

BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Change 47:
Māori Purpose Zone

Application By: Taupō District Council

Section 42A of the RMA Report BY

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Dated: 26 May 2026

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1 Preamble

1. The purpose of this s42A Report is to recommend to the Hearings Panel whether PC47 as notified, or amended by submissions, will better meet the purpose of the Resource Management Act 1991 compared to the existing provisions.
2. This report is prepared under s42A of the Resource Management Act 1991. It has been prepared at the request of Taupō District Council (TDC) in relation to Plan Change 47 – Māori Purpose Zone (PC47).
3. This report has been developed collaboratively by two separate authors being Rowan Sapsford and Hilary Samuel.

Rowan Sapsford

4. My full name is Michael Rowan Sapsford. I am a Director of ROAM Consulting in Taupō. I have held this position since 2018.
5. I hold a Bachelor of Resource and Environmental Planning (Massey University 1998) and a Post Graduate Diploma in Rural Studies - Natural Resource Management (Massey University 1998). I have been employed in the practice of planning and resource management both in Aotearoa New Zealand and overseas for some 25 years. This experience includes working as a Senior Planner and Team Leader Environmental Policy at TDC from 2004 to 2011.
6. I was commissioned by TDC to assist with the development of PC47. I have worked on the plan change since 2023, including leading the engagement process and developing the plan change and associated Section 32 document. Recently I assisted with summarising the submissions and developing this Section 42A report.

Hilary Samuel

7. My full name is Hilary Mary Samuel, and I am a Senior Policy Advisor in the Policy Team at TDC. I hold the qualification of Bachelor of Resource and Environmental Planning, with First Class honours from Massey University. I have twenty-four years of planning and resource management experience including policy and strategy development, project management, process management of private and Council led district plan changes growth and spatial planning and preparation of evidence for hearings.
8. For the past seven years my primary role has been project managing the review of the Taupō District Plan.

1.1 Code of Conduct

9. We confirm that we have read and are familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. Our qualifications as experts are set out above. Other than where we state that we are relying on the advice of another person, we confirm that the issues addressed in this statement of evidence are within our area of expertise. We have not omitted consideration of material facts known to us that might alter or detract from the opinions that we express.

1.2 Legal Advice

10. In preparing this report we have relied on legal advice of Mr James Winchester as it relates to submissions on MPS-1.

1.3 Scope / Purpose of Report

11. This report has been prepared in accordance with Section 42A of the Resource Management Act to:
 - assist the Hearings Panel in making their recommendations on the submissions and further submissions on the Proposed District Plan; and
 - provide submitters with an opportunity to see how their submissions have been evaluated and the recommendations being made by officers, prior to the hearing.
12. This report responds to submissions on PC47 - Māori Purpose Zones.
13. We have provided a recommendation to assist the Hearings Panel on the submissions and further submissions to the MPZ chapter (Appendix 1) and have also provided a track change version (Appendix 2).

2 Introduction

14. In July 2025, the Government issued a media release advising that legislation (Plan Stop legislation) was to be introduced preventing Councils from undertaking District Plan reviews and requiring the withdrawal of all proposed plans that were not at the hearings stage. Some Plan Changes met the criteria for an automatic exemption to the Plan Stop legislation, but others that were considered to support the Government's priorities in areas like housing were eligible to be considered through – and subject to – an exemption process.
15. TDC applied for an exemption for PC47 on 26 August 2025 and received an exemption to continue this proposed Plan Change from the Government on 3 December 2025, along with full exemptions for proposed Plan Changes 48 (Designations) and 49 (Minor Corrections).
16. PC47 was notified on 19 February 2026 in accordance with s74 of the RMA, and submissions were open until 19 March 2026. Further submissions opened and closed on 16 April 2026 and 30 April 2026, respectively.
17. The timeline for preparing this plan change is set out in the Section 32 document.
18. The current district plan (ODP) became fully operative in 2007. The Council is required to commence a review of those provisions in the district plan that have not been reviewed in the last 10 years, pursuant to s79 of the RMA.
19. There is no Māori Purpose Zone in the ODP. PC47 would introduce a new zone into the ODP.
20. This report analyses and responds to submissions received on those provisions as proposed in PC47.

2.1 Structure of this S42A Report

21. For efficiency and in accordance with Clause 10(3) of the First Schedule of the RMA, the following evaluation has been undertaken on an issues-based approach, however individual submission responses can be found in Appendix 1.
22. The evaluations provided should be read in conjunction with the summaries of submissions and the submissions themselves.
23. Appendix 1 of this report contains a schedule of all PC47 submission points and associated further submissions. The officers' recommended response is identified for each of those submission points.
24. Appendix 2 contains a running text version of PC47 that sets out the officers' recommended amendments showing the recommended changes to PC47 because of submissions. Recommended additions are shown

as underlined text as follows: new text. Recommended deletions are shown as struck through text as follows: ~~deleted text~~. Each change is footnoted with the corresponding submission point associated with the change.

3 Statutory Considerations

3.1 Statutory Requirements

25. Before a plan change can be incorporated into a district plan it must fulfil several statutory requirements set down in the RMA, including matters provided for in:
- a) Part II, comprising Section 5, Purpose and Principles of the Act; Section 6, Matters of National Importance; Section 7, Other Matters; and Section 8, Treaty of Waitangi;
 - b) Section 31, Functions of Territorial Authorities;
 - c) Section 32, Duty to consider alternatives, assess benefits and costs;
 - d) Section 74, Matters to be considered by territorial authorities; and
 - e) Section 75, Contents of district plans.
26. The statutory requirements under the RMA for each aspect of the Plan Change have been summarised in the s32 Report and are only referenced within this report. Analysis of the degree to which PC47 is consistent with the relevant provisions listed above is undertaken within the body of the s32 report and in the concluding statements as considered necessary.
27. The purpose of this s42A assessment is to determine whether the provisions of PC47 should be confirmed, amended, or deleted, after consideration of the alternative provisions sought in submissions.

3.1.1 Section 32AA Matters

28. This report is structured by reference to identified key issues to evaluate and provide reasons for the recommended decisions on similar matters raised in submissions. An evaluation is required under s32AA of the RMA for any recommended changes to the Plan Change.
29. A further evaluation under section 32AA is conducted for every provision proposed for material amendment, taking into account the following relevant considerations.
- Whether the amended objectives are the best way to achieve the purpose of the RMA.
 - The reasonably practicable options for achieving those objectives.
 - The environmental, social, economic, and cultural benefits and costs of the amended provisions.
 - The efficiency and effectiveness of the provisions for achieving the objectives.
 - The risk of acting or not acting where there is uncertain or insufficient information about the provisions.
30. The s32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.

3.1.2 Procedural Matters

31. No site visits or pre-hearing meetings were considered necessary in respect to PC47.
32. Several meetings and discussions were held with Submitter 14, Maia Wikaira on behalf of The Titari, Rangipoia and Rea Whānau. These discussions focused around additional areas within Kohineheke Reserve that the whanau wished to be rezoned as MPZ and the general status of the land under the Te Ture Whenua Māori Act 1993. These discussions occurred as follows:
 - 23 April 2026 – phone conversation regarding area that was not mapped as part of PC47
 - 28 April 2026 – online meeting regarding areas that were not mapped as part of PC47.
 - 19 May 2026 – email regarding land status of Kohineheke Reserve.
33. A prehearing meeting was offered to Submitter 10- Nukuhau Pa, Ngati Rauhoto - Ngati Te Urunga, to discuss their submission. This offer was declined by the submitter, and the meeting did not take place.
34. No late submissions were received.

4 Consideration of Submissions Received

35. PC47 was notified on 19 February 2026 for a period of 20 working days. Submissions closed at 4:30pm on Thursday, 19 March 2026. A total of 18 submissions, consisting of 149 submission points, were made on PC47.
36. Submissions were received from landowners, iwi groups, individuals and infrastructure and energy providers. A full list of submissions and further submissions on PC47 is contained in Appendix 1 – Submissions. Appendix 1 also contains the officers' recommendation for each submission.
37. There are several submissions in support of the provisions that form PC47. In all cases the support of these submissions is noted and generally accepted. There are situations where the provision supported is recommended for change. In such cases the submissions in support are accepted in part given the recommended changes to the supported provisions.
38. Appendix 1 contains a schedule of all submissions received on PC47 and any associated further submissions. The schedule also sets out the officers' recommendations to Accept, Accept in Part or Reject each submission and the reason given.
39. On review of the submissions several Key Issues have been identified. These are matters that have been raised by several submitters and generally challenge or question some of the key principles that underlie PC47. Responses to these key issues are set out below. They are also referenced in the officers' recommendations for relevant submission points in Appendix 1. Where changes have been identified as a result of consideration of these key issues, they are set out or referred to under each issue. All changes to PC47 recommended by officers, including those not relating to Key Issues, are shown in the PC47 Hearing Text document contained in Appendix 2.

4.1 Plan Change 47 Purpose

40. The Taupō District Council has initiated PC47 to introduce a Māori Purpose Zone into the ODP. The purpose of the plan change is to provide a planning framework that better enables the use and development of land in a manner that responds to the social, cultural, environmental and economic aspirations of Māori landowners and communities within the district.

41. The District Plan currently contains a range of conventional zoning mechanisms which have largely been developed around standard urban and rural land use patterns. While these zones provide for a wide range of activities, they do not always appropriately recognise the unique characteristics, aspirations, ownership structures and development patterns associated with Māori land. Submitters and landowners have identified that existing zones can create unnecessary barriers to papakāinga style development, cultural activities, collective land use models, and the integrated use of land for social, cultural and economic purposes.
42. Importantly, there is no statutory requirement under the Resource Management Act 1991 for the Council to establish a Māori Purpose Zone. However, the development of PC47 represents a proactive response to the strategic direction framework already embedded within the ODP. In particular, the plan change gives effect to, and assists in implementing, the objectives and policies of the Strategic Directions chapter which recognise the relationship of Māori with their ancestral lands, water, sites, wāhi tapu and other taonga, and support the ability of Māori communities to provide for their social, cultural and economic wellbeing.
43. The introduction of the MPZ therefore reflects a deliberate policy choice by Council to provide a more enabling and tailored planning framework where there is a demonstrated need and desire from landowners for such an approach. PC47 is intended to better align district plan provisions with the outcomes anticipated through the strategic directions of the ODP, while also recognising the distinct characteristics of Māori land and Māori community development patterns.
44. PC47 has not been developed as a district-wide rezoning exercise applying generally to all Māori land. Rather, it has been initiated in response to specific requests from landowners seeking a planning framework more suited to the intended use and development of identified land parcels. The provisions have therefore been developed having regard to the particular characteristics and aspirations associated with those sites, while also ensuring that the wider purpose and function of the District Plan is maintained.
45. This context is important in understanding the key issues discussed throughout this report, particularly Key Issue 1 relating to the appropriateness and rationale for establishing a Māori Purpose Zone and the extent to which the ODP should provide bespoke planning mechanisms to implement its strategic directions.

4.2 Key Issue 1 – Relationship with Higher Order Policies

46. Several submissions seek stronger or more explicit recognition of higher order documents, iwi planning documents, and Māori values frameworks within PC47. The submissions seek additional reference to documents such as Te Kaupapa Kaitiaki, iwi environmental management plans, tikanga-based planning principles, Te Mana o te Wai, and other strategic or cultural planning frameworks relevant to the Taupō District.
47. The submissions generally raise two related matters. The first is whether these higher order documents and principles were appropriately considered in the development of PC47. The second is whether the contents of those documents should be expressly repeated or restated throughout the MPZ provisions themselves.
48. In respect to the first matter, we are satisfied that the relevant statutory and non-statutory documents were appropriately considered through both the plan development process and the Section 32 evaluation process. The Section 32 report identifies that the development of the MPZ provisions was informed by a range of sources including:
 - Part 2 of the RMA;
 - the National Planning Standards;

- the Waikato Regional Policy Statement;
 - the Operative and Proposed Strategic Directions chapters of the Taupō District Plan;
 - engagement with iwi, hapū, Māori landowners and trustees;
 - tangata whenua values and aspirations identified through that engagement process; and
 - Iwi management plans and planning documents
 - wider strategic and cultural planning documents relevant to the district.
49. Section 3.8 of the Section 32 includes specific consideration of settlement and iwi legislation including Te Kaupapa Kaitiaki (Section 3.8.3).
50. Importantly, [Section 6 – Matters of Strategic Direction](#) of the ODP now forms part of the operative planning framework and provides district-wide strategic direction that must be taken into account in the development and implementation of all subsequent plan provisions, including PC47. Section 6.6 Tangata Whenua contains extensive direction relating to tangata whenua values, Māori land development, Te Tiriti o Waitangi principles, mātauranga Māori, kaitiakitanga, tikanga Māori, Te Mana o te Wai, and recognition of iwi and hapū relationships with ancestral land and taonga.
51. Strategic Direction 6.6 was specifically developed to:
- recognise and provide for the relationship of Māori with ancestral lands, water, sites, wāhi tapu and taonga;
 - support the exercise of mana whakahaere and kaitiakitanga;
 - enable development on Māori land;
 - recognise the importance of mātauranga Māori and tikanga Māori in land use planning and decision-making; and
 - recognise and provide for documents such as *Te Kaupapa Kaitiaki*.
52. Strategic Direction Policy TW-P1 specifically recognises the statutory role of Te Kaupapa Kaitiaki under the Ngāti Tūwharetoa Claims Settlement Act 2018. The inclusion of reference to Te Kaupapa Kaitiaki within the strategic directions mean that PC47 must “recognise and provide for” its vision, objectives, values and desired outcomes when preparing and reviewing planning documents. Those principles are now embedded within the operative District Plan framework and apply across the whole district not just Māori land.
53. Accordingly, we do not consider that PC47 needs to restate or duplicate the full suite of higher order strategic direction already contained within the operative Matters of Strategic Direction chapter. District Plans are intended to function as integrated planning documents where higher order objectives and policies provide district-wide direction, while more specific chapters and zones provide area or activity specific implementation frameworks. The MPZ provisions must therefore be read and applied together with the Matters of Strategic Direction chapter and the wider District Plan framework, rather than in isolation.
54. In our view, repeating the same strategic provisions, cultural principles, or higher order objectives throughout multiple chapters of the Plan would not represent efficient or effective plan drafting. It would create unnecessary duplication, increase plan complexity, and create potential inconsistency risks over time where

provisions are amended in one part of the Plan but not another. This is particularly relevant where district-wide objectives and policies already apply to the interpretation and implementation of the MPZ provisions.

55. This approach is consistent with established plan drafting practice and with the framework promoted through the National Planning Standards. The Matters of Strategic Direction chapter exists specifically to provide overarching guidance that informs subsequent zone, subdivision, infrastructure, natural environment, and activity-based provisions. The role of PC47 is therefore not to recreate the Matters of Strategic Direction chapter within the MPZ provisions, but rather to implement and give effect to those strategic directions through an appropriate zoning and regulatory framework for identified Māori land.
56. The Section 32 process for PC47 also identifies this relationship. The Section 32 evaluation notes that the MPZ framework has been developed in response to the strategic directions and the wider district planning framework, including recognition of tangata whenua values, Māori land development, integrated management, and cultural outcomes. In that respect, the MPZ provisions are an implementation mechanism for the strategic direction already established through the District Plan, rather than a standalone strategic framework.
57. Importantly, the existence of district-wide strategic direction does not diminish the relevance of those documents or principles in resource consent decision-making. The operative Strategic Directions chapter must still be considered in the assessment of resource consent applications, plan changes, and wider planning processes. The MPZ provisions will therefore continue to be interpreted and applied within the context of:
- the Strategic Directions chapter;
 - the tangata whenua objectives and policies;
 - Te Mana o te Wai provisions;
 - recognition of mātauranga Māori and tikanga Māori;
 - iwi and hapū relationships with ancestral land and water; and
 - relevant statutory acknowledgements and settlement legislation.
58. Accordingly, while acknowledging the intent of the submissions seeking stronger recognition of higher order documents and iwi planning frameworks, we consider that the operative District Plan already contains substantial strategic direction addressing these matters. In our view, the notified approach appropriately relies on and implements that existing strategic framework rather than unnecessarily duplicating it throughout the MPZ chapter. This represents a more efficient, coherent, and integrated planning approach and is consistent with the structure and intent of the District Plan as a whole.

4.3 Key Issue 2 - Purpose and Function of MPZ

59. A number of submissions raise questions about the purpose and function of the MPZ. These submissions approach the issue from different perspectives. Some submitters consider that the MPZ should be more enabling of a broader range and scale of development, including commercial, industrial, rural industry, tourism, service, and trust-enterprise activities. Other submitters raise concerns that the MPZ could become too enabling, particularly where activities may generate adverse effects on adjoining residential, rural, or transport environments. There are also submissions that appear to understand the MPZ as a zoning tool that could or should apply more generally to Māori land across the district.

60. The starting point is the National Planning Standards (NPS). The NPS identify the Māori Purpose Zone as a special purpose zone for “areas used predominantly for a range of activities that specifically meet Māori cultural needs, including but not limited to residential and commercial activities.” The national direction therefore confirms that MPZs are not limited to marae or papakāinga, nor are they limited to residential activity. They can include commercial and other activities. However, those activities must be understood through the core purpose of the zone: they are activities that specifically meet Māori cultural needs. The National Planning Standards provide a broad signal, but they do not define the detailed land use framework, thresholds, activity status, or effects management approach for a Māori Purpose Zone. That work must be undertaken locally through the district plan review or plan change process.
61. PC47 has therefore developed a local planning response for the Taupō District. The Section 32 report records that the MPZ is intended to better provide for the development and utilisation of Māori land in a way that reflects the cultural, social, and economic aspirations of tangata whenua, and to support self-determination through a more flexible and enabling framework that respects kaupapa Māori, tikanga, and the relationship of Māori with ancestral land.
62. The Section 32 report also identifies the resource management issue that PC47 is responding to, in that there are a number of barriers to developing Māori land, especially multiply owned. Some of these barriers occur within the TDP while others sit outside under other legislation etc. Specific difficulties include the tenure constraints of multiply owned Māori land, the difficulty of raising capital, and the tendency for Māori land to be treated in the same manner as general title land despite those different tenure and ownership circumstances.
63. In our view, the purpose of the MPZ is therefore best understood as a targeted enabling zone for Māori land, rather than a general development zone. Its function is to provide a plan framework that recognises the particular relationship of tangata whenua with ancestral land and enables a range of activities which support that relationship. This includes papakāinga, marae, community, cultural, educational, environmental, residential, and economic activities. However, those activities are to be enabled because they support the purpose of the zone, not because the MPZ is intended to function as a single use zone or a general commercial or industrial zone.
64. The principles used to develop PC47 are important in this respect. The Section 32 report records that the MPZ framework was developed with wider engagement. The principles tested through that process included that Māori land would only be zoned MPZ where owners chose that outcome; that the focus would be on enabling use and development of Māori land; that wider rules such as natural hazards would continue to apply; that different approaches would be taken for rural and residential settings; that marae would be specifically recognised; that traditional land uses would be provided for in a mixed-use environment supporting residential, community and commercial uses; and that site-specific standards could be used to recognise the unique qualities of a site.
65. These principles are reflected in the proposed provisions. PC47 states that the purpose of the MPZ is to enable a range of activities on Māori land that specifically meet Māori cultural needs and assist Māori communities to provide for their unique social, cultural, environmental, and economic needs within the Taupō District. It also states that the zone recognises the relationship of Māori with ancestral lands and enables tangata whenua to exercise customary responsibilities as kaitiaki and mana whenua.
66. The objectives and policies then give effect to that purpose. MPZ-O1 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. MPZ-O4 enables Māori purpose activities and

the comprehensive, coordinated and efficient development of ancestral land, while still requiring actual or potential adverse effects to be avoided, remedied or mitigated. MPZ-P1 provides for a range of activities, including Māori purpose activities, Māori cultural activities, residential activities, small-scale business activities, business services, education, accommodation, agricultural, pastoral and horticultural activities, and community facilities.

67. For that reason, we do not agree with submissions that characterise the proposed MPZ as being simply restrictive. The proposed framework is materially more enabling than the existing underlying zones for the specific purpose of Māori land development. It expressly provides for a mixed-use environment and recognises economic development as part of Māori cultural needs. However, the zone is not intended to provide for all forms of economic development at any scale. The words “including but not limited to residential and commercial activities” in the National Planning Standards do not mean that all commercial, industrial, or large-scale activities must be permitted or anticipated. Rather, they confirm that such activities may form part of an MPZ where they are connected to the purpose of the zone and where their effects can be appropriately managed. In our view PC47 provides for viable, appropriately scaled, and intergenerational Māori land development, and recognises economic development as a legitimate and anticipated outcome within MPZ.
68. Several practical scenarios were developed as part of the engagement material to demonstrate how development could be scaled on site relative to other zones such as General Rural Zone. These scenarios were used to focus engagement on the tangible application of the standards that were being consulted on. We note that several submissions are querying the application of the proposed PC47 coverage standards, the scale of development they permit and how the mix of activities (Community and Business, indoor and outdoor etc) could work. To assist in this discussion, we have set out a scenario of a permitted development within a Rural MPZ that includes a combination of the standards at play.
69. The scenario is for a 4ha MPZ Rural site which has a marae.

Activity Type	Components Included	Total Area (m ²)	% of Total Site Area	% of Total Built Coverage
Marae	Existing marae buildings	1,100	2.75%	0%
Residential	12 papakāinga dwellings, (average 135m ² each) and 8x75m ² kaumātua units	2,100	5.25%	38%
Business (indoor)	Retail, office and processing/industrial buildings	1,500	3.75%	27%
Business (outdoor)	Yard based activity	3,000	7.50%	-
Community and Education buildings	Kura, hauora rooms, whānau/community facility	1,800	4.50%	32%
Ancillary / Rural Support	Storage sheds, covered infrastructure and ancillary structures	200	0.50%	4%
Total Actual Site Coverage (excluding outdoor activities)		6,700m	17%	100%
Total Coverage Counting Toward MPZ Standard (excluding marae)		5,600m	14%	85.00%

70. While just a hypothetical scenario, it does provide an example of the level and mix of development that could occur on site on a permitted basis. As a comparison, if the same site had a General Rural zoning then the maximum permitted building coverage would be 4,000m² which would have included the Marae. The

industrial buildings would also be restricted to having a gross floor area of 100m² before requiring a resource consent.

71. It is important to reiterate that MPZ provisions only apply to those lands specifically proposed to be identified as Māori Purpose Sites (MPS) in Schedule 13.11 MPZ and the District Planning maps through PC47. MPS are defined as a contiguous land area zoned as MPZ, which may comprise one or more allotments. There were 5 MPS proposed to form the MPZ in the Taupō District. The opt-in approach was used in recognition that Māori landowners and trustees are best placed to determine whether they wish their land to be included in this zone. It also ensures that the zoning is not imposed on Māori landowners who may have different aspirations for their whenua and may wish for other planning mechanisms etc. to be applied to their land. Where landowners requested their lands to be identified as MPZ, a co-design approach was adopted to identify any specific standards that could be applied to their MPS to better enable their anticipated use of their land.
72. The MPZ is therefore neither a symbolic overlay nor a general development entitlement. It is a special purpose zone with its own policy logic. It recognises that Māori land has particular cultural, legal, historical, and ownership characteristics. It enables a broader range of activities than would otherwise be available under many existing zones. However, it retains a planning framework that manages effects, recognises the rural or urban setting of each Māori Purpose Site, and ensures that activities remain functionally compatible with the purpose and function of the zone.
73. In our view, the notified approach is broadly appropriate. However, there is merit in refining the wording of the introduction and policy framework to better reflect the direction in the NPS and the purpose of the Zone. Specifically, MPZ are to function as a zone that is “...predominantly for a range of activities that specifically meet Māori cultural needs.” The MPZ need to be able to enable the development of Māori land predominantly for a range of activities and effectively function as a mixed-use zone. On this basis reference to character, as noted by submitters, is not appropriate but ensuring focus on the ability of MPZ to effectively function in manner that reflects their purpose is.

