

12 August 2025

Northland Planning & Development

Attention: Rochelle Jacobs

By Email: rochelle@northplanner.co.nz

Dear Rochelle

LETTER OF SUPPORT FOR WAITANGI LIMITED SUBMISSION TO FAR NORTH PROPOSED DISTRICT PLAN

We are in receipt of the final recommended provisions by Waitangi Limited (**WEL**) in relation to the Far North Proposed District Plan (**PDP**) relating to appropriate resource management of the unique Waitangi Estate Treaty Grounds, including the Bay of Islands Yacht Club (**the Club**). We have also reviewed both the evidence presented on behalf of WEL to the Independent Hearings Panel dated 30 May 2025 and Council's section 42A hearing report.

This letter serves to confirm the Club's support for the proposed application of a new Special Purpose zone for the Waitangi Estate, which as noted incorporates the site and coastal environment of the Club. Specifically, the Club supports WEL's alternative planning framework which in our opinion better reflects the national historic significance of the Estate and its unique characteristics and will enable ongoing and sustainable management of its values and resources in a more effective and efficient way than the PDP as notified.

The latter ascribed a Rural Production zone and a series of overlays, which in our view undermined the ability for both the Club and the Estate to be sustainably managed.

The Club highlights that WEL has consulted with them and in so doing has established a rational and applicable planning framework for the ongoing use and reasonable development potential of the Club, without detriment to the site's surrounding (and high value) natural and cultural environment.

The Club supports the permitted activity status for the clubrooms and ancillary (including commercial) operations in the Papa Rehia (recreation) sub-zone. The Club supports the associated higher objectives and policies of the Special Purpose zone and sub-zones, as well as the rules, standards and assessment criteria.

In reviewing the section 42A hearing report, it is acknowledged that the Council does not support WEL's proposed exclusions for small structures within the MWS setback that do not exceed 2m in height or 5m² in area. The Club had supported this provision as it gave them flexibility for ongoing operations that have a functional need to locate within the MWS setback. Notwithstanding, the Club acknowledges it currently operates with existing use rights in relation to such structures and on event days can rely comfortably on temporary activities and/or seek consent where necessary under this new framework.

Acknowledging that the Club made no submission of its own on the PDP and recognising that the Club has no standing at the upcoming Hearing 15B, the Club considers it prudent to share its support of WEL's submission and would be pleased for you to table this for the Hearing Panel's consideration.

Please do not hesitate to contact me if you wish to discuss this further.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Kay Panther Knight', with a stylized, flowing script.

Kay Panther Knight

Director

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