

Leeara Maxwell

From: Kaio Hooper <consult@moanawhenua.com>
Sent: Monday, 22 September 2025 1:13 pm
To: Swetha Maharaj
Cc: Craig Wells
Subject: Re: 2260100-RMASUB, 52 Rotokawau Road, Waipapakauri
Attachments: 2260100-RMASUB, 52 Rotokawau Road, Waipapakauri.pdf

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Kia ora Swetha, please see attached submission. Do I need to re-attach the CIA?

Kindest regards

kaio



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

Email: consult@moanawhenua.com

Web: www.moanawhenua.com

On Mon, Sep 22, 2025 at 1:10 PM Kaio Hooper <consult@moanawhenua.com> wrote:

Kia ora, aim sorry I am resending it now I see the file plus the CIA made the email too large and it sat in drafts but I sent it on Friday.

I will send the submission and CIA separately to keep order now.

Thank you for letting me know as I thought it had sent.



Moana Whenua Trust Limited

Kaio Hooper

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On Mon, 22 Sept 2025, 1:08 pm Swetha Maharaj, <Swetha.Maharaj@fndc.govt.nz> wrote:

Kia ora Kaio,

I have not received any comments from you or Moana Whenua Trust Limited.



Swetha Maharaj

Senior Resource Planner - Resource Consents - Tima Kakapo

M 274546645 | P 6494089407 | Swetha.Maharaj@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



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From: Kaio Hooper <consult@moanawhenua.com>

Sent: Friday, 19 September 2025 4:12 pm

To: Swetha Maharaj <Swetha.Maharaj@fndc.govt.nz>; Craig Wells <craig.wells@ngaitakotoiwi.co.nz>

Subject: Re: 2260100-RMASUB, [52 Rotokawau Road, Waipapakauri](#)

CAUTION: This email originated from outside Far North District Council.

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Kia ora Swetha, as I am tidying up the last parts to our submission which will be submitted shortly.



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

Email: consult@moanawhenua.com

Web: www.moanawhenua.com

On Wed, 17 Sept 2025, 1:15 pm Kaio Hooper, <consult@moanawhenua.com> wrote:

Kia ora Swetha, thank you for your response and allowing extra time to complete our submission by 4pm this Friday 19th September 2025.

Please see the CIA that was prepared in response to Leah Frielings request to Craig Wells (CEO, Te Rūnanga o Ngāitakoto) for comment by manawhenua in March 2025, earlier this year in preparation for this resource consent application.

 Cultural Impact Assessment for Pukengātu Pā 24.4.25.pdf

Please let me know if you require anything further.

Kind regards



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

Email: consult@moanawhenua.com

Web: www.moanawhenua.com

Resource Consent Submission

RESOURCE CONSENT APPLICATION 2260100-RMASUB, 52 ROTOKAWAU ROAD, WAIPAPAKAURI

To: Far North District Council
Att: Resource Consents Team

19th September 2025

From: Te Rūnanga o Ngāi Takoto
Contact: Craig Wells, CEO
craig.wells@ngaitakotoiwi.co.nz
CC: Kaio Hooper, Environmental Consultant
consult@moanawhenua.com

Submission on Resource Consent Application 2260100-RMASUB, 52 Rotokawau Road, Waipapakauri

Te Rūnanga o Ngāi Takoto is the mandated authority for the iwi of Ngāi Takoto representing the views and interests of the Ngāi Takoto people in relation to activities proposed within the Ngāi Takoto rōhe.

A map of our rōhe area is attached (attachment 1).

Careful consideration has been given to the proposed subdivision application 2260100 - RMASUB (site known culturally as Pukengātu Pā). Having reviewed the application documentation, the site's development history, and the cultural significance of Pukengātu Pā, Ngāi Takoto opposes this application for the reasons set out below and makes the accompanying recommendations:

1. Introduction

The attached Ngāi Takoto Cultural Impact Assessment (CIA) 2025 (attachment 2 was emailed to Swetha Maharaj at FNDC on 17.9.25 and is attached separately as it is a large file) was developed as a result of an information request by the developers (Leah Frieling, March 2025 - attachment 3) prior to the lodgement of this application and examines the extent to which activities have impacted/or may impact, the cultural values, historical associations, natural resources, interests, and rights of Ngāi Takoto as Mana Whenua. This document includes special reference to both The Ngāi Takoto Environmental Plan (NTEP) 2017 and the Ngāi Takoto Claims Settlement Legislation (NTCSL) 2015. This current application reflects none of the previous communication or information provided by Ngāi Takoto, thus, is now provided through this resource consent process and will be referenced throughout this submission as to incorporate the current context of this application.