4.3.1 Recommended Amendments to PC47 from Key Issue 2.

74. We recommend that the following changes are made to the introduction, objectives, policies and rules of PC47:

75. Revise the first para of the introductory text as follows:

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

76. Revise Objective MPZ-O1 as follows:

MPZ-O1 *The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.*

77. Revise Objective MPZ-O4 as follows:

MPZ-O4: *Māori Purpose Activities and the comprehensive, coordinated and efficient development and use of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.*

78. Revise Policy MPZ-P1 as follows:

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

...

6. Hauora, social services and educational facilities;

Make a consequential change to MPZ Standards S8 as follows:

S8 - Community and Education Facilities ~~uses (includes education, spiritual and health facilities).~~

79. Revise Policies MPZ-P2 – MPZ-P5 as follows:

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

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

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

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

80. Revise MPZ-R2 Matter of discretion d as follows:

d. Any effects on the ~~amenity of the zone and its~~ ability of the zone to function effectively as a mixed-use site.

4.3.2 Key Issue 2 Section 32AA Evaluation

81. The submissions on PC47 raised matters relating to the purpose, intent and function of the MPZ, including the role of economic development, the mixed-use nature of the zone, and the relationship between activities and Māori cultural needs. In response, amendments are recommended to the chapter introduction, objectives, policies and matters of discretion to better clarify the intended function of the MPZ and improve consistency across the chapter.

Effectiveness and Efficiency

82. The recommended amendments are considered to be an effective and efficient response to the issues raised in submissions. The amendments improve clarity regarding the purpose and function of the MPZ, better recognise that social, cultural and economic activities can collectively support Māori wellbeing, and improve consistency between the objectives, policies and rules.

83. The amendments also improve implementation by clarifying that activities within the MPZ should support the purpose and functioning of the zone while remaining compatible with surrounding development. The changes are primarily clarificatory in nature and build on the notified framework without introducing significant additional complexity or regulatory burden.

Costs / Benefits

84. The recommended amendments provide cultural, social and economic benefits by improving recognition of integrated Māori land development and the role of economic development in supporting Māori wellbeing and self-determination. The amendments also improve certainty for landowners, applicants and decision-makers regarding the intended role and operation of the MPZ.
85. The amendments are not anticipated to result in significant costs as they do not fundamentally alter the notified framework. While some submitters sought a broader commercial or industrial framework, such an approach could reduce the distinction between the MPZ and standard commercial or industrial zones and increase the potential for incompatible activities and adverse effects.
86. Overall, the benefits of the amendments are considered to outweigh any associated costs.

Risk of Acting or Not Acting

87. The risk of acting is considered low as the amendments largely clarify and refine the notified provisions rather than introducing a materially different planning approach.
88. The risk of not acting is considered greater. Without the recommended amendments there is a risk that the intended purpose and functioning of the MPZ remains unclear, leading to inconsistent interpretation and uncertainty regarding the role of economic development and the relationship between activities and Māori cultural needs.

Decision About the Most Appropriate Action

89. The recommended amendments are considered to be the most appropriate response to the matters raised through submissions. The amendments improve the clarity, coherence and implementation of the MPZ provisions while retaining the overall notified framework and strategic intent of PC47.
90. Overall, the amendments are considered to be the most appropriate way to achieve the purpose of the RMA and the objectives of the Māori Purpose Zone chapter.

4.4 Key Issue 3 – Management of Internal and External Effects within a MPZ

91. A number of submissions raise concerns regarding the management of effects within the MPZ. These include submissions seeking the relaxation or removal of performance standards relating to matters such as setbacks, building coverage, business activity thresholds, noise, traffic generation, and the scale and intensity of development. Some submissions also seek a more permissive framework on the basis that Māori land should be enabled to develop in a manner equivalent to, or more intensive than, other urban or rural zones. Other submissions seek more effective recognition of the effects of specific activities such as industry, in the provisions.
92. In considering these submissions, it is important to distinguish between the purpose of the MPZ and the planning mechanisms used to implement that purpose. While the MPZ has been specifically developed to enable a broader range of activities on Māori land, it remains a land use zone within the District Plan and therefore must still manage actual and potential adverse effects on the environment in accordance with the

RMA. The enabling nature of the zone does not remove the requirement to appropriately manage effects, infrastructure demands, functional considerations, or compatibility between activities.

93. The notified provisions recognise this balance explicitly. MPZ-O4 provides for Māori purpose activities and the coordinated and efficient development of ancestral land “whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.” Similarly, MPZ-P3 requires the activities to be managed so they remain compatible with the purpose and function of the zone, while MPZ-P4 requires consideration of infrastructure capacity, environmental effects, internal conflicts, and natural hazards. MPZ-P5 then directs that land use and development incompatible with the purpose and function of the MPZ is to be avoided.
94. These provisions are important because the MPZ is intentionally structured to function predominantly as a mixed-use environment. Unlike many conventional zones, the MPZ anticipates the co-location of residential, cultural, community, commercial, accommodation, and land-based activities on the same site. That mixed-use outcome is a deliberate reflection of how Māori land and communities often function in practice. However, the inclusion of a broad range of activities also creates the potential for both internal and external effects if scale and intensity are not appropriately managed.
95. Internal effects are particularly relevant within the MPZ framework. These include potential conflicts between residential activities, marae activities, business activities, community facilities, agricultural activities, and other enabled uses occurring on the same MPS. The notified provisions specifically recognise this through MPZ-P4.5, which requires consideration of whether “potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated.”. The ability of a MPZ to function effectively is in part, through the management of the effects of the range of activities on a site.
96. This is an important aspect of the proposed framework. The purpose of the MPZ is not simply to maximise development yield. Rather, it is to support the ongoing functioning of Māori land as a culturally appropriate, mixed-use environment capable of accommodating multiple generations, activities, and functions over time. Standards relating to building coverage, setbacks, building height, business activity scale, and dwelling numbers assist in maintaining that balance and ensuring that one activity or development outcome does not undermine the ability of the wider site to continue functioning effectively for Māori cultural, social, environmental, and economic purposes.
97. The management of external effects is equally important. While the MPZ provides for a broader range of activities than many underlying zones, activities within the zone can still generate effects on surrounding environments and infrastructure networks. This includes traffic generation, stormwater generation, noise, lighting, odour, servicing demands and infrastructure capacity constraints. There are also situations where activities that may be acceptable internally within an MPZ could create adverse effects on the functioning of adjoining residential or rural environments if they are not appropriately managed.
98. The District Plan has a statutory obligation to manage those effects and ensure the wider environment continues to function effectively. This principle is reflected throughout the proposed provisions. MPZ-P4.3 specifically requires consideration of whether there is “adequate existing and/or planned infrastructure to service the activity”, while MPZ-P4.4 and MPZ-R2(1)(e) require consideration of effects on the environment and the functioning of the surrounding environment, including infrastructure effects.
99. Accordingly, we do not agree with submissions suggesting that the standards are unnecessary simply because activities occur on Māori land or within a Māori Purpose Zone. The standards are not intended to frustrate development. Rather, they are implementation tools that assist in achieving the objectives and maintaining the intended purpose and functioning of the zone. They also provide an important transition between the enabling nature of the MPZ and the surrounding district-wide planning framework.

100. It is also important to recognise that the proposed standards and rules operate as thresholds or triggers for assessment, rather than absolute development limits. Most activities within the MPZ are permitted where standards are met. Where standards are exceeded, activities default to Restricted Discretionary Activity status under MPZ-R2. The restricted discretionary framework is significant. It means that activities are still anticipated by the plan and can be considered on a case-by-case basis, but with assessment focused on identified matters of discretion relating to effects, compatibility, infrastructure, amenity, traditional use, and environmental functioning.

101. Importantly, the notified provisions do not establish discretionary or non-complying activity pathways for these matters. Nor do they provide for public notification. All applications under MPZ-R2 are expressly non-notified. This reflects a deliberate policy choice within PC47 to provide a streamlined and proportionate consenting pathway that supports Māori land development while still retaining the ability to assess and manage effects where activities exceed anticipated thresholds.

102. In our view, this strikes an appropriate balance between enabling development and managing effects. The framework is materially more enabling than many equivalent urban or rural provisions within the wider District Plan. Activities that exceed standards are not automatically discouraged or rendered inappropriate. Rather, the standards identify the point at which further assessment is appropriate to determine whether the scale or intensity of development remains compatible with the purpose and function of the zone and whether adverse effects can be appropriately managed.

103. We also note that several submissions appear to assume that economic development within the MPZ should necessarily extend to large-scale industrial or intensive commercial activities. In our opinion, that approach is inconsistent with both the purpose of the zone and the planning rationale underpinning the notified framework (see Key Issue 1). The MPZ is intended to support integrated mixed-use Māori land development, including economic activity. However, it is not intended to function as a substitute industrial, commercial, or business zone detached from the cultural, residential, community, and environmental context of Māori land. The use of thresholds for business activities and the exclusion of industrial activities from urban MPZ sites reflects this distinction and assists in maintaining compatibility between activities and the surrounding environment.

104. Overall, we consider the notified framework appropriately balances enabling development with effects management. The standards and restricted discretionary framework are an integral part of achieving the objectives of the MPZ. They ensure that the zone remains flexible and enabling while still managing the potential internal and external effects that can arise from intensified mixed-use development. In our view, the submissions seeking wholesale removal or substantial relaxation of standards would undermine the coherence and functioning of the zone and reduce the ability of the District Plan to appropriately manage effects in accordance with the purpose of the RMA.

4.4.1 Recommended Amendments to PC47 from Key Issue 3.

105. To provide for the effective management of effects of activities within MPZ, we recommend the changes outlined below are made to the introduction, objectives, policies and rules of PC47.

106. We recommend acceptance of the submission points by Cheal Consultants relating to the effective recognition of natural hazards, noise, odour and the effects of industrial activities within urban areas:

- The addition of a new matter of discretion to MPZ-R2 (1) relating to natural hazards
- The addition of MPZ-R3- NC Activities for Industrial activities within MPZ-Urban
- The addition of a new permitted activity standard relating to air emissions in MPZ

- The inclusion / recognition of MPZ Urban into Noise-R2
- The inclusion / recognition of MPZ Rural into Noise-R8
- The removal of the proposed Noise-R9 MPZ

107. We recommend acceptance of the submission points by NZTA and Fire and Emergency New Zealand, relating to the potential impacts of develop on the safe and effective operating of State Highways and reverse sensitivity effects associated with traffic noise:

- A reduction in Equivalent Vehicle Movements in TRANS-R5 (6) for those MPZ fronting a State Highway
- Clarification of the application of standards for driveways and accessways under TRANS-R5 (10) to MPZ.
- Inclusion of MPZ-Rural into Noise-R8 so that they are subject to the Noise Control Boundary where necessary.

108. We recommend acceptance of the submission made by Shane Heremaia relating to the difference in risk associated with dispersed dwellings rather than concentrated development and the associated relevance of the dwelling cap:

- A revision of MPZ-R3 S6 Number of Dwellings per MPS as follows: No more than 15 per MPS which have a nominal allotment less than 2 ha

109. We recommend acceptance of the submission points of Waitetoko Marae, Titari, Rea and Rangipoia Whānau and Wikaira Whānau relating to the effects associated with resident vs non-resident businesses and the appropriateness of referring to traditional use on site:

- The removal from of MPZ-R1 2 of the requirement for businesses to be run by residents of a site
- The removal from MPZ-R2 of the consideration of the effects on the ability of the site to provide for traditional uses.
- The inclusion of exceptions to MPZ-R3 S4 Maximum Building Height to enable culturally appropriate structures and those structures which will not have a less than minor effect to exceed the set building height.

4.4.2 Key Issue 3 Section 32AA Evaluation

110. The submissions on PC47 raised a number of matters relating to the management of effects within the MPZ. In particular, submissions sought amendments to performance standards relating to matters such as building coverage, setbacks, traffic generation, business activities, noise, and the scale and intensity of development. Other submissions sought greater recognition of the potential effects of specific activities, including industrial and commercial activities, both within the MPZ and on surrounding environments.

Effectiveness and Efficiency

111. The recommended amendments are an effective and efficient response to the matters raised in submissions. The amendments retain the overall enabling intent of the MPZ while reinforcing that activities and development within the zone must remain compatible with the purpose and functioning of the zone and appropriately manage adverse effects.

112. The recommended amendments improve the effectiveness of the provisions by better distinguishing between the purpose of the MPZ and the planning mechanisms used to manage effects. In particular, the amendments clarify that while the MPZ is intended to support a mixed-use pattern of development, it is not intended to function as an unrestricted commercial or industrial zone. The provisions continue to provide for a broad range of activities while using standards and policy direction to manage intensity, compatibility, infrastructure demands and adverse effects.

113. The amendments are also considered to be efficient as they build on the notified framework and existing district plan mechanisms rather than introducing a substantially different regulatory approach.

Costs / Benefits

114. The recommended amendments provide benefits by improving certainty regarding the scale and intensity of development anticipated within the MPZ and by ensuring that effects on adjoining sites and infrastructure can continue to be appropriately managed. The amendments also support the continued functioning of the MPZ as a mixed-use environment capable of accommodating residential, cultural, community and economic activities together on Māori land.

115. The recommended amendments recognise that Māori land development often occurs incrementally and in an integrated manner and that the planning framework needs sufficient flexibility to accommodate that pattern of development. At the same time, the amendments retain standards and policy direction necessary to manage incompatibility between activities and external effects on surrounding environments.

116. The amendments are not anticipated to result in significant additional costs as they largely clarify and refine the notified provisions. While some submitters sought a significantly more permissive framework, removing or materially relaxing the standards could result in greater potential for reverse sensitivity effects, infrastructure constraints, incompatibility between activities, and development outcomes inconsistent with the purpose of the MPZ.

Risk of Acting or Not Acting

117. The risk of acting is considered low as the recommended amendments largely clarify and refine the notified framework rather than introducing a materially different approach.

118. The risk of not acting is considered greater. Without the recommended amendments there is a risk that the relationship between the enabling intent of the MPZ and the management of effects remains unclear. This could lead to inconsistent interpretation of the provisions and uncertainty regarding the anticipated scale and intensity of development within the zone.

119. There is also a risk that, without appropriate effects management provisions, activities could establish within the MPZ in a manner that undermines the functioning of the zone or creates adverse effects on adjoining environments.

Decision About the Most Appropriate Action

120. The recommended amendments are the most appropriate response to the matters raised through submissions on Key Issue 3. The amendments appropriately balance the need to enable integrated and flexible Māori land development with the need to manage internal and external effects and maintain the overall functioning of the Māori Purpose Zone.

121. Overall, the amendments are considered to be the most appropriate way to achieve the purpose of the RMA and the objectives of PC47.

4.5 Key Issue 4 – PC47 Engagement Process

122. Several submissions, raise concerns regarding the adequacy or effectiveness of engagement undertaken during the development of PC47. Concerns are raised that there was insufficient consultation with Māori landowners or the wider Māori community regarding the proposed MPZ framework and associated site-specific rezonings.

123. In considering these submissions, it is important to first clarify the scope and purpose of PC47. The plan change does not seek to apply the MPZ across Māori land generally within the Taupō District. Rather, the notified provisions relate only to specific parcels of land where owners, trustees, or representatives requested consideration of a Māori Purpose Zone through the plan development process. This distinction is important because several submissions appear to proceed on the assumption that PC47 represents a district-wide rezoning of Māori land. That is not the case.

124. The Section 32 report records that the notified MPS were identified through direct engagement with landowners and trustees who expressed an interest in the MPZ framework and sought consideration of rezoning through the District Plan review process. The plan change therefore adopted an “opt-in” approach, rather than a blanket or district-wide zoning exercise. Land was not included within the MPZ unless there was a request or agreement from the relevant owners or trustees.

125. The engagement process undertaken as part of PC47 is recorded in Section 4 of the Section 32 documentation. That process included engagement with iwi, hapū, Māori trusts, landowners, trustees, and other interested parties regarding:

- the purpose and function of the MPZ;
- the types of activities anticipated within the zone;
- the distinction between urban and rural MPZ environments;
- the management of effects;
- infrastructure and servicing matters;
- cultural aspirations and development opportunities; and
- whether there were site-specific matters or requirements that should be recognised through the planning framework.

126. The engagement process included face to face meetings with individuals, landowners and trusts, online hui, distribution of information and presenting at workshops facilitated by iwi entities. The underlying approach of the engagement process was to provide opportunities for open discussion and engagement on the development of the plan change throughout its development. Of specific relevance to submissions received were presentations to Ngāti Tūwharetoa Hapu Clusters, hui with Te Kotahitanga o Ngāti Tūwharetoa and Tūwharetoa Settlement Trust facilitated workshops at Waitahanui and Nukuhau Pa. A key focus of these engagements was to seek input into the engagement process and the development of MPZ provisions.

127. Importantly, the development of the MPZ provisions was not undertaken as a conventional top-down zoning exercise. The framework evolved through an iterative engagement and co-design process as captured in the Section 32. Initial discussions on the development of the MPZ chapter began at a conceptual level. Engagement commenced in 2023 with the circulation of an information sheet outlining the potential scope and content of an MPZ chapter, and seeking input from iwi and hapū on matters they considered should be incorporated.

128. The planning principles underpinning the MPZ were tested and refined through engagement with tangata whenua and Māori landowners to better understand how Māori land is used, occupied, governed, and developed within the Taupō District context. This included discussions regarding mixed-use development,

papakāinga, marae activities, economic development opportunities, intergenerational occupation, and the practical constraints associated with Māori land tenure.

129. Building on this feedback, a draft framework for the chapter was developed to support further discussion and targeted engagement with those Māori landowners and other entities who had expressed a particular interest in the development of the chapter.

130. The draft plan change was made available publicly for discussion and feedback from 4 February 2025 to 2 May 2025. Opportunities were made for parties to meet and discuss the draft plan change and make submission. Engagement during this phase was varied. There was a focus on enabling engagement in a manner that suited the landowners, trusts, hapu etc who wished to discuss the matter further. The draft plan change was revised as a result of this feedback prior to notification.

131. The Section 32 report also records that landowners and trustees were specifically asked whether they sought any site-specific provisions or standards to apply to their Māori Purpose Sites. This is reflected in the structure of the notified provisions, which allow for specific standards or requirements to be identified within SCHED13.11 – MPZ where appropriate. The framework therefore recognises that Māori Purpose Sites are not uniform and may have differing aspirations, characteristics, infrastructure constraints, cultural values, or operational requirements.

132. In our view, this approach reflects a genuine and appropriate co-design methodology. Rather than imposing a pre-determined zoning model, the Council sought to work alongside those landowners and trustees who wished to participate in the process and develop a framework that responded to the identified aspirations and issues associated with Māori land development within the district.

133. We acknowledge that not all submitters agree with the outcomes of the process or the final notified provisions. However, disagreement with the content of the plan change does not demonstrate that engagement was absent or ineffective. The RMA does not require unanimous agreement on proposed planning provisions. Rather, the purpose of engagement is to inform the development of the planning framework, identify issues and aspirations, and provide opportunities for participation in the plan-making process. In our opinion, PC47 has achieved that.

134. We also note that the First Schedule process itself forms part of the engagement and participatory framework under the RMA. Notification of the plan change, submissions, further submissions, hearings, and recommendations all form part of the statutory process through which concerns can be raised, tested, and considered. The submissions form part of that process and are being considered through this s42A assessment.

135. Overall, we are satisfied that the engagement process undertaken for PC47 was robust, appropriate, and consistent with the scale and nature of the plan change. The process was clearly documented in section 4 of the Section 32 evaluation and involved direct engagement with affected Māori landowners, trustees, iwi and hapū representatives, and (later in the plan development process) other interested parties. The engagement process occurred iteratively and at all levels from November 2023 to May 2025. The process provided multiple opportunities for engagement and input into the development of the Plan Change from Māori including those who challenged the process through submissions. The resulting provisions reflect that engagement and incorporate a flexible framework capable of recognising both district-wide strategic direction and site-specific aspirations where appropriate.

136. Accordingly, we do not consider that further changes to the notified provisions are required in response to submissions alleging inadequate engagement or consultation.

4.6 Key Issue 5 – Definition of MPS-1

137. A number of submissions and further submissions raise issues relating to the extent, status and appropriateness of the land identified as MPS-1 within PC47. Submissions in opposition to MPS-1 raise concerns relating to reserve status, flooding, natural hazards, infrastructure servicing, ecological values, public access, and the status of the underlying land. In contrast, submissions and further submissions by the Titari, Rea and Rangipoia Whānau and Te Tari Whakatau – Office of Treaty Settlements support the application of the Māori Purpose Zone to the land and confirm that the land forms part of longstanding ancillary redress arrangements associated with the Ngāti Tūrangitukua settlement process.
138. Importantly, while several submitters oppose the zoning, in our view, the submissions do not raise substantive planning matters that would independently justify removal of MPS-1. Many of the concerns raised relate to existing natural hazard constraints, reserve status, ownership matters, ecological considerations, or future development feasibility. Those matters are either already managed through other statutory frameworks, including the Waikato Regional Plan, natural hazard overlays, and reserve management processes, or would continue to apply regardless of the underlying district plan zoning. In particular, the submissions do not demonstrate that the proposed MPZ framework is inherently inappropriate in planning terms for the land concerned.
139. While the matters raised by submitters are acknowledged, they do not in themselves establish that a MPZ is fundamentally inappropriate for the land. As identified in the further submission by the Titari, Rea and Rangipoia Whānau, a number of the matters raised relate to historical or ownership issues outside the direct scope of the plan change process and, in some instances, appear to rely on outdated assumptions regarding the status and progression of the ancillary redress process. Importantly, future activities and development within the zone would remain subject to the wider provisions of the District Plan, Regional Plan requirements, natural hazard controls, reserve revocation processes where applicable, and any future consenting requirements. The notified MPZ provisions do not remove the application of those statutory controls or automatically enable unrestricted development of the land.
140. The submissions by the Titari, Rea and Rangipoia Whānau confirm that the proposed zoning arose through pre-notification engagement with Council and reflects the aspirations of the future owners of the land to provide for cultural, social and economic development associated with their ancestral lands. The submissions also identify additional land intended for future transfer to the whānau that the submitters consider should also be included within the broader MPZ framework.
141. Following notification of PC47, it was brought to the attention of Council that there is a discrepancy between the area mapped as MPS-1 and the legal descriptions referenced within Schedule 13.11. Specifically, the mapped extent of MPS-1 omits Section 2 SO 36174 despite that land being referenced within the schedule associated with MPS-1. Importantly, this omitted land is separate from the additional area identified within the Titari, Rea and Rangipoia Whānau submission seeking expansion of MPS-1. The omission of Section 2 SO 36174 from the notified planning maps was not raised in submissions, and therefore raises a potential jurisdiction issue under Schedule 1 of the RMA
142. In response to these matters, Council obtained independent legal advice from Mr James Winchester dated 15 May 2026, attached as Appendix 3. The legal advice concludes that there is a material inconsistency between the legal descriptions referenced within Schedule 13.11 and the land actually identified within the notified planning maps as MPS-1. The advice further concludes that the planning maps are the primary reference point for determining the extent of notified zoning proposals and that there is significant uncertainty as to whether there is jurisdiction through the First Schedule process to amend the planning maps

to include the omitted land. The advice also concludes that the omission is unlikely to constitute a minor error capable of correction under clause 16(2) of Schedule 1 to the RMA.

