

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ Discharge |
| ☐ Fast Track Land Use* | ☐ Change of Consent Notice (s.221(3)) |
| ☐ Subdivision | ☐ Extension of time (s.125) |
| ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| ☐ Other (please specify) _____ | |

**The fast track is for simple land use consents and is restricted to consents with a controlled activity status.*

3. Would you like to opt out of the fast track process?

☐ Yes ☐ No

4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have
you consulted with?

Who else have you
consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:

Waitangi National Trust

Email:

[REDACTED]

Phone number:

Work

[REDACTED]

Home

Postal address:

(or alternative method of service under section 352 of the act)

26 Tau Henare Drive, Waitangi

Postcode

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

[REDACTED]

6. Address for correspondence

Name and address for service and correspondence (if using an Agent write their details here)

Name/s:

Northland Planning & Development C/o - Rochelle Jacobs

Email:

[REDACTED]

Phone number:

Work

[REDACTED]

Home

Postal address:

(or alternative method of service under section 352 of the act)

[REDACTED]

Postcode

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

[REDACTED]

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Waitangi National Trust

**Property address/
location:**

Te Akomanga (ex bowling club), 26 Tau Henare Drive, Waitangi

Postcode 200

8. Application site details

Location and/or property street address of the proposed activity:

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:



Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☐ No

Is there a dog on the property? ☐ Yes ☐ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request public notification?

☐ Yes ☐ No

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? ☒ Yes ☐ No ☐ Don't know

☐ Subdividing land

☒ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☒ Yes

14. Draft conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Waitangi Limited

Email:

Phone number:

Work

Home

Postal address:

(or alternative method of service under section 352 of the act)

26 Tau Henare Drive

Postcode

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

15. Billing details continued...

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Anita Woodfield

Signature:

(signature of bill payer)

[Redacted Signature]

Date 21/11/25

MANDATORY

16. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

17. Declaration

The information I have supplied with this application is true and complete to the best of my knowledge.

Name (please write in full)

Anita Woodfield

Signature

[Redacted Signature]

Date 21/11/25

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- ☐ Payment (cheques payable to Far North District Council)
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ Details of your consultation with Iwi and hapū
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☐ Applicant / Agent / Property Owner / Bill Payer details provided
- ☐ Location of property and description of proposal
- ☐ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☐ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☐ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☐ Elevations / Floor plans
- ☐ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Land Use Resource Consent Proposal**Waitangi National Trust****26 Tau Henare Drive, Waitangi****21 November 2025****Attention: Liz Searle & Nick Williamson (Team Leaders – Resource Consents)**

Please find attached:

- A completed application form for a land use resource consent to redevelop the lower Treaty Grounds former bowling club building that is within the Conservation Zone;
- An Assessment of Environmental Effects arising from the proposal.

The proposed activity is the redevelopment and extension of the former bowling club building located on the lower Waitangi Treaty Grounds. The existing building is used for educational purposes, mainly school groups visiting the site. The redevelopment will extend the existing building and improve functionality and accessibility for a wide variety of visitors.

The site forms part of the larger 406-hectare Waitangi Estate that is legally described as Lot 1 DP 326610. This site is owned by the Waitangi National Trust.

The building site and its surrounds is zoned '**Conservation**' zone under the Operative District Plan (ODP). A Discretionary Activity resource consent under the ODP for the area of building and impermeable surface coverage is required.

The proposed zoning of the application land under the Proposed Far North District Plan (PDP) is '**Rural Production**'. The proposed activity is a Discretionary activity under the PDP.

The assessment of effects on the environment concludes that any potential adverse effects on the environment will be no more than minor and that the proposal will not be contrary to any Operative or Proposed Plan objective or policy. Consultation with the local hapu Ngati Kawa and Heritage NZ has been ongoing and is documented in this report. Written approval from Ngati Kawa and Heritage NZ is attached as **Appendix 11**.

If you require further information, please do not hesitate to contact me.

Regards,



Rochelle Jacobs

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

1. Far North District Council Application Form
2. Certificate of Title – Lot 1 DP 36610 and Lot 1 DP 152502
3. Application Plans – DCA Architects of Transformation
4. Foot Path Plans – HB Architecture
5. RC 2240177 Approved Carpark Plan – FNDC
6. Waitangi Carparking Consent History – Northland Planning and Development 2020 Ltd
7. ADP Approval - HNZPT
8. Affected Party Approval – Ngati Kawa



Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. Waitangi Limited propose to redevelop the existing bowling club building as an educational space. This will include a 10m extension to the building over land which was occupied by the previous bowling club building.
- 1.2. The application activity site is legally described as Lot 1 DP 326610. A copy of the record of title is attached at **Appendix 2**.
- 1.3. The existing building is located on the southern boundary of the Waitangi Treaty Grounds, adjacent to the main carparking area. The building is generally screened from both Tau Henare Drive and the main carpark by existing mature vegetation.

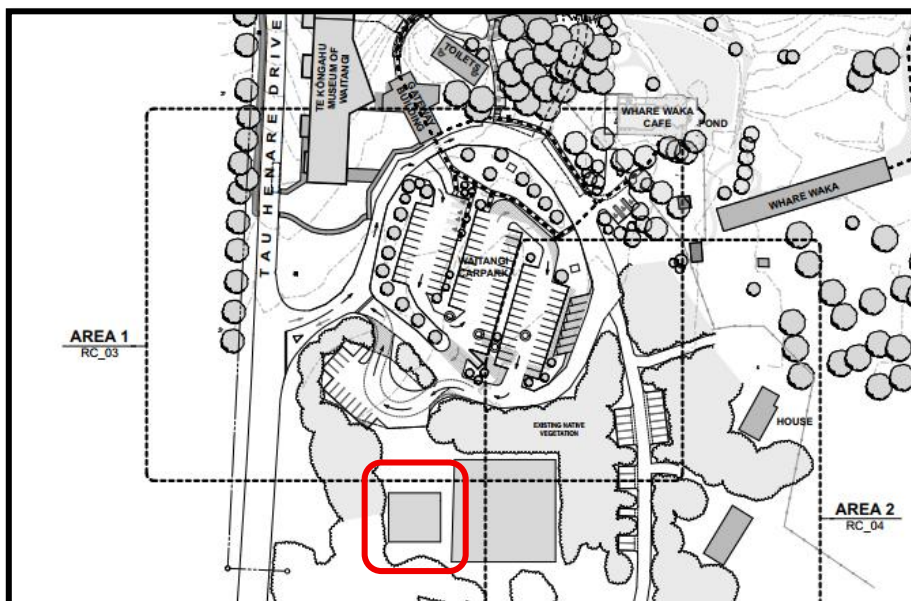


Figure 1 - Building Location

- 1.4. The building at present has been converted to an education space, catering to school groups who visit the Treaty Grounds. The redeveloped building is sought to better cater for these groups providing specialized and upgraded facilities for an improved learning experience.



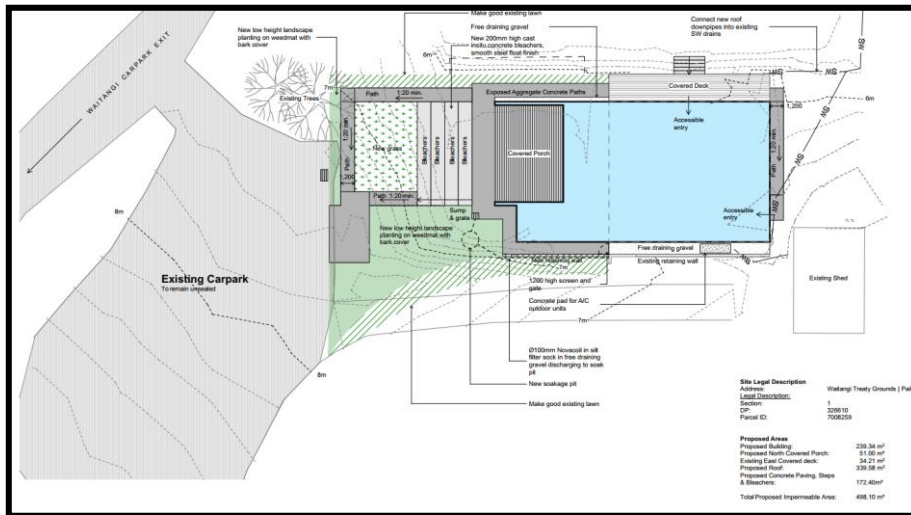
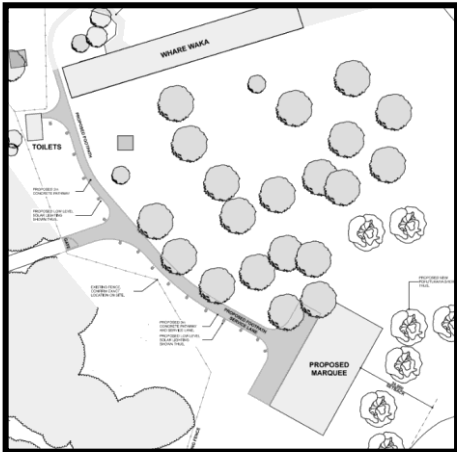


Figure 2 – Proposed building

- 1.5. The redeveloped building, including the covered porch is approx. 340m². The building dimension is 24.1m long and 12.3m wide. The exterior cladding is corrugated vertical coloursteel coloured Ironsand, with the exception of the northern façade which will have a brighter colour finish. The final colour selection is yet to be made, however it will not be within the 30% reflectivity.
- 1.6. The proposal also includes a concrete pathway extending from the main Waitangi visitors carpark to the marquee structure. The plans at this stage remain conceptual such that there may be small variations to the final design.
- 1.7. Sufficient on-site carparking to accommodate this activity is available in the adjacent main Waitangi visitor carpark with a specific parking area also provided immediately outside of
- 
- Figure 3 - New pathway location*

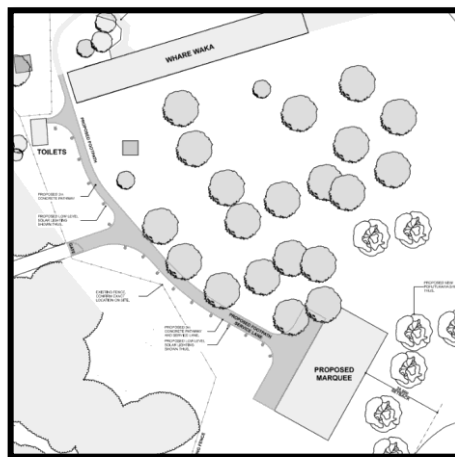


Figure 3 - New pathway location



the building. The redevelopment of this carpark was recently consented as RC 2240177 and involves the recontouring of entry and provision of a separate exit to provide for bus drop off and pick up. This consent also included 13 marked out spaces to accommodate the activities within this building.

