

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: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | ☐ Subdivision |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Existing Use Certificate (s.139A) |
| ☐ Certificate of Compliance (s.139) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Extension of time (s.125) | |

☐ 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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Waitangi Limited (c/- Nicole Wihongi and Lara Thorne)

Email:

Phone number:

Postal address:

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

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.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Limited (c/- Rochelle Jacobs)

Email:

Phone number:

Postal address:

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

e

Postcode

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

--

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:

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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.

16. 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 (c/- Nicole Wihongi)

Email:

Phone number:

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

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.

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)

Nicole Wihongi

Signature:

(signature of bill payer)

Date 06-Jul-2026

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date

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

See overleaf for a checklist of your information...

Checklist of your information

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 Limited

Te Whare Runanga Refurbishment

7 July 2026

Attention: Jo Graham & Liz Searle, Team Leaders (Resource Consents)

Please find attached:

- A completed application form for a land use resource consent to refurbish the 'Te Whare Runanga' building and locate a new 17m² staff changing room building on the Waitangi Treaty Grounds; and
- An Assessment of Environmental Effects.

Waitangi Limited are seeking a resource consent to refurbish the historic 'Te Whare Runanga' building located on the Waitangi Treaty Grounds. The proposed refurbishment includes a suite of alterations to establish compliance with the NZ Building Code, NZ Fire Safety Standards, to carry out repairs to the existing flooring and carvings, and to improve the ventilation system. Modifications to the exterior of the building are also proposed, including the construction of an emergency exit and short pedestrian pathway at rear of the building and pruning of existing trees that overhang the building. The existing performance staff changing area within the Te Whare building will be relocated to a temporary changing room building to be located on site between the Treaty House and Te Whare.

The proposed activity is a **Discretionary Activity** under the Operative District Plan (ODP) and Proposed District Plan (PDP – Notified Decisions Version).

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 326610**
- 3. Te Whare Runanga Refurbishment Application Plans (dated 30.6.26) – HB**
Architecture
- 4. Toi Māori Condition Assessment – Te Whare Runanga – Heritage NZ Pouhere**
Taonga
- 5. Tiaki Taonga Conservation Report – Heritage NZ Pouhere Taonga**
- 6. ODP and PDP objectives and policies**
- 7. Archaeological Report – Time Enterprises**
- 8. Correspondence - Heritage New Zealand Pouhere Taonga**
- 9. Correspondence – Ngati Kawa Taituha**

Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. Waitangi Limited (“the Applicant”) is seeking a resource consent to refurbish the Te Whare Runanga (“Te Whare”) building and to locate a 17m² staff changing room building on the Waitangi Treaty Grounds. The Te Whare building is a Far North District Plan scheduled historic heritage building (#100) that is situated on the upper Heritage New Zealand Pouhere Taonga Category 1 national historic place that is ‘Te Pitowhenua / Waitangi Treaty Grounds’ at 26 Tau Henare Drive, Waitangi.
- 1.2. Refurbishment of Te Whare has been prompted by ongoing conservation concerns about the degrading building and cultural features, and the fire rating capacity of the building to safely accommodate a variable number of visitors. General wear and tear on the building through regular use for cultural performances has also been an issue, particularly in terms of how it has affected the existing flooring. Currently, there are up to six cultural performances per day during peak summer months (Boxing Day – 28 February) plus evening concert and hangi functions between 1 October and 30 April. Numbers reduce to three performances per day during winter months.
- 1.3. Waitangi Limited estimates the capacity of the building to be approximately 125 people and the building fire rating facilities need to be upgraded accordingly. Furthermore, regular cultural performances have weakened and damaged the existing floorboards, which need to be repaired. Interior and exterior carving and cultural decorative features are also in need of repair, along with improvements to the building ventilation to reduce condensation and provide cooling and heating for visitors and performers during summer and winter months.
- 1.4. The application plans prepared by HB Architecture dated 30.6.26 are attached at **Appendix 3**. The Te Whare refurbishment design details and the addition of a temporary changing room facility is a collaborative decision of Waitangi Limited, Heritage NZ, and Iwi (Ngati Kawa) in consultation with Far North District Council (FNDC).
- 1.5. The proposed activities requiring resource consent include alterations to the scheduled Te Whare building, earthworks and the addition of the new changing room building. These activities are detailed as follows:

Building Alterations

1.6. The proposed building alterations are illustrated on the architectural plans prepared by HB Architecture and include:

- 1) Reconstruction of the front entrance step risers to 170-180mm and widening treads to improve accessibility;
- 2) Altering the front entrance doors to open in an outwards direction;
- 3) Replacing damaged or broken existing flooring;
- 4) Reorientating the performance stage to the rear of the building;
- 5) Removing the existing internal staff changing area and locker bay;
- 6) Constructing two new rear exit doors;
- 7) Constructing new exterior exit stairs and short paved pathways to the rear corners of the building;
- 8) Removal of existing interior lighting and installation of new track lighting;
- 9) Repairs to existing carvings and interior features

1.7. The building's air conditioning system will be upgraded. The existing HVAC system will be removed from the rear of the building and a new detached system located on the western side (refer HB Plans 'Mechanical Proposal' and 'Mechanical Perspective', Sheets 6400 and 6401). External ventilation will be ducted underneath the building by trenching under the exiting concrete strip and floor joists. The underfloor of the building will be insulated. The proposed works will be within 20m of the Te Whare building.

1.8. Earthworks comprising approximately 50.5m³ is required to construct the mechanical plant slabs, the exterior and interior ducting to the underside of the building, the fire egress and concrete paths.

Temporary staff changing cabin

1.9. A 17m² building for Waitangi staff to change prior to performances will be located at between the Treaty House and the Te Whare building, adjacent to an existing garden maintenance shed. The proposed building is a simple, single level, removeable type building clad in profiled black coloursteel and a timber bifold entrance screen door.

1.10. A short, paved pathway will connect the changing room building to the main pedestrian pathway that runs between the northern carpark and the front of the Te Whare. Approximately

9m³ of earthworks is required to construct the stormwater drainage and the connecting pathway.

- 1.11. As illustrated on the Site Plan, Sheet 1010, the building and pathway are not within 20 metres of the nearby scheduled buildings.

2. Description of the Site and Surrounding Environment

- 2.1. The Te Whare is located on the upper Waitangi Treaty Grounds that are part of the Waitangi National Trust owned site that is legally described as Lot 1 DP 322610. A copy of the record of title is attached at **Appendix 2**.



Figure 1 – Waitangi Treaty Grounds – Te Whare Runanga (source: Google Maps)

- 2.2. The Te Whare is situated within a cluster of historic heritage buildings and objects that include the Treaty House, Hobson Memorial and the flagpole. The building is set amongst the landscaped Treaty Grounds that comprise an expansive lawn area, mature trees and cottage gardens that surround the Treaty House. Mature trees frame the exterior sides and rear of the building. As illustrated on the *HB Architecture 'Site Plan' Sheet 1010*, intermingled with historic buildings are smaller maintenance structures and buildings which include garden sheds, a shade house and a toilet block.

- 2.3. North-west of Te Whare is a newly constructed carpark and pathways designed to give Waitangi week dignitaries closer access to Treaty Ground spaces used during official proceedings. To the south is the Māori Battalion Museum and main Waitangi Treaty Grounds visitor building. The Te Whare site is elevated above the marine bay to the east and is more than 150m from the coastal marine boundary.
- 2.4. The Te Whare is within the Heritage NZ Pouhere Taonga Category 1 national landmark site that is the Waitangi Treaty Grounds / Te Pitowhenua. The mapped extent and description of this national landmark is illustrated on the **Figure 2** plan below.



Figure 2 – Extent of mapped Waitangi Treaty Grounds national landmark site



Figure 3- Te Whare Runanga – Waitangi (front entrance)



Figure 4 – Te Whare Runanga (rear of building)

- 2.5. The construction of Te Whare began in 1934 and was completed for the Te Tiriti centenary celebrations in 1940. The design and cultural features displayed within and external to the building were produced under the guidance of Sir Apirana Ngata to represent Māori from across Aotearoa. The building is deliberately positioned to face the Treaty House to reinforce a

symbolic relationship between the two structures. The history and cultural significance of Te Whare is explained in the Tiaki Taonga Conservation Report for Te Whare Runanga prepared by Heritage New Zealand Pouhere Taonga (refer **Appendix 5**).

2.6. The Waitangi Estate site comprises a 411-hectare property that extends from the mouth of the Waitangi River to north of the Waitangi golf course and west to Haruru Falls Road. The Treaty Grounds part of the Estate is accessed from Tau Henare Drive, on the northern side of the Waitangi one-way bridge.

2.7. The Waitangi National Trust Board owns and administers the Waitangi Estate site on behalf of all New Zealanders. Waitangi Limited manage the day-to-day operation of the site. The existing activities on 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, the Waitangi Estate is:

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

2.8. The site is within an ‘outstanding natural landscape’ and adjacent to an area of ‘high natural character’ as mapped in the Regional Policy Statement for Northland. The landscape characterisation statement for the Waitangi Treaty Grounds describes the site as follows:

“One of New Zealand’s most important cultural landscapes, closely linked to the origins of modern nationhood. Its position in a moderately natural setting and with a sweeping connection to the sea, and the Bay of Islands, is a key part of Waitangi’s identity. It may also be seen to feed back into a national identity that sees many New Zealanders relating closely to the sea, and having an affinity for natural and wilderness areas.