143. Having considered the legal advice, we accept that there is insufficient jurisdiction through the current Schedule 1 process to amend the notified planning maps to include Section 2 SO 36174 within MPS-1. In particular, we consider that the recommended approach is appropriate having regard to the procedural requirements of Schedule 1 to the RMA and the need to ensure that any amendments remain within scope. On that basis, we recommend that Schedule 13.11 be amended so that the legal descriptions associated with MPS-1 are amended to align with the extent of land actually shown within the notified planning maps.
144. A separate issue arises in relation to the underlying legal status and tenure of the balance of MPS-1. The legal advice addresses the relationship between Māori land status and the MPZ provisions. As notified, PC47 expressly provides that Māori Purpose Sites are Māori land within the meaning of section 129(1)(a), (b) or (c) of Te Ture Whenua Māori Act 1993. The advice notes that, based on Mr Winchester's understanding, the land subject to MPS-1 is not currently Māori land for the purposes of Te Ture Whenua Māori Act 1993. However, given that the land is currently subject to transfer and associated ancillary redress process there is some uncertainty in this view. However, the advice also recognises that the Crown remains committed to transferring the land to the Tītari, Rea and Rangipoia Whānau through the ongoing ancillary redress process and that this process is actively progressing.
145. This issue also extends to the parcel of land which requested to be added to MPS-1 through the Tītari, Rea and Rangipoia Whānau submission.
146. The legal advice concludes that land status issues are generally more appropriately considered as merits matters rather than strict jurisdictional thresholds within the district plan process. Nevertheless, the advice identifies that the notified drafting of PC47 may unintentionally create uncertainty by establishing what is effectively an "entry criterion" requiring land to already hold Māori land status before the MPZ can apply. In this regard, while the strategic intent of PC47 was clearly to recognise and provide for land intended to return to Māori ownership through Treaty settlement and ancillary redress processes, the current wording of the notified provisions creates uncertainty as to whether the zoning can lawfully apply prior to the formal completion of that transfer process.
147. Having considered the submissions received, the further submissions, and the legal advice obtained by Council, we consider that the principal issue with the balance of MPS-1 is not whether a Māori Purpose Zone is inappropriate in planning terms, but rather whether there is sufficient legal and procedural certainty to retain the zoning given the current land tenure and status of the land.
148. While we acknowledge the strong policy rationale supporting the proposed MPZ framework for this land, and acknowledge that opposition submissions did not raise substantive planning matters that independently justify removal of the zone, we accept the legal advice that there remains material uncertainty regarding the relationship between the notified provisions and the current legal status of the land.
149. Accordingly, and taking a cautious approach to ensure the legal robustness of PC47, we recommend that the balance of MPS-1 be removed from PC47 at this stage. This recommendation is made primarily as a consequence of the identified legal uncertainty associated with the current land status and tenure arrangements, rather than because the underlying intent or planning rationale for the zoning is considered inappropriate.
150. We note however that the legal advice also acknowledges the complexity of Māori land law and that there may be additional clarity or evidence presented through the hearing process regarding ownership and land

status matters, including the relationship between the ancillary redress process and the application of Te Ture Whenua Māori Act 1993. The evidence before Council confirms that the Crown transfer process remains active, that the future whānau owners support the zoning, and that the proposal arose through a considered pre-notification engagement process. We remain open to considering further legal submissions or evidence presented at the hearing that may resolve the identified jurisdictional and land status issues.

4.6.1 Recommended Amendments to PC47 from Key Issue 5.

151. For the reasons set out above We recommend that:

- a) MPS-1 is removed from PC47 planning maps; and

152. SCHED 13.11- MPZ is amended accordingly including the subsequent renumbering of the remaining Māori Purpose Sites.

4.6.2 Key Issue 5 Section 32AA Evaluation

153. The recommended amendment arising from Key Issue 5 is the removal of MPS-1 and the associated MPZ-1 provisions from PC47.

Effectiveness and Efficiency

154. The recommended amendment is considered the most effective and efficient response to the legal and procedural issues identified through the hearing process and associated legal review. In particular, the amendment responds to the uncertainty associated with the notified mapping discrepancy and the current legal status of the land relative to the notified requirement that Māori Purpose Sites comprise Māori land under Te Ture Whenua Māori Act 1993.

155. Removal of MPS-1 avoids the risk of retaining provisions within PC47 that may be procedurally vulnerable or create uncertainty regarding the lawful application of the MPZ framework.

Costs / Benefits

156. The primary benefit of the recommended amendment is improved legal robustness and procedural certainty for PC47. The amendment reduces the risk of challenge associated with both the notified mapping discrepancy and the relationship between the notified provisions and the current tenure status of the land.

157. The principal cost is that the future aspirations of the Titari, Rea and Rangipoia Whānau for the use and development of the land through the MPZ framework will not be immediately realised through PC47. However, the recommendation does not preclude a future plan change process once land status and transfer matters are resolved.

Risk of Acting or Not Acting

158. There is a risk in not acting, particularly given the legal uncertainty identified regarding the extent of notified land and the current status of the land relative to the notified MPZ framework. Retaining MPS-1 without amendment could undermine the legal robustness of PC47 and create uncertainty regarding implementation of the provisions.

159. There is also some risk in removing MPS-1 if further evidence presented through the hearing process resolves the identified legal and jurisdictional concerns. However, on balance, a cautious approach is considered appropriate at this stage.

Decision About the Most Appropriate Action

160. For the reasons set out above, we consider that removal of MPS-1 and the associated MPZ-1 provisions is the most appropriate response to the issues identified through submissions and legal review. The recommended amendment remains consistent with, and is the most appropriate way to achieve, the purpose of the Act under section 5. The recommendation is primarily driven by legal and procedural considerations rather than any conclusion that a Māori Purpose Zone is inappropriate for the land in planning terms.

5 Conclusion & Recommendations

5.1 Conclusion

161. In the assessment of PC47 having regard to the submissions received we are satisfied that PC47 with amendments as recommended, is the most appropriate means of sustainably managing the physical resources in the Taupō District. PC47 is consistent with the Sectional District Plan review process and the purpose and principles of the RMA.

162. Section 4 considers and provides recommendations on the decisions requested in submissions. Appendix 1 includes a schedule that sets out the submissions on PC47 and our recommendations on whether each submission point should be accepted, accepted in part, or not accepted. The recommended changes to PC47 are detailed in Section 4 of the report and a running text version of PC47 can be seen in Appendix 2.

163. The recommended changes reflect the direction in higher level guidance including NPS and RPS documents, as well as other relevant statutory plans and will assist to strengthen the Plan to better meet TDC's obligations under these documents.

164. We consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA (especially for changes to objectives), the relevant objectives of this plan and other relevant statutory documents, for the reasons set out in the Section 32AA evaluations undertaken.

165. PC47 is consistent with Section 75(1) of the RMA, which requires a district plan to state the objectives for the district, any policies to implement the objectives, and the rules (if any) to implement the policies. PC47 offers a clear connection between resource management issues that have been identified, the policies to address those issues, and the rules to implement the policies.

166. PC47 is consistent with the wider resource management approach of the ODP and the Sectional District Plan review process.

5.2 Recommendation

167. Accordingly, for the reasons set out above, we recommend that PC47 be approved subject to the recommended amendments and that the relief sought by the submitters be accepted or rejected in accordance with these amendments.

168. As provided for by Clause 10(3), Schedule 1, RMA, a specific recommendation is not provided for each individual submission point on PC47 other than that provided for in Appendices 1 and 2.

Appendix 1. Recommended Decisions on Submissions to PC47

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.1		Catriona Eagles for Cheal Consultants	Policies	I seek an amendment to the provision	The objectives and policies of PC47 intend to provide for activities that meet Maori cultural, social, and economic development needs. The policy framework supports small-scale business activities and broader economic opportunities, while also seeking to ensure activities are appropriate to the zone and that potential conflicts between activities are avoided. Incompatible land uses should be avoided. As additional MPZ sites may be rezoned in the future (including more urban environments), the current provisions may not appropriately manage amenity or interface effects. The restriction on industrial activities applies only to MPZ Urban areas. The District Plan generally limits industrial activities in rural zones to rural industry. Enabling rural industry only within MPZ Rural areas would better align with surrounding land uses.	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	Accept	The submission identifies that the effects of industrial activities in an urban area are likely be more than minor both internally and externally to the site. The addition of a new noncomplying rule and associated amendment to MPZ-R1(2) would reflect that level of effect. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.1	FS22.1	Jade WIKAIRA	Policies	I oppose the submission		That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying.	Reject	
OS1.1	FS26.1	John Lenihan for Rangatira E	Policies	I oppose the submission		Reject submission.	Reject	
OS1.2		Catriona Eagles for Cheal Consultants	Rules MPZ-R1(2) >	I seek an amendment to the provision	The submission seeks rules to address the noxious effects (noise, odour, traffic) of activities within MPZ and adjoining properties. It supports activities that meet Maori cultural, social, and economic needs but notes inconsistencies in the activity status for Industrial Activities in MPZ Urban zones. Current rules do not adequately consider effects on surrounding urban or residential areas.	Rules are included to consider at least the noxious nature (noise, odour, traffic) of such activities within MPZ and adjoining properties	Accept in part	It is appropriate to consider the effects of noxious activities in a zone where sensitive activities (residential) are anticipated to occur. The rules already include reference to noise and traffic effects however odour is not currently recognised. It would be appropriate to include reference to odour effects from activities within MPZ. An additional permitted activity in TDP section 12.2-AIR-Emissions is recommended. Refer to Key Issue 3.
OS1.2	FS22.2	Jade WIKAIRA	Rules MPZ-R1(2) >	I oppose the submission		That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying	Accept in part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.2	FS26.2	John Lenihan for Rangatira E	Rules MPZ-R1(2)	> I oppose the submission		Rules must consider any imbalance imposed on Maori land.	Accept in part	
OS1.3		Catriona Eagles for Cheal Consultants	Rules MPZ-R1(2)	> I seek an amendment to the provision	The submitter seeks inclusion of assessment criteria addressing noise, odour, and traffic effects of activities in Maori Purpose Zones (MPZ). They highlight inconsistencies between the stated prohibition of industrial activities in MPZ Urban and the allowance of small-scale business under PC47 as restricted discretionary activities. The submitter requests clearer activity status for industrial activities to reflect potential effects on adjoining urban or residential areas. They also suggest restricting industrial activities in MPZ Rural to rural industries consistent with surrounding land uses. Overall, the submission calls for alignment between objectives, policies, and activity statuses in managing industrial uses within MPZ zones.	Assessment criteria are included regarding the noxious nature (noise, odour, traffic) of such activities.	Accept in part	It is appropriate to consider the effects of noxious activities in a zone where sensitive activities (residential) are anticipated to occur. The rules already include reference to noise and traffic effects however odour is not currently recognised. It would be appropriate to include reference to odour effects from activities within MPZ. An additional permitted activity in TDP section 12.2-AIR-Emissions is recommended. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.3	FS22.3	Jade WIKAIRA	Rules MPZ-R1(2) >	I oppose the submission		That the submission point not be allowed and that Industrial Activities in MPZ Rural are not ascribed an activity status of Non-Complying	Accept in part	
OS1.3	FS26.3	John Lenihan for Rangatira E	Rules MPZ-R1(2) >	I oppose the submission		Rural Industry should be a permitted activity on MPZ regardless of rural or urban location	Accept in part	
OS1.4		Catriona Eagles for Cheal Consultants	Rules MPZ-R1(2) >	I seek an amendment to the provision	The submitter seeks the addition of a new rule permitting Rural Industry in the MPZ-Rural zone, arguing it aligns with objectives supporting Maori cultural, social, and economic development. They highlight that existing policies allow for small-scale business activities and aim to avoid conflicts within the zone. The submitter notes inconsistencies in industrial activity rules between MPZ-Urban and MPZ-Rural zones and suggests restricting industrial activities to Rural Industry in MPZ-Rural. They contend this approach better reflects the zone's purpose and surrounding land uses.	Addition of a new rule being MPZ-R1(3) Rural Industry permitted in MPZ-Rural	Accept	Business activities (which include Industrial activities) are permitted within MPZ-Rural by MPZ-R1 (2). Industrial activities are however recommended to be restricted in urban MPZ however due to the reasons given in response to OS1.1. The district wide standards that relate to MPZ will manage potential effects and associated conflicts that may arise from industrial activities within Rural MPZ. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.4	FS22.4	Jade WIKAIRA	Rules MPZ-R1(2) >	I support the submission		That the submission point be allowed, and the permitted activity status be retained without amendment.	Accept	
OS1.5		Catriona Eagles for Cheal Consultants	12 General District Wide Matters > 12.6 Noise, NOISE-R9	I seek an amendment to the provision	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	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	Accept	This submission proposes a reasonable and appropriate noise limit consistent with GRZ. It is recommended that the noise standards associated with MPZ are revised to be consistent with the GRZ standards. Considering NZTA submission OS4.2 it is recommended to remove the MPZ specific noise rules and instead include reference to MPZ-Urban in the operative NOISE-R2 Rule for Residential zoned land. Minor amendments will also need to be made to NOISE-R8 to ensure internal consistencies within that rule for MPZ-Rural sites. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS1.5	FS22.5	Jade WIKAIRA	12 General District Wide Matters > 12.6 Noise, NOISE-R9	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS1.6		Catriona Eagles for Cheal Consultants	Rules MPZ-R2(1) >	I seek an amendment to the provision	Amend assessment criteria (f) to require geotechnical assessments for proposed residential land uses triggering MPZ S1, rather than S6. The current criteria exclude urban MPZ sites from geotechnical scrutiny despite potential hazards like flooding, erosion, and liquefaction. There are risks from higher building coverage and lack of minimum permeable area requirements.	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</u> S6.	Reject	The proposed matter of discretion relates specifically to the dwelling standard. Best practice advises that geotechnical assessments should be applied where more than 15 dwellings are proposed to be developed on the site. Such an assessment is less relevant to proposed development which does not meet a set back, noise or other standards for example.
OS1.6	FS22.6	Jade WIKAIRA	Rules MPZ-R2(1) >	I oppose the submission		That the submission point not be allowed.	Accept	
OS1.7		Catriona Eagles for Cheal Consultants	District Wide Matters - Subdivision > SUB-R12	I seek an amendment to the provision	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	The addition of an assessment criteria relating to hazards and human safety	Accept	The submission recommends appropriate criteria be applied to the MPZ, consistent with NPS-NH. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					to understand any additional risks to people resulting from the subdivision			
OS1.7	FS22.7	Jade WIKAIRA	District Wide Matters - Subdivision > SUB-R12	I oppose the submission		That the submission point not be allowed.	Reject	
OS1.8		Catriona Eagles for Cheal Consultants	Rules > MPZ-R2(1)	I seek an amendment to the provision	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.	The addition of an assessment criteria relating to hazards and human safety	Accept	The submission recommends an appropriate additional Geotech criteria, consistent with NPS-NH. Refer to Key Issue 3.
OS1.8	FS22.8	Jade WIKAIRA	Rules > MPZ-R2(1)	I oppose the submission		That the submission point not be allowed.	Reject	
OS2.1		John and Beverly Campbell	SCHED 13.11 > MPS1	I oppose the provision	The submitter seeks recognition of the flood zone on the land, restricting the proposed outcomes of the MPZ. They reference the 2002 Tongariro River flood, which inundated the entire land block despite the presence of a concealed stopbank. They emphasize the floodwaters exceeded the	That the flood zone on the land be recognised and that it restricts the proposed outcomes of the MPZ.	Accept in Part	MPS1 is already covered by a District Plan Flood Hazard area which applies additional development controls. Also note changes made in response to Submitter 1 that better recognise any natural hazards that may affect a MPZ.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					stopbank and caused ponding between the stopbank and the access road. The proposed land uses are unrealistic given the flood risk.			
OS2.1	FS24.4	John Mushet	SCHED 13.11 MPS1 >	I support the submission		I seek that the whole of the submission be allowed as all points are valid and relevant.	Accept in Part	
OS2.1	FS25.1	Maia Wikaira Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1 >	I oppose the submission		Be disallowed. The submitter requests relief that is out of scope of the plan change.	Accept in Part	
OS2.2		John and Beverly Campbell	SCHED 13.11 MPS1 >	I oppose the provision	The submitter seeks resolution of land tenure issues acknowledging the Crown's duties in the 1999 Ancillary Treaty of Waitangi Claim related to MPS1. These lands, outside the main Turangi Township claim, were part of an unresolved ancillary claim involving four Maori families. The claim has been referred to local councils and has remained unresolved for 27 years. The submitter is concerned the proposed plan change may complicate this	That the land tenure issues be resolved recognising the Crown's duties in the Ancillary Claim.	Accept	Please refer to Issue 5 regarding the tenure status of MPS-1. It is recommended that the site be removed and remain as GRUZ.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					longstanding issue. They also note recent reserve plans may overlook historic claims, risking further disputes.			
OS2.2	FS24.3	John Mushet	SCHED 13.11 MPS1 >	I support the submission		I seek that the whole of the submission be allowed as all the points are valid and relevant.	Accept	
OS2.2	FS25.2	Maia Wikaira Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1 >	I oppose the submission		Be disallowed. The submitter requests relief that is out of scope of the plan change.	Reject	
OS2.3		John and Beverly Campbell	SCHED 13.11 MPS1 >	I oppose the provision	The submitter requests that Public Works Act 1928 requirements regarding certain non-Maori land blocks be resolved before any zone change is considered. They highlight the Act's offer-back procedure when land taken is surplus to its original purpose. The submitter notes Department of Conservation staff seemed unaware of land ownership and reluctant to follow the Act.	That the Public Works Acts 1928 requirements pertaining to some of these land blocks that are not Maori lands be settled before any zone change be considered.	Reject	Please refer to Issue 5 MPS-1. Requesting relief under the Public Works Act is not within scope of a RMA First Schedule Process.
OS2.3	FS24.5	John Mushet	SCHED 13.11 MPS1 >	I support the submission		I seek that the whole of the submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS2.3	FS25.3	Maia Wikaira Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1	> I oppose the submission		Be disallowed. The submitter requests relief that is out of scope of the plan change.	Accept	
OS2.4		John and Beverly Campbell	SCHED 13.11 MPS1	> I oppose the provision	The submitter opposes zoning that limits full usage rights for Maori and others, specifically objecting to the ad-hoc use of the Maori Purpose Zone (MPZ) by Taupo District Council. The proposal is inconsistent with the district's general planning objectives and could set a precedent for selective zoning that may render similar lands non-rateable. The submitter believes existing zoning already allows the intended uses, making the plan change unnecessary. Overall, they view the plan change as a planning construct rather than a justified necessity.	That land not be zoned limiting rights of full usage by Maori and others and that the use of MPZ in such an ad-hoc approach by Taupo District Council desist.	Accept in part.	It is recommended that MPS-1 be removed as per key issue 5. However, MPZ provides for (rather than limits) use and development of Maori land that supports the social, cultural, environmental and economic well-being of Maori. The zone is provided for under the National Planning Standards.
OS2.4	FS24.6	John Mushet	SCHED 13.11 MPS1	> I support the submission		I seek that the whole of the submission be allowed because it is relevant and all the points are valid.	Accept in part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS2.4	FS25.4	Maia Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1	I oppose the submission		Be disallowed. For the reasons above.	Accept	
OS3.1		Hemopereki Simon	MPZ General	I support the provision	The submitter strongly supports the Maori Purpose Zone (MPZ) in the Taupo District Plan, highlighting its importance in recognising Maori cultural and traditional relationships. They view the MPZ as a necessary shift towards enabling land use aligned with Maori aspirations, consistent with kaupapa Maori and tikanga-based approaches. The emphasis on papakainga housing, marae development, kaumatua housing, and small-scale community initiatives is particularly supported. These activities are not merely land use activities; they are seen as vital expressions of identity and intergenerational responsibility. The submitter notes that past planning restrictions have hindered Maori land development and cultural wellbeing.	Retain Plan Change 47 MPZ.	Accept	Support is noted

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS3.1	FS20.11	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	MPZ General	I support the submission		Accept the original submission point, while ensuring the retained framework is amended to become more enabling and hapu-led in practice.	Accept in Part	
OS3.1	FS22.9	Jade WIKAIRA	MPZ General	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS3.2		Hemopereki Simon	MPZ General	I seek an amendment to the provision	The submitter requests renaming the zone to "Mana Whenua Purposes Zone" to better reflect its purpose. They view the MPZ as a modest but significant step toward recognizing mana motuhake in local government planning. While it does not address deeper constitutional issues, it demonstrates a willingness to engage meaningfully with Maori authority and land relationships.	Zone name be changed to "Mana Whenua Purposes Zone."	Reject	The Zone name is prescribed by the National Planning Standards which the Taupo District Plan must be consistent with.
OS3.2	FS20.12	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	MPZ General	I support the submission		Accept the amendment in principle and revise the zone name or framing so it better reflects tangata whenua, hapu and landowner identity at place.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS3.3		Hemopereki Simon	Standards > MPZ-R3 S5	I seek an amendment to the provision	The submitter requests increased rural setbacks under standard 5, citing concerns that the current setbacks may constrain effective use of Maori land.	Increase the rural setbacks under standard 5.	Reject	Refer to Key Issue 3 - Management of internal and External Effects within a MPZ. Setback standards are a necessary effects-management mechanism that support internal amenity within the MPZ and manage adverse effects on adjoining land. The consent pathway is available where smaller setbacks may be appropriate.
OS3.3	FS20.13	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S5	I support the submission		Accept the amendment in principle and review standards to ensure they are enabling rather than restrictive.	Reject	
OS4.1		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	Rules > MPZ-R1(1)	I seek an amendment to the provision	NZTA supports permitting activities in the Maori Purpose Zone subject to specified standards but emphasizes the need to address road safety and human health. They seek site access to state highways to comply with TRAN R4 and R5 to ensure safe and efficient use without increasing risks. Their concerns focus on managing	Amend as follows: Permitted Subject to: a).... <u>d) Where the site fronts a state highway compliance with Section 7.3 TRAN R4 and R5 and 12.6 NOISE R8</u> de Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.	Accept in Part	TRAN R4 and R5 are already able to be considered within MPZ through the application of matter (2)d and TRAN-R1 - PER - Activities.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					vehicle use and ensuring safe site entrances.			
OS4.1	FS20.14	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R1(1) >	I support the submission		Accept the amendment in principle, provided transport requirements remain flexible and capable of bespoke design with landowners and hapu.	Accept in Part	
OS4.1	FS22.10	Jade WIKAIRA	Rules MPZ-R1(1) >	I oppose the submission		That the submission point be disallowed ie. Rule MPZR1(d) need not be amended to include cross referencing.	Accept in Part	
OS4.1	FS24.7	John Mushet	Rules MPZ-R1(1) >	I support the submission		I seek the submission points relating to restricted access be allowed, these points are valid and relevant.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.2		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	12 General District Wide Matters > 12.6 Noise, NOISE-R9	I seek an amendment to the provision	NZTA requests that the Noise Control Boundaries Overlay for Sensitive Activities be extended to include the Maori Purpose Zone (MPZ) alongside the General Rural and Rural Lifestyle Zones. This aims to mitigate adverse effects such as noise and vibration from the 24/7 road network that impact health and amenity. The inclusion would allow new or altered buildings within the noise corridor to be permitted activities if they meet internal noise standards and ventilation requirements. NZTA emphasizes balancing efficient transport network use with protecting community well-being. Corrected geospatial data will be provided to update the road noise overlay accordingly.	Amend as follows: Amend NOISE-R8 to include reference to the Maori Purpose Zone - MPZ zoning in addition to the existing zoning references of 'General Rural Zone - GRUZ' and 'Rural Lifestyle Zone - RLZ'.	Accept	Submitted rule is consistent with overlay and rule in RLZ and GRUZ which was inserted through Plan Change 42 in 2025. Rule NOISE-R8 is recommended to be revised to include reference to MPZ-Rural. Refer to Key Issue 3.
OS4.2	FS22.11	Jade WIKAIRA	12 General District Wide Matters > 12.6 Noise, NOISE-R9	I support the submission		That the submission point be allowed ie MPZ be added to NOISE-R8 but that the clause be further amended to recognise and provide for the existing use rights of Waitetoko Marae.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.2	FS24.8	John Mushet	12 General District Wide Matters > 12.6 Noise, NOISE-R9	I support the submission		I seek that this part of the submission be allowed as the points regarding noise are valid.	Accept	
OS4.3		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	12 General District Wide Matters	I seek an amendment to the provision	NZTA requests the inclusion of the Maori Purpose Zone (MPZ) within the Noise Control Boundary Overlay for sensitive activities, either through amendments to the existing noise chapter or specific MPZ rules. They propose new provisions requiring buildings with noise-sensitive activities in the noise corridor to meet specified indoor noise levels and ventilation standards, with compliance verified by qualified reports. This aims to mitigate adverse effects like reverse sensitivity and protect health and wellbeing from road noise impacts. NZTA emphasizes balancing efficient road network use with community safety and amenity. Corrected geospatial data will be provided to update the noise overlay accordingly.	Add a New Provision to the MPZ Chapter: <u>Noise Control Boundary Overlay – Sensitive Activities</u> Within the Noise Corridor Boundary Overlay, where: <u>a. a new building that contains a noise sensitive activity (as identified in Table 3); or b. an alteration to an existing building resulting in an increase in floor area of a noise sensitive activity; or c. a new noise sensitive activity is located in an existing building; is proposed, it shall be:</u> <u>i. Designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values in Table 3; and</u> <u>ii. If windows must be closed to achieve the design noise levels in i. above, the building is designed, constructed and maintained with a mechanical</u>	Accept	Submitted rule is consistent with overlay and rule in RLZ and GRUZ which was inserted through Plan Change 42 in 2025. Rule NOISE-R8 is recommended to be revised to include reference to MPZ-Rural. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
						<u>ventilation system that:</u> <u>a. 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> <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> <u>b. For other spaces, is as determined by a suitably qualified and experienced person; and</u> <u>iii. 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</u>		