2. The site and surrounding environment

- 2.1. The proposed building activity is within the lower Waitangi Treaty Grounds site comprises part of the larger Estate lands that extend from the mouth of the Waitangi River to north of the Waitangi golf course and west to Haruru Falls Road. This part of the Estate is accessed from Tau Henare Drive, on the northern side of the Waitangi one-way bridge. The Waitangi Estate site within which the activities are located, is legally described as Lot 1 DP 326610.
- 2.2. The former bowling club building being redeveloped is situated on the southern side of the main Waitangi visitor carpark. The building site is surrounded by mature trees that screen it from the adjacent roadway and the Copthorne Resort.



Figure 4 - Existing building and surrounds

- 2.3. The historic Treaty Grounds has been established in a 'park-like' environment that preserves the open space and built environment associated with the signing of the Treaty of Waitangi. The site is owned by the Waitangi National Trust Board and managed by Waitangi Limited. All of the existing activities within the site are mandated under the Waitangi National Trust Board



Act 1932. As intended by Lord and Lady Bledisloe who gifted the land to all New Zealanders, it is:

“a place of historic interest, recreation, enjoyment and benefit in perpetuity to the inhabitants of New Zealand.”

- 2.4. The ‘upper Treaty Grounds’ contain the historic Treaty House, Whare Runanga, the Hobson Memorial and Flagpole. These are Heritage NZPT and Far North District Council scheduled historic heritage buildings and structures. The visitor entrance building is located adjacent to the main visitor carpark. This building includes a retail shop and the ‘Museum of Waitangi’. It is connected to the upper Treaty Grounds via a network of elevated boardwalks constructed through native bush areas and sealed and gravel pathways. Central to this part of the site is the Waitangi National Trust administration building, which accommodates management and administration staff. A short-paved access lane provides vehicle access to the rear side of the Copthorne Resort Hotel.
- 2.5. Carparking is located throughout land adjacent to the Treaty Grounds. The main visitor carpark is in the lower grounds and currently contains 74 carparks. Other carparks include those in the road adjacent to Hobson Memorial, carparking at the northern edge of the grounds catering to events occurring at the upper marae, staff carparking at the rear of the Waitangi museum, the carpark at the eastern end of the Haruru Falls track and overflow carparking opposite the main lower carpark. A consent history documenting carparking approval at the site is attached as **Appendix 6**. Redevelopment of the existing lower Treaty Grounds carparking area was consented in 2023.
- 2.6. To the north of the administration building, is the Māori Battalion Museum which at the rear includes ‘Te Rau Aroha’ function rooms. There is a caretaker residential cottage located just south of the Māori Battalion Museum. The eastern part of the upper Treaty Grounds site is open lawn area with coastal vegetation that frames the foreshore edge of the site.
- 2.7. To the east of the main entrance building is the Waitangi Wharewaka café and the Ngatokimatawhaora Ceremonial Waka and shelter.
- 2.8. Further south of the lower Treaty grounds is the Copthorne Resort hotel complex and Bay of Islands Yacht Club. This is set aside in a separate long term lease title. Between this site and



the coast is land owned by Waitangi National Trust which provides walking access around the coastline for members of the public visiting the site.

3. Reasons for Consent

- 3.1. Under the ODP, the building redevelopment area is zoned 'Conservation'. No other resource layers apply to the activity site location(s).



Figure 5 - Operative District Plan Zone(s)

- 3.2. Under the PDP, the site is proposed to be zoned 'Rural Production'. A proposed 'Coastal Environment' overlay would also apply to the activity site(s). Proposed High Natural Character (HNC) and Outstanding Natural Landscape (ONL) overlays apply to land to the north within the upper Treaty Grounds (refer Figure 5 below). The proposed ONL applies to the building redevelopment site.



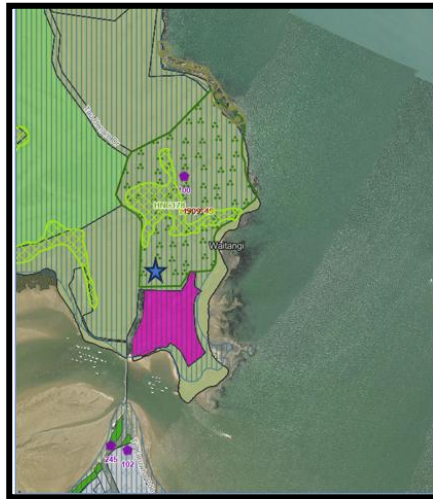


Figure 6 – Proposed District Plan zones and overlays

Operative Plan Provisions – Conservation zone

- 3.3. Under the Operative Plan, the site has been assessed against the following Conservation zone rules set out in [Table 1](#) below and the District-Wide rules in [Table 2](#). The proposal is a **Discretionary Activity** under the ODP.

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN CONSERVATION ZONE RULES:

PERFORMANCE STANDARDS – CONSERVATION ZONE		
9.7.5.1.1	PURPOSE OF BUILDINGS	Permitted Activity The proposed activity is redevelopment of an existing building. The building is currently used as a learning center for education about Waitangi Estate history, Māori culture and tikanga and the natural environment. Under the Waitangi National Trust Board Act 1932 the Estate lands were gifted as a ‘place of historic interest, recreation enjoyment and benefit in perpetuity to all New Zealanders’. The proposed ongoing use of the building is consistent with that purpose. The proposed use of the building would also be consistent with the objectives of the Conservation zone including Objective 9.7.3.4 “To provide for recreational and educational opportunities that are compatible with the protection of the natural and historic resources.”



9.7.5.1.2	SCALE OF ACTIVITIES	Not applicable. The proposed building is not for accommodation activities. The current building is designed to accommodate up to 75 people. The capacity of the building with this extension and redevelopment will not increase.
9.7.5.1.3	BUILDING HEIGHT	Permitted Activity The existing building has a height of 4.9m. The extension has been designed to match this.
9.7.5.1.4	SUNLIGHT	Permitted Activity The proposed building complies with this rule relative to nearby site boundaries.
9.7.5.1.5	STORMWATER MANAGEMENT	Discretionary Activity Existing buildings and impermeable surfaces on the site already exceed the permitted standard of 1,000m². The following additional impermeable surface areas are proposed: • 127.28m² New impermeable surfaces from redevelopment • 469m² new footpath
9.7.5.1.6	SCREENING FOR NEIGHBOURS	Permitted Activity The proposed activity is adjacent to Commercial zoned land (Copthorne Resort Hotel), which is exempt from this rule. The building site is well screened from other surrounding buildings and land use activities.
9.7.5.1.7	KEEPING OF ANIMALS	Not applicable
9.7.5.1.8	Noise	Permitted Activity



		The activity site is not in proximity to any site that is zoned Residential, Coastal Residential, or Russell Township Zone, or any other rural or coastal zone. Construction noise limits will be complied with.
9.7.5.1.9	HELICOPTER MOVEMENTS	Not applicable
9.7.5.1.10	SETBACK FROM BOUNDARIES	Not applicable The proposed building is not for a residential purpose and is not within 100m of a Minerals zone.
9.7.5.1.1	BUILDING COVERAGE	Discretionary Activity The proposed redeveloped building will contribute to an overall increase in the area of buildings within that part of the site that is zoned Conservation. The permitted area is 10% or 1,000m² whichever is the lesser and the existing situation already exceeds this standard. The proposed building will generate an additional 120.36m².
9.7.5.3	Discretionary Activities	The proposed activities infringe one or more of the Conservation Zone permitted standards and are therefore assessed to be a Discretionary Activity under this rule.

Operative Plan District Wide Provisions

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Permitted The application site is not within any identified outstanding natural or landscape feature.



12.2	INDIGENOUS FLORA AND FAUNA	Permitted No vegetation removal is required.
12.3.6.1.2	EXCAVATION AND/OR FILLING IN THE GENERAL COASTAL AND CONSERVATION ZONE	Permitted. Earthworks to construct the building extension and the landscape surrounds are required. While this is the case, all works appear to be exempt from the definition in the ODP as they relate stripping of top soil associated with foundations works. For completeness these are listed below: • 8.3m³ – cut + 2.8m³ fill • 400mm – height.
12.4	NATURAL HAZARDS	Not applicable The site is not within an Operative Plan mapped Coastal Hazard zone)
12.5.6.1	HERITAGE	There are no scheduled (Appendix 1D) notable trees that will be affected by the proposal. The Appendix 1E #100 listed heritage items including the Treaty House, Hobson Memorial, Whare Runanga and the Flagpole, are located more than 300 metres from the activity(s) site. The proposed activity will not affect any scheduled (Appendix 1F) Site of Cultural Significance to Māori. Written approval from Ngati Kawa is attached as Appendix 8 . The proposed activity does not affect a registered (Appendix 1G) archaeological site. Heritage NZPT have agreed that the works can proceed on the basis of an Accidental Discovery Protocol.



12.5A.6.2.3	HERITAGE PRECINCTS - NEW BUILDINGS WHICH ARE NOT VISIBLE TO THE PUBLIC	The site is not within an identified heritage precinct. Not applicable.
12.7.6.1.1	Setback from Lakes, Rivers and the Coastal Marine Area	Permitted Activity The new footpath will be setback more than 30m from the coastline.
15.1.6	TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)	Permitted Activity Rule 15.1.6A.2.1 Traffic Intensity does not specify any traffic intensity thresholds for activities within the Conservation Zone. For this reason, the traffic intensity rule does not apply to the proposed activities. Rule 15.1.6B.1.1 Parking applies to the proposed building activity. This is a District-Wide rule that is not specific to a zone. Carparking requirements are determined based on Appendix 3C. Appendix 3C.2 states that if a particular activity is not referred to in the Appendix, the closest, similar activity to the proposal is to apply. The proposed building activity for general education purposes involving groups attending the site would be closest to a 'Tertiary Education Facility'. Tertiary Education facilities have an on-site carparking requirement of 1 per 3 persons the facility is designed for. The building is designed to accommodate 75 people, which would require the provision of 25 on-site carparks.