The coastline of this very small landscape unit is interesting, diverse and predominantly natural in its character. It features a variety of rock formations, typically clear water and assemblages of indigenous plants, including pohutukawa of some stature, that appear to be a reasonably natural state. The Treaty House grounds include a backdrop of kanuka shrubland of scale, with a varied understory and groves of native hardwood species in a couple of sheltered gullies. The main body of the grounds contain substantial trees that are of mixed native and exotic origins, set amongst meticulously mown lawns.

On the inland edge of this substantial lawn sits the modest Treaty House and nearby whare. A small formal garden relates to the Treaty House, leaving the main body of the managed grounds with a spacious, informal atmosphere that focuses upon the imposing flag pole that is central to the main lawn and the vista over the wider bay from Purerua to Tapeka Point, and round past Russell to Te Tii embayment closer by.”¹

- 2.9. This same mapped area has been included in the PDP as an area of ‘outstanding natural landscape’ (Ref 47: Waitangi Treaty Grounds).

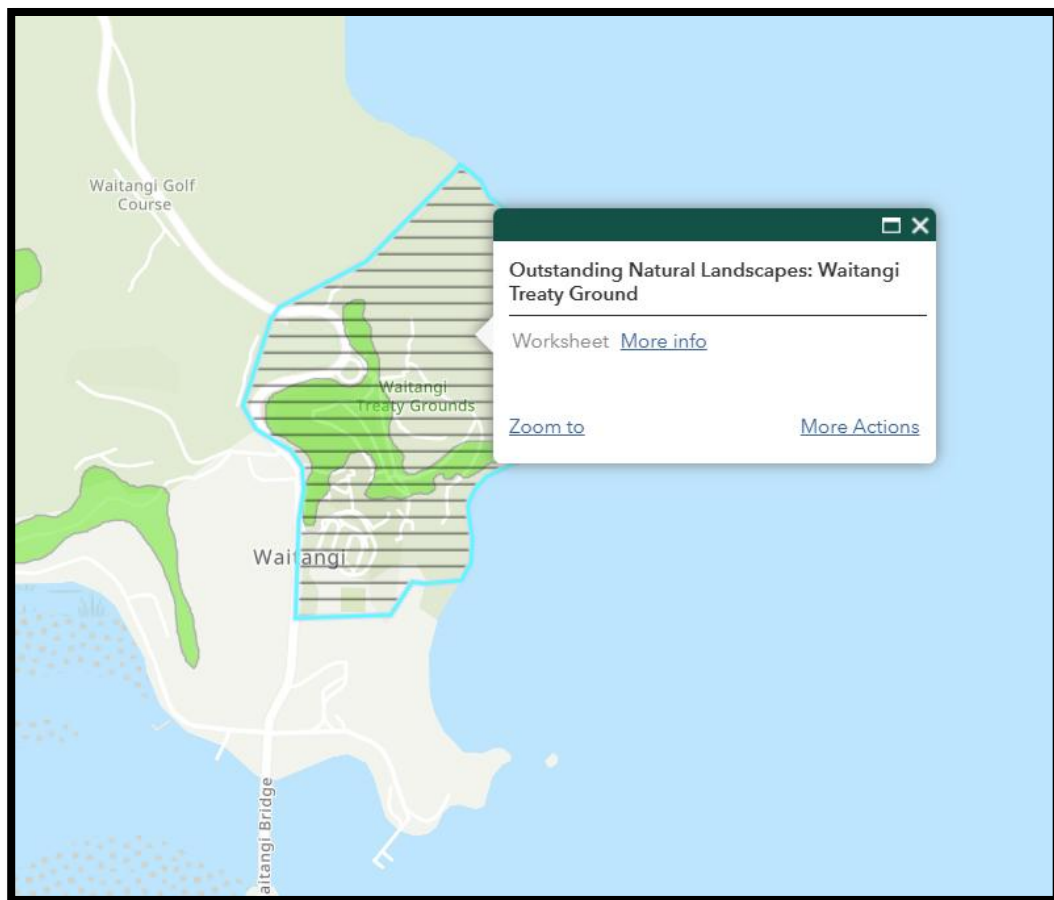


Figure 5 – Location of outstanding natural landscape – Regional Policy Statement for Northland

¹ <https://www.nrc.govt.nz/media/znmc0s1p/waitangitreatyground.pdf>

3. Reasons for Consent

Operative District Plan (ODP)

- 3.1. The Te Whare location on the upper Treaty Grounds site is zoned 'General Coastal' under the Operative Far North District Plan (ODP). There are no other ODP resource layers that apply to this part of the site.

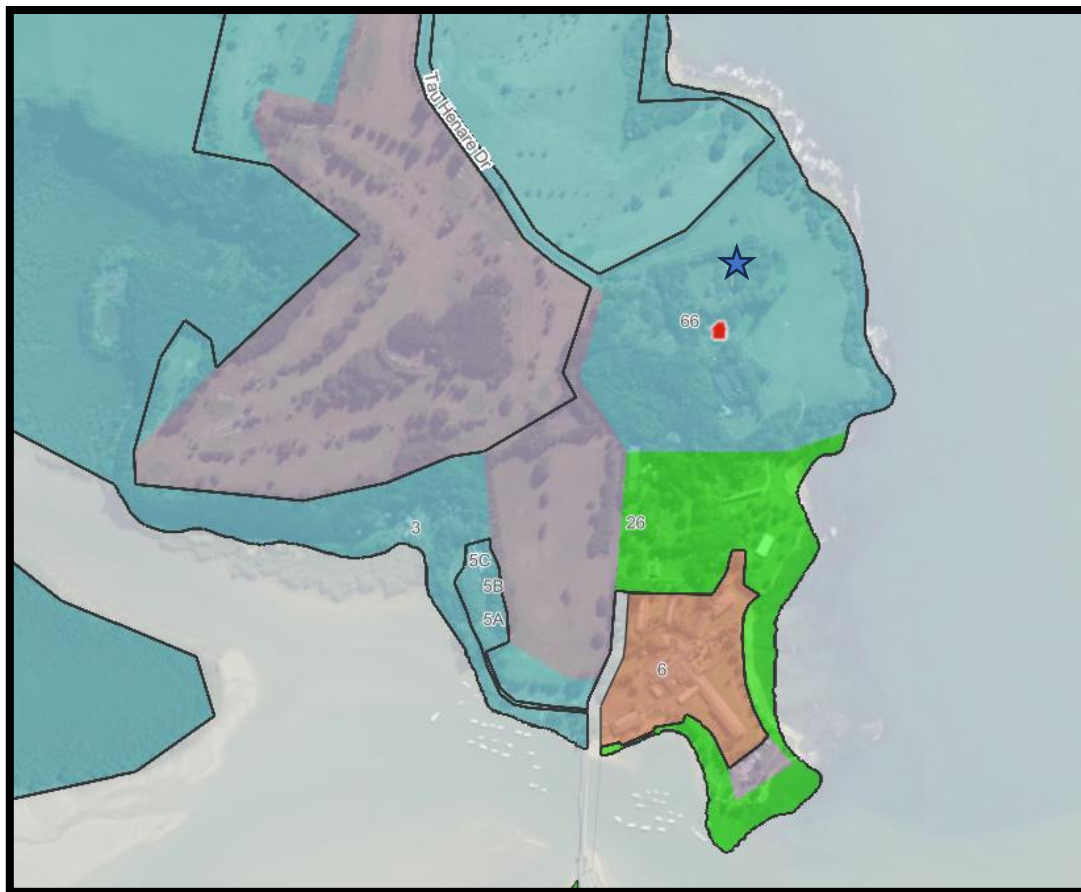


Figure 6 - Operative District Plan Zone(s) – General Coastal Zone (blue)

- 3.2. The proposed activity is assessed against the following General Coastal zone rules set out in [Table 1](#) below and the District-wide rules in [Table 2](#).

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE ODP ZONE RULES:

PERFORMANCE STANDARDS – GENERAL COASTAL ZONE		
10.6.5.1.1	Visual Amenity	Permitted The Te Whare is an existing building – the overall footprint of the building will not change. The proposed activity involves renovation and maintenance of the building The proposed new staff changing room building is 17m² which is less than the maximum 50m² non-habitable building standard.
10.6.5.1.2	Residential Intensity	Permitted The proposed building is not for residential purposes.
10.6.5.1.3	Scale of Activities	Permitted The proposed refurbishment activity will not increase the number of persons visiting the site.
10.6.5.1.4	Building Height	Permitted There is no change to the height of the Te Whare building. The changing room building is single storey and is approximately 3.6m high.
10.6.5.1.5	Sunlight	Permitted The Te Whare building is existing. The changing room building is not located near boundaries.

10.6.5.1.6	Stormwater Management	Permitted The proposed activity includes the addition of short pathways connected to emergency exit stairs at the rear of the building and a new 17m ² changing room building. The application site area is 411 hectares. The 10% impermeable surface area maximum will not be exceeded.
10.6.5.1.7	Setback from boundaries	Permitted The building is existing. The proposed staff changing room building is located away from external boundaries.
10.6.5.1.9	Keeping of Animals	Not applicable
10.6.5.10	Noise	Permitted
0.6.5.1.11	Helicopter Landing Area	Permitted No applicable

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

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Not applicable The application site is not within any ODP identified outstanding natural or landscape feature.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted No vegetation clearance is proposed or required.
12.3	SOILS AND MINERALS Rule 12.3.6.1.2	Permitted Up to 300m ³ of earthworks per annum is permitted in the General Coastal Zone.