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
						<u>construction or alteration of any building containing an activity sensitive to noise.iv. 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>		
OS4.3	FS20.15	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	12 General District Wide Matters	I support the submission		Accept the amendment in principle, while ensuring MPZ outcomes remain landowner- and hapu-led rather than defaulting to generic transport controls.	Accept in Part	
OS4.3	FS22.12	Jade WIKAIRA	12 General District Wide Matters	I oppose the submission		That the submission point be disallowed to the extent that it seeks to amend the MPZ Chapter but allow the submission point to the extent it seeks to amend the NOISE-Chapter of the District Plan to include coverage of the MPZ, specifically in Rule NOISE-R8.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.3	FS24.9	John Mushet	12 General District Wide Matters	I support the submission		I seek this part of the submission be allowed as the points are valid.	Accept	
OS4.3	FS26.4	John Lenihan for Rangatira E	12 General District Wide Matters	I oppose the submission		Reject submission.	Reject	
OS4.4		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	Standards > MPZ-R3 S6	I seek an amendment to the provision	NZTA supports permitted activities in the Maori Purpose Zone but seeks a limit of eight dwellings where the site fronts a state highway, aligning with a 100 vehicle movements per day threshold. This reflects NZTA's requirement for Integrated Transport Assessments for activities exceeding 100 daily vehicle movements to ensure safe and efficient state highway access. The requested limit is based on typical trip generation rates from NZTA's Planning Policy Manual. This aims to prevent adverse effects on state highway safety and efficiency.	Amend as follows: 15 per MPS; <u>or Where the site fronts a state highway this is limited to eight per MPS</u>	Reject	It is more appropriate to control this effect via the vehicle movement standard rather than dwelling limit as well as a vehicle movement standard.
OS4.4	FS22.13	Jade WIKAIRA	Standards > MPZ-R3 S6	I oppose the submission		That the submission point be disallowed ie Rule TRANR5 not be amended to include specific controls when affronting a State Highway.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.4	FS26.5	John Lenihan for Rangatira E	Standards > MPZ-R3 S6	I oppose the submission		Reject submission.	Accept	
OS4.5		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I seek an amendment to the provision	NZTA supports Permitted Activities in the Maori Purpose Zone but requests vehicle movement limits based on their Integrated Transport Assessment requirements. Waka Kotahi propose maximum daily vehicle movements of 200 for MPZ Rural, 150 for MPZ Urban, and 100 where access is to a State Highway. This is to ensure appropriate site-specific access design and intersection treatment, maintaining safety and efficiency of the state highway network. The 100-vehicle limit aligns with NZTA's trip generation rates of approximately 10.7 vehicles per dwelling.	Amend as follows: 6. Vehicle movements within the MPZ a. MPZ Rural - 200 EVM's for that MPS or 24 per dwelling whichever is higher. b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher. <u>c. 100 EVM's where access is to a State Highway.</u>	Accept	This is appropriate and consistent with other sections of the Plan including GRUZ and papakainga. Refer to Key Issue 3.
OS4.5	FS22.14	Jade WIKAIRA	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I oppose the submission		That the submission point be disallowed ie Rule TRANR5 not be amended to include specific controls when affronting a State Highway.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.5	FS26.6	John Lenihan for Rangatira E	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I oppose the submission		Reject submission.	Reject	
OS4.6		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	District Wide Matters - Subdivision > SUB-R12	I seek an amendment to the provision	NZTA supports the proposed matters of discretion but emphasizes the need to consider road safety for subdivisions fronting state highways. They request that such sites be assessed under TRAN R4 to ensure safe and efficient site access. NZTA is concerned about vehicle use levels and potential impacts on road safety. They seek to ensure subdivisions do not increase safety risks for site users and highway traffic.	Amend as follows: Matters of Discretion a) Those Objectives and Policies set out in MPZ1 and MPZ2b) The need for the land to remain as Maori land. c) The need to ensure an ongoing connection between the land and its ancestral owners. d) The ability of the land to meet Maori cultural needs. e) That the land is to be used for traditional activities. f) <u>Where the site fronts a state highway compliance with Section 7.3 TRAN R4</u> Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.	Reject	This matter is not required as the standard has already been inserted as a rule.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS4.6	FS22.15	Jade WIKAIRA	District Wide Matters - Subdivision > SUB-R12	I oppose the submission		That the submission be disallowed and not allow for consideration of compliance with Section 7.3 TRAN R4 when consenting a subdivision under New Rule SUB-R12.	Accept	
OS4.6	FS26.7	John Lenihan for Rangatira E	District Wide Matters - Subdivision > SUB-R12	I oppose the submission		Reject submission.	Accept	
OS4.7		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	Standards > MPZ-R3 S5	I support the provision	The provision is supported because it aligns with statutory objectives and resulting in an affordable, integrated, safe, responsive, and sustainable land transport system.	Retain as notified	Accept	Support is noted
OS4.8		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	12 General District Wide Matters > 12.5 Light, LIGHT-R1	I support the provision	The provision is supported as it aligns with statutory objectives and results in an affordable, integrated, safe, responsive, and sustainable land transport system.	Retain as notified.	Accept	Support is noted
OS4.9		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	Rules > MPZ-R2(1)	I support the provision	The provision is supported because it aligns with our statutory objectives and resulting in an affordable, integrated, safe, responsive, and sustainable land transport system.	Retain as notified.	Accept	Support is noted

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.1		John Lenihan for Rangatira E	Introduction	I seek an amendment to the provision	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.	Rewrite paragraph 1 to explain that cultural needs include social, environmental & economic needs.	Reject	The term Cultural Needs is used in the National Planning Standards which is the framework that directs the structure of District Plan zonings. These needs are not considered to be separate from those listed further in that paragraph as associated with Māori communities.
OS5.1	FS20.1	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		That the supported submissions be accepted where they align with the above, and that Proposed Plan Change 47 be amended accordingly.	Reject	
OS5.1	FS20.16	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Reject	
OS5.1	FS21.1	Mark Chrisp for Contact Energy Limited	Introduction	I oppose the submission		This submission point should be disallowed	Accept	
OS5.1	FS22.16	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission be allowed.	Reject	
OS5.2		John Lenihan for Rangatira E	Policies > MPZ-P1	I seek an amendment	The submitter opposes the use of "small scale" in the policy,	Remove the words "small scale".	Reject	While the importance of Maori self-determination is

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
				to the provision	arguing it restricts opportunities and self-determination. They seek the removal of this phrase to allow for greater flexibility.			acknowledged, scale-management provisions are necessary to ensure that development within the Māori Purpose Zone is compatible with the purpose and character of the zone and avoids adverse effects on surrounding land and infrastructure. Māori landowners are not limited to the MPZ as the sole development pathway. Other zones and consent pathways within the District Plan remain available where different or larger-scale development outcomes are sought. The retention of scale-related provisions is therefore appropriate and consistent with the intent of the zone and the wider District Plan. the use of the term Small Scale derives from the purpose and Function of MPZ (Key Issue 2) and the need to manage internal and external effects (Key Issue 3).

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.2	FS20.19	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P1	> I support the submission		Accept the original submission point and remove “small scale”.	Reject	
OS5.2	FS21.3	Mark Chrisp for Contact Energy Limited	Policies MPZ-P1	> I oppose the submission		This submission should be disallowed	Accept	
OS5.2	FS22.17	Jade WIKAIRA	Policies MPZ-P1	> I support the submission		We seek that the whole submission be allowed.	Reject	
OS5.3		John Lenihan for Rangatira E	Policies MPZ-P2	> I oppose the provision	This policy 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	Accept	For the reasons set out in Key Issue 2, the term 'Character' is not considered appropriate to be used to guide land use and development within MPZ. Instead the provisions should refer to the purpose and function of the zone. PC 47 is recommended to be revised to remove reference to character and instead refer to the purpose and function of MPZ. These terms should be described within the plan change to ensure that there is appropriate direction on the meaning of these terms.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.3	FS20.17	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P2	> I support the submission		Accept the original submission point and remove “character”.	Accept	
OS5.3	FS21.4	Mark Chrisp for Contact Energy Limited	Policies MPZ-P2	> I oppose the submission		This submission should be disallowed	Reject	
OS5.3	FS22.18	Jade WIKAIRA	Policies MPZ-P2	> I support the submission		We seek that the whole submission be allowed.	Accept	
OS5.4		John Lenihan for Rangatira E	Policies MPZ-P2	> I seek an amendment to the provision	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”.	Reject	There are two types of MPZ zones - Urban and Rural, therefore this wording is appropriate.
OS5.4	FS20.18	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P2	> I support the submission		Accept the original submission point.	Reject	
OS5.4	FS21.5	Mark Chrisp for Contact Energy Limited	Policies MPZ-P2	> I oppose the submission		This submission should be disallowed	Accept	
OS5.4	FS22.19	Jade WIKAIRA	Policies MPZ-P2	> I support the submission		We seek that the whole submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.5		John Lenihan for Rangatira E	Policies MPZ-P3 >	I oppose the provision	This policy is ambiguous at best and at worst appears 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	Remove or completely re-write this policy	Accept in Part	While the Maori Purpose Zone objectives focus on enabling Maori development, the permitted activity standards establish the anticipated baseline scale of development within the zone. The scale management policy applies only where development exceeds that baseline and provides a necessary effects-management mechanism. Its retention ensures development remains compatible with the purpose and function of the zone. The consenting pathway is available for developments that don't meet the permitted standards. For the reasons set out in Key Issue 2, the term 'Character' is not considered appropriate to be used to guide land use and development within MPZ. Instead the provisions should refer to the purpose and function of the zone. PC 47 is recommended to be

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
								revised to remove reference to character and instead refer to the purpose and function of MPZ. These terms should be described within the plan change to ensure that there is appropriate direction on the meaning of these terms.
OS5.5	FS20.20	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P3 >	I support the submission		Accept the original submission point.	Accept in Part	
OS5.5	FS21.6	Mark Chrisp for Contact Energy Limited	Policies MPZ-P3 >	I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.5	FS22.20	Jade WIKAIRA	Policies MPZ-P3 >	I support the submission		We seek that the whole submission be allowed.	Accept in Part	
OS5.6		John Lenihan for Rangatira E	Rules MPZ-R1(2) >	I oppose the provision	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 MPZ-R1(2)	Accept	Commercial activity controlled through S7, therefore MPZR1(2)a can be deleted. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.6	FS20.21	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R1(2) >	I support the submission		Accept the original submission point in principle and review the rule so it better enables owner-led activity.	Accept in Part	
OS5.6	FS21.7	Mark Chrisp for Contact Energy Limited	Rules MPZ-R1(2) >	I oppose the submission		This submission should be disallowed	Reject	
OS5.6	FS22.21	Jade WIKAIRA	Rules MPZ-R1(2) >	I support the submission		We seek that the whole submission be allowed.	Accept in Part	
OS5.7		John Lenihan for Rangatira E	Rules MPZ-R2(1) >	I oppose the provision	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(1)	Accept in Part	This provision is proposed to be removed as a result of another submission. The status of Industrial activities in urban MPZ are recommended to be non-complying. Industrial activities in MPZ-Rural are permitted. Refer to Key Issue 3.
OS5.7	FS20.22	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R2(1) >	I support the submission		Accept the original submission point.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.7	FS21.8	Mark Chrisp for Contact Energy Limited	Rules MPZ-R2(1)	> I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.7	FS22.22	Jade WIKAIRA	Rules MPZ-R2(1)	> I support the submission		We seek that the whole submission be allowed.	Accept in Part	
OS5.8		John Lenihan for Rangatira E	Rules MPZ-R2(1)	> I oppose the provision	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)	Accept	Agree, the matter of should be removed in line with the removal of references to amenity and character in objectives and policies and instead focus on the purpose and functioning of MPZ. For the reasons set out in Key Issue 2, the term 'Amenity' is not considered appropriate to be used to guide land use and development within MPZ. Instead, the provisions should refer to the purpose and function of the zone.
OS5.8	FS20.23	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R2(1)	> I support the submission		Accept the original submission point.	Accept	
OS5.8	FS21.9	Mark Chrisp for Contact Energy Limited	Rules MPZ-R2(1)	> I oppose the submission		This submission should be disallowed	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.8	FS22.23	Jade WIKAIRA	Rules MPZ-R2(1)	> I support the submission		We seek that the whole submission be allowed.	Accept	
OS5.9		John Lenihan for Rangatira E	Rules MPZ-R2(1)	> I oppose the provision	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)	Reject	As set out in Key Issue 3, the effects on surrounding environments and infrastructure considerations are appropriate and necessary considerations to ensure the functioning of the wider environment.
OS5.9	FS20.24	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R2(1)	> I support the submission		Accept the original submission point.	Reject	
OS5.9	FS21.10	Mark Chrisp for Contact Energy Limited	Rules MPZ-R2(1)	> I oppose the submission		This submission should be disallowed	Accept	
OS5.9	FS22.24	Jade WIKAIRA	Rules MPZ-R2(1)	> I support the submission		We seek that the whole submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.10		John Lenihan for Rangatira E	Standards > MPZ-R3 S6	I oppose the provision	Given the coverage rule S1 of 15% there is no need to limit number of dwellings. The submitter requests removal of the coverage rule S1 of 15%, arguing that it is unnecessary to limit the number of dwellings.	Remove MPZ-R3 S6	Accept In Part	The 15 dwelling limit is considered appropriate and consistent with best practice as a threshold for ensuring that the site is appropriate for that level of development. The consenting pathway is available for developments beyond this standard. This pathway is non notified and specifically considers geotechnical matters of relevance to the area proposed to be developed. Note that as a result of another submission the 15 dwelling cap has been proposed to be revised to refer to nominal allotments as set out in Key Issue 3.
OS5.10	FS20.25	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S6	I support the submission		Accept the original submission point.	Reject	
OS5.10	FS21.11	Mark Chrisp for Contact Energy Limited	Standards > MPZ-R3 S6	I oppose the submission		This submission should be disallowed	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.10	FS22.25	Jade WIKAIRA	Standards > MPZ-R3 S6	I support the submission		We seek that the whole submission be allowed.	Reject	
OS5.11		John Lenihan for Rangatira E	Standards > MPZ-R3 S7	I oppose the provision	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 MPZ-R3 S7	Reject	It is appropriate that scale of business activity is managed. This is due to both internal and external effects, the purpose and function of MPZ and the centres based approach. Refer to key issues 2 and 3.
OS5.11	FS20.26	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S7	I support the submission		Accept the original submission point.	Reject	
OS5.11	FS21.12	Mark Chrisp for Contact Energy Limited	Standards > MPZ-R3 S7	I oppose the submission		This submission should be disallowed	Accept	
OS5.11	FS22.26	Jade WIKAIRA	Standards > MPZ-R3 S7	I support the submission		We seek that the whole submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.12		John Lenihan for Rangatira E	Standards > MPZ-R3 S8	I oppose the provision	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 MPZ-R3 S8	Accept in Part	It is appropriate that scale of business activity is managed. This is due to both internal and external effects and the purpose and function of MPZ. Refer to key issues 2 and 3. It is noted however that the rule should be amended to better refer to the type of business activities anticipated within MPZ to ensure that they are not unduly restricted by the standard.
OS5.12	FS20.27	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S8	I support the submission		Accept the original submission point.	Accept in Part	
OS5.12	FS21.13	Mark Chrisp for Contact Energy Limited	Standards > MPZ-R3 S8	I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.12	FS22.27	Jade WIKAIRA	Standards > MPZ-R3 S8	I support the submission		We seek that the whole submission be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.13		John Lenihan for Rangatira E	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I seek an amendment to the provision	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”	Reject	Determining EVMs by activity is unrealistic to define and monitor. The consenting pathway is available for developments that exceed this standard.
OS5.13	FS20.28	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I support the submission		Accept the original submission point.	Reject	
OS5.13	FS21.14	Mark Chrisp for Contact Energy Limited	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I oppose the submission		This submission should be disallowed	Accept	
OS5.13	FS22.28	Jade WIKAIRA	7 Energy, Infrastructure and Transport > 7.3 Transport, TRAN-R5	I support the submission		We seek that the whole submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.14		John Lenihan for Rangatira E	12 General District Wide Matters > 12.7 Signs, SIGN-R1	I seek an amendment to the provision	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”	Accept in Part	The standard is recommended to be modified to signs that are visible from outside the site. This change will increase the area of signage permitted on a site in a more effects based manner. Refer to Key Issue 3.
OS5.14	FS20.29	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	12 General District Wide Matters > 12.7 Signs, SIGN-R1	I support the submission		Accept the original submission point.	Accept in Part	
OS5.14	FS21.15	Mark Chrisp for Contact Energy Limited	12 General District Wide Matters > 12.7 Signs, SIGN-R1	I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.14	FS22.29	Jade WIKAIRA	12 General District Wide Matters > 12.7 Signs, SIGN-R1	I support the submission		We seek that the whole submission be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.15		John Lenihan for Rangatira E	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I seek an amendment to the provision	The provision is 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.	Reject	This standard is appropriate for and consistent with rural and residential zones. It is not appropriate to have 30 days consistent with the town centre, which has a different purpose and function and less potential for adverse effects. This standard is the same as has been used in other parts of the Plan. This existing standard has not restricted cultural activities in the District to date.
OS5.15	FS20.30	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I support the submission		Accept the original submission point.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.15	FS21.16	Mark Chrisp for Contact Energy Limited	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I oppose the submission		This submission should be disallowed	Accept	
OS5.15	FS22.30	Jade WIKAIRA	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I support the submission		We seek that the whole submission be allowed.	Reject	
OS5.16		John Lenihan for Rangatira E	3 Interpretation	I seek an amendment to the provision	The submitter requests expanding the list of activities to make the mixed use nature of the zone clear to all.	Expand list to include: accommodation, community facilities, business, food and beverage, health facilities, network utilities, offices, retail, rural industry, and yard activities.	Accept in Part	It is appropriate to include health and community facilities. Other activities suggested to be included may not align with the purpose and function of the zone. The definition is also not exclusive (including but not limited to). Refer to Key Issue 2.
OS5.16	FS20.31	Tredegar Hall for Nukuhau Pa, Ngati	3 Interpretation	I support the submission		Accept the original submission point.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
		Rauhoto, Ngati Te Urunga						
OS5.16	FS21.17	Mark Chrisp for Contact Energy Limited	3 Interpretation	I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.16	FS22.31	Jade WIKAIRA	3 Interpretation	I support the submission		We seek that the whole submission be allowed.	Accept in Part	
OS5.17		John Lenihan for Rangatira E	Introduction	I seek an amendment to the provision	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.	Remove the words 'small scale'.	Reject	As discussed in Key Issue 2 and 3 It is appropriate to have some limitations on scale to align with the purpose and function of this zone and to manage effects.
OS5.17	FS20.32	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Reject	
OS5.17	FS21.18	Mark Chrisp for Contact Energy Limited	Introduction	I oppose the submission		This submission should be disallowed	Accept	
OS5.17	FS22.32	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS5.18		John Lenihan for Rangatira E	Policies MPZ-P4	> I seek an amendment to the provision	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. Rural 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.	Accept in Part	For the reasons set out in Key Issues 2 and 3, it is appropriate for the plan to include direction on the purpose and function of MPZ to appropriately manage the potential effects that could occur. It is recommended that the policy could be better focused on these matters through the removal of reference to character and instead focus on the purpose and function of MPZ. Refer to Key Issue 2.
OS5.18	FS20.33	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P4	> I support the submission		Accept the original submission point.	Accept in Part	
OS5.18	FS21.19	Mark Chrisp for Contact Energy Limited	Policies MPZ-P4	> I oppose the submission		This submission should be disallowed	Accept in Part	
OS5.18	FS22.33	Jade WIKAIRA	Policies MPZ-P4	> I support the submission		We seek that the whole submission be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS6.1		Shane Heremaia	Rules MPZ-R1(1) >	I seek an amendment to the provision	The submission requests linking density limits to land area or infrastructure capacity instead of a fixed maximum of about 15 dwellings per site. The current flat cap is disproportionate for large rural blocks and does not account for incremental development by returning whanau. An effects-based assessment option is also suggested where fixed limits are overly restrictive. The concern is that the existing rule assumes all development occurs simultaneously rather than gradually.	Recommendation •Link density to land area or infrastructure capacity; or •Allow effects-based assessment where fixed limits become disproportionate	Accept	The provisions have been structured to provide for incremental development of land. It is only when the level of development proposed reaches the identified rules and standards that an effects-based assessment is required through a non-notified restricted discretionary consent process. The 15 dwelling cap reflects best practice to manage the geotechnical risk associated with a cluster of dwellings. It is recommended to apply the use of a nominal allotment to recognize where dwellings may be developed at lower densities similar to that in the Rural Living Zone. Refer to Key Issue 3.
OS6.1	FS20.34	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Rules MPZ-R1(1) >	I support the submission		Accept the original submission point. Accept the original submission point.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS6.1	FS22.34	Jade WIKAIRA	Rules MPZ-R1(1)	> I support the submission		We seek that the submission point be allowed.	Accept	
OS6.1	FS24.10	John Mushet	Rules MPZ-R1(1)	> I oppose the submission		I seek that this part of the submission be disallowed for the reasons given.	Reject	
OS6.2		Shane Heremaia	Rules MPZ-R1(1)	> I seek an amendment to the provision	The submission requests allowing larger buildings for activities connected to land-based production, trust-owned enterprises, or large rural landholdings. It highlights that current GFA limits apply uniformly across all MPZ sites, which may not suit large rural blocks. The submitter emphasizes the need for bigger structures to support whenua-based economic activities like tourism, processing primary produce, and agricultural support. Flexibility is necessary to accommodate these rural enterprise needs.	Allow larger buildings where activities are linked to land-based production, trust-owned enterprises, or large rural landholdings.	Reject	PC47 standards for building sizes relate to Business Activities. This standard refers to activities not exceeding 200m ² or 15% coverage. The use of the term 'or' means that buildings larger than 200m ² can be permitted provided they do not take up more than 15% of the site and do not trigger any other standards. Depending on the size of the site, this can enable the development of large structures as identified in the submission. Any buildings larger than that would can be considered through a non-notified resource consent process. Refer to Key Issue 2.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS6.2	FS20.35	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R1(1) >	I support the submission		Accept the original submission point. Accept the original submission point.	Reject	
OS6.2	FS22.35	Jade WIKAIRA	Rules MPZ-R1(1) >	I support the submission		We seek that the submission point be allowed.	Reject	
OS6.2	FS24.11	John Mushet	Rules MPZ-R1(1) >	I oppose the submission		I seek this part of the submission not be allowed for the reasons given above and I seek an outcome thatRejects the request to increase or provide "flexibility" for GFA limits. Retains the existing Gross Floor Area (GFA) limits to ensure that any large-scale commercial or industrial activities remain subject to full Discretionary Activity status and public notification.	Accept	
OS6.3		Shane Heremaia	Rules MPZ-R2(1) >	I seek an amendment to the provision	The submission highlights that development on Māori land typically occurs incrementally rather than as a single project, with stages including initial infrastructure, gradual addition of dwellings, and eventual establishment of a full papakainga with community	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.	Accept in Part	It is agreed that such an approach would not be appropriate. PC47 generally uses percentage triggers for coverage to allow development to scale with land size. The standard provides for incremental development to