	There are multiple carparking areas on the site as detailed within Appendix 5, these are as follows: • Main carpark - 74 existing carparks. • 35 new carparks being added under RC 2240177 including sealing of bowling club carpark (13). • 10 staff carparks • Overflow carparking area on sports field. • 42 adjacent to the main museum and Haruru Falls walking track. • 62 in upper treaty grounds car park. • Carparking at Hobsons Memorial. As noted under the earlier RC 2240177 an additional 35 carparks will be added to the general carparking pool and by adding carparking either side of the access lane to the Copthorne Hotel. The former Bowling Club carpark will be resurfaced and marked to formally identify 13 spaces as well as provide space for bus pick up and drop off. These works are yet to be completed. In conjunction with other on-site carparking areas on the estate as described above, the existing consented carparking allocation (currently with 73 extra carparks) will provide for the required parking demand on this multi-use site. The vast majority of persons attending the facility will be transported by bus. Rule 15.1.6C.1 Access relates to the formation standards for access from a public road. The nearest public road in this case is Te Karuwha Parade which concludes at the entrance to the Copthorne. From this point onwards the site is serviced by Tau Henare Drive which is a private Special Purpose Road.
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		The entrance to the existing carpark is from the internal Waitangi Estate main carpark road. As noted, this will be upgraded in accordance with RC 2240177.
16.6	SIGNS AND LIGHTING	The proposed activity does not include any signage or lighting. Permitted

Commented [NPD1]: Confirm there is no directional signage.

Operative District Plan Activity Status

- 3.4. The assessment above concludes that the proposed activity is a '**Discretionary**' activity under the Operative District Plan. Rule breaches relate to stormwater management and building coverage.

Proposed District Plan

- 3.5. The building site is within the PDP 'Rural Production' Zone. A 'Coastal Environment' and 'Outstanding Natural Landscape' overlay would apply. The Council notified its PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022.
- 3.6. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. The Waitangi Estate was a submitter throughout this process, and had requested a Special Purpose zone be applied to the Estate. Hearings on submissions have concluded with decisions on submissions due in May 2026. The s42A Right of Reply has recommended to approve a Special Purpose zone across the estate.
- 3.7. When the PDP was notified, some rules had immediate legal effect. An assessment against these rules is set out in **Table 3** below.
- 3.8. An assessment of the proposal against the relevant PDP rules that have legal effect is set out in **Table 3** below.

TABLE 3 - ASSESSMENT AGAINST THE PROPOSED FAR NORTH DISTRICT PLAN RULES THAT HAVE LEGAL EFFECT

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant	The proposed activity does not include any proposed hazardous substances. Not applicable.



	hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	The application site is not within a proposed Heritage Area. Not applicable
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Discretionary Activity The application site includes a proposed Schedule 2 Historic Heritage item (#100), which includes the 'Treaty House', 'Hobson Memorial', 'Whare Runanga' and the 'Flagpole'. The proposed activities are located more than 200 metres from these scheduled features and would have no adverse effect. The proposal includes the installation of new stormwater infrastructure within the sub soil which is defined as infrastructure in the PDP. The activity is therefore a Discretionary Activity under Rule HH-R6.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2)	Not applicable The site does not contain any notable trees.



	Schedule 1 has immediate legal effect	
Sites and Areas of Significance to Maori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	The application site that is legally described as Lot 1 DP 326610 contains a site of cultural significance to Māori (MS09-49) notated as a red circle on the proposed Plan maps. The proposed activities are not within the notated area, which is located on the upper Treaty Grounds. Notwithstanding the above, Waitangi Limited has obtained the written approval of Ngati Kawa for the proposed activities. A copy of the correspondence is attached as Appendix 8.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable There are no areas of SNA or qualifying SNA that would be affected by the proposed activities.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable The proposal does not include a subdivision.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect:	Permitted.



	EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Earthworks are required to construct the extended building footings and the landscaped surrounds. These works fall within the PDP definition of earthworks. The proposed earthworks will adhere to the accidental discovery protocol and erosion and sediment control rule standards that have immediate legal effect.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	No signs are proposed. Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	The site is not located in the Orongo Bay Zone. Not applicable.

Proposed District Plan Activity Status

- 3.9. The assessment above concludes that the proposed building activity is a Discretionary Activity under the PDP rules that have current legal effect.

Overall Activity Status

- 3.10. The proposed activities are a **Discretionary Activity** overall under the Operative District Plan (ODP) and a **Discretionary Activity** under the Proposed District Plan (PDP).



National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCO)

- 3.11. The application site is not a HAIL site and has no history of activities that could have contaminated the site. The NESCO does not apply to the proposal.

National Environmental Standards for Freshwater Management 2020

- 3.12. There are no identified wetlands or freshwater resources that would be affected by the proposal. THE NES-FM does not apply.

4. Statutory Assessment

Section 104B of the Act

- 4.1. Section 104B governs the determination of applications for **Discretionary Activities**. With respect to Discretionary Activities, a consent authority may grant or refuse an application and impose conditions under section 108.
- 4.2. This relates to the resource consents required for activities under the ODP.

Section 104(1) of the Act

- 4.3. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard;*
 - ii. other regulations;*
 - iii. a national policy statement;*



iv. a New Zealand Coastal Policy Statement:

v. a regional policy statement or proposed regional policy statement:

vi. a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application."

- 4.4. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the RMA). Positive effects arising from this proposal is the provision of improved education facilities that enable learning about the history of the Estate and local Māori culture. The building will be modernised and improved in terms of functionality and accessibility specific to education purposes. When assessing adverse effects, a consent authority must disregard such an effect if it is permitted by a national environmental standard or a Plan rule.
- 4.5. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.
- 4.6. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the relevant statutory documents. An assessment that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below.
- 4.7. Section 104(1)(a) enables a consent authority to consider any other matter that is relevant and reasonably necessary to determine an application. It is considered that there are no other matters relevant to a decision on this application.

Environmental Effects Assessment

- 4.8. The proposal is a Discretionary Activity under the ODP and a Discretionary Activity under the PDP rules that have current legal effect. The proposed building would breach permitted standards relating to the area of building and impermeable surface coverage in the Conservation Zone of the ODP and infringes the standards for infrastructure on a site that



contains heritage resources in the PDP. As a Discretionary Activity, the Council can consider a broad range of environmental effects that might arise from the proposed activities.

- 4.9. Having reviewed the relevant plan provisions and considering the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following assessment has been undertaken.

Stormwater Management – Impermeable Surfaces

- 4.10. The total area of buildings and impermeable surfaces on a site in the Conservation Zone is restricted to protect the conservation purpose of the zone. The addition of buildings and impermeable surfaces can reduce the natural conservation values of a location. The proposed building redevelopment and the addition of a pathway to the marquee will increase the existing area of impermeable surface to above the permitted threshold (10% of the gross site area or 1,000m², whichever is the lesser). These thresholds are extremely low given the nature of the site but are intended to limit built structures in the Conservation Zone. The site is already established with a variety of historic and new buildings that are designed to accommodate public visitor experiences at the site.
- 4.11. The ODP assessment criteria for stormwater management are set out in Chapter 11 are discussed under the following criteria headings.

(a) The extent to which building site coverage and impermeable surfaces result in increased stormwater runoff and contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment.

The proposed building extension and the addition of the pathway will increase the overall area of impermeable surface on the site, however any potential impact on the total catchment runoff and drainage will be negligible. The roof of the building is designed to drain to a new soakage pit at the front of the building. The pathway runoff will shed to grassed areas either side.

(b) The extent to which Low Impact Design principles have been used to reduce site impermeability.



Stormwater from the proposed building roof and the impermeable surfaces associated with the carpark and pathway are designed to drain to the existing drainage system within the site. No change is proposed to stormwater drainage within this part of the site.

(c) Any cumulative effects on total catchment impermeability.

Runoff from impermeable surfaces on site is already well managed through a series of onsite kerb and channelling, drains, a wetland pond and other stormwater infrastructure. This development proposes to discharge the additional stormwater created by this development to a new stormwater sump and by sheet flow. Overall, the cumulative impacts of this development on the total catchment impermeability is negligible.

(d) The extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water.

The proposed activities will have no effect on the natural contour or drainage patterns of the site, or its ability to absorb water.

(e) The physical qualities of the soil type.

The physical quality of the soil is such that water runoff at the site can be absorbed.

(f) Any adverse effects on the life supporting capacity of soils.

The site is not a productive site. The proposed activities will have no effect on the life-supporting capacity of soils.

(g) The availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites.

The proposed activities will have no adverse effluent or stormwater disposal effects on the water quantity or quality of nearby water bodies.

(h) The extent to which paved, impermeable surfaces are necessary for the proposed activity.



The proposed pavement activities are necessary to establish a suitable and safe surface for pedestrian access to the marquee, particularly during Waitangi week and for access into and around the redeveloped building. The extension to the building will modernise the education space and improve its functionality and accessibility.

(i) The extent to which landscaping may reduce adverse effects of run-off.

The Waitangi site is a large property within which the paved surfaces will be located. The impermeable areas are located well away from external boundaries and the coastal foreshore to ensure that any runoff is contained and absorbed within the site.

(j) Any recognised standards promulgated by industry groups.

Not applicable.

(k) The means and effectiveness of mitigating stormwater run-off to that expected by the permitted activity threshold.

The ODP restriction on impermeable surfaces is, in part, to limit the effect of runoff on conservation areas that are intended to be largely permeable and in their natural state. The large nature of the Waitangi site enables activities that generate stormwater runoff to be contained and managed within the site boundary and in accordance with the intent of the permitted threshold.

(l) The extent to which the proposal has considered and provided for climate change.

The minor nature of the increased runoff is such that design of the facilities to account for climate change is not required.

(m) The extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.

Runoff generated from the additional impermeable surfaces will discharge directly to the surrounding permeable ground. This is an appropriate design solution for the site.

Building Coverage Effects

4.12. The Conservation zone statement states that *‘the zone identifies and sets aside “conservation” areas in order to ensure the preservation of natural character, the protection of areas of*



significant indigenous vegetation and/or habitat, the maintenance of access to lakes, rivers and the coastal marine area and the recognition of the relationship of Maori and their culture with ancestral lands, water, sites and other taonga’.

- 4.13. The Waitangi National Trust Board lands encompass a large historic estate to which the Conservation Zone has been applied to the lower area of the main Treaty grounds. This environment is a large open, park like environment that is accessible to the public via the private esplanade land that extends around the foreshore from Tau Henare Drive. Within the Conservation Zone, it is intended that the extent of the buildings is limited in purpose, scale and extent. The purpose of buildings must be directly related to the principal conservation activities of the site. Building coverage is limited to 8% of the site or 800m², whichever is the lesser.
- 4.14. The principal conservation activities of the site are encompassed in the legislated purpose of the Estate described earlier in this report. This includes various activities that enable the recreation enjoyment of the site. The redeveloped building will incorporate contemporary learning spaces that reflect the historic and cultural aesthetic of Waitangi. The functionality and accessibility of the building will be improved as a purpose-built education centre.
- 4.15. The wider Lot 1 DP 326610 site area is bounded by three ODP zones. The extent of buildings in the lower ‘Conservation Zone’ part of the site, includes the former bowling club, the Waitangi visitor entrance, museum and administration building, the Waitangi café, the Waka shelter and the main visitor carpark. Other than the waka shelter, all of these existing buildings are screened from public view by existing vegetation.
- 4.16. The District Plan assessment criteria relating to increased building coverage are discussed as follows:

(a) the ability to provide adequate landscaping for all activities associated with the site.