	Excavation and / or filling in the General Coastal Zone	Up to approximately 55.5m ³ of excavation earthworks is required to construct short, paved paths extending from the rear exits at the building, the exterior ventilation system, the changing room facility and connecting pathway.
12.4	NATURAL HAZARDS	Permitted Activity Not applicable
12.5	HERITAGE	Discretionary Activity Rule 12.5.6.1.1 – Notable Trees <i>There are no scheduled (Appendix 1D) notable trees that will be affected by the proposal.</i> Rule 12.5.6.1.2 – Alterations to/and maintenance of historic sites, buildings and objects <i>The Appendix 1E #100 listed heritage items include the Treaty House, Hobson Memorial, Te Whare Runanga and the Flagpole.</i> Rule 12.5.6.1.3 – Registered Archaeological Sites <i>The proposed activity includes more than minor additions and alterations to the Te Whare building, which requires a resource consent under Rule 12.5.6.3(a).</i> <i>An archaeological authority for the proposed earthworks works is required.</i> Rule 12.5.6.2.2 – Activities which could affect sites of cultural significance to Māori. <i>The proposed activities will not affect any scheduled (Appendix 1F) Site of Cultural Significance to Māori. Written approval from Ngati Kawa Taituha for the proposed changes to Te Whare and the addition of the</i>

		<i>changing room building has been received (refer Appendix 9).</i> The proposed works are a <u>Discretionary Activity</u> under Rule 12.5.6.3.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Not applicable
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable
15.1	TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)	Permitted
16.6	SIGNS AND LIGHTING	Permitted No new signs are sought as part of this activity.

Operative District Plan Activity Status

- 3.3. The alterations to the Te Whare building is a **Discretionary Activity** under the ODP Heritage Rule 12.5.6.3(a).

Proposed District Plan

- 3.4. Under the Proposed Far North District Plan (PDP – notified decisions version 30 June 2026), the Te Whare site is zoned ‘Waitangi Estate’ Special Purpose zone. The Estate site is divided into sub-zones. The Te Whare building site is within the Te Pitowhenua (Treaty Grounds) sub-zone. The proposed ‘Coastal Environment’ overlay applies to the site area. **Figure 7** below shows the layout and location of the Waitangi Estate and various sub-zones.

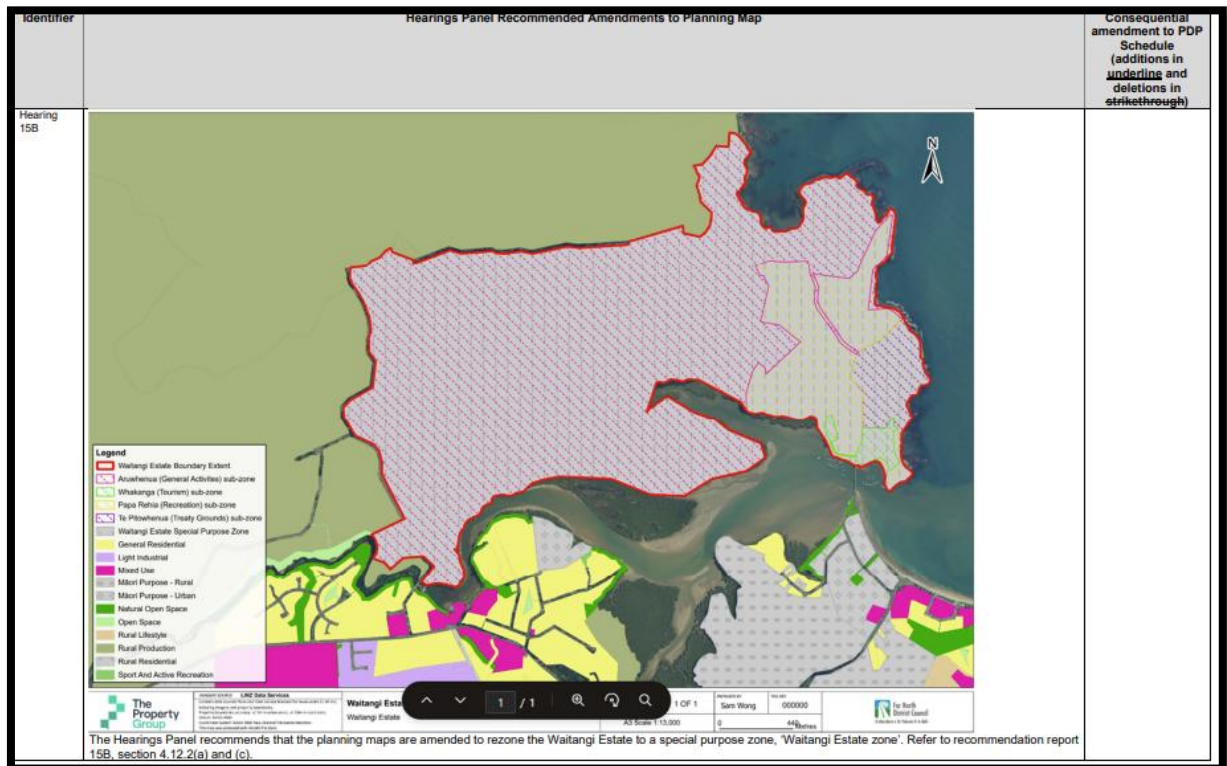


Figure 7 - Proposed District Plan Zone – Waitangi Estate - Special Purpose Zone

- 3.5. The Te Whare building is within an area identified as being an ‘outstanding natural landscape’. The location of this feature has been adopted from the Regional Policy Statement for Northland. As applied at the Waitangi Estate, the ONL is divided into two parts ‘ONL - North’ and ‘ONL-South’ (refer **Figure 8** below). The Te Whare site is within the ‘ONL-North’.

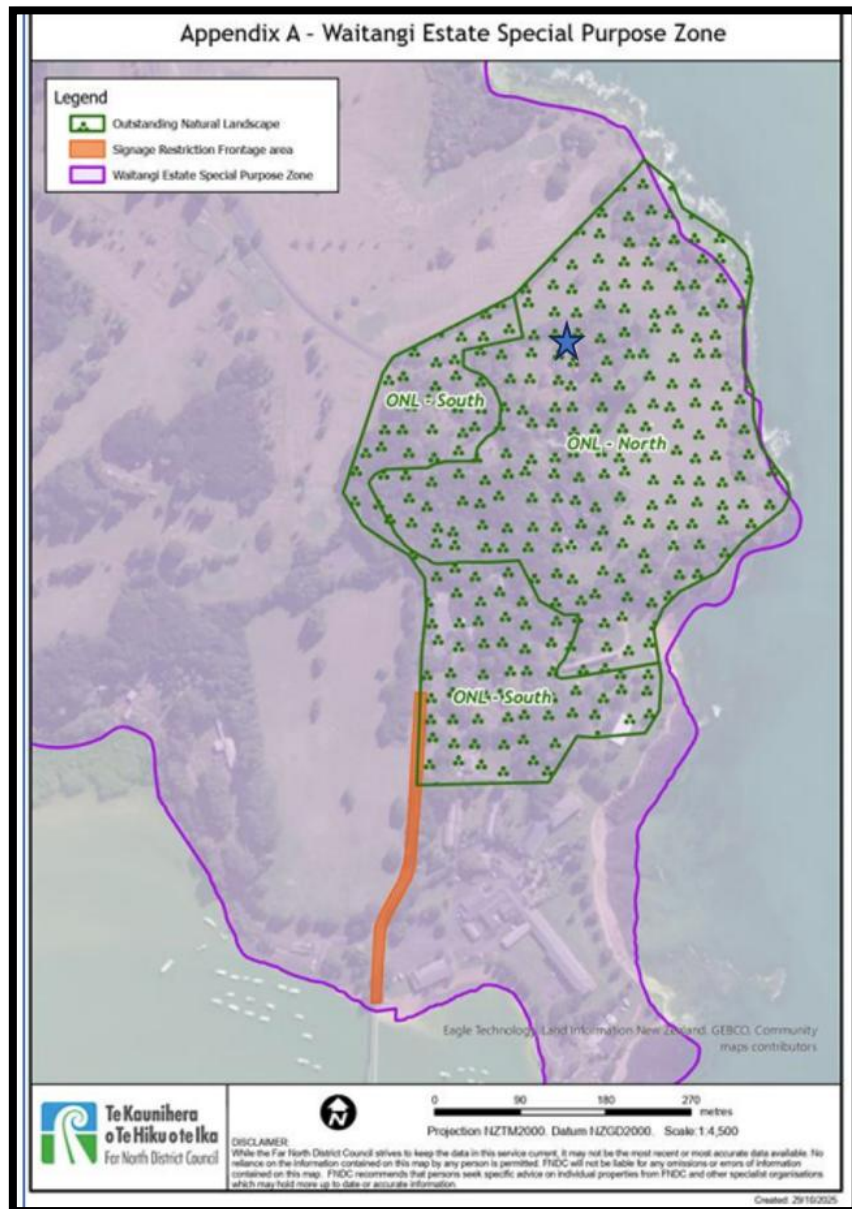


Figure 8 – PDP ONL(s) at Waitangi Estate



Figure 9 –Waitangi Estate - HNC, and Coastal Environment overlay(s)

- 3.6. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are concluded. The Independent Hearings Panel recommendations were issued on the 25th of May 2026. A Council decision on submissions was notified on 30th June 2026. Until such time as the PDP is operative, the ODP remains the relevant operative Plan, with appropriate weighting of provisions to be applied and having regard to the nature of any appeals.
- 3.7. An assessment against PDP rules that have had immediate legal effect and the proposed PDP zone and overlay rules is set out in **Table 3** and **Table 4** below.