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2. Application & Assessment of Environmental Effects (AEE)

The below comments are a review of the application and subsequent AEE identifying insufficient or incomplete information from the perspective of Te Rūnanga o Ngāi Takoto:

2.1 Applicant & Proprietor Details (1.0)

- 2.1.1 Archaeology - Updated information and communication with Heritage New Zealand (Pouhere Taonga) is captured within the attached CIA (section 8) and needs to be considered as part of this application.
- 2.1.2 Protected Natural Areas - Lake Ngātu (south of proposal) is considered 'Outstanding' by the Northland Regional Council (NRC) and the Department of Conservation (DOC), thus, should be considered as a Protected Natural Area as shown in the AEE.
- 2.1.3 Statutory Acknowledgements - For clarification, Lake Ngātu and Rotokāwau are owned by Te Rūnanga o Ngāi Takoto as fee simple (lake beds) with Lake Ngātu Recreation Reserve (directly adjacent to Pukengātu Pā) to be referenced as Statutory Acknowledgement. Other Ngāi Takoto owned lands and Statutory Acknowledgements are referenced in the CIA.

2.2 Summary of Proposal (2.0)

- 2.1 The reason for this application is based on the granted building consent EBC-2023-409/0 and does not include any consultation with Ngāi Takoto as mana whenua. As a result, the historical and cultural significance of the site was not considered. Furthermore, this consent appears to disregard the outcomes & recommendations of earlier subdivision applications and iwi input from mana whenua that was previously sought.

2.3 Description of the Sites and Surrounds (4.0) - This depicts that land preparation for development and subdivision had begun following the purchase of the property from the applicants (2017) before the current resource consent application was lodged and should be captured accordingly. This includes:

- 2.3.1 Land use & earthworks (see figure 8 of AEE).
- 2.3.2 Vegetation clearance (helicopter herbicide spraying as described in section 7.2 of CIA and shown in figure 7 of AEE).
- 2.3.3 Driveway establishment.

2.4 District Plan Assessment (7.0) table 2 - Natural & Physical - Performance Standards.

- 2.4.1 Indigenous Flora and Fauna (12.2) - no vegetation clearance proposed
- 2.4.2 Soils and Minerals (12.3) - no earthworks required.

It should be noted that all works were completed prior to the lodgement of this application, as evidenced in Figure 7 (helicopter herbicide spray) and Figure 8 (earthworks) of the AEE and as mentioned above (2.3.1 & 2.3.2), further detailed in the Ngāi Takoto CIA (7.2).

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2.4.3 Lakes, Rivers, Wetlands and the Coastline - Prior development undertaken before this application was lodged should be considered with the addition of conditions for the ongoing management of existing wetlands and lakes that should include the re-introduction of indigenous flora and fauna.

2.5 Proposed District Plan (PDP) (table 5)

2.5.1 Sites and Areas of Significant to Māori - This is captured within the CIA with intent from Te Rūnanga o Ngāi Takoto to include this site in appendix 1(f) of the PDP.

2.5.2 Ecosystem and Indigenous Biodiversity - This is captured within the CIA outlining the clearance of vegetation (mixed indigenous species) on southern slopes and around exciting land locked water bodies.

2.5.3 Earthworks as mentioned above (2.4.2).

2.6 Statutory Considerations (8.0) - Are provided for within the Ngāi Takoto CIA with special mention of the below points from the AEE.

2.6.1 Resource Management Act 1991 (RMA) Section 104(1)(a) Assessment of Effects on the Environment

- Rural Character and Amenity - The ongoing and systematic removal of vegetation, earthworks and recent erection of buildings without iwi consultation has created a local 'eye sore' to the highest point (Pukengātu Pā) of the area that drastically alters the rural character and amenity of the site. Considering the sites adjacent locality to both, Lake Ngātu & Lake Rotokāwau, both highly regarded regional, national and global natural taonga, it is disappointing that no effort has been made by the applicant to consider nor truly cater to protecting these natural areas or to provide any remediation and ongoing management within this application toward rectifying prior development.
- Heritage resources, vegetation, fauna and landscape - as mentioned above (2.4.3 & 2.6.1).
- Access to waterbodies - Proposed lot 3 is on the boundary with Lake Rotokāwau Marginal Strip (attachment 4) depicts applicants/developers fencing falling within this area abutting right up to the lake edge. This fence and lot 3 restricts public and mana whenua access to the south end of Lake Rotokāwau.