This criterion would generally relate to situations when an increase in building coverage on a small site would compromise the ability to provide for permeable landscaped areas and have the potential to be visually dominant its location environment. The Waitangi site is not a typical Conservation zoned site in the sense that it is large and has a mixed purpose that is both conservation of historic features and providing a visitor destination and recreation environment that requires specific building and infrastructure amenities. The



large land area that is the Waitangi Estate has the advantage of being able to locate buildings discretely and appropriately within the site to avoid adverse visual effects on the natural character of the coastal foreshore and its more sensitive historic environment that is the upper Treaty Grounds. The existing building location is surrounded by mature trees and shrubs that screen it from the adjacent roadway and the Copthorne Resort.

(b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment.

The proposal involves the redevelopment of an existing building on site. The area in which the building is located is within a space which is already well developed such that there will be negligible impacts on character and scale. As discussed through the PDP hearings, this area is within a more operational space where built development is anticipated.

(c) the scale and bulk of the building in relation to the site.

The proposed building is a similar height to the existing building and will be extended northward towards the carpark. The size of the building is commensurate with its surrounds and will be complemented by existing and proposed landscaping that provide the natural environment setting for the built structure.

(d) the extent to which private open space can be provided for future uses.

This criterion would not apply in the context of this application as a building on a large pseudo-public estate.

(e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment.

The proposed building redevelopment is discretely located amongst existing vegetation that screens the site from all public views and to a large extent from the Waitangi visitor carpark. Replacing the external cladding with dark coloured vertical coloursteel provides a more subtle, recessive colour scheme with a single pop of pink at the northern facade providing a fun, youthful and welcoming entrance to the building.

(f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment.



The proposed building redevelopment is well positioned to avoid any form of visual dominance on surrounding landscapes, adjacent sites and the surrounding environment.

(g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects.

As stated above, the proposed location visually benefits from existing trees that restrict the building visibility.

(h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

The proposed non-compliance will have no adverse effect on the privacy, outlook or enjoyment of nearby private open space.

Earthworks and Archaeological Effects

4.17. Some minor foundations earthworks are required to prep the site for the extension and new footpath. All works generally involve the removal of topsoil and to prep the base of the ground for foundations by rebuilding it up ready for concreting. At a maximum the works will not protrude beyond 400mm. Previous Authorities and a recommendation from HNZPT to proceed on the basis of an ADP addresses all heritage concerns.

4.18. Under the PDP consent is triggered for infrastructure works on a site that contains heritage resources. These resources are over 100m away from the areas of works and will not have any impact on those heritage resources. The effects are considered less than minor in this regard.

Carparking and Traffic Effects

4.19. The redeveloped building already hosts the proposed activity. The redevelopment of the building provides a more updated space which better caters to the educational activities which occur within the building. Previous consent approvals have already provided for upgraded carparking and manoeuvring on site. No adverse effects are therefore anticipated.

Assessment against any relevant policy documents

4.20. In accordance with Section 104(1)(b) of the Act, the following documents have been assessed for relevance to this application:

- i. A national environmental standard;



- ii. Other regulations;
- iii. A national policy statement;
- iv. A New Zealand coastal policy statement;
- v. A regional policy statement or proposed regional policy statement;
- vi. A plan or proposed plan

National Environmental Standards

4.21. As stated earlier in this report, the site is not a HAIL site and is not subject to provisions in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

4.22. No other National Environmental Standards apply to this development.

National Policy Statement(s)

4.23. There are currently eight operative National Policy Statements. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Transmission
- National Policy Statement for Highly Productive Land
- New Zealand Coastal Policy Statement
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat

4.24. The proposed Waitangi Treaty grounds building location is identified as being soil type LUC 2s1. This type of soil is defined as highly productive land under the National Policy Statement for Highly Productive Land (NPZ-HPL). It is noted that the building extension is onto previously disturbed ground that was the site of former Bowling clubrooms.

4.25. The objective of the NPS-HPL is that: *“Highly protected land is protected for use in land-based primary production, both now and for future generations.”* The management focus of the NPS-HPL is to ensure that the loss of highly productive land for primary production is avoided. Clause 3.9 states that territorial authorities must avoid the inappropriate use and development of highly productive land. It is considered that the proposed redeveloped building location is



inconsequential with respect to any potential adverse effect on the productive potential of the subject land. Furthermore, as this part of the Waitangi Estate site is not used for primary production and has no productive function, the proposed activities are considered appropriate under Clause 3.9(2)(c) as activities that are *‘for a purpose associated with, a matter of national importance under section 6 of the Act.’*

- 4.26. Preservation and appropriate management of the historic Waitangi site is a matter of national importance under section 6(f) of the RMA which includes: *“the protection of historic heritage from inappropriate subdivision, use and development.”* The proposed activities are part of the Waitangi Trust Board mandate to enable the recreational enjoyment of the site and to generate revenue that supports the management and maintenance of the Estate.

Regional Policy Statement for Northland

- 4.27. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland’s natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is not within any identified regionally significant outstanding landscape or area of high natural character. It is located within the mapped RPS coastal environment boundary. The proposed building activity will not affect identified regional scale natural environment values, including heritage values that are associated with the site, and it will not be contrary to any RPS objective or policy.

Far North Operative District Plan

- 4.28. The proposed activities are assessed to be Discretionary under the ODP Conservation Zone rules.
- 4.29. Breaches to the ODP Conservation Zone rule standards include increased impermeable surfaces (stormwater management) and increased building coverage. There are no other breaches to ODP standards.

Assessment of objectives and policies - Conservation Zone

- 4.30. The ODP stated intent for the Conservation Zone is to:



'set aside "conservation" areas in order to ensure the preservation of natural character, the protection of areas of significant indigenous vegetation and/or habitat, the maintenance of access to lakes, rivers and the coastal marine area and the recognition of the relationship of Maori and their culture with ancestral lands, water, sites and taonga.'

4.31. The objectives and policies of the Conservation Zone are as follows:

Objectives

9.7.3.1 To protect the conservation values and the natural and physical resources of the district for present and future generations.

9.7.3.2 To ensure the use, development and protection of land zoned conservation is consistent with the conservation values of the site, and avoids adverse effects on the surrounding environment.

9.7.3.3 To protect the historic values of conservation areas.

9.7.3.4 To provide for recreational and educational opportunities that are compatible with the protection of natural and historic resources.

Policies

9.7.4.1 That the existing conservation values of areas be maintained or enhanced.

9.7.4.2 That existing conservation areas are used and developed in a way which will avoid adverse effects on the conservation values of the site and which will avoid adverse effects on the surrounding area.

9.7.4.3 That land zoned Conservation is permanently protected through the use of protective mechanisms (including acquisition as an esplanade reserve where appropriate as a financial contribution arising from subdivision or land use activities). See Chapter 14 for the implementation of this policy.

9.7.4.4 That areas worthy of conservation are identified and provided permanent protection.



9.7.4.5 That the net effect of activities within the Conservation Zone should not degrade or diminish the total biodiversity and ecological functioning of the values contained within it.

- 4.32. The Conservation Zone has been applied to esplanade reserves and public land administered by the Department of Conservation, and other reserves that exist primarily for a conservation function. This function may include both natural and physical features and values and can include historic values.
- 4.33. The Waitangi Estate is a pseudo-public land reserve in the sense that it is land that is protected for its heritage value as the location of the signing of the Treaty of Waitangi. It is Estate land that was gifted to all New Zealanders by Lord and Lady Bledisloe in accordance with the Waitangi National Trust Board Act for the historic and recreational enjoyment of all New Zealanders. Conservation of historic values and availability of the Estate for recreational enjoyment is part of the management mandate assigned to the Waitangi National Trust Board and its operational agent, Waitangi Limited.
- 4.34. Protection of conservation values and the district's natural and physical resources for present and future generations (objective 9.7.3.1), ensuring development is appropriate and consistent with the conservation values of the site (objective 9.7.3.2) and protecting historic values (objective 9.7.3.3) are the primary objectives of the Conservation Zone, along with providing recreational and educational opportunities that are compatible with the identified resources (objective 9.7.3.4).
- 4.35. In terms of the size and scale of built structures within the Conservation Zone, it is intended that these remain subservient to the natural and historic resources that are valued in the Zone. Any proposed buildings must align with the purpose of the Conservation Zone. The unique nature of the Waitangi Estate is that its purpose and function is entirely linked to its national significance at the site where the Treaty of Waitangi was signed. This is considered to be the founding document for the nation of New Zealand. All of the activities on the site operate with a central purpose to protect the remaining historic features within the Treaty grounds and to make the Estate available for the enjoyment of all New Zealanders, and those visiting from overseas.
- 4.36. Notwithstanding the unique purpose and function of the Waitangi Estate as mandated by the Waitangi National Trust Board Act 1932, the proposed building redevelopment and the works



to include a pathway to the marquee structure will not be contrary to the objectives and policies of the Conservation Zone for the following reasons:

- The proposed building and its use for educational purposes will not adversely affect the conservation values of the site that are derived from historic buildings and features, its coastal setting and existing indigenous vegetation (Objective 9.7.3.1 and 9.7.3.3, Policy 9.7.4.1-9.7.4.2). The building is situated away from the more sensitive upper Treaty grounds and adjacent to the main cluster of visitor buildings on the Waitangi Estate. The location will avoid adverse visual effects on the surrounding environment.
- Educational opportunities will be provided in a manner that is consistent with the mandated purpose of the Waitangi Estate. (Objective 9.7.3.4).
- Adverse effects on historic conservation values on the Estate that are already identified and protected will avoided. (Policy 9.7.4.4)

4.37. Overall, it is considered that the proposed activities will not be contrary to any relevant ODP objective or policy and that they are consistent with conservation and recreation purpose of the Waitangi Estate as mandated by the Waitangi National Trust Board Act 1932.

Proposed Far North District Plan

4.38. Under the Proposed District Plan, the site would be zoned Rural Production and be within the Coastal Environment and Outstanding Natural Landscape overlay. The footpath will be within the Coastal Flood (Zone 3: 100 year + Rapid Seal Level Rise), therefore an assessment of the objectives and policies within those relevant chapters have been included below. The proposed building development is currently a permitted activity with the exception of the underground infrastructure under the rules that have legal effect.