TABLE 3 - ASSESSMENT AGAINST THE PDP ZONE AND OVERLAY RULE STANDARDS (Notified Decisions Version 30 June 2026)

WAITANGI ESTATE SPECIAL PURPOSE ZONE (Te Pitowhenua sub-zone)		
Plan Reference	Rule	Performance of Proposal
WEZ-R1	New buildings or structures and relocated buildings and or extensions or alterations to existing buildings or structure	Permitted PER-1 <i>The proposed activity includes internal and external alterations to the Te Whare building and the addition of a small cultural performance staff changing room building at the rear of the Treaty House building.</i> <i>The Te Whare heritage building (and the associated new changing room facility) accommodate commercial tourism (visitor) activities that are permitted under Rule WEZ-R4.</i>
		Permitted PER-2 Building standard compliance: WEZ-S1 – Maximum Height – complies WEZ-S2 – Height in relation to boundary – complies WEZ-S3 – Setback (excluding from MHWS or wetland, lake and river margins – complies WEZ-S4 – Building or structure coverage – complies WEZ-S5 – Landscaping – complies

WEZ-R2	Visitor Accommodation	Not applicable
WEZ-R3	Residential Activity	Not applicable
WEZ-R4	Waitangi Commercial Activities	Permitted <i>The proposed activity continues of an existing tourism activity.</i>
WEZ-R5	Educational Facility	Not applicable
WEZ-R6	Impermeable Surfaces	Permitted <i>The proposed activity will not increase existing site coverage (Lot 1 DP 326610) above 15%</i>
WEZ-R7	Recreation Activity	Not applicable
WEZ-R8	Farming	Not applicable
WEZ-R9	Helicopter Landing Area	Not applicable
WEZ-R10	Customary Activity	Not applicable

PART 2 – DISTRICT-WIDE MATTERS		
Plan Reference	Rule	Performance of Proposal
Energy, Infrastructure and Transport		Permitted <i>The proposed activity does not involve energy generation or infrastructure activities.</i> <i>TRAN-1- TRAN-5</i> <i>The proposed activity does not alter the number of persons visiting the site as it relates to traffic movement (or parking requirements)</i>
Hazards and Risks (Natural Hazards / Hazardous Substances)		Not applicable

HISTORICAL AND CULTURAL VALUES	
Heritage area overlays	Not applicable
Historic Heritage	

HH-R1	Maintenance and repair of scheduled Heritage Resources buildings or structures	Restricted Discretionary PER-1 <i>The proposed activity does not meet the definition of maintenance and repair. The building <u>will be</u> added to and altered.</i> <i>The external visual appearance of Te Whare building <u>will be</u> changed.</i> <i>The existing colour scheme will be maintained.</i>
HH-R2	Strengthening or fire protection of scheduled Heritage Resource buildings or structures	Restricted Discretionary PER-1 <i>The addition of fire escape exits at the rear of the building <u>will be</u> externally visible.</i>
HH-R3	New buildings or structures, and relocated buildings, extensions or alterations to existing buildings or structures	Restricted Discretionary PER-1 <i>New structures including the upgraded HVAC system <u>will be</u> located within 20m of the Te Whare scheduled heritage resource building.</i> <i>The proposed performance staff changing room building and associated earthworks <u>will not be</u> located within 20m of the Treaty House or Te Whare, which are scheduled Heritage Resource(s).</i>
HH-R4	Earthworks	Restricted Discretionary PER-1 The earthworks: Are within 20m of Te Whare

		2. Comply with standard HA-S3 Accidental Discovery Protocol <i>The proposed activity involves earthworks to construct the short, paved pathways from the emergency exits connected to the rear of the building and the foundations and ducting system for the HVAC system. The works will be within 20m of the scheduled Te Whare Heritage Resource. The earthworks meet the PDP (and national planning standards) definition of earthworks being the alteration of disturbance of land that is not gardening, cultivation or disturbance of land for the installation of fence posts.</i> <i>The earthworks associated with the changing room building are not within 20m of a scheduled heritage resource.</i>
HH-R5	Infrastructure and renewable electricity generation infrastructure within a site containing a scheduled Heritage Resource	Not applicable
HH-R6	Relocation of a scheduled heritage resource	Not applicable
HH-R7	Additions or alterations to scheduled heritage resource buildings or structures	Discretionary Activity <i>The proposed works include alterations to Te Whare which is a scheduled heritage resource building.</i>
Notable Trees		Not applicable

Sites of Cultural Significance to Māori		
SASM-R1	New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures, earthworks or indigenous vegetation clearance.	Permitted PER-1 <i>The activity is being undertaken by Waitangi Limited on behalf of the Waitangi National Trust, which is a listed requesting party in Schedule 3.</i> <i>Written approval from Heritage NZ is attached at Appendix 8.</i>

NATURAL ENVIRONMENT VALUES		
Ecosystems and indigenous biodiversity		Not applicable <i>No clearance of indigenous vegetation or associated land disturbance is proposed.</i>
Natural Character		Not applicable <i>There are no proposed activities that affect the margins of any river, lake or wetland</i>
Natural features and landscapes		
NFL-R1 (within ONL and ONF)	New buildings or structures, and extensions or alterations to existing buildings or structures	Restricted Discretionary PER-1(f) <i>The proposed activity includes a new building that exceeds the 10m² building area limit for the Waitangi Estate SPZ, ONL-North</i>
Public Access		Not applicable

GENERAL DISTRICT-WIDE MATTERS		
Coastal Environment		
CE-R1	New buildings or structures, and extensions or alterations to existing building or structures	Permitted PER-1 – not applicable

		PER-2 <i>The proposed activity is not within the zones listed in PER-1</i> <i>The proposed activity includes a new building that is within the 100m² building area limited for buildings in the coastal environment. The building complies with PER-2(d) in terms of maximum height, colour and materials and setbacks from MHWS (min 30m)</i> PER-3 – permitted PER-4 – not applicable
CE-R2	Earthworks or indigenous vegetation clearance	Permitted PER-1 - not applicable PER-2 <i>Complies with the standards below.</i>
CE-R3	Farming	Not applicable
CE-R4	Afforestation for commercial forestry	Not applicable
CE-R5	Extension to existing mineral activity	Not applicable
CE-S1	Maximum Height	Permitted <i>Complies</i>
CE-S2	Colours and materials	Permitted <i>The external changes to the Te Whare building will be in keeping with the building as agreed between Waitangi Limited, Heritage NZ and Iwi.</i> <i>The changing room building complies with the exterior requirements for new buildings that are not finished in natural materials.</i>
CE-S3	Earthworks or indigenous vegetation	Permitted

		<i>The area of earthworks does not exceed 100m². No vegetation clearance is proposed.</i>
CE-S4	Setback from MHWS	Permitted <i>Complies</i>
Earthworks		
EW-R1	Earthworks for buildings or structures, and extensions to existing buildings or structures	EW-S1 – Volumes do not exceed 200m ³ or 2500m ² area. EW-S2 – Depth does not exceed 1.5m EW-S3 – Accidental discovery protocol – complied with EW-S4 – Site Reinstatement – not applicable EW-S5 – Erosion and sediment control – GD-05 is complied with ES-S6 – Setback from boundaries is complied with EW-S7 – Land stability – not applicable EW-S8 – Nature of filling material EW-S9 – Flood and coastal hazards – not applicable.
Light		Permitted No lighting is proposed
Noise		Permitted The cultural performance activities that operate within Te Whare are existing. Sound emitted by this activity will not exceed the noise standard Noise-S1 for the Waitangi Estate – Te Pitowhenua (Treaty Grounds) sub-zone
Noise - R1	Emission of noise	Permitted
Signs		Not applicable No new signs are proposed

Genetically Modified Organisms	Not applicable
Temporary Activities	Not applicable
Treaty Settlement Land Overlay	Not applicable
Mineral Extraction Overlay	Not applicable

Proposed District Plan Activity Status

- 3.8. The proposed activity is a **Discretionary Activity** overall under the notified Council decision on the PDP rules.

National Environmental Standards

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

- 3.9. The Te Whare site is not a HAIL site and is not subject to NESCS.

National Environmental Standards for Freshwater Management 2020

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

Overall Activity Status of the Proposal

- 3.11. Overall, the proposed Te Whare refurbishment activity is a **Discretionary Activity** under the relevant ODP and PDP rule standards.

4. Statutory Assessment

- 4.1. Section 104B governs the determination of applications for Discretionary Activities. A consent authority may grant or refuse an application and impose conditions under section 108.

Section 104(1) of the RMA

- 4.2. Section 104(1) of the RMA 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.”

4.3. 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 include the long-term protection and maintenance of the Te Whare building and improving its functionality and safety for hosting public events within the building. Waitangi Estate is a significant national and international tourist attraction, and the national site for Waitangi week commemorations. Improvements to the building will ensure its longevity and maintaining the integrity of the structure in terms of the purpose for which it was originally constructed. Improvements to the building, its safety and functionality is agreed with all parties with a governance interest in this historic site. The separate changing room facility will allow the Te Whare space to be reconfigured for performances.

4.4. 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’. 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. Potential adverse effects are limited to effects on existing heritage resources. These are assessed to be less than minor.