2.6.2 RMA Section 104(b)(v) Regional Policy Statement or Proposed Regional Policy Statement (table 6).

- Tangata Whenua Role in Decision Making - Iwi Management Plans (IMP) or in this case, the NTEP& CIA, should be considered to assess effects on Māori values as part of this application.
- Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage - As mentioned above (2.4.3 & 2.6.1).

2.6.3 RMA Section 104 (b)(vi) Plans or Proposed Plans (Table 7).

- (8.3.4) To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna - As mentioned above (2.4.3 & 2.6.1).
- (8.4.4) That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes located in the rural environment - As mentioned above (2.4.3 & 2.6.1).

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2.6.4 Subdivision (table 9).

- (13.3.7) To ensure the relationship between Māori and their ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for - The attached CIA clearly demonstrates this area to be significant to the iwi of Ngāi Takoto who have a deep spiritual connection to Pukengātu Pā and surrounding area and envision to have this reflected to the PDP and other legislation. This history is well known and the applicant has been aware of this prior to the lodgement of this application - yet has no mention of this (attachment 3).
- (13.4.1) That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment; (b) ecological values; (c) landscape values; (d) amenity values; (e) cultural values; (f) heritage values; and (g) existing land uses - (a)(b)(c)(d)(e) & (f) are mentioned above and within the CIA.
- (13.4.6) That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate - as mentioned above.
- That subdivision recognises and provides for the relationship of Māori, their culture and traditions, with their ancestral lands, water, sites, wāhi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi - As mentioned in (2.6.4) and the CIA.
- Subdivision in regards to section 6 (matters of national importance) - As mentioned in the CIA, In particular, section 6 (Part 2) of the RMA states that all persons exercising powers under the RMA shall recognise and provide for (e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred places), and other taonga (treasures); (f) The protection of historic heritage, which includes Māori cultural heritage and (g) The protection of protected customary rights.

2.6.5 RMA Section 104(c) Other Matters - Given the lack of information provided within this AEE Section 104(c) provides opportunity to:

- Incorporate the Treaty of Waitangi principles and iwi management plans - in this case the Ngāi Takoto Environmental Plan (NTEP).
- Incorporate significant cultural values and impacts as captured within the CIA & NTEP.
- Consider previous subdivision/consent decisions, in particular, subdivision application 2010771 - approved 2nd December 2003, section 125 extension application 2080364 - approved 24th June 2008, section 127 change conditions application 2060638 approved 28th August 2008, subdivision application 2200032 - Incomplete 19th July 2019. All above resource consents have either lapsed, been rejected or withdrawn.

2.7 Part 2 RMA (10.0)

2.7.1 As above, all relevant sections of the RMA are covered within the attached CIA.

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3. Consultation and Iwi input

- 3.1 Previous consultation history - In particular, subdivision application 2200032 (referenced in the CIA) incorrectly claimed to have engaged with Ngāi Takoto and Department of Conservation (Jamie Werner). No such consultation took place (DOC can be contacted to confirm their involvement and non-consultation status also), and the consent was subsequently withdrawn, highlighting the lack of integrity around these formal processes and inconsistency with information provided.
- 3.2 Furthermore, as part of the early engagement in respect of this application, communication between Ngāi Takoto and the applicant (attached 3) including the attached CIA, specifying the cultural significance of Pukengātu Pā for the iwi of Ngāi Takoto, while also providing recommendations. None of this information was considered or acknowledged within this application further trampling on the culture, history and mana of Ngāi Takoto.

4. Recommendations

- 4.1 In respect to this application, the recommendations set out within the attached CIA are still relevant and are put forward as part of this submission on behalf of Ngāi Takoto iwi as represented by Te Rūnanga o Ngāi Takoto. This includes:
- 4.1.1 Cultural Protocols and Recognition Recommendations (Section 10.1)
 - 4.1.2 Avoidance and Minimisation Strategies (Section 10.2)
 - 4.1.3 Restoration, Enhancement Initiatives and Co-Management (Section 10.3)
- 4.2 Guidance on future planning or consent engagement can be followed within the Ngāi Takoto Environmental Plan 2017 (NTEP) which also includes information around natural resources, significant sites and legislative policy.