4.39. Notwithstanding the fact that this part of the Waitangi Estate has no rural function or character, the proposal is considered to create no more than minor adverse effects on the rural environment. While the main purpose of the proposed Rural Production zone is to provide for production activities, the proposal is still considered to be consistent with the intent of the zone as it states - *"there is also a need to accommodate recreational and tourism*



activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment". The proposed building activity that is aligned with the purpose of the Waitangi Estate and will not be inconsistent with the character of the surrounding environment, which is a mix of natural features and built structures. Similarly, the proposed carpark upgrade and footpath activities support the historic conservation and recreational purpose of the Estate. It is considered that the proposal would not be contrary the objectives and policies of the Proposed District Plan as detailed below.

Assessment of objectives and policies in the Rural Production zone

RPROZ-O1 –

The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2

The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.



- 4.40. As mentioned above, the site is the location of New Zealand's most important historic site. The Waitangi National Trust Board, which oversees the development of the site has a legal mandate to provide for recreational activities that benefit all New Zealanders. As a redevelopment of an existing building there will be no impact the site's availability for primary production. Nor will the footpath have any effect. The development will not exacerbate any existing natural hazards and can be managed in such a way that coastal inundation risk is avoided. The development will be serviced by both public and on-site infrastructure. The character and amenity of the site and its surrounds will not be adversely affected by this development.

Policies

RPROZ-P1

Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*



- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5

Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6

Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities;*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:*



- i. scale and compatibility with rural activities;*
- ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
- iii. the potential for loss of highly productive land, land sterilisation or fragmentation*

(f) at zone interfaces:

- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
- ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*

(g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;

(h) the adequacy of roading infrastructure to service the proposed activity;

(i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;

(j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

4.41. The site is proposed to be zoned 'Rural Production' however this part of the Waitangi Estate is not intended for primary production purposes and is instead the historic setting for the signing of the Treaty of Waitangi. The purpose of this part of the site is retain the historic features and natural character setting that the New Zealand public associate with the signing of the Treaty and to enable domestic and international visitor experiences that highlight that historic event. It is intended that the existing use of the site as a historic visitor destination is retained with no primary production purpose. A submission seeking an alternative zoning and suite of rule provisions for the Waitangi Estate has been lodged with the Council. Recently a positive recommendation from the Council in their s42A Right of Reply for a Special Purpose zone was notified. Until such time as a decision is made on that submission by the Panel, the proposed RPZ objectives and policies should be given little, or no weight as applied to a decision on this application.



Assessment of objectives and policies relating to District-wide matters - coastal environment

- 4.42. The proposed activities would be situated within the proposed 'Coastal Environment' overlay. This overlay applies to the entire Waitangi Estate. The focus of the overlay is the protection of the natural character of the coastal environment. The boundary of this overlay is consistent with the Regional Policy Statement for Northland.

CE-01

The natural character of the coastal environment is identified and managed to ensure its long term preservation and protection for current and future generations.

CE-02

Land use and subdivision in the coastal environment.

- a. preserves the characteristics and qualities of the natural character of the coastal environment;*
- b. is consistent with the surrounding land use;*
- c. does not result in urban sprawl occurring outside of urban zones;*
- d. promotes restoration and enhancement of the natural character of the coastal environment; and*
- e. recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-03

Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

CE-P1

Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1 – Mapping methods and criteria

CE-P2

Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- a. outstanding natural character;*
- b. ONL;*
- c. ONF.*

CE-P3

Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a. outstanding natural character;*



- b. ONL;
- c. ONF.

CE-P4

Preserve the visual qualities, character and integrity of the coastal environment by:

- a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b. *avoiding sprawl or sporadic patterns of development.*

CE-P5

Enable land use and subdivision in urban zones within the coastal environment where:

- a. *there is adequacy and capacity of available or programmed; and*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6

Enable farming activities within the coastal where:

- a. *the use forms part of the values that established natural character of the coastal environment; or*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7

Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a. *the use is consistent with the ancestral use of that land; and*
- b. *the use does not compromise any identified characteristics and qualities.*

CE-P8

Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9

Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10

Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the presence or absence of buildings, structures or infrastructure;*
- b. the temporary or permanent nature of any adverse effects;*
- c. the location, scale and design of any proposed development;*
- d. any means of integrating the building, structure or activity;*
- e. the ability of the environment to absorb change;*
- f. the need for and location of earthworks or vegetation clearance;*
- g. the operational or functional need of any regional significant infrastructure to be sited in the particular location;*
- h. any viable alternative locations for the activity or development;*
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;*
- j. the likelihood of the activity exacerbating natural hazards;*
- k. the opportunity to enhance public access and recreation;*
- l. the ability to improve the overall quality of coastal waters; and*
- m. any positive contribution the development has on the characteristics and qualities.*

4.43. As stated above, the proposed works do not involve a subdivision, nor are they within an urban zone. The PDP distinguishes between urban and non-urban coastal land in terms of where more concentrated development may occur and where development could adversely affect the natural character of the coastal environment. The relevant values expressed in Objective CE-O2 will be achieved by continuing to preserve the character and quality of the coastal environment, being consistent with the surrounding land use which includes activities that are enabled and managed within the wider Waitangi Estate. The appropriate management of development and land use activities within the Waitangi Estate is of interest to New Zealanders with both Pakeha and Maori ancestry. This principle is embodied in the purpose of the Waitangi National Trust Board Act 1932.

4.44. The redevelopment of an existing building which is not visible from the coast is such that any potential adverse effects on the character of this part of the coast is considered less than minor.

4.45. The proposed coastal footpath extension will have no adverse effect on the coastal environment and are entirely appropriate to support existing primary historic conservation and recreational activities that are mandated for the Waitangi Estate.



Conclusion on PDP objectives and policies

- 4.46. The above assessment indicates that the proposed activities are consistent with the relevant PDP objectives and policies and will avoid adverse effects on the identified rural character and coastal environment values of the site.

5. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 5.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3)

and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 5.1.1. Notification of this application is not requested. Step 1 does not apply. Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5)

and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:



(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity;

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 5.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities that are not boundary activities. Therefore Step 3 must be considered.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 5.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.



- 5.1.4. There are no special circumstances that would warrant public notification of the application.

Public Notification Summary

- 5.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 5.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

11.2.1 Step 1: Certain affected groups and affected persons must be notified

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 5.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are affected by this application.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:



(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 5.2.2. There is no rule in any relevant plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The proposal is not for a boundary activity nor is it a prescribed activity.

The proposal does not involve a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 5.2.3. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.



- 5.2.4. The proposed works are internal to the site. There are no external landowner parties that are directly affected by this proposal.
- 5.2.5. Under the Heritage New Zealand Pouhere Taonga Act 2014, Heritage NZ has national management responsibility for the maintenance and preservation of historic heritage and, where appropriate, waahi tupuna, waahi tapu, or waahi tapu areas. The Waitangi Treaty grounds contains recorded and registered (scheduled) historic heritage, in which Heritage NZPT has an interest. Waitangi Limited has consulted with Heritage NZPT, who have provided support of the proposal subject to an accidental discovery protocol.
- 5.2.6. Waitangi Limited has consulted local hapu representative Ngati Kawa about the proposed activities. He has indicated there are no cultural concerns. A copy of the correspondence is attached at **Appendix 8**.
- 5.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 8 of this report, which found that the potential adverse effects on the environment will be minor.
- 5.2.8. Therefore, no persons will be affected to a minor or more than minor degree.
- 5.2.9. Overall, the adverse effects on any persons will be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 5.2.10. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 5.2.11. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no directly affected persons.



Notification Assessment Conclusion

- 5.3. Pursuant to sections 95A to 95G the applicant requests that the application be processed on a non-notified basis.

6. Part 2 Assessment

- 6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 6.2. The proposal will meet Section 5 of the RMA by promoting the sustainable management of identified heritage resources that have nationally significant heritage value. The redeveloped building will provide upgraded facilities for providing education to school groups. The proposed extended coastal footpath will improve visitor and pedestrian amenities at the site.
- 6.3. Section 6 of the Act sets out matters of national importance. Of direct relevance to this application is the fact that the Waitangi Treaty grounds is a site of national historic heritage (s6(f)) and a place of cultural significance to Māori (s6(e)). The proposed redeveloped building will not adversely affect the protected historic features of the site or the existing coastal environment character and values to any minor or more than minor extent.
- 6.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 6.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti, in fact it helps to provide education on the matter. The subject site is within an area that is of historic and contemporary interest to Māori. These values will not be affected. The local hapu representative has provided written approval to the proposed activities.
- 6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.



7. Conclusion

- 7.1. The proposed activities include the redevelopment of the existing bowling club building to better provide for the education of school groups visiting the Treaty Grounds. Consent is triggered under the ODP for impermeable surfaces coverage associated with a 10m extension to the existing building and footpath, and associated building coverage.
- 7.2. The potential adverse effects, including visual effects, effects on the coastal and surrounding natural and historic environment arising from the redeveloped building will be no more than minor. Increased impermeable surfaces will have no adverse effect on the quality or quantity of the surrounding water bodies, including the coastal marine area. Stormwater runoff will be managed within the site. Similarly, earthworks will be managed in accordance with GD-05 and ADP protocol. An accidental discovery protocol will ensure that potential adverse effects on historic resources are avoided. No external landowner parties are affected by the proposal. Written approval from Ngati Kawa has been provided.
- 7.3. The proposed activity would not be contrary to the objectives and policies for the Conservation Zone or objectives and policies relating to the interface with the coastal marine area. The s42A recommendation through Hearing 15B any consideration of the notified PDP provisions should be given little weight.
- 7.4. For the reasons stated in this assessment of effects on environment, the applicant requests that resource consent for this proposal be approved on a non-notified basis.

8. LIMITATIONS

- 8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.



- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **108096**
Land Registration District **North Auckland**
Date Issued 30 November 2007

Prior References

NA26B/893 NA26B/894 NA88C/748

Estate Fee Simple
Area 411.4460 hectares more or less
Legal Description Lot 1 Deposited Plan 326610
Registered Owners
Waitangi National Trust Board

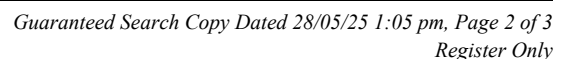
Interests

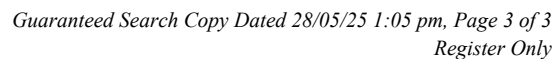
Subject to the provisions of the Waitangi National Trust Board Act 1932

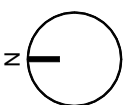
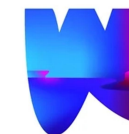
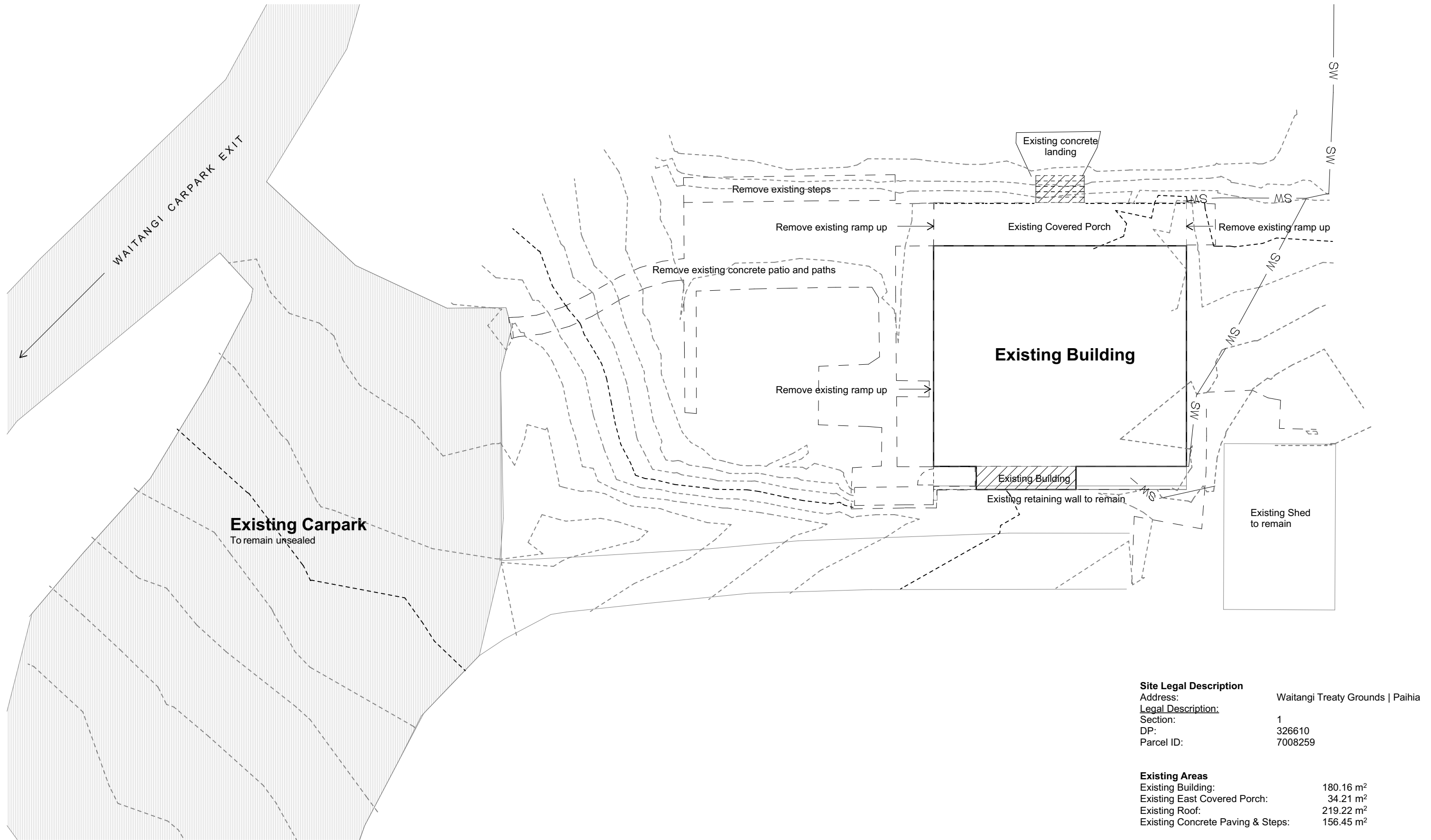
Appurtenant hereto is a right to convey water easement created by Easement Instrument 6457401.4 - 14.6.2005 at 9:00 am(affects part formerly part lot 2 DP 25368)

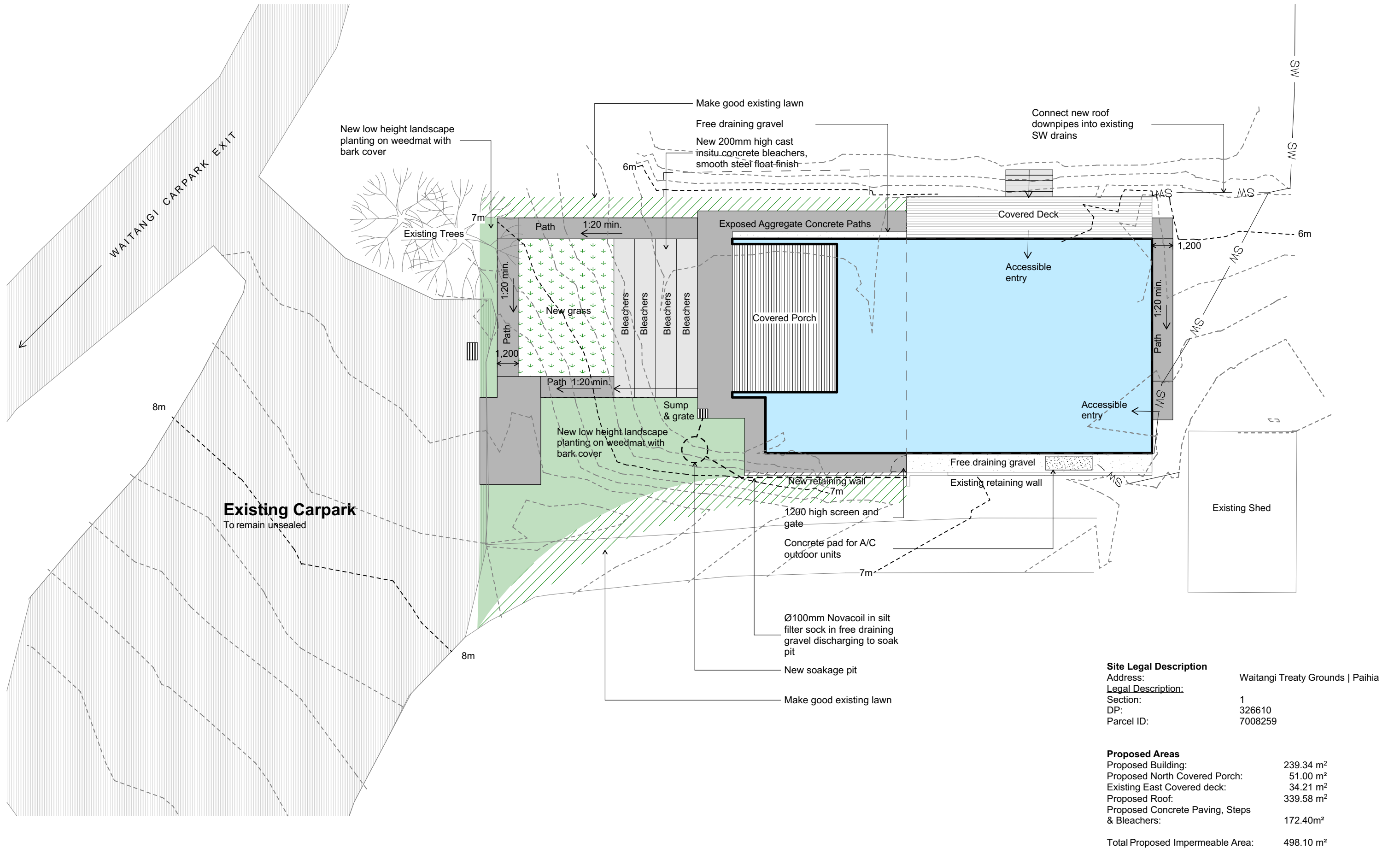
Subject to a right of way over part marked A DP 326610 created by Easement Instrument 7637990.2 - 30.11.2007 at 9:00 am

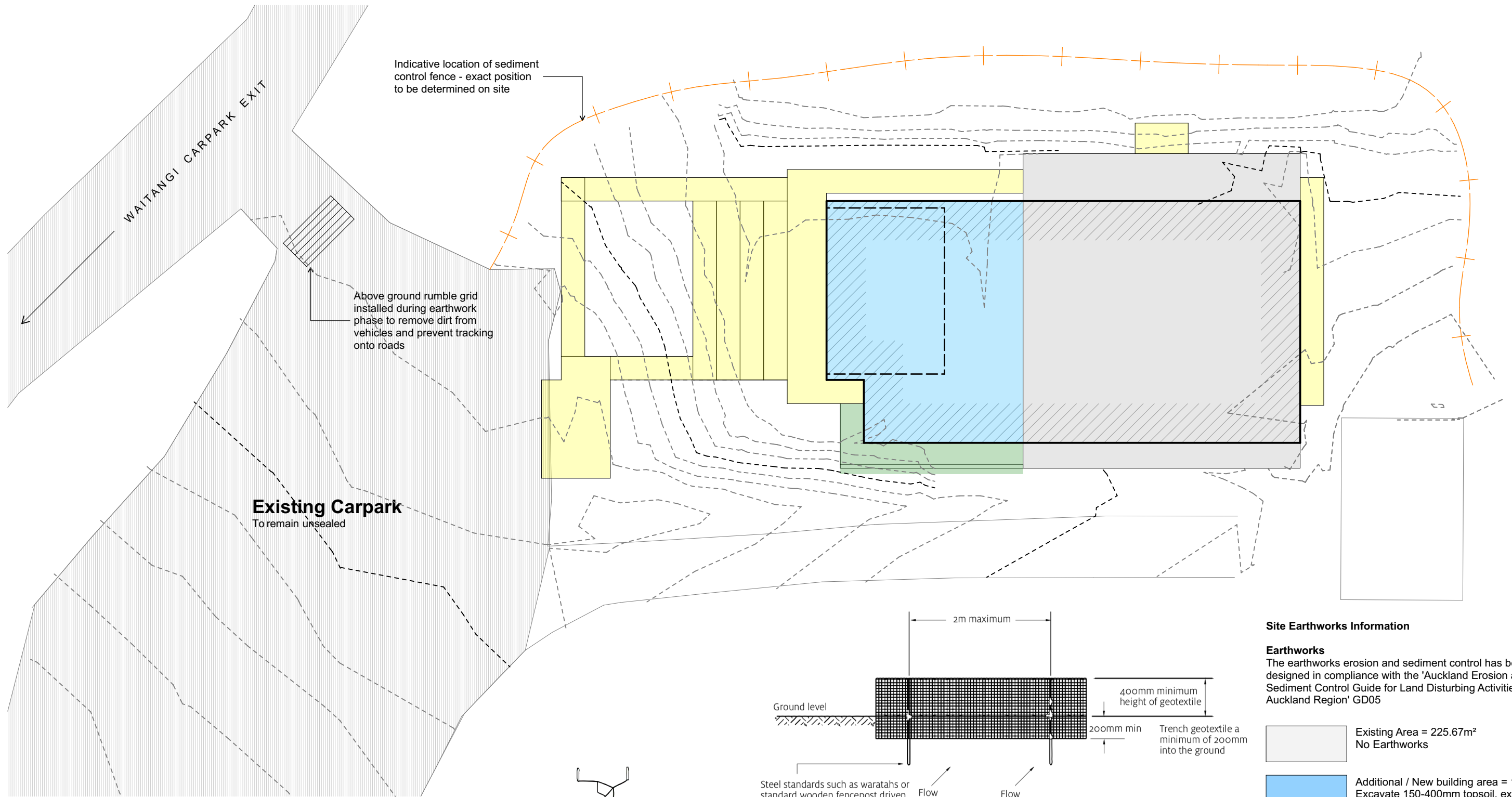
The easements created by Easement Instrument 7637990.2 are subject to Section 243 (a) Resource Management Act 1991