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					facilities. Planning rules assuming all development happens at once fail to reflect this reality and may create unnecessary consent barriers. The submission calls for planning provisions to recognise and accommodate the staged nature of Maori land development.			occur on a site without requiring consent up until a standard is triggered. It is appropriate that once a magnitude of development is reached then a consent is required. Refer to Key Issue 2.
OS6.3	FS20.36	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngāti Te Urunga	Rules MPZ-R2(1)	> I support the submission		Accept the original submission point.	Accept in Part	
OS6.3	FS22.36	Jade WIKAIRA	Rules MPZ-R2(1)	> I support the submission		We seek that the submission point be allowed.	Accept in Part	
OS6.3	FS24.12	John Mushet	Rules MPZ-R2(1)	> I oppose the submission		I seek this part of the submission not be allowed for the reasons I have given.	Accept in Part	
OS6.4		Shane Heremaia	Policies MPZ-P3	> I seek an amendment to the provision	The submitter seeks rules that scale with land size and allow effects-based assessment to avoid disproportionate limits. They note that current flat limits, suitable for small urban papakainga sites, unintentionally restrict large rural landholdings. The goal is to better achieve zone objectives by enabling	Rules that scale with land size and allow effects-based assessment where limits become disproportionate.	Accept in Part	It is agreed that such an approach would not be appropriate. PC47 generally uses percentage triggers for coverage to allow development to scale with land size. The standard provides for incremental development to occur on a site without requiring consent up until a

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					development without undermining productive land use.			standard is triggered. It is appropriate that once a magnitude of development is reached then a consent is required. Please refer to Key Issue 2.
OS6.4	FS20.37	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Policies MPZ-P3	> I support the submission		Accept the original submission point. Accept the original submission point.	Accept in Part	
OS6.4	FS22.37	Jade WIKAIRA	Policies MPZ-P3	> I support the submission		We seek that the submission point be allowed.	Accept in Part	
OS6.4	FS24.13	John Mushet	Policies MPZ-P3	> I oppose the submission		I seek this part of the submission be not allowed for the reasons I have given. The decision I seek is; Reject the request to move toward "effects-based" or "scalable" rules. Retain the existing "flat" limits and clear standards for dwellings, GFA, and commercial scale to ensure consistency, transparency, and infrastructure security for the entire community.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.1		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	MPZ General	I support the provision	The submitter supports the establishment of a Māori Purpose Zone in principle and recognise 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.	Retain Plan Change 47, subject to targeted amendments set out in this submission.	Accept in Part	The support for PC47 is noted. The principle of ensuring that PC47 is a clear and directive planning framework is agreed with however not all of the specific changes requested by the submitter have been made.
OS7.1	FS20.38	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngāti Te Urunga	MPZ General	I support the submission		Accept the original submission point.	Accept in Part	
OS7.1	FS22.42	Jade WIKAIRA	MPZ General	I support the submission		We seek that the submission point be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.2		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Objectives > MPZ-O1	I seek an amendment to the provision	The submission seeks to insert a new lead Māori Purpose Zone objective requiring all related objectives, policies, rules, and assessment criteria to give effect to Te Kaupapa Kaitiaki as the primary interpretive and decision-making framework. This approach aligns with sections 181–182 of the Ngāti Tūwharetoa Claims Settlement Act 2018. Embedding Te Kaupapa Kaitiaki at the objective level ensures transparent and reliable statutory compliance. The framework is intended to guide interpretation and planning judgment rather than contain specific rules or methods. Implementing it as an objective-level gateway is considered the most effective and legally sound method.	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.	Reject	As discussed in Key Issue 1, this policy and reference to key iwi documents and plans etc. already exists within the Strategic Directions chapter of the TDP (TW-P1). On this basis consideration of these matters are already provided for in the TDP in top tier policy and do not need to be repeated throughout.
OS7.2	FS20.39	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O1	I support the submission		Accept the original submission point. Accept the original submission point.	Reject	
OS7.2	FS22.43	Jade WIKAIRA	Objectives > MPZ-O1	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.2	FS24.14	John Mushet	Objectives > MPZ-O1	I oppose the submission		I seek this part of the submission be disallowed for the reasons I have given.	Accept	
OS7.3		George Asher - Chairman for Ngāti Kuraia Taiao Committee, Tokaanu Marae	Objectives > MPZ-O2	I seek an amendment to the provision	The submission requests amending MPZ-O2 to explicitly recognise and prioritize mana whakahaere and hapu and Māori landowner-led development frameworks in decision-making. It highlights that the current wording balances effects but does not establish a clear priority for Māori-led frameworks when conflicts occur. The intent is to ensure these frameworks are primary considerations in land use, development form, scale, and sequencing.	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 applying MPZ provisions, including in determining land use, development form, scale, and sequencing.	Reject	As discussed in Key Issue 1, recognition of mana whakahaere already exists within the provisions of the Strategic Directions Chapter (TW-O3) and as such does not need to be repeated throughout.
OS7.3	FS20.40	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Objectives > MPZ-O2	I support the submission		Accept the original submission point. Accept the original submission point.	Reject	
OS7.3	FS22.44	Jade WIKAIRA	Objectives > MPZ-O2	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.4		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Objectives > MPZ-O3	I seek an amendment to the provision	The submission requests that MPZ-O3 explicitly prioritize the exercise of mana whakahaere and ensure hapu and Māori landowner-led development frameworks are primary in interpreting and applying zone provisions. The current wording fails to make these principles operative and risks defaulting to conventional effects-based assessment rather than tikanga-based decision-making. Clear objective-level direction is needed to give authority-based priorities primacy and guide development in Māori land contexts. Without this, the Māori Purpose Zone's intent and statutory obligations could be undermined.	Amend MPZ-O3 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 applying MPZ provisions, including in determining land use, development form, scale, and sequencing.	Reject	As discussed in Key Issue 1, recognition of mana whakahaere already exists within the provisions of the Strategic Directions Chapter (TW-O3) and as such does not need to be repeated throughout.
OS7.4	FS20.41	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngāti Te Urunga	Objectives > MPZ-O3	I support the submission		Accept the original submission point.	Reject	
OS7.4	FS22.45	Jade WIKAIRA	Objectives > MPZ-O3	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.5		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Objectives > MPZ-O4	I seek an amendment to the provision	Te whanake is a core principle underpinning Te Kaupapa Kaitiaki and Ngati Tuwharetoa's vision for the Taupo 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 Maori 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.	Reject	As discussed in Key Issue 1, recognition of mana whakahaere already exists within the provisions of the Strategic Directions Chapter (TW-O3) and as such does not need to be repeated throughout.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.5	FS20.42	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O4	I support the submission		Accept the original submission point.	Reject	
OS7.5	FS22.46	Jade WIKAIRA	Objectives > MPZ-O4	I support the submission		We seek that the submission point be allowed.	Reject	
OS7.6		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Policies	I seek an amendment to the 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. 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	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.	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 1. The MPZ provisions have been developed to enable the development of MPZ however the effects of that development need to be managed as set out in Key Issue 3. Council cannot require infrastructure to be provided through the District Plan, as that circumvents Infrastructure Planning and Long-Term Plan process.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					frameworks that prioritize narrow environmental or amenity effects over interconnected cultural, social, economic, and intergenerational outcomes			
OS7.6	FS20.43	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Policies	I support the submission		Accept the original submission point.	Reject	
OS7.6	FS22.47	Jade WIKAIRA	Policies	I support the submission		We seek that the submission point be allowed.	Reject	
OS7.7		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Objectives	I seek an amendment to the provision	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. To ensure the Māori Purpose Zone operates as an effective 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 Māori land development, and that effects be assessed cumulatively and holistically rather than through default procedural barriers.	Reject	Reference to public notification in PC47 has been done to specifically exempt these consents from the public notification. The MPZ has been developed as an enabling zone for development appropriate to the purpose and function of the zone. It is still appropriate to have standards to manage effects both internally and externally to the MPZ site as discussed in Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					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.			
OS7.7	FS20.44	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngāti Te Urunga	Objectives	I support the submission		Accept the original submission point.	Reject	
OS7.7	FS22.48	Jade WIKAIRA	Objectives	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.8		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	MPZ General	I seek an amendment to the provision	An 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. Such a clause will provide certainty and ensures 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 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	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 1. The MPZ provisions have been developed to enable the development of MPZ however the effects of that development need to be managed as set out in Key Issue 3.
OS7.8	FS20.45	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	MPZ General	I support the submission		Accept the original submission point.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.8	FS22.49	Jade WIKAIRA	MPZ General	I support the submission		We seek that the submission point be allowed.	Reject	
OS7.9		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Policies	I seek an amendment to the provision	A new lead policy (MPZ-P1A) is proposed to enable Te Kaupapa Kaitiaki 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)	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 1. The MPZ provisions have been developed to enable the development of MPZ however the effects of that development need to be managed as set out in Key Issue 3. Council cannot require infrastructure to be provided through the District Plan, as that circumvents Infrastructure Planning and Long-Term Plan process.
OS7.9	FS20.47	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngāti Te Urunga	Policies	I support the submission		Accept the original submission point.	Reject	
OS7.9	FS22.50	Jade WIKAIRA	Policies	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.10		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Objectives > MPZ-O1	I seek an amendment to the provision	The submission requests that MPZO1 be amended to explicitly prioritize hapu and Māori landowner values, aspirations, and development frameworks as primary considerations. It argues that current recognition of Māori relationships with whenua lacks provision for mana whakahaere and authority in decision-making. Without explicit prioritization, Māori land development may be unfairly assessed under standard rural or residential criteria that do not reflect cultural values.	Amend MPZO1 to explicitly prioritize hapu and Māori landowner values, aspirations, and development frameworks as primary considerations	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 1. The MPZ provisions have been developed to specifically enable the development of MPZ by their owners however the effects of that development need to be managed as set out in Key Issue 3. Council cannot require infrastructure to be provided through the District Plan, as that circumvents Infrastructure Planning and Long-Term Plan process. All landowners of the proposed MPZ were engaged with as part of the plan development process (see Key Issue 4) to seek input into the design of the MPZ framework generally and for their specific MPS.
OS7.10	FS20.48	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Objectives > MPZ-O1	I support the submission		Accept the original submission point.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.10	FS22.51	Jade WIKAIRA	Objectives > MPZ-O1	I support the submission		We seek that the submission point be allowed.	Reject	
OS7.11		George Asher - Chairman for Ngāti Kurauia Taiao Committee, Tokaanu Marae	Policies > MPZ-P1	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 recognized and provided for as the primary interpretive and decision-making framework.	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 2. The MPZ provisions have been developed to enable the development of MPZ however the effects of that development need to be managed as set out in Key Issue 3. Council cannot require infrastructure to be provided through the District Plan, as that circumvents Infrastructure Planning and Long-Term Plan process.
OS7.11	FS20.49	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies > MPZ-P1	I support the submission		Accept the original submission point.	Reject	
OS7.11	FS22.52	Jade WIKAIRA	Policies > MPZ-P1	I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.12		George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	Policies MPZ-P3	> I seek an amendment to the provision	The submitter seeks to remove references to managing “scale” in MPZ-P3, arguing it implicitly caps Maori development and enforces a small-scale expectation that conflicts with cultural and economic aspirations. They propose assessing development scale case-by-case based on tikanga, intergenerational, cultural, environmental, and economic outcomes, aligned with Te Kaupapa Kaitiaki. This approach aims to prevent “scale” from acting as a proxy control limiting Maori development and to support te whanake as an evolving, outcomes-focused concept.	Amend MPZ-P3 by replacing/rewriting it to remove its capacity to be used as a de facto small-scale cap.	Reject	As discussed in Key Issues 3 development thresholds are required to ensure that the effects of development are managed. The thresholds have been developed to reflect the purpose and function of MPZ as discussed in Key Issue 2. While small-scale mixed-use development is anticipated there is no hard cap on development. Development that triggers the rules and standards defaults to a non-notified restricted discretionary resource consent process.
OS7.12	FS20.50	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P3	> I support the submission		Accept the original submission point.	Reject	
OS7.12	FS22.53	Jade WIKAIRA	Policies MPZ-P3	> I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.13		George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	Policies MPZ-P4	> I seek an amendment to the provision	The submission requests that infrastructure capacity constraints should not be used to restrict or permanently limit Maori land development within the Maori Purpose Zone. It emphasizes that infrastructure planning and investment must proactively support anticipated Maori development outcomes. The intent is to ensure infrastructure acts as an enabler rather than a barrier to growth on Maori land.	Amend MPZ-P4 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.	Reject	As discussed in Key Issue 3 development thresholds are required to ensure that the effects of development are managed. The thresholds have been developed to reflect the purpose and function of MPZ as discussed in Key Issue 2. There is not veto in PC47 and development that triggers the rules and standards defaults to a non-notified restricted discretionary resource consent process.
OS7.13	FS20.51	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P4	> I support the submission		Accept the original submission point.	Reject	
OS7.13	FS22.54	Jade WIKAIRA	Policies MPZ-P4	> I support the submission		We seek that the submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.14		George Asher - Chairman for Ngati Kuraia Taiao Committee, Tokaanu Marae	Policies	I seek an amendment to the provision	The submission seeks a new interpretive clarification policy to ensure that where there is conflict between Maori Purpose Zone provisions and district-wide rules, greater weight is given to the Maori Purpose Zone's objectives and policies. This aims to prevent generic rural or amenity controls from overriding the intent of the Maori Purpose Zone and undermining mana whakahaere.	New Interpretive Clarification Policy	Reject	Policy strongly supporting development of Māori land (all Māori land, not just MPZ) sits within Strategic Directions as discussed in Key Issue 1. Please see TW-O4. the rules and standards for PC47 have been developed to reflect the nature of development anticipated within that zone as distinct from other zones such as the GRUZ. As discussed in Key Issue 2, references to amenity and character have been removed and replaced with reference to the purpose and function of the zone.
OS7.14	FS20.52	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies	I support the submission		Accept the original submission point.	Reject	
OS7.14	FS22.55	Jade WIKAIRA	Policies	I support the submission		We seek that the submission point be allowed.	Reject	