4.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the relevant statutory documents. This includes the ODP, the PDP and the Northland Regional

Policy Statement. There are no national policy statements or standards that are relevant to this proposal.

- 4.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

Assessment of Effects on the Environment

- 4.7. The activity is a Discretionary Activity under the ODP and PDP rules that relate to scheduled historic heritage. As a Discretionary Activity, the Council has broad discretion to consider all potential effects on the environment arising from the proposal.
- 4.8. Proposed activities that require resource consent are limited to matters relating to the management of effects on historic heritage. Section 104(2) states that a consent authority may disregard an adverse effect of an activity where it is permitted by a rule in a Plan.

Visual Amenity & Building Effects

- 4.9. The ODP General Coastal Zone enables small-scale non-residential buildings that are designed in accordance with specified visual amenity standards. These standards are met. The corresponding PDP rule has reduced the permitted building size on the upper treaty grounds (ONL – North) to 10m², which reflects the sensitivity of the historic landscape environment. The proposed staff changing room facility is located within the larger Estate site where on a percentage basis, building coverage and impermeable surfaces are generously provided for. The new building will not be visible from the coastal marine area and largely hidden behind the Treaty House building. The simple, 17m² design will ensure the building is visibly integrated with its surrounds and is consistent with other smaller accessory structures that support activities on the Treaty Grounds.
- 4.10. The proposed alterations to the Te Whare are in keeping with the architectural design of the “whare nui” style building and are designed to provide safer egress from the building. The alterations will not have a visual effect on its surrounds.

Scale of Activities Effects

- 4.11. With respect to persons engaged in activities on the site (scale of activities), the proposal is for building and fire rating improvements to the Te Whare that will not in and of itself attract a greater number of people to the site. Essentially the proposal is small-scale in the context of the application site and its coastal environment context.

Historic Heritage Effects

- 4.12. The proposed activities involve permanent alterations to the scheduled historic Te Whare building. In accordance with s6(f) of the RMA, ODP regulations protect historic heritage from inappropriate use and development. The Te Whare building is part of New Zealand's governance heritage and is regularly used as a hui venue during Waitangi week and for daily cultural performances throughout the year. The Waitangi Treaty Grounds landscape setting is commonly referred to as 'the birthplace of the nation'. Whilst not one of the original buildings associated with the signing of Te Tiriti o Waitangi, the Te Whare building is linked to the centenary celebrations held in 1940 and the design influence of Sir Apirana Ngata who aspired to construct a national whare that represented Māori throughout Aotearoa.
- 4.13. The proposed alterations are necessary for maintenance of the existing structure which has been subject to degradation from environmental conditions and needing to meet contemporary building and fire safety standard requirements. The 2026 Conservation Report (**Appendix 5**) and the Conditions Assessment (**Appendix 4**) has provided guidance for maintenance and improvements to the building. The design of the alterations is a collaboration between Waitangi Limited, Heritage NZ and local hapu who support the proposed changes. Alterations to scheduled heritage buildings that go beyond minor repairs is a Discretionary Activity and subject to assessment criteria set out in Rule 12.5.7 and are commented on as follows:

(a) whether an assessment by a qualified archaeologist has been carried out;

- 4.14. The design of the proposed alterations is a collaboration between Waitangi Limited, Heritage NZ Pouhere Taonga and local hapu. The works will be carried out under the guidance of expert heritage architects and advisors from Heritage NZ to continue implementation of the 2009 Conservation Plan (Part 4) that has been ongoing over the past decade.

(b) whether the requesting party for the Site of Cultural Significance have been consulted, and whether the consultation supports the application;

4.15. The SCSM requesting party is Heritage NZ who are integral to this proposal.

(c) whether the proposal is consistent with the objectives of any hapu or iwi management plan relating to the area;

4.16. The Te Whare building is a national heritage resource that was constructed for the 1940 Treaty of Waitangi national centenary celebrations. The building was designed to represent Māori throughout Aotearoa. Waitangi Limited has consulted local hapu Ngati Kawa. Written support for the proposed activities is attached at **Appendix 9**.

(d) whether the New Zealand Historic Places Trust has been consulted and whether an Authority to Modify an archaeological site has been obtained under the Historic Places Act 1993;

4.17. HNZ has been a party to decisions made about the refurbishment and alterations to the Te Whare building. The proposed building activity is largely based on HNZ recommendations.

(e) whether the activity will have any adverse effect on an archaeological site;

4.18. The Te Whare building does not pre-date 1900, however the site on which it is located does and is a Category I historic place. The proposed alteration and maintenance work will improve the longevity of the building and its functionality and safety for use as a place of public assembly. Waitangi National Trust Board, Heritage New Zealand and local hapu agree about the proposed works and how they will be undertaken.

4.19. An archaeological authority to undertake earthworks required to construct the pathways at the rear of the building has been applied for. As shown on the ArchSite map below (**Figure 10**), there are numerous recorded archaeological sites in and around the Treaty grounds. An Archaeological Assessment Report prepared by archaeologist Don Prince (refer **Appendix 7**) is provided to assist with assessing the proposed activities and conditions of resource consent will

be developed in consultation with all parties to ensure the significant historic heritage features of this site are protected and maintained.

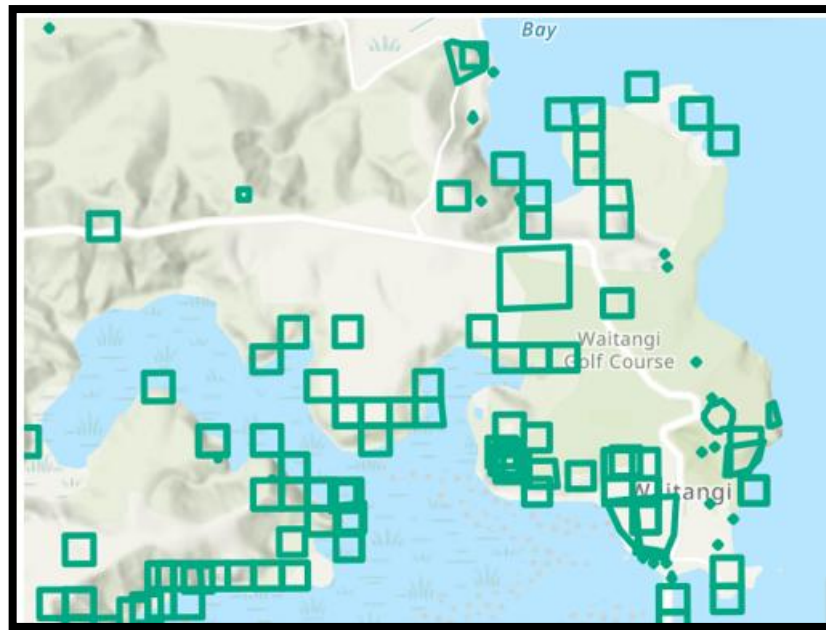


Figure 10 – ArchSite – location of registered historic sites

(f) the extent to which the activity may adversely affect cultural and spiritual values;

4.20. The Te Whare building has national significance and contains carvings and cultural (tuku) features that represent Māori from throughout Aotearoa. The Tiaki Taonga Conservation Report (refer **Appendix 5**) states that:

“Te Whare Rūnanga, located at the Waitangi Treaty Grounds on Tau Henare Drive, stands as a significant cultural and historical landmark whose whakapapa and mātauranga Māori continue to connect present generations with their tupuna and with the whenua. The wharenui and its taonga tuku iho embody the cultural, artistic, and spiritual narratives of the many iwi whose traditions are represented within the whare, maintaining an unbroken lineage of knowledge, identity, and collective memory.”

4.21. The cultural significance of the building is reflected in its scheduled status and inclusion as part of the national landmark site. The proposed maintenance repairs and alterations are deemed

necessary for the reasons stated above and will be complete under the supervision of cultural heritage experts. The Tiaki Taonga Conservation Report [p5] states that:

“a kaupapa Māori approach to conservation places mātauranga Māori, whakapapa, tikanga, and mana at the centre of all decision-making for Te Whare Rūnanga. This approach acknowledges the whare as a taonga tuku iho whose cultural, historical, and spiritual integrity must be upheld throughout every stage of conservation. The care of whakairo, tukutuku, kōwhaiwhai, kākaho and all other Toi Māori elements must be guided by iwi and hapū representatives, Kahanga Toi Māori, and mātauranga tuku iho, ensuring that each intervention supports intergenerational knowledge transfer and maintains the mana of the whare and its people.”

(g) the extent to which the activity may adversely affect design and appearance of the building or object;

4.22. Exterior alterations to the front doors and rear façade are proposed. Within agreed design parameters, these will alter the current appearance of the building to a minor extent only. The interior space will be redesigned to remove the staff changing area and locate the performance stage area to the rear of the building. Parts of the existing flooring will be repaired, along with carving and tutu features. The proposed works have been assessed and approved by a collaboration of experts representing Waitangi Limited, Heritage New Zealand and Iwi.

(h) the extent to which the activity will adversely affect any cemetery;

4.23. The proposed activity will not adversely affect any cemetery.

(i) the extent to which heritage values can be permanently protected and enhanced;

4.24. The motivation for the proposed alterations and repair work is permanent protection and enhancement of the existing building to ensure that its cultural features are not degraded beyond repair and that the building is fit for the purpose of public assembly. The building and its surrounds remain an important hui space, particularly during Waitangi week.

