

- mātauranga Māori as a *legitimate and leading knowledge system*
- or for its integration into:
 - environmental monitoring
 - design frameworks
 - infrastructure planning

The Implementation Plan emphasises:

- mātauranga Māori as a *core decision-making framework*, not an adjunct input

4.5 Absence of Clear Implementation Mechanisms

There is limited clarity on:

- how provisions will translate into *on-the-ground outcomes*
- how alignment with Te Kaupapa Kaitiaki will be *measured*
- or how *council actions will be reconciled with iwi frameworks*

As previously signalled by TKNT, implementation must:

- clearly identify *where authority sits*

- map council actions against iwi frameworks
- and demonstrate that outcomes are genuinely being delivered

5. Recommendations

TKNT recommends that Plan Change 47 be amended to:

5.1 Embed Te Kaupapa Kaitiaki as a Foundational Framework

- Explicitly recognise Te Kaupapa Kaitiaki as a *guiding framework for Māori Purpose Zones*
- Require decision-making to *give effect to its vision, objectives and outcomes*

5.2 Enable Hapū-Led Planning and Decision-Making

- Provide for *hapū-led development pathways*, particularly on Māori land
- Recognise *mana whakahaere and ahi kā at place*
- Support *devolution of decision-making where appropriate*

5.3 Shift from Consultation to Partnership

- Require *early and ongoing engagement*
- Provide for *co-design processes*
- Align with Te Tiriti partnership expectations

5.4 Integrate Mātauranga Māori

- Require incorporation of mātauranga Māori in:
 - environmental assessment
 - monitoring
 - design and planning processes

5.5 Align with Te Kaupapa Kaitiaki Implementation Framework

- Recognise the role of:
 - Te Kōpu ā Kānapanapa
 - TKNT Taiao Roadmap (Te Ara Taiao)
 - the Implementation Plan
- Provide mechanisms to:

- align council planning with these frameworks
- assess whether implementation is delivering intended outcomes

6. Conclusion

Te Kotahitanga o Ngāti Tūwharetoa supports the direction of Plan Change 47 but considers that further refinement is required to ensure it:

- genuinely gives effect to Te Kaupapa Kaitiaki
- enables hapū-led kaitiakitanga in practice
- and reflects a true partnership approach

This is not a matter of refinement alone.

It is a matter of ensuring that the planning framework:

- moves beyond accommodation of Māori values
- and instead enables a system where those values *actively shape outcomes*

TKNT looks forward to continuing to work with Taupō District Council to achieve this.

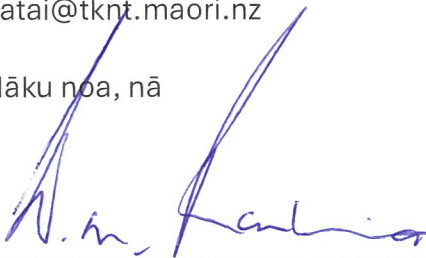
7. Hearing

TKNT wishes to be heard in support of this submission.

8. Contact

Te Kotahitanga o Ngāti Tūwharetoa
patai@tknt.maori.nz

Nāku noa, nā



Wiari Rauhina

Tiamana

Te Kotahitanga o Ngāti Tūwharetoa