OS7.15		George Asher - Chairman for Ngati Kurauia Taiao Committee, Tokaanu Marae	Other Plan Matters	I seek an amendment to the provision	The submission seeks to prioritise mana whakahaere and hapu-led decision-making within the Maori Purpose Zone (MPZ) framework. It advocates for enabling sustainable, viable Maori development that supports intergenerational outcomes and allows for holistic, mixed, and evolving land use rather than rigid models. The submission requests recognition of papakainga as an anticipated activity aligned with tikanga-based land use. It also calls for reducing unnecessary public notification to avoid procedural barriers inconsistent with the MPZ's purpose. Lastly, it emphasizes making compliance with section 181 of the Ngati Tuwharetoa Claims Settlement Act 2018 clear and unambiguous in the Plan.	•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.	Reject	Note relevant objectives and policies within Strategic Directions as discussed in Key Issue 1. The MPZ provisions have been developed to enable the development of MPZ however the effects of that development need to be managed as set out in Key Issue 3. Council cannot require infrastructure to be provided through the District Plan, as that circumvents Infrastructure Planning and Long-Term Plan process.
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Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS7.15	FS20.53	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Other Plan Matters	I support the submission		Accept the original submission point.	Reject	
OS7.15	FS22.56	Jade WIKAIRA	Other Plan Matters	I support the submission		We seek that the submission point be allowed.	Reject	
OS8.1		Courtney Lambert	SCHED 13.11 MPS1 >	I oppose the provision	The submitter opposes the proposed reclassification of Kohineheke Reserve to a Maori Special Purpose zone, emphasizing the importance of retaining its conservation status to protect native flora and fauna. They express concerns that reclassification could lead to ecological degradation, set a precedent for future land use changes, and restrict public access. The submitter highlights potential environmental risks, including floodplain considerations, and notes insufficient justification for the change.	Retain MPS1 as DOC conservation land	Accept in Part	Refer to Issue 5 for response. It is recommended that MPS-1 be removed from the Plan Change and remain as GRUZ. It is not Councils jurisdiction to retain as DoC conservation land.
OS8.1	FS19.1	Courtney Lambert	SCHED 13.11 MPS1 >	I support the submission		Whole part	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS8.1	FS24.1	John Mushet	SCHED 13.11 MPS1 >	I support the submission		I seek the whole of the submission be allowed.	Accept in Part	
OS8.2		Courtney Lambert	SCHED 13.11 MPS1 >	I oppose the provision	The submitter opposes reclassifying Kohineheke Reserve to a Maori Special Purpose zone, emphasizing the importance of retaining its current conservation status to protect native flora and fauna. They express concern that reclassification could lead to ecological degradation, reduced public access, and set a precedent undermining long-term protection. The submission highlights potential environmental risks, including floodplain impacts, and notes a lack of sufficient justification for the change. They urge the Council to maintain the reserve's existing classification to safeguard its ecological values and community use.	Retain MPS1 as DOC conservation land	Accept in Part	Refer to Issue 5 for response. It is recommended that MPS-1 be removed from the Plan Change and remain as GRUZ. It is not Councils jurisdiction to retain as DoC conservation land.
OS8.2	FS19.2	Courtney Lambert	SCHED 13.11 MPS1 >	I support the submission		Whole part allowed	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS8.2	FS24.2	John Mushet	SCHED 13.11 MPS1 >	I support the submission		I seek the whole of the submission be allowed.	Accept in Part	
OS9.1		Johnnie Mushet	SCHED 13.11 MPS1 >	I oppose the provision	The submitter opposes rezoning SEC 1 & 2 SO 36174, classified Recreation Reserves, to maintain public access and reserve status under the Reserves Act 1977. There is an illegal dwelling obstructing a gazetted 1921 access road, raising safety and legal concerns. There is a need for independent environmental, biodiversity, and hydraulic hazard assessments due to flood risk and ecological sensitivity, including impacts on endangered species and downstream conservation areas. There is inadequate infrastructure servicing and non-compliance with the NPS-UD and Reserves Act requirements. The proposal will alienate public green space and violate community rights to access the reserve.	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.	Accept in Part	Refer to Issue 5. It is recommended that MPS-1 be removed from the Plan Change and remain as GRUZ. The reserve status is a separate process to the Plan Change. An illegal dwelling cannot be removed through a plan change.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS10.1		Tredegar Hall for Nukuhau Pa, Ngati Rauhoto - Ngati Te Urunga	Introduction	I oppose the provision	Nukuhau Pa opposes the current Maori Purpose Zone objectives for not adequately recognising mana whakahaere, rangatiratanga, or hapu-led planning. A framework reflecting true partnership that supports hapu and ahu whenua-led decision-making based on cultural values is required. The submission calls for integration of existing cultural planning frameworks and prioritisation of intergenerational wellbeing. The District Plan should enable, not replace, Maori planning systems. Amendments should explicitly recognise hapu authority and enable hapu-led spatial planning.	We seek a framework that:• reflects true partnership• enables hapu 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	Reject	The development of the MPZ provisions did occur in partnership with interested hapu. Please refer to the Strategic Directions section (in particular Tangata Whenua) which gives overarching recognition of self-determination, existing planning frameworks and well-being. Refer to Key Issues 1 and 4.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS10.2		Tredegar Hall for Nukuhau Pa, Ngati Rauhoto - Ngati Te Urunga	Objectives > MPZ-O1	I oppose the provision	Nukuhau Pa opposes the current Maori Purpose Zone objectives. They fail to adequately recognise mana whakahaere, rangatiratanga, and hapu-led planning. The objectives impose predefined development outcomes rather than enabling hapu and marae to pursue aspirations aligned with tikanga and matauranga Maori. This approach conflicts with Mahere Taiao, Waikato Awa Cultural Impact Assessment, and Te Pae Tawhiti vision. Amendments are required to explicitly recognise hapu authority, support hapu-led spatial planning, and prioritise cultural, environmental, and intergenerational wellbeing.	Make fundamental changes to the MPZ that: • reflects true partnership • enables hapu and ahū whenua-led decision-making based on cultural values • recognises and integrates existing cultural planning frameworks • supports intergenerational wellbeing for our people and our taiao	Reject	Please refer to the Strategic Directions section of the District Plan (in particular Tangata Whenua) which gives overarching direction for partnership, self-determination, existing cultural planning frameworks and cultural wellbeing. Refer to Key Issue 1.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS10.3		Tredegarr Hall for Nukuhau Pa, Ngati Rauhoto - Ngati Te Urunga	Standards > MPZ-R3 S1	I oppose the provision	Nukuhau Pa requests amendments to the Maori Purpose Zone standards to better reflect the diversity of Maori land, cultural landscapes, and hapu aspirations. The current uniform standards constrain culturally appropriate design and local responsiveness, focusing too much on compliance rather than outcomes. Development on Maori land should be guided by tikanga, matauranga Maori, and cultural landscape context instead of generic standards. Flexible, adaptable standards are required that allow alternative pathways supported by hapu and CIA processes. The priority should be on outcomes like mauri, wellbeing, and connection to whenua over prescriptive measures.	We recommend that standards are: •are flexible and adaptable •allow for alternative pathways where supported by hapu and CIA processes •prioritise outcomes (mauri, wellbeing, connection to whenua) over prescriptive measures	Reject	Alternative pathways are available through consents. This is where outcomes can be evaluated against objectives and policies.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS10.4		Tredegan Hall for Nukuhau Pa, Ngati Rauhota - Ngati Te Urunga	3 Interpretation > Maori Purpose Sites	I oppose the provision	Nukuhau Pa opposes the current Maori Purpose Zone framework, calling for fundamental redesign. There needs to be co-design with affected hapu and marae, enabling hapu-led planning and development. The framework should also recognise existing Maori planning frameworks such as CIA, Mahere Taiao, and Te Pae Tawhiti. Without these changes, the Zone may restrict rather than support Maori development.	Nukuhau Pa does not support the Maori Purpose Zone progressing in its current form. Fundamental redesign is required to ensure the framework:•is co-designed with affected hapu and marae•enables hapu-led planning and development•recognises Maori planning frameworks (CIA, Mahere Taiao, Te Pae Tawhiti)Without these changes, the Zone risks limiting Maori development rather than enabling it.	Reject	As set out in Key Issue 4, Council worked with Iwi, Hapu, trusts and landowners to develop PC47. There was also specific engagement with landowners who had a desire for an MPZ zone on their whenua. The focus was to enable a wide range of development on this land which does not need a resource consent. The use of CIA, Mahere Taiao and Te Pai Tawhiti can be applied if a consent is required and is enabled by higher level Strategic Directions as discussed in Key Issue 1. Such frameworks can be applied by landowners in consenting situations however there is a risk that if Council was to require such mechanisms to be applied it may result in a more restrictive process for Maori landowners.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS10.5		Tredegar Hall for Nukuhau Pa, Ngati Rauhota - Ngati Te Urunga	3 Interpretation > Maori Purpose Activities	I oppose the provision	Planning for Maori land must involve Maori themselves. Maori should be directly engaged in any decisions affecting their land. Excluding Maori from planning processes is inappropriate.	Maori land should not be planned for Maori without Maori.	Reject	The MPZ was developed in partnership with iwi and hapu who expressed a desire to do so. Refer to Key Issue 4.
OS11.1		Alec Duncan for Fire and Emergency New Zealand	Rules > MPZ-R1(1)	I oppose the provision	Fire and Emergency seeks an amendment to MPZ-R1 to explicitly require compliance with a new firefighting water supply standard, addressing the current lack of a clear connection between the TDP and the Code of Practice for Development of Land 2009. They highlight that the existing provisions do not explicitly mandate firefighting water supply, relying instead on a code that is not clearly enforceable through the plan. This gap poses a risk to Fire and Emergency operations, particularly for residential developments within the MPZ. The submitter proposes adding a new servicing standard to ensure new buildings have compliant firefighting water supply.	Amend as follows:MPZ-R1 – PER Activities(1) Any activity, building, or structureSubject to:a) Compliance MPZ-S1 to S89 unless specifically provided for in SCHED13.11 - MPZ; and	Reject	Provision of rural firefighting water is something currently addressed through engineering codes of practice and the Building Act. No amendment to provisions is recommended in response.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS11.2		Alec Duncan for Fire and Emergency New Zealand	Rules > MPZ-R1(2)	I seek an amendment to the provision	Fire and Emergency request adding a matter of discretion regarding the extent of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. This addition aims to enable TDC to assess non-compliance issues consistently with other related provisions.	Add a new matter of discretion as follows: <u>x. The extent of non-compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>	Reject	Provision of rural firefighting water is something currently addressed through engineering codes of practice and the Building Act. No amendment to provisions is recommended in response.
OS11.2	FS22.57	Jade WIKAIRA	Rules > MPZ-R1(2)	I oppose the submission		That the submission point be disallowed and the CoP SNZ PAS 4509:2008 not be added to the MPZ and its provisions.	Accept	
OS11.3		Alec Duncan for Fire and Emergency New Zealand	Standards	I seek an amendment to the provision	Fire and Emergency requests a new standard requiring all new buildings in the Maori Purpose Zone to have a firefighting water supply compliant with SNZ PAS 4509:2008. This aims to ensure adequate fire safety provisions are in place for new developments.	Introduce a new standard as follows: <u>MPZ-S9 - Servicing. 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 PAS4509:2008.</u> Or to similar effect and any other consequential amendments required to give effect to the relief sought.	Reject	Provision of rural firefighting water is something currently addressed through engineering codes of practice and the Building Act. No amendment to provisions is recommended in response. Refer to Key Issue 3.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS11.4		Alec Duncan for Fire and Emergency New Zealand	7 Energy, Infrastructure and Transport	I seek an amendment to the provision	Fire and Emergency requests adding minimum driveway and accessway standards for the Maori Purpose Zone to Table 1, specifying a 4m minimum carriageway width and 16% maximum gradient. The current omission creates a gap in the planning framework, as the MPZ is not covered by existing standards due to its classification. This absence risks inadequate emergency access, potentially compromising Fire and Emergency operations and occupant safety. The amendment aims to ensure clear and consistent access requirements for the MPZ.	Amend Table 1 - Minimum Standards for Driveways and Accessways to include: Maori Purpose Zone Min. Formed Carriageway (m) – $\frac{4}{16}$ Maximum Gradient (%) – $\frac{4}{16}$ Or to similar effect and any other consequential amendments required to give effect to the relief sought.	Accept in Part	It is recommended to add an explanatory note to TRAN-R4 10 stating that Residential Zones include urban MPZ and Rural Zones include MPZ Rural. This change will ensure clarity that the appropriate access standards apply to MPZ. Refer to Key Issue 3.
OS11.4	FS22.58	Jade WIKAIRA	7 Energy, Infrastructure and Transport	I support the submission		We seek that the whole submission point be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS12.1		Rebecca Davies for New Zealand Defence Force	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I support the provision	NZDF supports the proposed amendment to TEMP-R2 to include the Maori Purpose Zone as proposed in Section 12.8 of Proposed Plan Change 47 and wishes to see this amendment retained as notified.	Retain as notified	Accept	Support noted.
OS12.1	FS22.59	Jade WIKAIRA	12 General District Wide Matters > 12.8 Temporary Activities, TEMP-R2	I oppose the submission		We seek that the whole submission point be disallowed.	Reject	
OS13.1		Jade Wikaira for Waitetoko Marae	Introduction	I seek an amendment to the provision	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	The purpose of the Maori Purpose Zone is to enable a range of activities on Maori Land that specifically meet Maori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Maori communities to provide for their unique social, cultural, environmental and economic needs within the Taupo District.	Accept	The addition is appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.1	FS20.54	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS13.2		Jade Wikaira for Waitetoko Marae	Introduction	I seek an amendment to the provision	The original text inadvertently, and inappropriately, confined the relationship of Maori with their ancestral lands to the Maori Purpose Zone, when this is required to be recognised across the entire Plan.	This zone <u>is one way that the Plan</u> recognises and provides for the relationship of Maori with their ancestral lands, water, sites, waahi tapu, and other taonga.	Accept	This submission point clarifies that MPZ is not the only way the plan provides for Maori ancestral land relationship.
OS13.2	FS20.55	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS13.3		Jade Wikaira for Waitetoko Marae	Introduction	I seek an amendment to the provision	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	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 Maori customs and values. Pa/marae provide an important community focal point for social gatherings and cultural activities. .	Accept	The addition is appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.3	FS20.56	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS13.4		Jade Wikaira for Waitetoko Marae	Introduction	I seek an amendment to the provision	The statute is called the Te Ture Whenua Maori Act 1993.	MPZ are Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.	Accept	This submission corrects the name of the Act.
OS13.4	FS20.57	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS13.5		Jade Wikaira for Waitetoko Marae	Objectives > MPZ-O2	I seek an amendment to the provision	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	Activities that specifically meet Maori cultural needs can take place within the Maori 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.	Accept	The addition is appropriate and as is consequential change to ensure consistency it is recommended that the same change be made to MPZ-P4.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.5	FS20.58	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O2	I support the submission		Accept the original submission point.	Accept	
OS13.6		Jade Wikaira for Waitetoko Marae	Objectives > MPZ-O3	I seek an amendment to the provision	Amend to include "rights and" in the objective, to properly reflect the duality of Maori interests.	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Maori Purpose Zone to: 1. exercise their rights of kaitiakitanga...	Accept	The addition is appropriate.
OS13.6	FS20.59	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O3	I support the submission		Accept the original submission point.	Accept	
OS13.7		Jade Wikaira for Waitetoko Marae	Objectives > MPZ-O4	I seek an amendment to the provision	Amend to clearly emphasise use as well as development.	Maori <u>Purpose Activities</u> and the comprehensive, coordinated and efficient development <u>and use</u> of ancestral land is enabled in the Maori Purpose Zone...	Accept	The addition is appropriate.
OS13.7	FS20.60	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O4	I support the submission		Accept the original submission point.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.8		Jade Wikaira for Waitetoko Marae	Policies MPZ-P1	> I seek an amendment to the provision	The submission requests that the Maori Purpose Zone explicitly provide for a broad range of activities that support Maori cultural needs, including hauora, social services, and educational facilities.	Provide for activities within the Maori Purpose Zone that meet Maori cultural needs, including but not limited to: 1. Maori purpose activities; 2. Maori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities; 6. <u>hauora, social services and educational facilities</u> ; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	Accept	The addition is appropriate. it is also recommended to make a consequential amendment to MPZ-R3 S8 to clarify that these activities are provided for in the performance standards. currently the reference to Community Uses and a list activities could inadvertently exclude some community activities. Refer Key Issue 2.
OS13.8	FS20.61	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P1	> I support the submission		Accept the original submission point.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.9		Jade Wikaira for Waitetoko Marae	Policies MPZ-P4	> I seek an amendment to the provision	The proposed changes support a clearer reading of the policy. Without it there is no clarification about what “potentially compatible activities” are, which risks confusion and an inadvertent subjective assessment of activities, plainly intended to apply under the MPZ, for their “potential compatibility”.	Manage activities that are potentially compatible with the purpose, function and predominant character of the Maori Purpose Zone and ensure it is appropriate for such activities to establish in the Maori Purpose Zone having regard to whether: 1.... ...Potentially compatible activities include: 1. industrial activities; 2. primary production (excluding agricultural, pastoral and horticultural activities); 3. rural industry; 4. rural transport activities; 5. commercial service activities; 6. supermarkets; 7. large format retail activities; 8. integrated retail activities; and 9. entertainment and hospitality activities.	Accept in Part	Anticipated activities are identified in MPZ-P1 and also the definition of Maori Purpose Activities. These are not exclusive lists. The use of the term 'potentially' in MPZ-P4 references activities which require a consent and focusses more on the effects of the activity rather than the activity type. MPZ-P4 provides a framework for the effects of such activities to be considered with a focus on the those effects on the purpose and function of the MPZ.
OS13.9	FS20.62	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P4	> I support the submission		Accept the original submission point.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.10		Jade Wikaira for Waitetoko Marae	Policies MPZ-P6 >	I oppose the provision	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.	Recognise and provide for those activities in Maori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Reject	This policy is designed to recognise the positive effects of any environmental enhancement that may have been undertaken by land owners on the MPS. There are no rules to require this, it is a statutory mechanism to recognise through the consent process, positive land activities that result in a net environmental gain.
OS13.10	FS20.63	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Policies MPZ-P6 >	I support the submission		Accept the original submission point in principle.	Reject	
OS13.11		Jade Wikaira for Waitetoko Marae	Rules MPZ-R1(1) >	I seek an amendment to the provision	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).	d) Is not identified as a CON, <u>or</u> RDIS, <u>DIS or NC activity within the MPZ, there being no DIS or NC MPZ activities.</u>	Reject	This catch all rule also applies to district wide rules which may have a DIS or NC which may apply to the MPZ.
OS13.11	FS20.64	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R1(1) >	I support the submission		Accept the original submission point.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.12		Jade Wikaira for Waitetoko Marae	Rules MPZ-R1(2) >	I seek an amendment to the provision	Delete permitted activity standard (a). Whether a business activity is run by a resident of the site is or otherwise has no impact on the effects associated with the activity. However, retention of this rule would preclude business activities from being conducted at Waitetoko Marae even if they otherwise complied with permitted activity standards (b) – (e). There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban.....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>	Accept in Part	The management of commercial activities within MPZ is carried out through coverage and other standards. As such it is recommended that this control be removed. The change to 'e' is not accepted as the rule also applies to district wide rules which may have a DIS or NC and apply to a MPZ. Refer to Key Issue 3.
OS13.12	FS20.65	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R1(2) >	I support the submission		Accept the original submission point in principle.	Accept in part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.13		Jade Wikaira for Waitetoko Marae	Rules MPZ-R2(1) >	I seek an amendment to the provision	The 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 Maori 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 papakainga, for example.	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	Accept in Part	The points raised in the submission are agreed with and matter 'c' should be removed. Likewise and consistent with the relief sought by other submitters, matter 'd' should be amended to refer back to the function of the zone rather than relate to amenity. This focus more on the function of the site better enables consideration of the purpose and function of the site as set out in Key Issue 3.
OS13.13	FS20.66	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Rules MPZ-R2(1) >	I support the submission		Accept the original submission point.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.14		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S1	I seek an amendment to the provision	The maximum combined coverage on the MPS should be increased from 15% to 40%, or 15% of the area not covered by marae buildings where present. The current 15% limit lacks clear justification and may unduly restrict activities intended to be more permissive. The proposed 40% figure is informed by considerations of enabling density and setbacks. 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. Any consequential amendments necessary to support clarity to the Plan are also sought.	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.	Reject	As discussed in Key Issue 3, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.
OS13.14	FS20.67	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Standards > MPZ-R3 S1	I support the submission		Accept the original submission point.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.15		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S4	I seek an amendment to the provision	The submission seeks to add exceptions to building height for specific structures to provide clarity and allow for customary and functional structures without compromising the overall height restriction.	No building or structure shall exceed a height of 12m Exception: <u>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>	Accept	The proposed standards are considered to be appropriate however some changes are required to ensure a consistent approach is taken with the wider plan. Refer to Key Issue 3.
OS13.15	FS20.68	Tredegar Hall for Nukuhau Pa, Ngāti Rauhoto, Ngāti Te Urunga	Standards > MPZ-R3 S4	I support the submission		Accept the original submission point.	Accept	
OS13.16		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S5	I seek an amendment to the provision	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. Additional exceptions should also be added.	15m 5m from the MPS boundary. Exception: <u>Waharoa Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Refer to Key Issue 3. This setback is consistent with other zones within the Plan, and ensures that effects both internally and externally can be appropriately managed. The consent pathway is available for exceedances where appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.16	FS20.69	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S5	I support the submission			Reject	
OS13.17		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S6	I oppose the provision	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	Delete S6.	Accept in Part	The limitation on buildings is driven by hazard management, in particular geotechnical requirements. The consent pathway is available for development exceeding the standard. Note that in response to another submission an amendment to this standard is recommended which will increase this cap providing the density standard is met as set out in Key Issue 3.
OS13.17	FS20.70	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S6	I support the submission		Accept the original submission point.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.18		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S7	I seek an amendment to the provision	Noting comments in submissions that relate to MPZ- S1 – Maximum Combined Coverage, and record that there is a lack of clarity about how S7 is intended to interact with S1.	Consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone	Reject	No further consequential amendments are required for the reasons set out in response to those submission points. Key Issue 2 sets out how the coverage standards could apply to activities within a MPS.
OS13.18	FS20.71	Tredeggar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S7	I support the submission		Accept the original submission point in principle.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.19		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S8	I seek an amendment to the provision	Noting comments in submissions that relate to MPZ- S1 – Maximum Combined Coverage above, and record that there is a lack of clarity about how S8 is intended to interact with S1.	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.	Reject	As discussed in Key Issues 2 and 3, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.
OS13.19	FS20.72	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S8	I support the submission		Accept the original submission point in principle.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.20		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S4	I support the provision	Support on the basis is comparable to the GRZ building height.	Retain provision	Accept	Support noted.
OS13.20	FS20.73	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S4	I support the submission		Accept the original submission point.	Accept	
OS13.21		Jade Wikaira for Waitetoko Marae	Standards > MPZ-R3 S5	I seek an amendment to the provision	The submission seeks to add exceptions for eaves up to 600mm and shared walls along boundaries to the urban MPZ rules. The change would facilitate common urban building practices while maintaining planning controls.	Exception: <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Need to maintain consistency with the approach taken in the wider TDP.
OS13.21	FS20.74	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Standards > MPZ-R3 S5	I support the submission		Accept the original submission point.	Reject	
OS13.22		Jade Wikaira for Waitetoko Marae	Other Plan Matters	I seek an amendment to the provision	The submission requests that all activities comply with the relevant identified matters to maintain consistency. It seeks consequential amendments to ensure the integrity, intent, and effect of the MPZ Zone are upheld throughout the Plan.	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.	Accept in Part	Consequential amendments made where appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS13.22	FS20.75	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Other Plan Matters	I support the submission		Accept the original submission point.	Accept in Part	
OS13.23		Jade Wikaira for Waitetoko Marae	MPZ General	I support the provision	Waitetoko Marae supports retaining Plan Change 47 MPZ with amendments, recognizing its alignment with RMA sections 6(e), 7(a), and 8. They agree the Maori Purpose Zone appropriately provides for Maori culture and traditions. The submission notes that the Operative District Plan has failed to enable development of multiply owned Maori land or adequately recognize the s 6(e) relationship. The Section 32 Evaluation Report supports the adoption of the Maori Purpose Zone to address these issues.	Retain Plan Change 47 MPZ subject to the amendments outlined within our submission.	Accept	Support noted
OS13.23	FS20.76	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	MPZ General	I support the submission		Accept the original submission point.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.1		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Introduction	I seek an amendment to the provision	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua.	The purpose of the Maori Purpose Zone is to enable a range of activities on Maori Land that specifically meet Maori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Maori communities to provide for their unique social, cultural, environmental and economic needs within the Taupo District.	Accept	The addition is appropriate.
OS14.1	FS20.2	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		That the supported submissions be accepted where they align with the above, and that Proposed Plan Change 47 be amended accordingly.	Accept	
OS14.1	FS20.77	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS14.1	FS22.60	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission point be allowed.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.2		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Introduction	I seek an amendment to the provision	The original text inadvertently, and inappropriately, confined the relationship of Maori with their ancestral lands to the Maori Purpose Zone, when this is required to be recognised across the entire Plan.	This zone is <u>one way that the Plan</u> recognises and provides for the relationship of Maori with their ancestral lands, water, sites, waahi tapu, and other taonga.	Accept	This submission point clarifies that MPZ is not the only way the plan provides for Maori ancestral land relationship.
OS14.2	FS20.78	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Introduction	I support the submission		Accept the original submission point.	Accept	
OS14.2	FS22.61	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS14.3		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Introduction	I seek an amendment to the provision	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua.	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 Maori customs and values. Pa/marae provide an important community focal point for social gatherings and cultural activities. .	Accept	The addition is appropriate.
OS14.3	FS22.62	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission point be allowed.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.4		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Introduction	I seek an amendment to the provision	The statute is called the Te Ture Whenua Maori Act 1993.	MPZ are Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993.	Accept	This submission corrects the name of the Act.
OS14.4	FS22.63	Jade WIKAIRA	Introduction	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS14.5		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Objectives > MPZ-O2	I seek an amendment to the provision	The original text inadvertently, and inappropriately, confined the relationship of Maori with their ancestral lands to the Maori Purpose Zone, when this is required to be recognised across the entire Plan.	Activities that specifically meet Maori cultural needs can take place within the Maori 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.	Accept	The addition is appropriate and as is consequential change to ensure consistency it is recommended that the same change be made to MPZ-P4.
OS14.5	FS20.7	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O2	I support the submission		Accept this submission point.	Accept	
OS14.5	FS22.64	Jade WIKAIRA	Objectives > MPZ-O2	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS14.6		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Objectives > MPZ-O3	I seek an amendment to the provision	Amend to include "rights and" in the objective, to properly reflect the duality of Maori interests.	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Maori Purpose Zone to: 1. exercise their rights of kaitiakitanga...	Accept	The addition is appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.6	FS20.8	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O3	I support the submission		Accept this submission point.	Accept	
OS14.6	FS22.65	Jade WIKAIRA	Objectives > MPZ-O3	I support the submission		We seek that the whole submission point be allowed.	Accept	
OS14.7		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Objectives > MPZ-O4	I seek an amendment to the provision	The submission requests that the Maori Purpose Zone provisions be amended to clearly emphasise both the use and development of ancestral land.	Maori Purpose Activities and the comprehensive, coordinated and efficient development and use of ancestral land is enabled in the Maori Purpose Zone...	Accept	The addition is appropriate.
OS14.7	FS20.9	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	Objectives > MPZ-O4	I support the submission		Accept this submission point	Accept	
OS14.7	FS22.66	Jade WIKAIRA	Objectives > MPZ-O4	I support the submission		We seek that the whole submission point be allowed.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.8		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Policies MPZ-P1	> I seek an amendment to the provision	The submission requests that the Maori Purpose Zone explicitly provide for a broad range of activities that support Maori cultural needs, including hauora, social services, and educational facilities.	Provide for activities within the Maori Purpose Zone that meet Maori cultural needs, including but not limited to: 1. Maori purpose activities; 2. Maori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities; 6. <u>hauora, social services and educational facilities</u> ; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	Accept	The addition is appropriate. it is also recommended to make a consequential amendment to MPZ-R3 S8 to clarify that these activities are provided for in the performance standards. currently the reference to Community Uses and a list of activities could inadvertently exclude some community activities. Refer to Key Issue 2.
OS14.8	FS22.67	Jade WIKAIRA	Policies MPZ-P1	> I support the submission		We seek that the whole submission point be allowed.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.9		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Policies MPZ-P4	> I seek an amendment to the provision	The proposed changes support a clearer reading of the policy. Without it there is no clarification about what “potentially compatible activities” are, which risks confusion and an inadvertent subjective assessment of activities, plainly intended to apply under the MPZ, for their “potential compatibility”.	Manage activities that are potentially compatible with the purpose, function and predominant character of the Maori Purpose Zone and ensure it is appropriate for such activities to establish in the Maori Purpose Zone having regard to whether: 1.... ...Potentially compatible activities include: 1. industrial activities; 2. primary production (excluding agricultural, pastoral and horticultural activities); 3. rural industry; 4. rural transport activities; 5. commercial service activities; 6. supermarkets; 7. large format retail activities; 8. integrated retail activities; and 9. entertainment and hospitality activities.	Accept in Part	Anticipated activities are identified in MPZ-P1 and also the definition of Māori Purpose Activities. These are not exclusive lists. The use of the term 'potentially' in MPZ-P4 references activities which require a consent and focusses more on the effects of the activity rather than the activity type. MPZ-P4 provides a framework for the effects of such activities to be considered with a focus on the those effects on the purpose and function of the MPZ.
OS14.9	FS22.68	Jade WIKAIRA	Policies MPZ-P4	> I support the submission		We seek that the whole submission point be allowed.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.10		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Policies MPZ-P6 >	I oppose the provision	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.	Recognise and provide for those activities in Maori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Reject	This policy is designed to recognise the positive effects of any environmental enhancement that may have been undertaken by land owners on the MPS. There are no rules to require this, it is a statutory mechanism to recognise through the consent process, positive land activities that result in a net environmental gain.
OS14.10	FS22.69	Jade WIKAIRA	Policies MPZ-P6 >	I support the submission		We seek that the whole submission point be allowed.	Reject	
OS14.11		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Rules MPZ-R1(1) >	I seek an amendment to the provision	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).	d) Is not identified as a CON, <u>or</u> RDIS, <u>DIS or NC</u> activity within the MPZ, <u>there being no DIS or NC MPZ activities.</u>	Reject	This catch all rule also applies to district wide rules which may have a DIS or NC which may apply to the MPZ.
OS14.11	FS22.70	Jade WIKAIRA	Rules MPZ-R1(1) >	I support the submission		We seek that the whole submission point be allowed.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.12		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Rules > MPZ-R1(2)	I seek an amendment to the provision	Delete permitted activity standard (a). Whether a business activity is run by a resident of the site is or otherwise has no impact on the effects associated with the activity. However, retention of this rule would preclude business activities from being conducted at Waitetoko Marae even if they otherwise complied with permitted activity standards (b) – (e). There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban... ...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>	Accept	The management of commercial activities within MPZ is carried out through coverage and other standards. As such it is recommended that this control be removed. The change to 'e' is not accepted as the rule also applies to district wide rules which may have a DIS or NC and apply to a MPZ.
OS14.12	FS22.71	Jade WIKAIRA	Rules > MPZ-R1(2)	I support the submission		We seek that the whole submission point be allowed.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.13		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Rules > MPZ-R2(1)	I seek an amendment to the provision	The 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 Maori 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 papakainga, for example	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	Accept in Part	The points raised in the submission are agreed with and matter 'c' should be removed. Likewise and consistent with the relief sought by other submitters, matter 'd' should be amended to refer back to the function of the zone rather than relate to amenity. This focus more on the function of the site better enables consideration of the purpose and function of the site as set out in Key Issue 2.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.14		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S1	I seek an amendment to the provision	The maximum combined coverage on the MPS should be increased from 15% to 40%, or 15% of the area not covered by marae buildings where present. The current 15% limit lacks clear justification and may unduly restrict activities intended to be more permissive. The proposed 40% figure is informed by considerations of enabling density and setbacks. 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. Any consequential amendments necessary to support clarity to the Plan are also sought.	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.	Reject	As discussed in Key Issue 2 and 3, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.15		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S4	I seek an amendment to the provision	The submission seeks to limit building heights to 12m, with exceptions for specific structures. The reason is to provide clarity and allow for customary and functional structures without compromising the overall height restriction.	No building or structure shall exceed a height of 12m Exception: <u>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>	Accept in Part	Refer to Key Issue 3. The proposed standards are considered to be appropriate however some changes are required to ensure a consistent approach is taken with the wider plan.
OS14.16		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S5	I seek an amendment to the provision	The 15m setback unnecessarily constrains the use of land within the MPS. Other MPZ Zones, such as the New Plymouth District Plan, proposed only a 5m setback. Additional exceptions should also be added.	15m <u>5m</u> from the MPS boundary. Exception: <u>Waharoa Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Refer to Key Issue 3. This setback is consistent with other zones within the Plan, and ensures that effects both internally and externally can be appropriately managed. The consent pathway is available for exceedances where appropriate.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.17		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S6	I oppose the provision	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.	Delete S6.	Accept in Part	The limitation on buildings is driven by hazard management, in particular geotechnical requirements. The consent pathway is available for development exceeding the standard. Note that in response to another submission an amendment to this standard is recommended which will increase this cap providing the density standard is met. See Key Issue 3.
OS14.18		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S7	I seek an amendment to the provision	Clarification is required on the interaction between S7 and S1. Consequential amendments are required to increase the percentage allowance for the activity in S7, reflecting its suitability for a mixed-use zone.	Consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone	Reject	Key Issue 2 sets out how the coverage standards could apply to activities within a MPS. No further consequential amendments are required for the reasons set out in response to those submission points.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.19		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S8	I seek an amendment to the provision	Clarification is required on the interaction between S8 and S1. Consequential amendments are required to increase the percentage allowance for the activity in S7, reflecting its suitability for a mixed-use zone.	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.	Reject	As discussed in Key Issue 3, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.
OS14.20		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S4	I support the provision	Support on the basis is comparable to the GRZ building height	Retain provision	Accept	Support noted.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS14.21		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Standards > MPZ-R3 S5	I seek an amendment to the provision	The submission seeks to add exceptions for eaves up to 600mm and shared walls along boundaries to the urban MPZ rules. The change would facilitate common urban building practices while maintaining planning controls.	Exception: <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Need to maintain consistency with rest of the Plan.
OS14.22		Maia Wikaira for Titari, Rea and Rangipoia Whanau	Other Plan Matters	I seek an amendment to the provision	The submission requests that all activities comply with the relevant identified matters to maintain consistency. It seeks consequential amendments to ensure the integrity, intent, and effect of the MPZ Zone are upheld throughout the Plan.	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.	Accept in Part	Consequential amendments made where appropriate.
OS14.23		Maia Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1 >	I support the provision	The Titari, Rea and Rangipoia Whanau are negotiating with Te Arawhiti to resolve ancillary claims related to Kohineheke Reserve under the Ngati Turangitukua settlement. This ancillary redress, part of commitments from the 1990s, will transfer properties along Te Rangitautahanga and Waipapa Roads to the three whanau. They have aspirations for this land that align with the Maori Purpose Zoning, supporting their unique	Retain MPS-1 with amendments	Reject	Please refer to Issue 5. It is recommended that MPS-1 be removed as a MPZ and remain as GRUZ. This is unless further evidence can be presented showing the land tenure does meet the definition of Māori land under the Te Ture Whenua Act 1993.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					social, cultural, environmental, and economic needs. The whanau participated in pre-consultation on PC47 and requested inclusion of the land blocks in the plan change.			
OS14.23	FS23.1	Rhiannon Bertaud-Gandar for Te Tari Whakatau - The Office of Treaty Settlements and Takutai Moana	SCHED 13.11 MPS1	> I support the submission		Te Tari Whakatau recommends Taupo District Council give appropriate consideration to the views of the Titari, Rea and Rangipoia whanau, as the future owners of the land in question, to include all the land subject to transfer as included within the attached map.	Reject	
OS14.24		Maia Wikaira for Titari, Rea and Rangipoia Whanau	SCHED 13.11 MPS1	> I seek an amendment to the provision	The full extent of land proposed for transfer has been inadvertently omitted from the MPS-1 in PC47. Additional land blocks are identified for inclusion and the boundaries of MPZ-1 need to be amended accordingly. MPS-1 needs to be divided into three separate MPZ zones to reflect the individual allotments for three whanau, supporting their unique social, cultural, environmental, and economic needs. The submitters are open to further discussion with the	Amend boundaries of MPZ-1.	Not Accept	Please refer to Key Issue 5. It is recommended that MPS-1 be removed as a MPZ and remain as GRUZ. This is unless further evidence can be presented showing the land tenure does meet the definition of Māori land under the Te Ture Whenua Act 1993.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					Council and seek any necessary consequential amendments to clarify the Plan.			
OS15.1		Mark Chrisp for Contact Energy Ltd	Section 32 Report	I support the provision	The submitter supports the creation of Maori Purpose Zones in the locations proposed by PC47, emphasizing that these zones are well separated from existing and consented renewable electricity generation activities near Development Geothermal Systems. This separation helps avoid reverse sensitivity effects by preventing incompatible land uses from being in close proximity. The submitter highlights the significance of renewable electricity generation in the Taupo District, noting its importance for addressing climate change through decarbonization. Overall, the proposal is supported for enabling Maori development aspirations while maintaining the operational integrity of renewable energy activities.	Approve PC47 in relation to the creation of Maori 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.	Accept	Submission noted, in that it is appropriate that MPZs are located to avoid incompatible activities.
OS15.1	FS22.72	Jade WIKAIRA	Section 32 Report	I support the submission		Allow.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS16.1		Bronson Perich	MPZ General	I oppose the provision	Tuwharetoa needs to lead its own land development solutions rather than having top-down policies imposed by the council. It criticizes ineffective consultation efforts and urges a shift from token consultation to genuine partnership with hapu, marae, and Maori landowners. The proposed Maori Purpose Zones are an ill-fitting blend of Maori aspirations and local government planning, unlikely to address current relationship issues. They recommend supporting Maori landowners and hapu to create their own development plans, backed by council funding and resources. Additionally, existing governance frameworks and joint management arrangements should be fully implemented to enhance collaboration and outcomes.	Let Tuwharetoa 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.	Reject	The matters raised in this submission are discussed in Key Issues 1 and 4. Use of the MPZ and other development of Māori land is the landowners choice. Only land requested to become MPZ have been zoned and there is no requirement on Māori landowners to use the MPZ.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.1		Maia Wikaira on behalf of Wikaira Whanau	Introduction	I seek an amendment to the provision	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua	The purpose of the Maori Purpose Zone is to enable a range of activities on Maori Land that specifically meet Maori cultural needs on land owned by <u>tangata whenua/mana whenua</u> and to assist Maori communities to provide for their unique social, cultural, environmental and economic needs within the Taupo District.	Accept	The addition is appropriate.
OS17.1	FS22.73	Jade WIKAIRA	Introduction	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.2		Maia Wikaira on behalf of Wikaira Whanau	Introduction	I seek an amendment to the provision	The original text inadvertently, and inappropriately, confined the relationship of Maori with their ancestral lands to the Maori Purpose Zone, when this is required to be recognised across the entire Plan.	This zone <u>is one way that the Plan</u> recognises and provides for the relationship of Maori with their ancestral lands, water, sites, waahi tapu, and other taonga.	Accept	This submission point clarifies that MPZ is not the only way the plan provides for Maori ancestral land relationship.
OS17.2	FS22.74	Jade WIKAIRA	Introduction	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.3		Maia Wikaira on behalf of Wikaira Whanau	Introduction	I seek an amendment to the provision	In other parts of the Plan both tangata and mana whenua are named. As mana whenua is the more appropriate term, it is suggested to be used here in addition to, or in lieu of, tangata whenua	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 Maori customs and values. Pa/marae provide an important community focal point for social gatherings and cultural activities. .	Accept	The addition is appropriate.
OS17.3	FS22.75	Jade WIKAIRA	Introduction	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.4		Maia Wikaira on behalf of Wikaira Whanau	Introduction	I seek an amendment to the provision	The statute is called the Te Ture Whenua Maori Act 1993.	MPZ are Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993.	Accept	This submission corrects the name of the Act.
OS17.4	FS22.76	Jade WIKAIRA	Introduction	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.5		Maia Wikaira on behalf of Wikaira Whanau	Objectives > MPZ-O2	I seek an amendment to the provision	The original text inadvertently, and inappropriately, confined the relationship of Maori with their ancestral lands to the Maori Purpose Zone, when this is required to be recognised across the entire Plan.	Activities that specifically meet Maori cultural needs can take place within the Maori 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.	Accept	The addition is appropriate and as is consequential change to ensure consistency it is recommended that the same change be made to MPZ-P4.
OS17.5	FS22.77	Jade WIKAIRA	Objectives > MPZ-O2	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.6		Maia Wikaira on behalf of Wikaira Whanau	Objectives > MPZ-O3	I seek an amendment to the provision	Amend to include "rights and" in the objective, to properly reflect the duality of Māori interests.	Tangata whenua can exercise their <u>rights and</u> responsibilities as mana whenua in the Maori Purpose Zone to: 1. exercise their rights of kaitiakitanga...	Accept	The addition is appropriate.
OS17.6	FS22.78	Jade WIKAIRA	Objectives > MPZ-O3	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.7		Maia Wikaira on behalf of Wikaira Whanau	Objectives > MPZ-O4	I seek an amendment to the provision	The submission requests that the Maori Purpose Zone provisions be amended to clearly emphasise both the use and development of ancestral land. The amendment aims to reflect the full scope of activities important to Maori landowners.	Maori Purpose Activities and the comprehensive, coordinated and efficient development and use of ancestral land is enabled in the Maori Purpose Zone...	Accept	The addition is appropriate.
OS17.7	FS22.79	Jade WIKAIRA	Objectives > MPZ-O4	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.8		Maia Wikaira on behalf of Wikaira Whanau	Policies > MPZ-P1	I seek an amendment to the provision	The submission requests that the Maori Purpose Zone explicitly provide for a broad range of activities that support Maori cultural needs, including hauora, social services, and educational facilities. The reason for the request is to explicitly include hauora and social services within the zone's permitted activities.	Provide for activities within the Maori Purpose Zone that meet Maori cultural needs, including but not limited to: 1. Maori purpose activities; 2. Maori cultural activities; 3. residential activities; 4. general small scale business activities; 5. business service activities; 6. <u>hauora, social services and educational facilities</u> ; 7. accommodation activities; 8. residential visitor accommodation; 9. agricultural, pastoral and horticultural activities; and 10. community facilities.	Accept	The addition is appropriate. it is also recommended to make a consequential amendment to MPZ-R3 S8 to clarify that these activities are provided for in the performance standards. currently the reference to Community Uses and a list of activities could inadvertently exclude some community activities.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.8	FS22.80	Jade WIKAIRA	Policies MPZ-P1	> I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.9		Maia Wikaira on behalf of Wikaira Whanau	Policies MPZ-P4	> I seek an amendment to the provision	The proposed changes support a clearer reading of the policy. Without it there is no clarification about what “potentially compatible activities” are, which risks confusion and an inadvertent subjective assessment of activities, plainly intended to apply under the MPZ, for their “potential compatibility”.	Manage activities that are potentially compatible with the purpose, function and predominant character of the Maori Purpose Zone and ensure it is appropriate for such activities to establish in the Maori Purpose Zone having regard to whether: <u>1....</u> <u>...Potentially compatible activities include: 1. industrial activities; 2. primary production (excluding agricultural, pastoral and horticultural activities); 3. rural industry; 4. rural transport activities; 5. commercial service activities; 6. supermarkets; 7. large format retail activities; 8. integrated retail activities; and 9. entertainment and hospitality activities.</u>	Accept in Part	Anticipated activities are identified in MPZ-P1 and the definition of Māori Purpose Activities. These are not exclusive lists. The use of the term 'potentially' in MPZ-P4 references activities which require a consent and focusses more on the effects of the activity rather than the activity type. MPZ-P4 provides a framework for the effects of such activities to be considered with a focus on those effects on the purpose and function of the MPZ.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.9	FS22.81	Jade WIKAIRA	Policies MPZ-P4	> I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept in Part	
OS17.10		Maia Wikaira on behalf of Wikaira Whanau	Policies MPZ-P6	> I oppose the provision	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.	Recognise and provide for those activities in Maori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.	Reject	This policy is designed to recognise the positive effects of any environmental enhancement that may have been undertaken by land owners on the MPS. There are no rules to require this, it is a statutory mechanism to recognise through the consent process, positive land activities that result in a net environmental gain.
OS17.10	FS22.82	Jade WIKAIRA	Policies MPZ-P6	> I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.11		Maia Wikaira on behalf of Wikaira Whanau	Rules MPZ-R1(1)	> I seek an amendment to the provision	There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d).	d) Is not identified as a CON, or RDIS, <u>DIS or NC activity within the MPZ, there being no DIS or NC MPZ activities.</u>	Reject	This catch all rule also applies to district wide rules which may have a DIS or NC which may apply to the MPZ.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.11	FS22.83	Jade WIKAIRA	Rules MPZ-R1(1)	> I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.12		Maia Wikaira on behalf of Wikaira Whanau	Rules MPZ-R1(2)	> I seek an amendment to the provision	Whether a business activity is run by a resident of the site is or otherwise has no impact on the effects associated with the activity. However, retention of this rule would preclude business activities from being conducted at Waitetoko Marae even if they otherwise complied with permitted activity standards (b) – (e). There are no rules with DIS or NC activity status – suggest removing from permitted activity standard (d)	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban..... 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>	Accept	The management of commercial activities within MPZ is carried out through coverage and other standards. As such it is recommended that this control be removed as shown in Key Issue 3. The change to 'e' is not accepted as the rule also applies to district wide rules which may have a DIS or NC and apply to a MPZ.
OS17.12	FS22.84	Jade WIKAIRA	Rules MPZ-R1(2)	> I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.13		Maia Wikaira on behalf of Wikaira Whanau	Rules > MPZ-R2(1)	I seek an amendment to the provision	The 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 Maori 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 papakainga, for example	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	Accept in Part	The points raised in the submission are agreed with and matter 'c' should be removed. Likewise and consistent with the relief sought by other submitters, matter 'd' should be amended to refer back to the function of the zone rather than relate to amenity. This focus more on the function of the site better enables consideration of the purpose and function of the site as set out in Key Issue 2.
OS17.13	FS22.85	Jade WIKAIRA	Rules > MPZ-R2(1)	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept in Part	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.14		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S1	I seek an amendment to the provision	The maximum combined coverage on the MPS should be increased from 15% to 40%, or 15% of the area not covered by marae buildings where present. The current 15% limit lacks clear justification and may unduly restrict activities intended to be more permissive. The proposed 40% figure is informed by considerations of enabling density and setbacks. 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	15% <u>40%</u> 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. Any consequential amendments necessary to support clarity to the Plan are also sought.	Reject	As discussed in Key Issue 2, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.
OS17.14	FS22.86	Jade WIKAIRA	Standards > MPZ-R3 S1	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	