Existing Carpark
To remain unsealed

Indicative location of sediment control fence - exact position to be determined on site

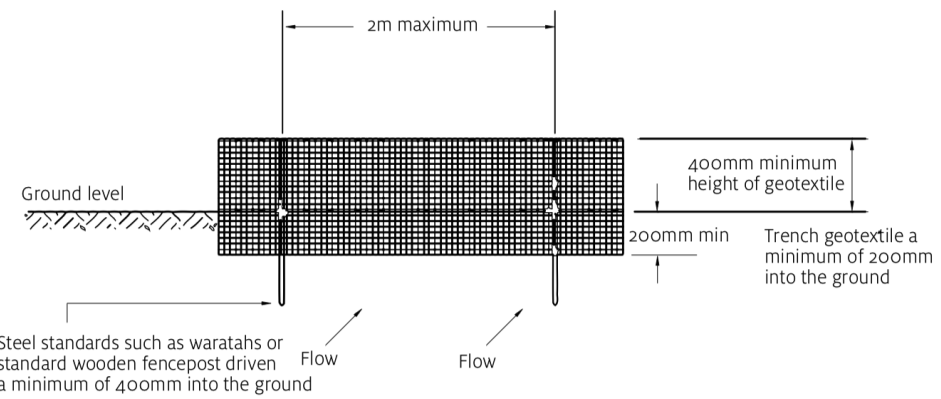
Above ground rumble grid installed during earthwork phase to remove dirt from vehicles and prevent tracking onto roads

Where required returns a minimum of 2 meters in length to reduce velocity along the silt fence and provide intermediate impoundment

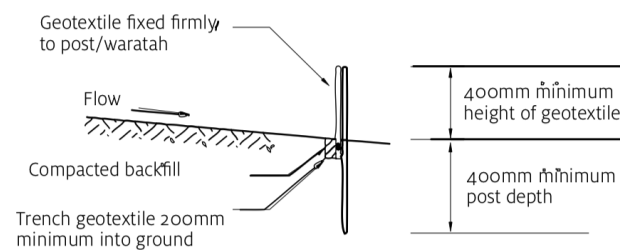
Ends of returned wired back to stake or waratah

Provide leakproof joint at the junction of the return and main silt fence alignment

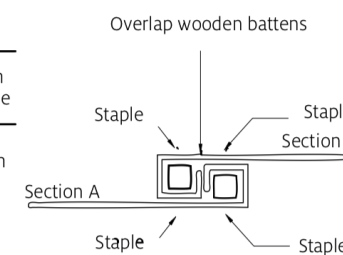
Perspective view



Elevation



Cross section



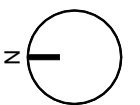
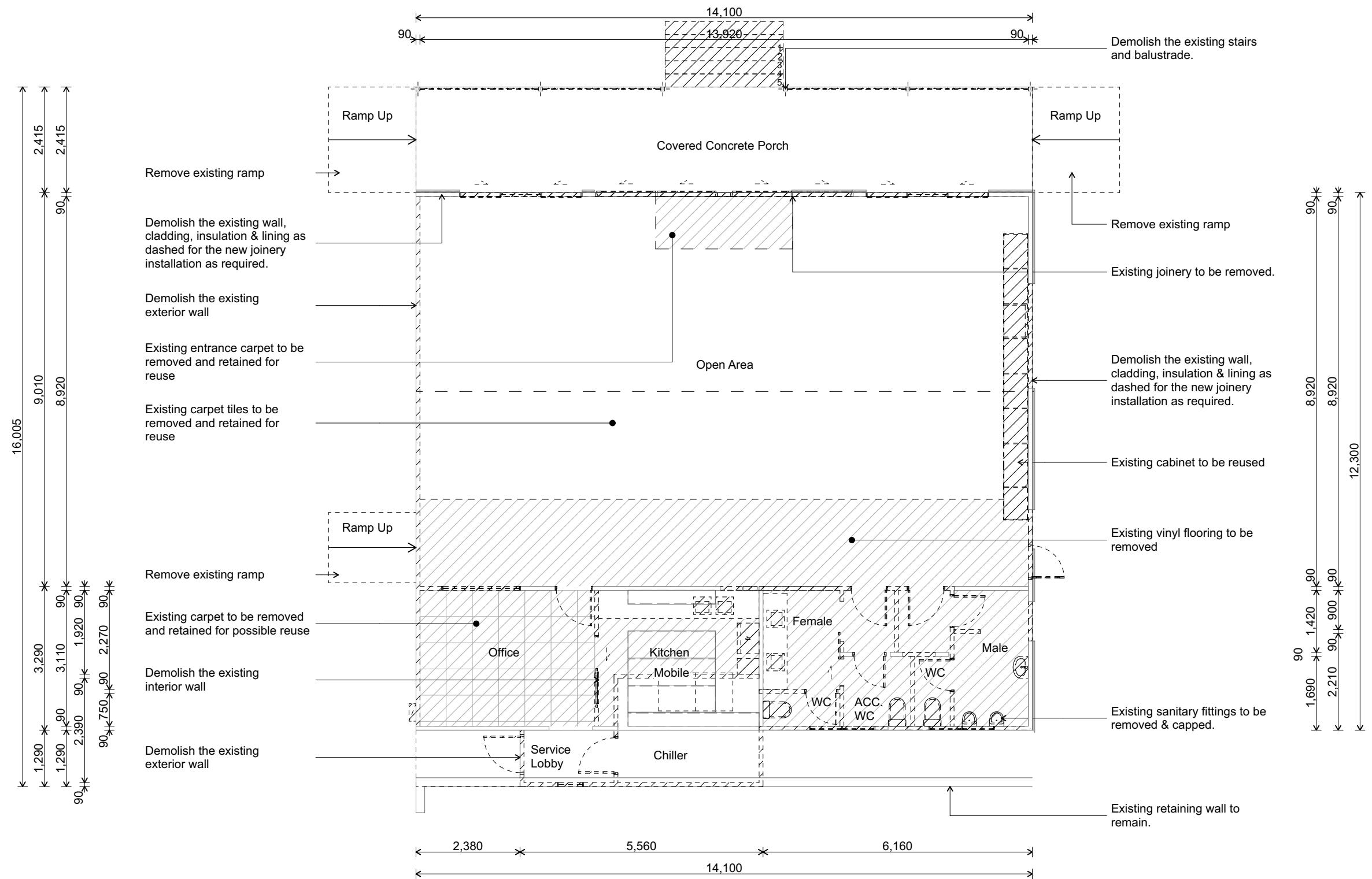
Standard fabric joint

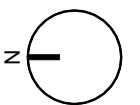
Site Earthworks Information

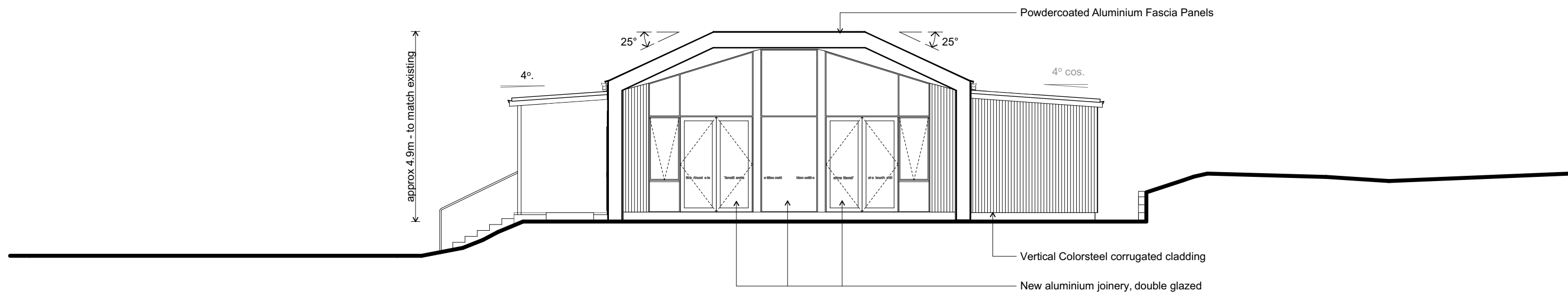
Earthworks

The earthworks erosion and sediment control has been designed in compliance with the 'Auckland Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' GD05

- Existing Area = 225.67m²
No Earthworks
- Additional / New building area = 116.91m²
Excavate 150-400mm topsoil, excavate for footings, fill back up to underside of new concrete slab
- New concrete hardscape = 148.71m²
Excavate 150-400mm topsoil, fill back up to underside of new concrete hardscaping
- New retained area = 17.24m²
Excavate 150-400mm topsoil, excavate for new retaining wall and foundations, fill back up to underside of structure, drainage fill behind retaining wall
Approx. volume of excavation = 8.30m³
Approx. Volume of fill = 2.80m³