(j) the effect of the proposed activity on the integrity or heritage values associated with the resource;

- 4.25. The heritage value of Te Whare is well documented in the Conservation Report that forms part of this application and in the registered Heritage New Zealand Te Pitowhenua national landmark report. The design and plan for the proposed works are a collaboration between Waitangi Limited, Heritage New Zealand and Iwi hapu. Retaining the integrity of the building is a shared goal.

(k) the significance of heritage values associated with the heritage resource;

- 4.26. As previously described, Te Whare has national heritage value as a remembrance feature of the 1940 Te Tiriti o Waitangi centenary celebrations. It is a symbolic counterpart to the Treaty House that was the residence of James Busby.

(l) the registration (if applicable), and the reasons for this registration, of the heritage resource under the Historic Places Act 1993;

- 4.27. The building is a scheduled Far North District Plan heritage building and is within the Te Pitowhenua National landmark site. The buildings and structures (e.g. flagpole, Treaty House and Hobson Memorial) are listed as Category 1 under the HNZPT Act 2014 due to their historic, social nation building significance and their cultural and architectural merits.

(m) the purpose of the proposed activity and whether there are other means of achieving the same or similar ends;

- 4.28. As previously stated, the purpose of the proposed activity is to carry out essential repairs to the building and upgrades required for public assembly buildings under the NZ Building Code and contemporary fire standards.

(n) the policies of any conservation plan and heritage inventory relating to the heritage resource;

- 4.29. The Waitangi Treaty Grounds is subject to a 5-part conservation plan. Part 1 has been provided to us by HNZPT and the following extract below details that Part 4 of the plan covers Te Whare Runanga.

The Waitangi National Trust's brief for the conservation plan for the Waitangi Treaty Grounds notes that conservation plans for three significant buildings will form part of a comprehensive conservation plan for the whole historic precinct. The conservation plan includes the following parts:

- Part 1: Introduction and Waitangi Treaty Grounds
- Part 2: Waitangi Treaty Grounds Inventory
- Part 3: The Treaty House,
- Part 4: Te Whare Runanga (te Tiriti o Waitangi)
- Part 5: Te Korowai o Maikuku - shelter for *Ngatokimatawhaorua*

4.30. A full review of this plan has been conducted by HNZPT and will form part of their approval to the project.

(o) the importance (if any) of land surrounding the heritage resource;

4.31. The Te Whare site is within the Te Pitowhenua / Waitangi Treaty Grounds national landmark site and is a Category 1 listed building. The location has national significance as the 'birthplace of the nation' and is the national venue for Waitangi week celebrations held annually. The site attracts thousands of visitors every year from within NZ and overseas. It is an education space for school children and a knowledge centre for traditional Māori arts. The Māori Battalion museum is a national tribute to NZ Māori soldiers. It is also the central location for the yearly Waitangi Day celebrations.

(p) the importance attributed to the heritage resource by tangata whenua and the wider community;

4.32. Te Whare is of national significance to both local and national tangata whenua.

(q) the recommendations made by the New Zealand Historic Places Trust and any other person or organisation with recognised expertise in heritage conservation issues;

4.33. HNZPT has formed part of the working group for this project. Various design elements and final infrastructure placement has included representatives from HNZPT in the decision making. An authority for the project is required and will be processed concurrently with this resource consent application.

(r) in considering any proposal the Council shall also have regard to the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;

4.34. As stated on page 6 of the Tiaki Taonga Conservation Report (refer **Appendix 5**), the proposed work aligns with the ICOMOS New Zealand Charter, which emphasis minimal intervention, respect for cultural values, and sustainable long-term stewardship, as confirmed by HNZPT.

(s) the extent to which restoration and rehabilitation of heritage resources is likely to be achieved

4.35. The intended purpose of the proposed works is the restoration and rehabilitation of the Te Whare, particularly in terms of being a safe meeting space for public gatherings including cultural performances and hui.

4.36. The PDP introduces new rules that regulate development activity close to scheduled heritage resources. These rules have immediate legal effect. The proposed earthworks required to form the rear pathways will be within 20m of the scheduled Te Whare building. The combination of earthworks and building alterations is a Discretionary Activity under the PDP Historic Heritage rules.

4.37. Potential adverse effects on these features are assessed to be less than minor. Consultation with Heritage NZPT has not highlighted any major concerns about the proposed development, or its appropriateness on the National Landmark site. Heritage NZ, Iwi and Waitangi Limited agree that the works are necessary to ensure the building is fit and safe for a public gathering purpose, and its heritage features protected in the long term. Similarly, the local hapu is not opposed to the proposal. Email correspondence supporting the proposal is attached at **Appendix 8 and 9**.

Assessment against relevant statutory documents

4.38. 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

4.39. As stated earlier in this report, the re-development area is not a HAIL site and as such is not subject to provisions in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

4.40. No other National Environmental Standards are relevant to this development proposal.

National Policy Statement(s)

4.41. There are currently nine operative National Policy Statements. These are as follows:

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

4.42. As a site that is within the mapped coastal environment, the NZCPS is relevant to this proposal.

New Zealand Coastal Policy Statement

4.43. The NZCPS provides high level national policy direction for assessing the appropriateness of subdivision and development within New Zealand's the coastal environment. Safeguarding natural ecosystems, physical processes, and water quality, and preserving natural character are primary objectives (Objectives 1 and 2). Social and economic benefit, including public access and recreational enjoyment associated with development in the coastal environment is recognised and provided for (Objectives 4 and 6).

4.44. The site is within the RPS and PDP mapped coastal environment. The Te Whare building has limited visibility from the coastal marine area. The location of a changing room facility at the rear of the building would not affect any coastal marine ecosystem or localised coastal processes, including any associated natural hazard. The size and scale of building is within the permitted effects threshold of both the ODP and the PDP. Potential adverse effects on the natural character of the coastal environment in this location would be less than minor. The proposed development would not be contrary to the objectives and policies of the NZCPS.

Regional Policy Statement for Northland

4.45. The purpose of the Regional Policy Statement for Northland (RPSN) 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 outside any RPS mapped ONL or ONF. It is within the mapped RPS Coastal Environment boundary. Protecting and maintaining nationally significant historic heritage in Northland is consistent with the RPSN Objective 3.14, which is to identify and protect the integrity of historic heritage from inappropriate subdivision, use and development.

Far North Operative District Plan

Part 2 – Environment Provisions - General Coastal Zone

4.46. The site is within the District Plan coastal environment and is subject to objectives and policies that apply generally throughout this environment and the site specific General Coastal zone objectives and policies. The suite of applicable Coastal Environment and General Coastal Zone objectives and policies are attached to this application at **Appendix 6**.

4.47. Built development is provided for in the General Coastal zone where adverse effects on the natural character of the coastal environment can be avoided, or where effects are compatible with its preservation (Objective 10.6.2.2).

4.48. The proposed alterations to the Te Whare are required to preserve the cultural features of the building and improve its safety as a public meeting space. Ensuring the building is not degraded further by environmental conditions and its ongoing use as a public meeting and performance

venue is particularly important. The building itself has limited visibility beyond the wider Treaty Grounds or the coastal marine area. Policy 10.6.4.1 provides for a wide range of activities in the General Coastal Zone, where effects are compatible with the preservation of the natural character of the coastal environment. In this regard, and in the context of a large site, the proposed development would not be contrary to the ODP objectives and policies for the wider Coastal Environment and the General Coastal Zone.

Part 3 – District-wide Provisions – Natural and Physical Resources

4.49. Chapter 12 of the ODP contains objectives and policies that apply to activities across the District. Section 12.5 addresses matters related to ‘Heritage’. Objective 12.5.3.1 seeks to protect and retain the heritage values of resources. Policy 12.5.4.1 recognises the relationship between the heritage resource and the site setting that is Te Pitowhenua. The proposed works are intended to preserve and enhance the functionality of the Te Whare building and will not detract from its nationally significant setting. Consistent with Policy 12.5.4.2 the proposed works will not adversely affect the heritage values associated with the building and will retain its historic value and character.

Proposed Far North District Plan

4.50. The notified PDP proposed a ‘Rural Production’ zone for the entire Waitangi Estate. In a submission to the PDP, Waitangi Limited sought an alternative special purpose zone to be applied to the site to better reflect its heritage purpose and current land use. The Independent Hearings Panel has accepted this request and recommended that the alternative special purpose zone be applied to the Waitangi Estate site. A Council decision to adopt the special purpose zone for the site was notified on 30 June 2026.

4.51. Coastal environment, high natural character and outstanding natural landscape overlays apply to the Treaty Grounds site. The proposed activity is subject to heritage rules that protect scheduled heritage features. These rules have current legal effect.

4.52. The relevant PDP objectives and policies are set out in **Appendix 6**.

Waitangi Estate – Special Purpose Zone

- 4.53. The Waitangi Estate SPZ contains bespoke zone provisions that recognise and enable the ongoing protection and management of nationally significant heritage features and the land context in which they are situated. Objectives seek to recognise and provide for the importance of the Estate as a nationally significant historic site and its associated social and cultural wellbeing, protecting its unique characteristics, the relationship of Māori with the site and enabling activities that are appropriate to the site.
- 4.54. Policies seek to provide for land use activities that maintain or enhance the historic, natural or cultural values of the site (WEZ-P1). The proposed refurbishment of Te Whare will achieve this policy, including Policy WEZ-P4 which seeks to recognise and protect Te Pitowhenua (the Waitangi Treaty Grounds) as the central historic and cultural focus of the Estate. The Te Whare building is a significant building on the site that accommodates daily cultural performances and is a venue for hui during Waitangi week celebrations. Ensuring that the building is safe and functional for public gatherings and that cultural features are preserved and protected, is consistent with Policy WEZ-P3 and WEZ-P4.