5. Conclusion

- 5.1 Te Rūnanga o Ngāi Takoto are not opposed to development of land for housing especially given the current northland housing shortage, however, we do oppose the destruction of wāhi tapu and the complete disregard of Ngāi Takoto cultural history and spiritual connections to our significant sites, in this case Pukengātu Pā. This adversely affects our cultural wellbeing as mana whenua and further degrades our Ngāi Takoto identity.
- 5.2 We also oppose development that systematically adversely affects Indigenous flora and fauna, natural character, associated lakes/wetlands and amenity values over a long space of time without consultation with mana whenua, solely for the benefit of economic gain, without considering other important site values.

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This process has provided a formal opportunity for Ngāi Takoto to voice their concerns that we hope can aid in a fair and practical decision with suitable conditions applied that help mitigate and/or rectify our well established concerns.

Should you have any questions or require further information, please do not hesitate to contact me.

Ngā mihi

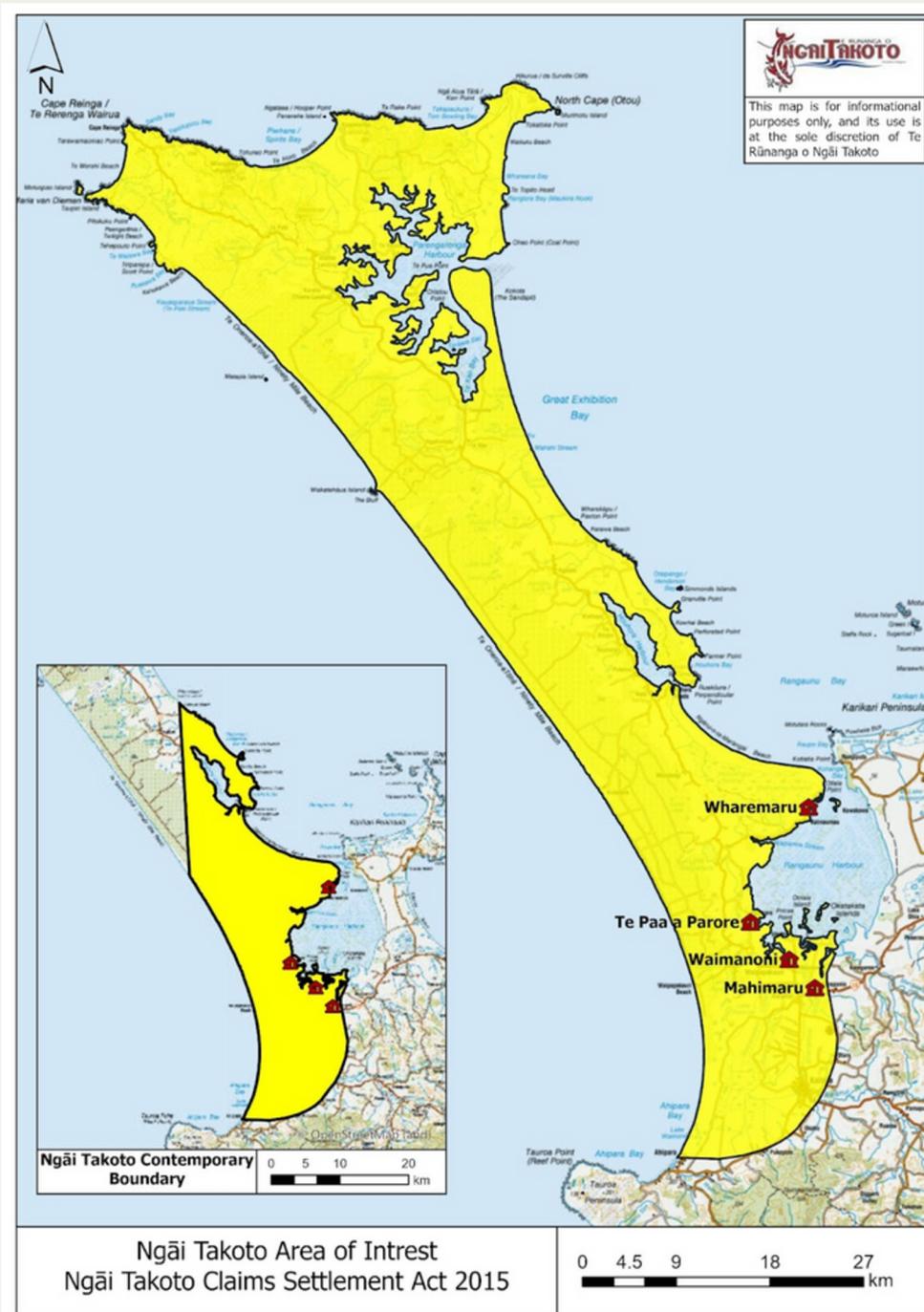


Kaio Hooper (on behalf of Te Rūnanga o Ngāitakoto)
Moana Whenua Trust Limited
Director | Senior Environmental Consultant