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OS17.15		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S4	I seek an amendment to the provision	The submission seeks to limit building heights to 12m, with exceptions for specific structures. The reason is to provide clarity and allow for customary and functional structures without compromising the overall height restriction.	No building or structure shall exceed a height of 12m Exception: <u>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>	Accept in Part	The proposed standards are considered to be appropriate however some changes are required to ensure a consistent approach is taken with the wider plan. See Key Issue 3.
OS17.15	FS22.87	Jade WIKAIRA	Standards > MPZ-R3 S4	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept in Part	
OS17.16		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S5	I seek an amendment to the provision	The 15m setback unnecessarily constrains the use of land within the MPS. Other MPZ Zones, such as the New Plymouth District Plan, proposed only a 5m setback. Additional exceptions should also be added	15m <u>5m</u> from the MPS boundary. Exception: <u>Waharoa Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Refer to Key Issue 3. This setback is consistent with other zones within the Plan, and ensures that effects both internally and externally can be appropriately managed. The consent pathway is available for exceedances where appropriate.

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OS17.16	FS22.88	Jade WIKAIRA	Standards > MPZ-R3 S5	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.17		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S6	I oppose the provision	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	Delete S6.	Reject	The limitation on buildings is driven by hazard management, in particular geotechnical requirements. The consent pathway is available for development exceeding the standard. Note that in response to another submission an amendment to this standard is recommended which will increase this cap providing the density standard is met (see Key Issue 3).
OS17.17	FS22.89	Jade WIKAIRA	Standards > MPZ-R3 S6	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.18		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S7	I seek an amendment to the provision	The submitter seeks clarification on the interaction between S7 and S1, noting a lack of clarity. They suggest consequential amendments to increase the percentage allowance for the	Consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone	Reject	Key Issue 2 sets out how he coverage standards could apply to activities within a MPS. No further consequential amendments are required for the reasons

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					activity in S7, reflecting its suitability for a mixed-use zone.			set out in response to those submission points.
OS17.18	FS22.90	Jade WIKAIRA	Standards > MPZ-R3 S7	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept in Part	
OS17.19		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S8	I seek an amendment to the provision	The submitter notes a lack of clarity regarding the interaction between S8 and S1 (Maximum Combined Coverage). They suggest consequential amendments may be needed to increase the coverage percentage for this activity. This adjustment is considered appropriate for a mixed-use zone.	Consequential amendments may be necessary to this provision to provide a higher percentage to this activity as is appropriate for a mixed use zone.	Reject	As discussed in Key Issue 3, the Council is required to manage the effects of the development. 15% is considered enabling (relative to rural zonings) and provides for a suitable trigger where by the effects of larger scale development can be considered through a non-notified resource consent process. The 15% is greater than that in the RLZ and, with the other standards, was developed to effectively enable a range of activities on a site at a scale that considers the context of the site and supporting infrastructure

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
								etc. Key Issue 2 sets out a number of scenarios that demonstrate how these standards can work in practice on a site.
OS17.19	FS22.91	Jade WIKAIRA	Standards > MPZ-R3 S8	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.20		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S1	I seek an amendment to the provision	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'.	60% of the total area <u>capable of reasonable use</u> of that MPS	Reject	Refer to Key Issue 3 - Management of internal and External Effects within a MPZ. Coverage standards are a necessary effects-management mechanism that support internal amenity within the MPZ and manage adverse effects on adjoining land. The consent pathway is available where higher coverage may be appropriate.
OS17.20	FS22.92	Jade WIKAIRA	Standards > MPZ-R3 S1	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.21		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S4	I support the provision	Support on the basis is comparable to the GRZ building height.	Retain provision	Accept	Support noted
OS17.21	FS22.93	Jade WIKAIRA	Standards > MPZ-R3 S4	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.22		Maia Wikaira on behalf of Wikaira Whanau	Standards > MPZ-R3 S5	I seek an amendment to the provision	The submission seeks to add exceptions for eaves up to 600mm and shared walls along boundaries to the urban MPZ rules. The change would facilitate common urban building practices while maintaining planning controls.	Exception: <u>Eaves (up to 600mm) of any roof, balcony, gutter or downpipe Buildings that share a common wall along the boundary.</u>	Reject	Need to maintain consistency with rest of the Plan.
OS17.22	FS22.94	Jade WIKAIRA	Standards > MPZ-R3 S5	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.23		Maia Wikaira on behalf of Wikaira Whanau	Other Plan Matters	I support the provision	All activities shall comply with the relevant matters where applicable as identified below	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.	Reject	No further consequential amendments are required for the reasons set out in response to those submission points.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS17.23	FS22.95	Jade WIKAIRA	Other Plan Matters	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Reject	
OS17.24		Maia Wikaira on behalf of Wikaira Whanau	SCHED 13.11 MPS3 >	I support the provision	The submitter owns properties included in PC47's MPS-3 Maori Purpose Zone at State Highway 1, Turangi. They support retaining MPS-3 with proposed amendments. They reference the Section 32 report which acknowledges that the Operative District Plan has not effectively enabled development of multiply owned Maori land or recognized the relationship under s 6(e). The submission highlights the importance of Maori Purpose Zones to address these issues.	Retain MPS-3 subject to amendments outlined in this submission.	Accept	Support noted.
OS17.24	FS22.96	Jade WIKAIRA	SCHED 13.11 MPS3 >	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS17.25		Maia Wikaira on behalf of Wikaira Whanau	SCHED 13.11 MPS4 >	I support the provision	The submitter owns MPS-4. They support retaining MPS-3 with proposed amendments. They support the intent of the Maori Purpose Zone, to recognise and	Retain MPZ-4 subject to amendments in this submission.	Accept	Support noted.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					provide for the relationship of Maori with their ancestral lands, a matter of national importance under section 6(e) of the Resource Management Act 1991 (RMA). The Maori Purpose Zone also accords with sections 7(a) and 8 of the RMA			
OS17.25	FS22.97	Jade WIKAIRA	SCHED 13.11 MPS4	I support the submission		This submission was made jointly with the Ngati Te Rangiita, Waitetoko Marae, submission so the same outcomes are sought.	Accept	
OS18.1		Wiari Rauhina for Te Kotahitanga o Ngati Tuwharetoa	MPZ General	I seek an amendment to the provision	TKNT supports the intent of Plan Change 47 to better recognise Māori land and enable development aligned with Māori aspirations, but calls for stronger integration of Te Kaupapa Kaitiaki to enable hapu-led kaitiakitanga and true partnership. They highlight that the plan retains a conventional planning framework, positioning Maori values as considerations rather than foundational elements and does not adequately provide for hapu led planning and decision-making. This approach risks Maori Purpose Zones becoming mere	Te Kotahitanga o Ngati Tuwharetoa 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 hapu-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 Maori values and instead enables a system where those values actively shape outcomes	Accept in Part	As discussed in Key Issue 1, the Strategic Directions section of the District Plan covers these matters. Strategic Directions covers all parts of the ODP so it is more appropriate that this direction sits here.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
					overlays within a Western system rather than expressions of tikanga-based planning frameworks led by hapu. Key concerns include lack of structural alignment with Te Kaupapa Kaitiaki, insufficient hapu-led decision-making pathways, consultation-based engagement models, limited integration of matauranga Maori, and unclear implementation mechanisms. They recommend embedding Te Kaupapa Kaitiaki as the guiding framework, enabling hapu-led planning, shifting to partnership-based engagement, integrating matauranga Maori, and aligning council actions with iwi frameworks and implementation plans. Further refinement is required to PC47 to ensure it: • genuinely gives effect to Te Kaupapa Kaitiaki • enables hapu-led kaitiakitanga in practice • and reflects a true partnership approach			

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason/Recommendation
OS18.1	FS20.10	Tredegar Hall for Nukuhau Pa, Ngati Rauhoto, Ngati Te Urunga	MPZ General	I support the submission		Accept the original submission point and amend PC47 so it genuinely gives effect to Te Kaupapa Kaitiaki, enables hapu-led kaitiakitanga in practice, and reflects a true partnership approach.	Accept in Part	

Appendix 2. Recommended Amendments to PC47

Plan Change 47 – Māori Purpose Zones to the Taupō District Plan as Recommended to be Changed by Submissions

May 2026

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

The purpose of the Māori Purpose Zone is to provide for areas that function predominantly to enable a range of activities ~~on Māori Land~~ that specifically meet Māori cultural needs including but not limited to residential and commercial activities. Māori Purpose Zones are located on land owned by tangata whenua / mana whenua¹ ~~and~~ are intended to ~~assist~~ enable Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.²

This zone is one way that the Plan³ recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua / mana whenua⁴ to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.

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

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

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

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori ~~Land~~⁵ Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.

MPZ - Objectives

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

¹ OS 13.1 Waitetoko Marae, OS 14.1 Titari, Rea and Rangipoia Whanau and OS 17.1 Wikaira Whanau

² OS 5.3 and OS 5.5 Rangatira E

³ OS 13.2 Waitetoko Marae, OS 14.2 Titari, Rea and Rangipoia Whanau and OS 17.2 Wikaira Whanau

⁴ OS 13.3 Waitetoko Marae, OS 14.3 Titari, Rea and Rangipoia Whanau and OS 17.3 Wikaira Whanau

⁵ OS 13.4 Waitetoko Marae, OS 14.4 Titari, Rea and Rangipoia Whanau and OS 17.4 Wikaira Whanau

MPZ-02 Activities that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/[mana whenua](#)⁶ with their ancestral lands.

MPZ-03 Tangata whenua can exercise their [rights and](#)⁷ responsibilities as mana whenua in the Māori Purpose Zone to:

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

MPZ-04 Māori [Purpose Activities](#) and the comprehensive, coordinated and efficient development [and use](#)⁸ of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.