District-wide – coastal environment, outstanding natural landscapes, high natural character and historic heritage

- 4.55. The proposed activities are within a part of the site that is subject to a 'Coastal Environment' and 'Outstanding Natural Landscape' overlay and would breach rules relating to new buildings and the protection of historic heritage.
- 4.56. The minor nature of the proposed building works is such that any potential adverse effects on the character of this part of the coastal environment (or the outstanding natural landscape values) can be avoided. The Te Whare building and the proposed changing room building are not visible beyond the Treaty Grounds, nor will they affect any part of the coastal marine environment or the outstanding natural landscape values of the Waitangi Estate. The proposed activity would not affect the existing characteristic and qualities of the coastal environment in this location and would be consistent with the surrounding land use (CE-O2). The proposed activity would not adversely affect the outstanding natural landscape values of its location (CE-P2).

- 4.57. The proposed works include alterations to a scheduled heritage building (HNZ Category 1). The site location being the Waitangi Treaty Grounds is a Category 1 historic place. The proposed works are part of decade long refurbishment programme to restore the Te Whare building and bring it into compliance with NZ building and fire safety standards. Objective HH-O1 requires that *‘Heritage Resources are identified and managed to ensure their long-term protection for current and future generations’*. The refurbishment of Te Whare is intended to achieve this objective. Potential adverse effects arising from associated land use activities including a small volume of earthworks required to construct short exit pathways at the rear of the building and the temporary changing room building are less than minor and will not result in the loss or degradation of this Heritage Resource, including its surrounds (Objective HH-O2).
- 4.58. Consistent with Policy HH-P2, potential adverse effects on the scheduled heritage resource can be avoided. Leaving the Te Whare in its current state would be contrary to this policy. HH-P3 enables works to ensure that the Te Whare building is properly repaired and maintained to ensure its long-term viability and retention. Careful monitoring of proposed earthworks in proximity to Te Whare will ensure that heritage values are protected. This is consistent with Policy HH-P8. An archaeological assessment has been undertaken. This recommends that an archaeological authority be sought. The authority will be applied for and processed concurrently with this resource consent. The changing room building is temporary and will be removed when Waitangi Limited decide a permanent location for cultural show performances. The discrete location and design of the building behind the Treaty House will ensure that it is consistent with the policy intent of HH-P15(e). Iwi and Heritage NZ in principle have approved the proposed works and the location of the building.
- 4.59. The Te Whare site is within the mapped outstanding natural landscape. At Waitangi, a distinction has been made between the northern and southern parts of the Treaty Grounds, which reflects its landscape sensitivity and the potential for adverse effects on the historic values of the site. Within the ONL-North, permitted new building sizes are limited to 10m² to ensure that the Council retains discretion over matters such as the effect of buildings on the characteristics and values that make up the ONL and the listed matters in NFL-P7.
- 4.60. As previously described, the proposed building is small-scale and will be discretely located behind the Treaty House to restrict visibility from the main viewing area within the Treaty Grounds. The proposed building is necessary for the practical day to day functioning of cultural performances, and it is preferable that these facilities do not remain within the Te Whare itself.

The ONL has been applied to the site to be consistent with the Regional Policy Statement for Northland, which recognises the heritage importance of the location and its landscape context. These characteristics and values will not be adversely affected by the addition of a small building in the proposed location.

Conclusion on PDP objectives and policies

- 4.61. The above assessment indicates that the proposed activity will be consistent with the intent of the relevant PDP objectives and policies. The proposed activity is consistent with the objectives and policies for the Waitangi Estate Special Purpose Zone and will avoid adverse effects on the coastal environment, the sites outstanding natural landscape values, and the nationally significant heritage values within the site.

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

Public Notification Assessment

- 5.1. Sections 95A-95G of the RMA set out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

- 5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

Step 2: If not required by step 1, public notification in certain circumstances

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

- 5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

- 5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.
- 5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not

	relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

- 5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The development site location is a significant distance from any adjacent lot boundaries. In this location, these are the lease sites owned by the Waitangi National Trust.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
--------	---

- 5.8. When considering public notification, current caselaw has defined ‘special circumstances’ as those outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique. The RPZ has a broad objective purpose that is to ‘*promote the sustainable management of natural and physical resources...*’. The efficient use of the RPZ is enabled so that people and communities can provide for their social, economic, and cultural wellbeing and for their health and safety.
- 5.9. The small-scale nature of the proposed activity that is discretely focussed on the protection of an historic heritage building is such that there are no special circumstances that would require consideration.

Section 95B – Limited Notification Assessment

- 5.10. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E)

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

- 5.11. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

S95B(6)(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.
S95B(6)(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).

- 5.12. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

Step 3: If not precluded by step 2, certain other affected persons must be notified

S95B(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.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.13. The proposed activity is not a boundary activity. The proposed activity is a PDP Discretionary Activity under rules that have current legal effect, which results from the proximity of works to scheduled heritage resources.

5.14. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.
S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

5.15. The application proposal is a Discretionary Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard.

5.16. Based on the limited and discrete nature of the effects of the proposed activity that are internal to the site, Waitangi Limited requests that the application be processed on a non-notified basis. Affected parties including Heritage NZ and local hapu support the proposal.

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 refurbishment of Te Whare will ensure its longevity and safety for continued public use and will improve visitor amenities and experience at Waitangi.
- 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 is a site of national historic heritage (s6(f)) and a place of cultural significance to Māori (s6(e)). The proposed works will result in better long-term protection and use of an historic heritage building.
- 6.4. Section 7 identifies “other matters” to be given particular regard to 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.
- 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 purpose of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

- 7.1. Waitangi Limited seek a resource consent to carry out repairs and alterations to the Te Whare historic (scheduled) heritage building and to locate a small staff changing room building on the site. Short external pathways connecting exit stairs to the rear of the Te Whare building and upgrading the HVAC system involving minor earthworks also proposed. The proposed works will restore deteriorating cultural features and improve the safety of the building for public cultural performances. The indoor staff changing room facilities will be relocated to a separate 17m² building that is to be located between the Treaty House building and the Te Whare.

- 7.2. The proposal requires a Discretionary resource consent under the ODP and the PDP (Notified Decisions Version) to alter the building and for minor earthworks required to construct the external pathways. Written approval from Heritage NZ Pouhere Taonga and Iwi has been obtained and is attached to this application.
- 7.3. Potential adverse effects arising from the proposed activity are assessed to be less than minor. Positive effects will be significant. The proposed activity would not be contrary to any ODP or PDP objective or policy. Waitangi Limited request that the application be processed 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
Search Copy**




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

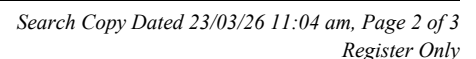
Interests

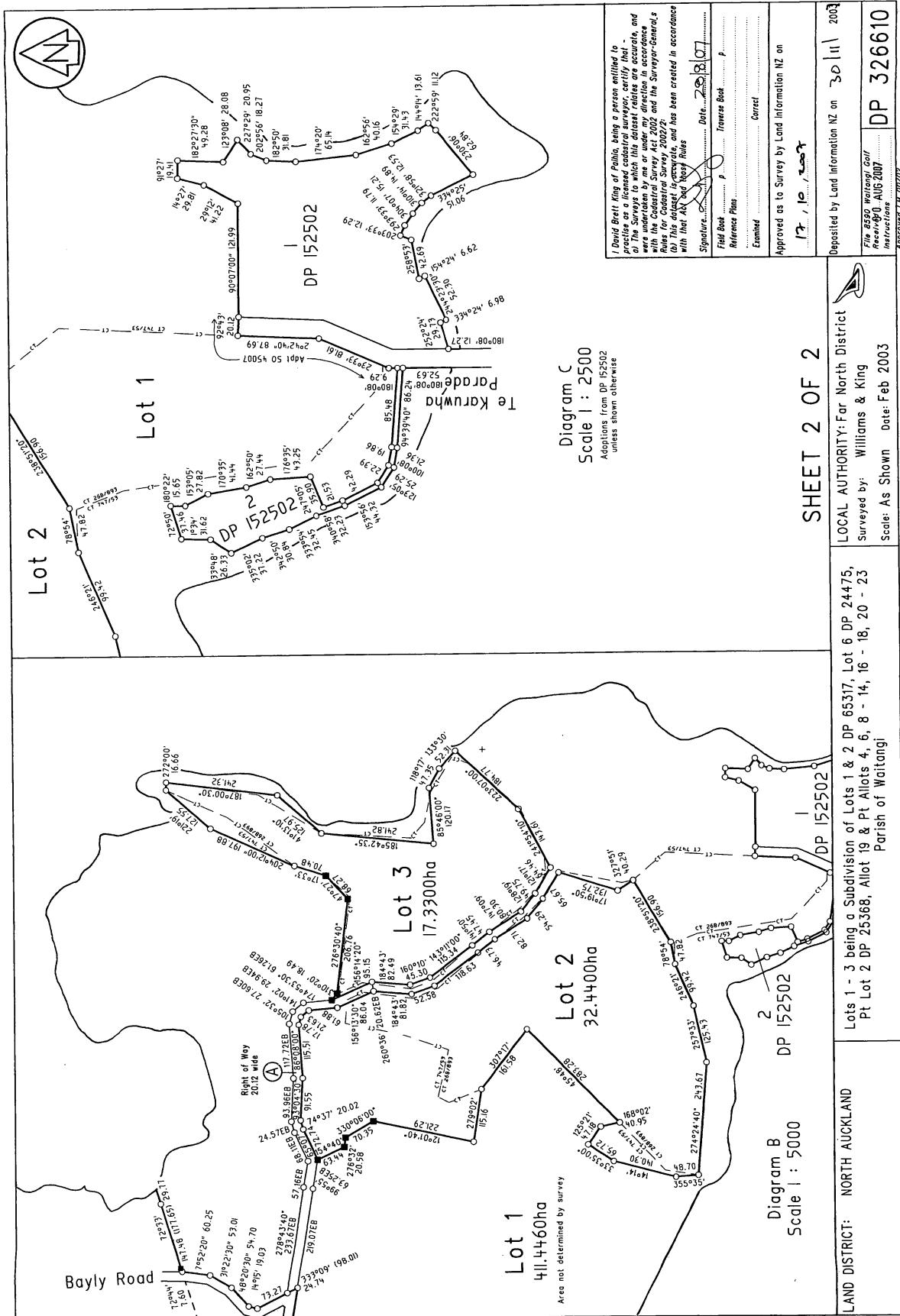
Subject to the provisions of the Waitangi National Trust Board Act 1932