Resource Consent Submission

RESOURCE CONSENT APPLICATION 2260100-RMASUB, 52 ROTOKAWAU ROAD, WAIPAPAKAURI

Attachment 1: Rōhe Map



Prepared by Kaio Hooper of Moana Whenua Trust Ltd on behalf of Te Rūnanga o Ngāitakoto and te iwi o Ngāitakoto



Resource Consent Submission

RESOURCE CONSENT APPLICATION 2260100-RMASUB, 52 ROTOKAWAU ROAD, WAIPAPAKAURI

Attachment 2: Cultural Impact Assessment of 52 Rotokāwau Rd, Waipapakauri,

This CIA is attached separately to our submission due to the size of the file. It was also sent to FNDC (Swetha Maharaj on 17.9.25)). Please refer to separate attachment to email submission.

Cultural Impact Assessment

PUKENGĀTU PĀ, 52 ROTOKĀWAU RD, WAIPAPAKAURI, NORTHLAND 0486



Prepared by Kaio Hooper (BSc) of Moana Whenua Trust Ltd on behalf of Te Rūnanga o Ngāitakoto and te iwi o Ngāitakoto



Prepared by Kaio Hooper of Moana Whenua Trust Ltd on behalf of Te Rūnanga o Ngāitakoto and te iwi o Ngāitakoto



Resource Consent Submission

RESOURCE CONSENT APPLICATION 2260100-RMASUB, 52 ROTOKAWAU ROAD, WAIPAPAKAURI

Attachment 3: Leah Frieling's request for iwi comment on her proposed subdivision in March 2025 to Craig Wells (CEO, Te Rūnanga o Ngāitakoto)

C Craig Wells <Craig.wells@ngaitakotoiwi.co.nz> to me
Fri, Apr 4, 3:32 PM

Fyi - Email 1 of 2 received

From: Leah Frieling <office@westcoastfarms.co.nz>
Sent: Tuesday, March 25, 2025 12:37 PM
To: Craig Wells <Craig.wells@ngaitakotoiwi.co.nz>
Subject: Comments required prior to submitting cutting off two houses on a 42 ha block.

Hi Craig,

I have been past your contact details and have been asked to obtain comments regarding our block we own along West Coast road.

We are building three houses. Two are currently at roof on stage on our 42 ha block. We are applying for a restricted discretionary subdivision to subdivide the site to create a total of 3 lots - 4ha, 4 ha and the balance lot of 34ha. This would be sticking to the permitted baseline, resulting in no additional development rights or adverse effects.

We previously meet with Kaio and Jamie Werner (doc) who had supported a previous idea of 8 lots however we have reduced this to 3 to make things easier and not jumping through any extra hoops and we still want to farm the balance lot where we run a herd of beef animals. See scheme plan attached lot 3 will have the balance of the block in this. We are getting this amended at present.

Let me know your thoughts and if you would like to discuss further please call me on 021855080. Please also let me know if you are the wrong person to get in touch with or directing me to the correct one would be much appreciated. I

Kind Regards,

Leah Frieling
021855080
Kind Regards,

From: Leah Frieling <office@westcoastfarms.co.nz>
Sent: Wednesday, March 26, 2025 9:06 AM
To: Craig Wells <Craig.wells@ngaitakotoiwi.co.nz>
Subject: Re: Comments required prior to submitting cutting off two houses on a 42 ha block.

Hi Craig,

I attach the correct scheme plan.

Kind Regards,

Leah Frieling
021855080



...

One attachment • Scanned by Gmail



Resource Consent Submission

RESOURCE CONSENT APPLICATION 2260100-RMASUB, 52 ROTOKAWAU ROAD, WAIPAPAKAURI

Attachment 4: Access prohibited to Lake Rotokāwau

