
Re: 3 lot subdivision at 52 Rotokawau Rd, Waipapakauri

From Kaio Hooper <consult@moanawhenua.com>

Date Mon 3/11/2025 8:54 AM

To Andrew McPhee <andrew@bayplan.co.nz>

Kia ora Andrew,

Thank you for your email.

We appreciate your efforts to engage directly with Ngāi Takoto iwi, and acknowledge your intent and commitment to represent the applicant in a transparent and professional manner; something that has been lacking in previous engagements.

Our goal remains the same, as Tangata Whenua, it is our obligation to ensure the recognition and protection of Pukengātu Pā, thereby safeguarding and preserving our significant cultural values as kaitiaki, which in turn enables us to pursue positive outcomes for our people, future generations, and the wider community.

It is also important to note that we are currently referring to a site that has undergone significant modification, including vegetation clearance, earthworks, and the erection of dwellings, combined with historic activities from previous owners. This context leaves limited opportunity for an in-depth Archaeological Assessment, as noted by Heritage New Zealand - Pouhere Taonga. Consequently, there are only a limited number of practical options available beyond 'cultural recognition,' which, as part of this process, is already clearly established.

With all factors considered, we have taken considerable time to discuss and prepare a response that incorporates all these elements while remaining both practical and feasible given the current circumstances.

1. Return and Vesting of Pukengātu Pā

Our highest priority is that the Pā be returned and vested back to Ngāi Takoto iwi through purchase. Whether this occurs in part or in full, we would consider a fair purchase arrangement that takes into account remediation and restoration costs for the land, vegetation and wetlands.

2. Retirement and Protection of Key Areas

Secondly, we recommend the retirement of certain areas in recognition of Pukengātu Pā and its cultural significance. This would follow a comprehensive archaeological and ecological assessment that incorporates the wetlands and potential vegetation restoration sites.

There are several mechanisms available to ensure long-term protection and access in perpetuity, including the establishment of a co-management agreement with Te Rūnanga o Ngāi Takoto.

We look forward to continuing this kōrero in a way that strengthens understanding and achieves outcomes aligned with our responsibilities as kaitiaki.

Nga maanakitanga



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

Email: consult@moanawhenua.com

Web: www.moanawhenua.com

On Fri, Oct 24, 2025 at 8:37 AM Andrew McPhee <andrew@bayplan.co.nz> wrote:

Kia ora Kaio,

Thank you for your prompt and considered reply. I understand that you and Craig have existing commitments and appreciate you making the time to respond. I am happy to progress discussions via email for the time being, as you have suggested.

I acknowledge your concerns regarding the timing and the applicant's past consultation, but please be assured that my intention in representing the applicant is to engage transparently and professionally to satisfy the requirements of the Council's Section 92 request.

To answer your question, the applicant's intention in seeking a meeting is to find a practical and proportionate pathway to resolve the cultural and archaeological matters (points 2, 8, and 9) in the s92 request.

While the CIA recommendations are clear, the applicant is seeking to better understand Ngāi Takoto's priorities among those recommendations.

The goal is to find a solution that respects the cultural significance of the site while acknowledging the lawfully established nature of the existing development.

As a starting point, perhaps you could confirm your primary concerns/desired outcomes based on the recommendations in Section 10 of the CIA, cognisant of the dwellings already being constructed and this application for subdivision promoting no further site works?

I look forward to your response.

Ngā mihi

Andrew

From: Kaio Hooper <consult@moanawhenua.com>

Sent: Tuesday, 21 October 2025 12:32 pm

To: Andrew McPhee <andrew@bayplan.co.nz>

Subject: Re: 3 lot subdivision at 52 Rotokawau Rd, Waipapakauri

Kia ora Andrew,

Thank you for your patience and for reaching out to us on behalf of the applicant regarding the proposed subdivision at 52 Rotokawau Road.

I regret to inform you that due to other work priorities and travel commitments, both myself and Craig Wells (Chief Executive Officer for Te Rūnanga o Ngāi Takoto) are unavailable this week and the following week.

Given the critical timing and nature of the application, I sincerely apologise for this inconvenience. We do want to progress towards practical solutions and recommendations as set out in the Cultural Impact Assessment (CIA). It's important to note, however, that there was ample time to have these discussions prior to the submission of the application, as the CIA was provided to the applicant several months ago. I must also acknowledge some concern with meeting face-to-face given the applicant's previous consultation claims in earlier applications.

Our intentions and expectations have been made clear and reasonable within the CIA, reflecting the cultural significance of the site in its current state. We would welcome any practical and feasible outcomes based on these. Could you please clarify what the applicant's intentions are in seeking a meeting with us at this late stage? Is there something specific they wish to progress in relation to the recommendations?

As Craig is currently traveling, I remain in regular contact with him, and email correspondence would be the most practical way to progress discussions at this stage.

While I understand this is not ideal, under the circumstances this approach seems the most effective for both parties. Pukengātu Pā holds great significance to Ngāi Takoto, and we remain committed to finding practical solutions that uphold and enhance local cultural values in partnership with landowners and developers.

Ngā manaakitanga



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

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Web: www.moanawhenua.com

On Fri, Oct 17, 2025 at 2:32 PM Andrew McPhee <andrew@bayplan.co.nz> wrote:

Kia ora Kaio

No problem...if we can arrange a time to meet next week that would be great. Let me know how you get on.

Ngā mihi
Andrew

From: Kaio Hooper <consult@moanawhenua.com>
Sent: Wednesday, 15 October 2025 4:36 pm
To: Andrew McPhee <andrew@bayplan.co.nz>
Subject: Re: 3 lot subdivision at 52 Rotokawau Rd, Waipapakauri

Kia ora Andrew,

Thank you for your email and for your willingness to meet with us on behalf of the applicant. I apologise for the delayed response and appreciate the time sensitivity of the proposal.

The Chief Executive Officer for Te Rūnanga o Ngāi Takoto is currently away. I expect to have a time-frame for a meeting next week and will be in touch to confirm as soon as I have that clarity.

Ngā manaakitanga



Moana Whenua Trust Limited

Kaio Hooper

Director | Senior Consultant

Mob: 022 025 6171

Email: consult@moanawhenua.com

Web: www.moanawhenua.com

On Fri, Oct 10, 2025 at 11:43 AM Andrew McPhee <andrew@bayplan.co.nz> wrote:

Kia ora Kaio

On behalf of the applicant, Leah Frieling, I am writing to formally request consultation regarding the subdivision application at 52 Rotokawau Road, Waipapakauri.

Thank you for the comprehensive Cultural Impact Assessment (CIA) for Pukengātu Pā, which you prepared on behalf of Te Rūnanga o Ngāi Takoto.

We acknowledge the previous correspondence between yourself and the landowner and appreciate the connection all parties have for the land holdings. It is our intention to move forward from that point in a collaborative and constructive manner.

As you may be aware, the resource consent application currently before the Far North District Council is for a three-lot subdivision intended to create legal titles around the three existing dwellings. While the physical works to establish these lawfully established dwellings are now complete.

We would like to arrange a hui and see this as an essential first step in determining the most appropriate way forward.

Please let us know your availability for a meeting in the coming weeks.

Ngā mihi



Andrew McPhee (BPlan Hons)

Director | Consultant Planner

Bay of Islands Planning (2022)

Ltd

021784331

andrew@bayplan.co.nz

https://www.bayplan.co.nz

Kerikeri House, Suite 3 88 Kerikeri
Road, Kerikeri, 0295