MPZ Policies

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

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

⁶ OS 13.5 Waitetoko Marae, OS 14.5 Titari, Rea and Rangipoia Whanau and OS 17.5 Wikaira Whanau

⁷ OS 13.6 Waitetoko Marae, OS 14.6 Titari, Rea and Rangipoia Whanau and OS 17.6 Wikaira Whanau

⁸ OS 13.7 Waitetoko Marae, and OS 14.7 Titari, Rea and Rangipoia Whanau and OS 17.7 Wikaira Whanau

⁹ OS 13.8 Waitetoko Marae, and OS 14.8 Titari, Rea and Rangipoia Whanau and OS 17.8 Wikaira Whanau

MPZ-P2 Recognise and provide for the purpose ~~role, character~~¹⁰ and function of different Māori Purpose Zones including those located within rural and urban settings.

MPZ-P3 Manage the scale, ~~character~~ location and intensity of activities within a MPZ to ensure that they are compatible with the purpose and function ~~and character~~ of the Māori Purpose Zone.¹¹

MPZ-P4 Manage activities that are potentially compatible with the purpose, and function ~~and predominant character~~ of the Māori Purpose Zone and ensure it is appropriate for such activities to establish ~~in the Māori Purpose Zone~~ having regard to whether:¹²

1. the purpose of the activity assists tangata whenua/mana whenua¹³ 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.

MPZ-P5 Avoid land use and development which is incompatible with the purpose and function ~~and character~~¹⁴ 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.

MPZ Rules

MPZ-R1 – PER Activities	Subject to
(1) Any activity, building, or structure	a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and b) Compliance with any relevant standards in SCHED13.11 - MPZ s; and c) Compliance with standards from MPZ - Other Plan Matters; and d) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.
(2) Business Activities	a) — Is required to be owned or run by a resident of the site. ¹⁵

¹⁰ OS 5.3 and OS 5.5 Rangatira E

¹¹ OS 5.3 and OS 5.5 Rangatira E

¹² OS 5.3, OS 5.5 and OS 5.18 Rangatira E

¹³ OS13.5 Waitetoko Marae, OS 14.5 Titari, Rea and Rangipoia Whanau and OS 17.5 Wikaira Whanau

¹⁴ OS 5.3 and OS 5.5 Rangatira E

¹⁵ OS 5.6 Rangatira E

	b) No Industrial Activities in MPZ Urban ¹⁶ c) Compliance with MPZ S1 to S9 including any identified Standard in SCHED13.11 - MPZ; and d) Compliance with standards from MPZ - Other Plan Matters; and e) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.
MPZ -R2 – RDIS activities	Subject to
(1) Any activity that does not comply with any part of MPZ-R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. ¹⁷ d) Any effects on the amenity of the zone and its ability <u>of the zone</u> to function effectively as <u>a</u> mixed-use site. ¹⁸ e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. g) <u>The likelihood and consequence posed by any natural hazards occurring on the site.</u> ¹⁹ Notification: Applications under MPZ-R2-RDIS (1) will not be notified.
<u>MPZ-R3-NC Activities</u> ²⁰	
<u>(1) Industrial Activities within MPZ-Urban</u>	

MPZ Standards

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

¹⁶ OS1.1 Cheal Consultants

¹⁷ OS 13.13 Waitetoko Marae, OS 14.13 Titari, Rea and Rangipoia Whanau and OS 17.13 Wikaira Whanau

¹⁸ OS 5.8 Rangitira E, OS 13.13 Waitetoko Marae, OS 14.13 Titari, Rea and Rangipoia Whanau and OS 17.13 Wikaira Whanau

¹⁹ OS1.7 and OS1.8 Cheal Consultants

²⁰ OS1.1 Cheal Consultants

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	This standard does not apply to: iv. Marae buildings v. Rainwater collection tanks. ii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.
S2 – Outdoor Living Spaces	
N/A	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
S3 – Maximum Height to Boundary	
N/A	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines)
S4 – Maximum Building Height	
i No building or structure shall exceed a height of 12m	ii No building or structure shall exceed a height of 8m + 1m for pitched roofs.

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
<u>This standard does not apply to Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the height limit by more than 3m.²¹</u>	This standard does not apply to: i. pouwhenua ii. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S5 – Minimum Building Setbacks from MPS boundary	
i 15m from the MPS boundary. Exception: Waharoa and Water tanks	ii 5m from the front boundary of the MPS iii 1.5m from all other boundaries of the MPS
S6 Number of Dwellings per MPS	
<u>No more than 15 per MPS which have a nominal allotment less than 2 ha.²²</u>	N/A
S7 – Business Activities	
i The maximum gross area of <u>Business</u> these ²³ Activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	ii The maximum gross area of Commercial and Home-Business ²⁴ Activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.
S8 - Community <u>and Education Facilities</u> uses (includes education, spiritual and health facilities). ²⁵	
i The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	ii The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings

MPZ - Other Plan Matters

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

1. Chapters 1-6

²¹ OS 13.15 Waitotoko Marae, OS 14.15 Titari, Rea and Rangipoia Whanau and OS 17.15 Wikaia Whanau

²² OS 6.1 Shane Heremaia, OS 13.17 Waitotoko Marae, OS 14.17 Titari, Rea and Rangipoia Whanau and OS 17.17 Wikaia Whanau

²³ OS 5.12 Rangitira E

²⁴ OS 5.12 Rangitira E

²⁵ OS 13.8 Waitotoko Marae OS 14.8 Titari, Rea and Rangipoia Whanau and OS 17.8 Wikaia Whanau

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

SCHED13.11 - MPZ

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

Part 2 –District Wide Matters

7. Energy, Infrastructure and Transport

7.2 INF – Infrastructure

INF-R5 – Stormwater Standards

3. All Residential Zones and MPZ

7.3 Transport

TRAN-R5 - Maximum Equivalent Vehicle Movements
6. Vehicle movements within the MPZ a. MPZ Rural - <u>100 EVM per day where access is to a State Highway, otherwise</u> 200 EVM's for that MPS or 24 per dwelling whichever is higher. b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher.
10. Minimum Standards for Driveways and Accessways <u>Note: For the purposes of Tran-R4 10 and Table 1 Rural Zones include MPZ-Rural and Residential Zones include MPZ-Urban. ²⁶</u>

12 General District Wide Matters

12.2 Air – Emissions²⁷

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

12.3 Earthworks

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

²⁶ OS 11.4 Fire and Emergency New Zealand

²⁷ OS1.2 and OS1.3 Cheal Consultants Limited

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

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

12.6 Noise

NOISE-R2 - MRZ, GRZ, LRZ, <u>MPZ-Urban</u> , ²⁸ NCZ NOISE LIMITS
1. The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ, LRZ, <u>MPZ-Urban</u> ²⁹ or NCZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits:...
NOISE-R8 GRUZ, and RLZ <u>and MPZ-Rural</u> ³⁰
1. The noise rating level arising from any activity measured within the notional boundary of any GRUZ, or RLZ or <u>MPZ Rural</u>³¹ site or within the boundary of any GRZ site, other than the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 10.00pm 55dB LAeq (15 mins) b. 10.00pm — 7.00am 40dB LAeq (15 mins) and c. 10.00pm — 7.00am 70dBA LAF(max) ... 3. Maximum Noise – Electricity Generation Core Sites Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in R8.1 above as measured:

²⁸ OS 1.5 Cheal Consultants

²⁹ OS 1.5 Cheal Consultants

³⁰ OS 4.2 and OS 4.3 NZ Transport Agency

³¹ OS 4.2 and OS 4.3 NZ Transport Agency

- a. outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or
- b. within the Notional Boundary of any residential unit within the GRUZ ~~or~~ RLZ or MPZ- Rural³² where this is beyond the noise control boundary; or
- c. at the boundary the MRZ, GRZ or LRZ where this is beyond the noise control boundary.
- d. Any new Buildings with habitable rooms (i.e. Residential units, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dB L_{Aeq}).
- e. The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dB L_{Aeq} and 75dB $L_{AF(max)}$ contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4. Maximum Noise - well drilling and testing

Noise from well drilling and testing:

- a. at the boundary of any site within the MRZ, GRZ or LRZ; within the notional boundary of any residential unit or accommodation activity within the RLZ ~~and~~ GRUZ or MPZ- Rural³³ shall not exceed the noise levels set out in below, measured and assessed in accordance with the provisions of NZS 6803:1999 *Acoustics - Construction Noise*, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- b. Time Period Monday to Sunday (Inclusive)

....

Noise-R9 MPZ³⁴

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

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

MATTERS OF DISCRETION

- ~~a. Ambient sound levels and the impact of any cumulative increase.~~
- ~~b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment.~~
- ~~c. The length of time and the level by which the noise limits will be exceeded, particularly at night.~~
- ~~d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels.~~

³² OS 1.5 Cheal Consultants

³³ OS 1.5 Cheal Consultants

³⁴ OS 1.5 Cheal Consultants

- ~~e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area.~~
- ~~f. The topography of the allotment and any influence this may have on sound propagation.~~
- ~~g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:~~
- ~~i. Insulation, barriers and isolation of the source of the noise.~~

12.7 Signs

SIGN-R1 - PER activities	Subject to
11. Signs within the MPZ	a. Maximum total face area of signs <u>visible from outside of the MPS</u>³⁵ - 4m² b. Signage must relate to the activity undertaken on the MPS c. No flashing, reflectorised or illuminated signage d. Where a sign faces a State Highway: ii. A sign must not display more than 6 words, symbols, or graphics and no more than 40 characters iii. Lettering and symbols used must be at least 160 millimetres in height.

12.8 Temporary Activities

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

³⁵ OS 5.14 Rangatira E

Part 2 –District Wide Matters - Subdivision

SUB-P14 Māori Purpose Zone

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

Rules	
SUB-R12 – RDIS Activity MPZ	Subject to
1. Subdivision within MPZ	Matters of Discretion a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) The need for the land to remain as Māori land. c) The need to ensure an ongoing connection between the land and its ancestral owners. d) The ability of the land to meet Māori cultural needs. e) That the land is to be used for traditional activities. f) <u>The likelihood and consequence posed by any natural hazards occurring on the site.</u>³⁶ Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.

³⁶ OS 1.7 and OS1.8 Cheal Consultants

3 Interpretation

3.1 Definitions

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

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

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

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

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

Maps of Proposed Māori Purpose Zones

Removal of MPS-1

Appendix 3. MPS-1 Legal Advice

19 May 2026

Taupō District Council
Private Bag 2005
Taupō Mail Centre
Taupō 3352

For: Hilary Samuel, Senior Policy Advisor (by e-mail)

Proposed Plan Change 47 – Māori Purpose Zone

1. You have sought my advice on issues relating to Proposed Plan Change 47 (**PC47**), which is a plan change initiated by the Taupō District Council (**Council**) to establish a Māori Purpose Zone (**MPZ**) on identified areas of land in the Taupō District.
2. The key issue that you have asked me to address is the scope of PC47 as notified and hence whether submissions provide the ability for mapping changes to be made to PC47 to include areas not originally mapped as being within the MPZ.
3. In addition, you have asked me to address the issue of whether or not a parcel of land is Māori land for the purposes of its inclusion in the MPZ.

Background and context

4. The purpose of the MPZ is to enable a range of activities on Māori Land that specifically meet Māori cultural needs on land owned by tangata whenua and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.
5. It is clear from PC47 as notified that an area of land, which forms part of the Kohineheke Reserve in Turangi, was not mapped as being within the MPZ as notified¹. Another much larger area of directly adjoining land, which is also part of the Kohineheke Reserve², was however mapped as being within the MPZ as MPZ-1³.
6. All of these parcels of land are identified in Schedule 13.11 on page 7 of PC47 as being within Site ID MPS-1⁴, but the identification is by reference to a street address and the legal descriptions of the relevant land parcels. MPS-1 in Schedule 13.11 is not identified as either the Crescent Reserve or Kohineheke Reserve and PC47 does not use these reserve descriptions at all.

¹ This is Section 2 SO 36174, an area of land of about 2.3043 hectares with frontage onto Te Rangitautahana Road

² The Gazette notice for the parcels of land refers to it as the Crescent Reserve

³ Comprised of Pt Lot 1 DP 32861 (26.8356ha), Section 1 SO 36174 (0.1543ha) and Lot 41 DP 29782 (0.0620ha)

⁴ Which itself differs from the mapped area which is labelled as MPZ-1

7. In the circumstances, there is a clear discrepancy between what is mapped and the land parcels identified in Schedule 13.11. Based on the mapping in PC47 and the lack of clarity about the area of land intended to be included within MPS-1 in Schedule 13.11, there is some likelihood that potential submitters could have assumed that the parcel of land fronting Te Rangitautahana Road (Section 2 SO 36174) had been deliberately omitted.
8. In addition, it appears that Section 2 SO 36174 (**the unmapped land**) still has legal status as a reserve and is not yet Māori Land, along with the other parcels in MPS-1. While the purpose of PC47 appears to be intended to apply only to Māori Land, this term is not defined in either PC47 or the Taupō District Plan (**TDP**). PC47 does however identify that the meaning of Māori Land for the purposes of PC47 is the same as that in section 129(1)(a), (b) or (c) of Te Ture Whenua Māori Act 1993 (**TTWMA**).

Summary of advice

9. While it appears that the unmapped land was intended to be subject to PC47 due to its identification in Schedule 13.11, the omission of the unmapped land from MPZ-1 on the PC47 planning maps creates material uncertainty for submitters as to whether this parcel of land was intended to be within the scope of PC47.
10. Three submissions appear to have understood the unmapped land to have been within the intended scope of PC47, but all of these submissions oppose its inclusion (along with the other parcels of land within MPS-1 in Schedule 13.11). Another submission seeks inclusion of different additional land within MPS-1 and the planning maps, but does not address the omission of the unmapped land. There are no submissions which identify the discrepancy between Schedule 13.11 and the PC47 maps with regard to the intended coverage of MPS-1/MPZ-1 and nor are there any submissions seeking that the unmapped land be mapped in MPZ-1.
11. In the circumstances, I consider it to be doubtful that there is scope for the unmapped land to be mapped and/or be subject to PC47 (if approved). While it appears to have been intended that the unmapped land should be subject to PC47, its omission from the planning maps is significant and likely to have been understood by potential submitters to have been deliberate.
12. The absence of a submission seeking rectification of the mapping omission means that there is likely no scope to change the mapping of MPZ-1 to include the unmapped land. In addition, I do not consider that clause 16(2) of the First Schedule to the Resource Management Act 1991 (**RMA**) could be relied upon to rectify this matter, as it would not address a change of minor effect or a minor error.
13. In terms of the legal status and ownership of the *unmapped land*, the question of whether or not it is currently Māori Land is likely not material given the scope issue above. More generally however, the fact that other land is not currently within Māori ownership has the potential to create both a jurisdictional and merits issue as to whether or not it should be subject to PC47, because the expressed purpose of PC47 is to create a planning framework for management of land owned by tangata whenua and expressly references relevant provisions of TTWMA in that regard.
14. Accordingly, if there is scope to include the unmapped land in the planning maps, then its current or proposed future legal status is potentially relevant for jurisdictional reasons and in terms of the

overall merits of its inclusion. The issue of ownership could also create jurisdictional considerations for further areas of land clearly identified within PC47 but not having legal status as Māori Land, which I understand to only be relevant to the Kohineheke Reserve rather than any of the other Māori purpose sites proposed to be included.

15. This issue is however finely balanced given the Council's role and functions under the RMA, and it is not clear whether the Council intended to create a jurisdictional issue as an "entry point" based on ownership or legal status when promulgating PC47. Given the complexities associated with Māori land law, it would likely benefit from clarification provided by submitters.

Analysis of scope and relief

16. Because PC47 is a discrete plan change, the line of case law as to whether submissions are "on" a plan change will apply, along with legal principles relating to the clarity of what has been notified in the plan change so that potential submitters have an understanding about what is covered and how they might be affected. There is an underlying fairness consideration which applies, in that decisions on submissions should not involve outcomes that have not been reasonably appreciated or foreseen as a possible consequence by members of the public.
17. The test of fairness in plan change processes relates to foreseeability of outcomes, not necessarily the merits of a potential outcome. In this instance, the fairness consideration applies as much to the content and clarity of PC47 as notified as it does to the scope of submissions and availability of relief. Whether the outcome might be appropriate is not the test, as the fairness consideration is based on the risk that persons directly or potentially directly affected have been denied an effective opportunity to address foreseeable outcomes or respond to changes sought in the plan review process.
18. In this instance, the scope issue arises somewhat unusually from the content of PC47 as notified, rather than submissions seeking relief which may not have been reasonably foreseen or may not be "on" PC47. Another way of approaching the issue is to ask whether the outcome of mapping the unmapped land within the MPZ is reasonably foreseeable based on PC47 as notified and/or the scope of all submissions on the issue⁵.
19. In my view, PC47 as notified is problematic because the area shown as MPZ-1 on the planning map expressly excludes the unmapped land. I would observe that the courts have accepted in various cases that the planning maps are usually the starting point for any examination of a planning document for the purpose of making submissions and, notwithstanding the need for close examination of words in the provisions themselves, the maps reveal the extent of the coverage of relevant plan provisions so that potential submitters can identify how they might be affected.

⁵ A parallel can be drawn with the Court's findings in *Well Smart Investment Holding (NZQN) Ltd v Queenstown Lakes DC* [2015] NZEnvC 214 regarding the foreseeability of a further extension of a new Queenstown Town Centre Zone. It was only by looking at one of the many appendices to the s32 evaluation that neighbouring landowners and occupiers would appreciate that the appellants' land might be rezoned. The Court found that while potential submitters should look at the s32 evaluation, it was unfair to expect them to pore over the appendices.

20. This discrepancy might be less problematic if Schedule 13.11 used descriptors which provided greater clarity to members of the public about the land that was intended to be included within a relevant Māori purpose site. By using its legal description alone however, relevant land parcels have been identified in a manner that would make it difficult for members of the public to understand the location and area of the parcels.
21. A submission seeking inclusion of the unmapped land on the planning maps (if there was such a submission) could also give rise to a scope issue as to whether such a submission was “on” PC47. In my view however, for the reasons set out below, this issue does not arise.
22. Two submissions were made which expressly address the unmapped land (along with the land mapped as MPZ-1), namely:
 - a. Submission 2, John and Beverley Campbell; and
 - b. Submission 9, Johnnie Mushet.
23. Both of these submissions appear to identify that the submitters understood that the unmapped land was intended to be included within MPZ-1, but irrespective of this the submitters clearly oppose the rezoning of all relevant parcels. Submission 8 by Courtney Lambert opposes the rezoning of the Kohineheke Reserve generally, but does not specifically refer to the unmapped land.
24. Submission 14 by Maia Wikaira on behalf of the Titari, Rea and Rangipoia Whānau identifies in a covering letter the submitters’ interest in ancillary claims and redress issues in relation to Kohineheke Reserve (formerly known as Crescent Reserve). The letter identifies that part of the proposed land to be transferred from the Crown to the submitters by means of ancillary redress is identified as MPS-1 in PC47, but notes that the full extent of the land identified has been inadvertently omitted from that proposed Māori purpose site. Appendix 1 to the letter however identifies a *different* area of land that the submitters seek to have included and mapped as MPZ-1, rather than the unmapped land.
25. The balance of submission 14 seeks a range of detailed relief but does not address the inclusion or omission of the unmapped land in Schedule 13.11 nor the mapped area of MPZ-1.

Further submissions

26. For completeness, I note that further submissions specifically address the unmapped land, including a further submission from the Office of Treaty Settlements, and a further submission from the Titari, Rea and Rangipoia Whānau which opposes the Lambert, Campbell and Mushet submissions identified earlier. In turn, Mr Mushet made a further submission in support of the Campbell and Lambert submissions.
27. The law is however well-settled⁶ that further submissions cannot create a basis for relief. Accordingly, despite the clarity of the further submission by the Office of Treaty Settlements (in

⁶ See for example *Telecom NZ Ltd v Waikato DC* EnvC A074/97

particular) about the scope of land which could have been included in Schedule 13.11 and mapped as MPS-1 in PC47 in terms of proposed redress, this does not have any legal effect in terms of jurisdiction/scope or the legal ability to grant mapping relief.

Summary on scope/jurisdiction

28. While it appears to have been intended that the unmapped land should be subject to PC47 due to the identification of the relevant land parcel⁷ in Schedule 13.11, I consider its omission from the planning maps is material and likely to have been understood by potential submitters to have been deliberate. This creates both scope and fairness issues.
29. The absence of a submission which clearly seeks rectification of the omission of the unmapped land means that there is likely no scope to change the mapping of MPZ-1 to include the unmapped land. In addition, I do not consider that clause 16(2) of the First Schedule to the RMA could be relied upon to rectify this matter, as it would not address a change of minor effect or a minor error. Such a change can only be made if it is neutral in effect in terms of impacting on the rights and interests of actual or potential submitters⁸. Given the Lambert, Campbell and Mushet submissions, it could not be considered to be neutral.

Relevance of the legal status or ownership of land

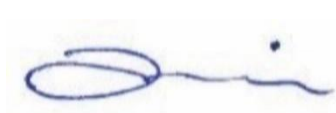
30. Given the scope position identified above, the issue of whether or not the unmapped land is Māori Land may not be material.
31. There is however the potential for other issues to arise with regard to PC47 in terms of the other land that is clearly identified for inclusion but may not currently be within Māori ownership (which I understand is an issue only for the Kohineheke Reserve). This issue is finely balanced given that the expressed purpose of PC47 is to create a planning framework for management of land owned by tangata whenua and expressly references relevant provisions of TTWMA in that regard.
32. As such, a potential jurisdictional issue arises (distinct from the issue of scope) as to whether such land can be subject to PC47 because of ownership/legal status issues. In other words, it is arguable that the purpose of PC47 has created a jurisdictional threshold or “entry point” based on ownership or legal status.
33. In that regard, the introduction to PC47 states that MPZ are Māori land within the meaning of section 129(1)(a), (b) or (c) of TTWMA. Section 129(1)(a), (b) (c) of TTWMA identifies the status of this land as follows:
 - a. Māori customary land;
 - b. Māori freehold land; and
 - c. General land owned by Māori.

⁷ Albeit, by using its legal description alone, it was identified in a manner that would make it difficult for members of the public to understand the location and area of that parcel

⁸ *Re an Application by Christchurch CC* (1996) 2 ELRNZ 431 (EnvC)

34. It is possible that some submitters have identified this issue as a jurisdictional issue, in that if land does not currently have that legal status, then it should not be within the scope of PC47⁹. Equally however, it appears that some land which has been identified in PC47 will very likely have that status in the future and hence provision has been made for its management on that basis. The latter consideration is more likely a merits issue that can be the subject of evidence, but it would not necessarily overcome a jurisdictional argument if the legal effect of PC47 is that it can only apply to Māori Land.
35. Under TTWMA, the Māori Land Court has jurisdiction to determine or declare the legal status of Māori Land. In addition, such status could arise or be conferred through Treaty Settlement and redress processes. Māori land law issues are complex and other provisions of section 129 of TTWMA indicate that land could qualify as being within the scope of subsections (1)(a), (b) or (c) based on specific facts and circumstances. That is however a matter beyond my expertise to advise on.
36. It is not clear whether the Council intended to create a qualifying or “entry point” jurisdictional issue about land status or ownership when notifying PC47, but that appears to be the position on the face of PC47. In saying that, I would not usually consider that the Council in its decision-making capacity on PC47 should be expected to resolve potentially complex legal arguments about the ownership or legal status of land in determining the most appropriate planning provisions for that land.
37. On balance, I would tend to the view that the fact that land is identified within PC47 which is not currently Māori Land could involve a jurisdictional issue for the purposes of the RMA, because the drafting of PC47 appears to create an entry criterion based on legal status.
38. I note however that there are submissions which suggest that PC47 should be more focused on purpose and less on land status, and such submissions could have some relevance to these issues. In addition, I expect that submitters such as the Titari, Rea and Rangipoia Whānau and the Office of Treaty Settlements may well be in a position to provide some additional clarity on ownership and land status issues in terms of TTWMA, which would no doubt assist with decision-making.
39. I trust that this advice has been of assistance. Please let me know if any clarification or further advice is required.

Yours sincerely



James Winchester

⁹ It appears that some submitters have adopted this view