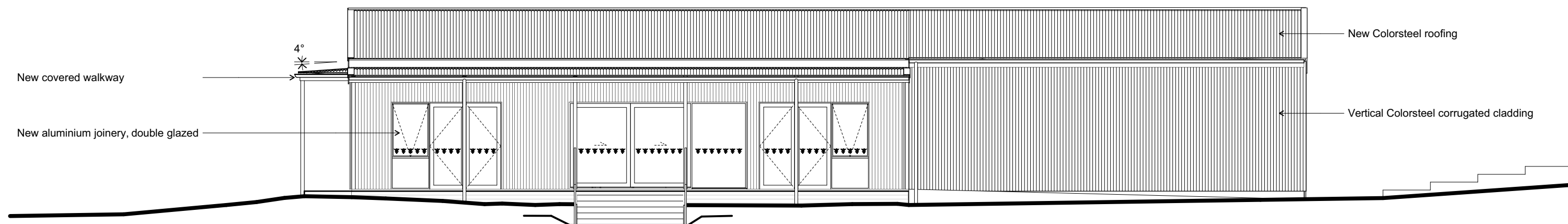






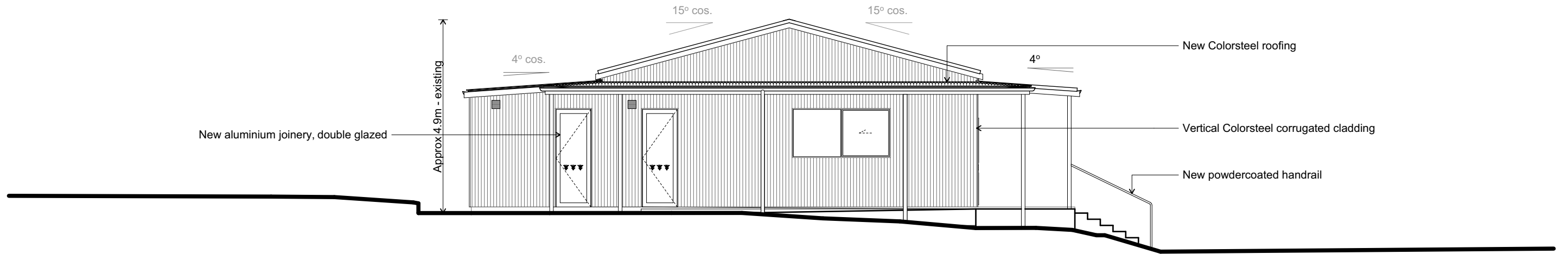
North Elevation

1:100

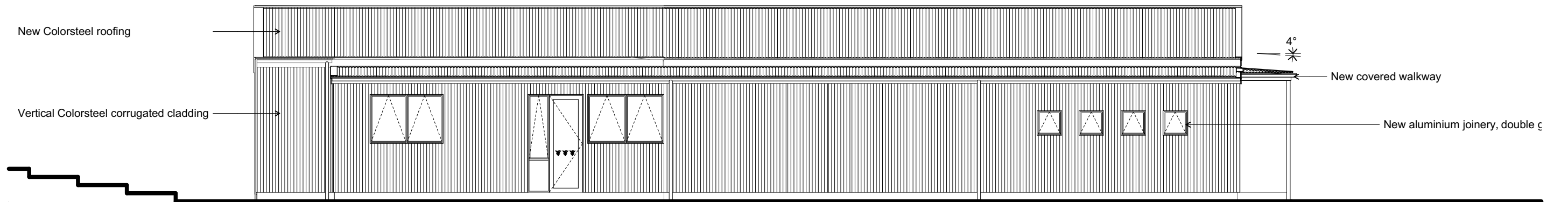


East Elevation

1:100



South Elevation
1:100



West Elevation
1:100

Waitangi Carparking Information

RC 2180651- Māori Battalion Museum

This included a report by commute traffic consultants which established a baseline for car parking requirements at time of constructing the museum. These are as follows:

- 71 Spaces for the Treaty Grounds customers
- 5 for Wharewaka Café
- 10 staff parking
- 2 bus bays

74 formed car parking spaces were available in the main car park and outside the Wharewaka Café. A metalled car parking area outside of the bowling club was also available.

The 10 staff car parks are existing behind the main museum.

While not explicitly mentioned, during the summer months the adjacent field is used as an overflow car parking area.

There is also a formed car parking area adjacent to the Haruru Falls track which acts as a secondary overflow car parking area. This contains 42 formed car parking spaces and was a requirement for RC 2110405 which established the main museum on site.

A further 24 carparking spaces are located within a gravel carparking area to the north of the treaty grounds, adjacent to the golf course.

Unmarked carparking spaces are also available at Hobsons Memorial.

RC 2240177 – Marquee

This consent established a semi-permanent marquee on the site. As this established a new building, car parking requirements were re-assessed at this time. As this activity formed part of the existing treaty grounds activity no additional carparking was considered at the time to be required. While this was the case, through this application additional parking areas were introduced. These are as follows:

- 35 new carparking spaces within the main parking area (including the resurfacing of the bowling club carpark and formally marking out 13 parks).

RC 2250181 – Upper Carparking Area

Consent was sought to seal and extend the existing car parking area on site. 38 additional carparking spaces were added.

Since the Māori Battalion museum was consented a total of 73 new car parking spaces have been consented on the site. The upper car parking area works were completed prior to Waitangi Day 2025, and the 35 new car parking spaces in the main car park are scheduled for 2026.

Rochelle

From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Monday, 10 November 2025 9:57 am
To: Rochelle
Subject: FW: Te Akomanga - Waitangi Treaty Grounds

See approval for Te Akomanga - HNZ

Lara Thorne
Project Manager
E LaraThorne@waitangi.org.nz
M 021 030 2500 DD 09 4027437 ext. 230
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Friday, 4 July 2025 10:30 am
To: Lara Thorne <LaraThorne@waitangi.org.nz>
Cc: Bill Edwards <BEdwards@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>; Atareiria Heihei <AHeihei@heritage.org.nz>
Subject: RE: Te Akomanga - Waitangi Treaty Grounds

Kia Ora Lara,

HNZPT have reviewed the WNT proposal to upgrade the former Bowling club clubhouse building and repurpose it for a Learning Centre. As the proposed works are within the existing footprint of the former bowling club we agree any impact on archaeological values is unlikely due to past site modifications.

HNZPT also have reviewed the building works against the proposed Waitangi Special Purpose Zone provisions. We are satisfied the works would fall within the objectives, policies and rules of the Proposed WSPZ in relation to,

- The purpose of the works
- The building height
- Existing landscaping
- Visual impact

I confirm that HNZPT has no objection to the proposed works and confirm our affected party approval. As identified by your project archaeologist the accidental discovery protocols will manage any risk from HNZPT's interests.

Regards,

Stuart Bracey

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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Please notify the sender and delete the message in its entirety.

From: Stuart Bracey
Sent: Thursday, 3 July 2025 12:34 pm
To: Lara Thorne <LaraThorne@waitangi.org.nz>
Subject: RE: Te Akomanga - Waitangi Treaty Grounds

Hi Lara,
I am not sure if anyone from HNZPT has got back to you on this yet – but we are looking at the proposal now.

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

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From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Thursday, 26 June 2025 5:28 pm
To: Bill Edwards <BEwards@heritage.org.nz>; Stuart Bracey <SBracey@heritage.org.nz>
Cc: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Subject: Te Akomanga - Waitangi Treaty Grounds

Kia ora Bill & Stuart,

As mentioned on your recent visit, we were successful with Regional Infrastructure Funding and one of the key projects is to repair and upgrade the existing bowling club to become an education space.

We have exciting plans in concept stage & of which Don has completed an assessment of. Would you be able to look over the attached assessment/plans and let us know whether you provide support of this project for our

Resource Consent? It is primarily an extension onto existing disturbed ground & key maintenance of existing building to stop the leaks 😊

Look forward to hearing from you in due time.

Kind regards,
Lara

Lara Thorne
Project Manager
✉ LaraThorne@waitangi.org.nz
☎ 021 030 2500 📠 09 4027437 ext. 230
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



Rochelle

From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Thursday, 20 November 2025 4:52 pm
To: Rochelle
Subject: FW: Te Akomanaga Draft Consent

Lara Thorne
Project Manager
E LaraThorne@waitangi.org.nz
M 021 030 2500 DD 09 4027437 ext. 230
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



From: Ngati Kawa Taituha <ngatikawat@gmail.com>
Sent: Wednesday, 19 November 2025 9:31 pm
To: Lara Thorne <LaraThorne@waitangi.org.nz>
Cc: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Subject: Re: Te Akomanaga Draft Consent

Kia ora kourua,

Our Kuia Merehora just passed away today and we're waiting for her daughter Audrey to come back to the undertakers in Kaikohe then we're gonna take her to Oromahoe so I've got a short gap to respond.

As stated in my previous comms, we've got an obligation to tautoko your resource consent proposals. Therefore, in line with our funding agreements, I'll confirm consent for this development project.

I'm also very satisfied that it's an upgrade and extension of the building that already current exists. The design looks like a great enhancement to make it a more useful space to improve the educational experiences for our tamariki mokopuna. I'm confident that they will benefit from this new facility.

I'm happy for the project to proceed thru to completion as it makes good sense. Looking forward to seeing it all come to fruition.

Po Marie
Ngati Kawa

On Tue, 18 Nov 2025 at 3:23 PM, Lara Thorne <LaraThorne@waitangi.org.nz> wrote:

Kia ora Ngati Kawa,

Just wondering whether you've had a chance to read through this consent submission for Te Akomanga or the one for the shelter sent earlier in the week?

Realise you must have had a very busy last week with all the events, I've heard great feedback!

Ngā mihi

Lara

Lara Thorne
Project Manager

E LaraThorne@waitangi.org.nz

M 021 030 2500 DD 09 4027437 ext. 230

Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



WAITANGI
TREATY GROUNDS
Te Pitowhenua | Our Nation's Birthplace



From: Lara Thorne

Sent: Friday, 14 November 2025 1:19 pm

To: Ngati Kawa Taituha <ngatikawat@gmail.com>

Cc: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>

Subject: FW: Te Akomanaga Draft Consent

Kia ora Ngati Kawa,

Here is the draft application for Te Akomanga.

There is mention to a pathway to the marquee with this resource consent which will help with Waitangi Day celebrations, however this might be removed if we don't get the architectural plans for this in time for submission.

We need to be submitting this one ASAP to get it before Christmas, so if you can please get back to us quickly that would be much appreciated.

Kind regards

Lara

Lara Thorne

Project Manager

E LaraThorne@waitangi.org.nz

M 021 030 2500 **DD** 09 4027437 ext. 230

Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



WAITANGI
TREATY GROUNDS

Te Pitowhenua | Our Nation's Birthplace



From: Rochelle <rochelle@northplanner.co.nz>

Sent: Friday, 14 November 2025 12:16 pm

To: Lara Thorne <LaraThorne@waitangi.org.nz>

Subject: Te Akomanaga Draft Consent

Good Afternoon Lara,

As promised, please find attached our draft.

Maybe do a quick word search [of](#) your name as there's a couple [of](#) details you might be able to provide me with.

Otherwise, I've highlighted everything in yellow that I need to revisit and cover off so you can see what is still outstanding for me.

Cheers,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 027 449 8813

Northland Planning & Development 2020 Limited