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 13388685.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 25.8.2025 at 7:00 am







WD COVER SHEET DRAWING INDEX copy 1					
SHEET	REV	SHEET NAME	DESIGN PHASE	ISSUED FOR	DATE
0001	01	COVER PAGE	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
1010	01	SITE PLAN	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
1110	01	EXISTING FLOOR PLAN	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
1330	02	PROPOSED FLOOR PLAN	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
1340	01	FOUNDATION AND FLOOR FRAMING PLAN	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
1420	01	REFLECTED CEILING PLAN	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
2000	01	ELEVATIONS	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
2100	01	SECTIONS	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
3000	01	CHANGING ROOM	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
4000	01	PLAN DETAILS	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
4100	01	SECTION DETAILS	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
6210	01	LIGHTING PLANS	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
6211	01	LIGHTING FIXTURES	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
6400	01	MECHANICAL PROPOSAL	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026
6401	01	MECHANICAL PERSPECTIVE	PRELIMINARY DESIGN	RESOURCE CONSENT	30/06/2026

PROJECT No.

5533

DESIGN PHASE:
PRELIMINARY DESIGN
SHEET:
0001
REVISION ISSUED: 30/06/2026
SHEET ISSUE / REV:
01

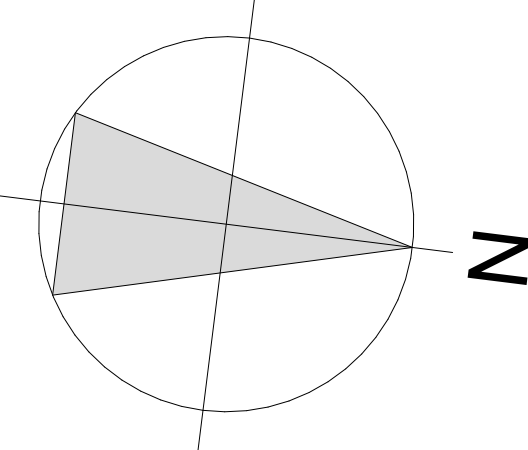
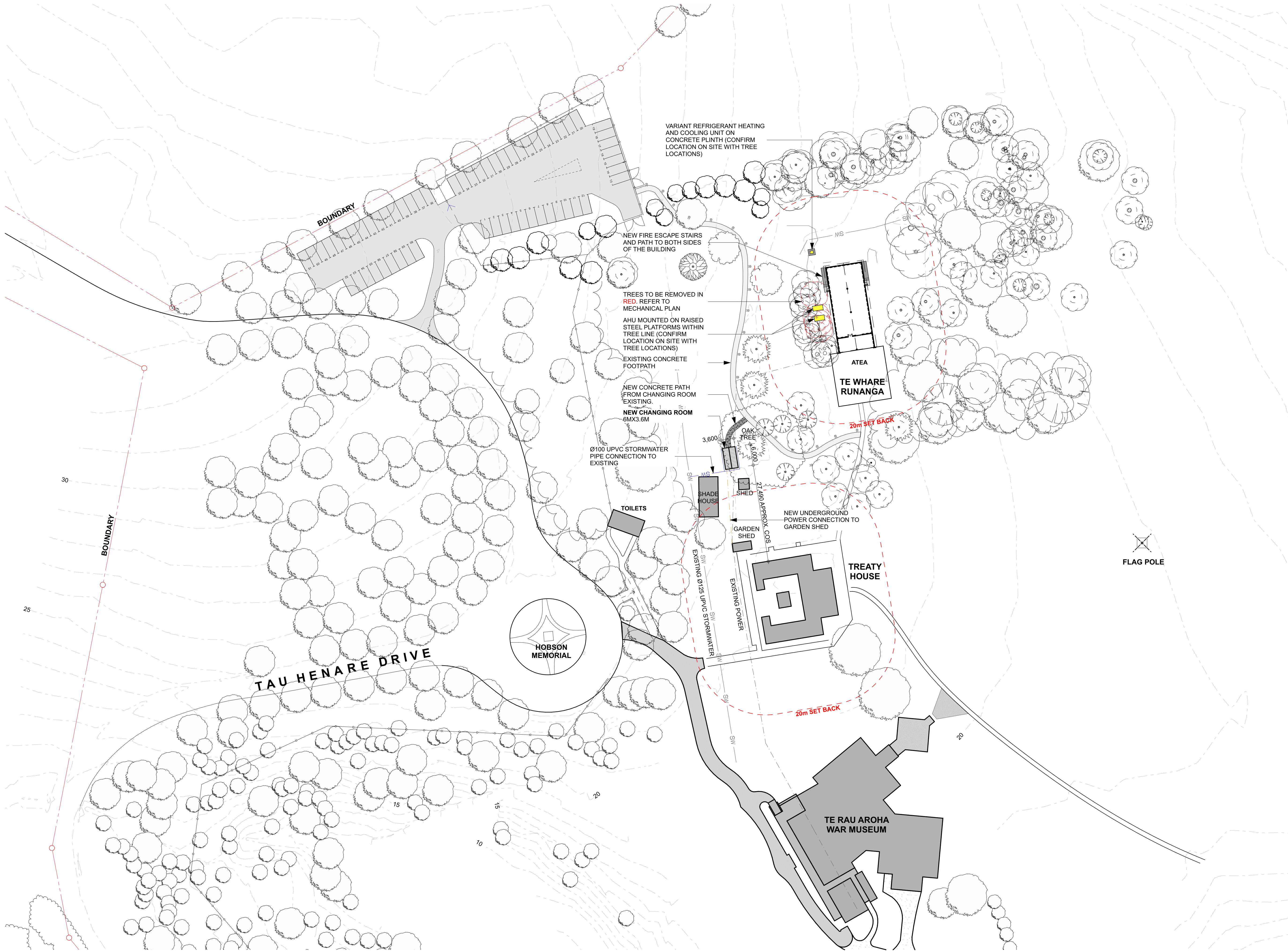
RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

COVER PAGE
ISSUED FOR: **RESOURCE CONSENT**
DATE: **30/06/2026**
PRINTED: Tuesday, 30 June 2026

CLIENT:
WAITANGI NATIONAL TRUST

PROJECT:
TE WHARE RŪNANGA - REFURBISHMENT

HB ARCHITECTURE



SITE PLAN

Scale 1:500

PHYSICAL ADDRESS:
26 TAU HENARE DRIVE,
WAITANGI, 0293

LEGAL DESCRIPTION:
LOT 1
DP 326610

AREA:
411.40 ha

ZONES:
EARTHQUAKE ZONE: **ZONE 1**
EXPOSURE ZONE: **D**
CLIMATE ZONE: **ZONE 1**
RAINFALL RANGE: **90 - 100**
WIND ZONE: **VERY HIGH**

APPROX TOTAL SITE EARTHWORKS:
ALSO REFER TO PLANS FOR FURTHER
BREAKDOWN OF EARTHWORKS

	AREA	VOLUME
FIRE EGRESS	13	3.5
CHANGING ROOM	9	5
CONCRETE PATH	15	4
MECHANICAL	67.5	43
TOTAL	104.5m²	55.5m³

RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

- NOTES:**
1. IF IN DOUBT ASK.
 2. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
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 5. THE ARCHITECT WILL NOT BE LIABLE FOR ANY CLAIM, DAMAGE, OR OTHER LOSS INCURRED AS A CONSEQUENCE OF ANY CHANGES THAT YOU OR ANY OTHER PERSON MAKE IN RELATION TO ANY VARIATION TO THE CONTRACT WORKS FROM THOSE DOCUMENTS OR THE PROJECT RESOURCE CONSENT OR BUILDING CONSENT, WITHOUT OUR PRIOR WRITTEN APPROVAL.

198 BANK STREET,
WHANGAREI
P.O BOX 677,
WHANGAREI, 0140
PH: (09) 438 9545
FAX: (09) 438 7411
info@hbarchitecture.co.nz
www.hbarchitecture.co.nz

HB ARCHITECTURE

ISSUED FOR:

RESOURCE CONSENT

30/06/2026

WAITANGI NATIONAL TRUST

**TE WHARE RŪNANGA -
REFURBISHMENT**

DESIGN PHASE:

PRELIMINARY DESIGN

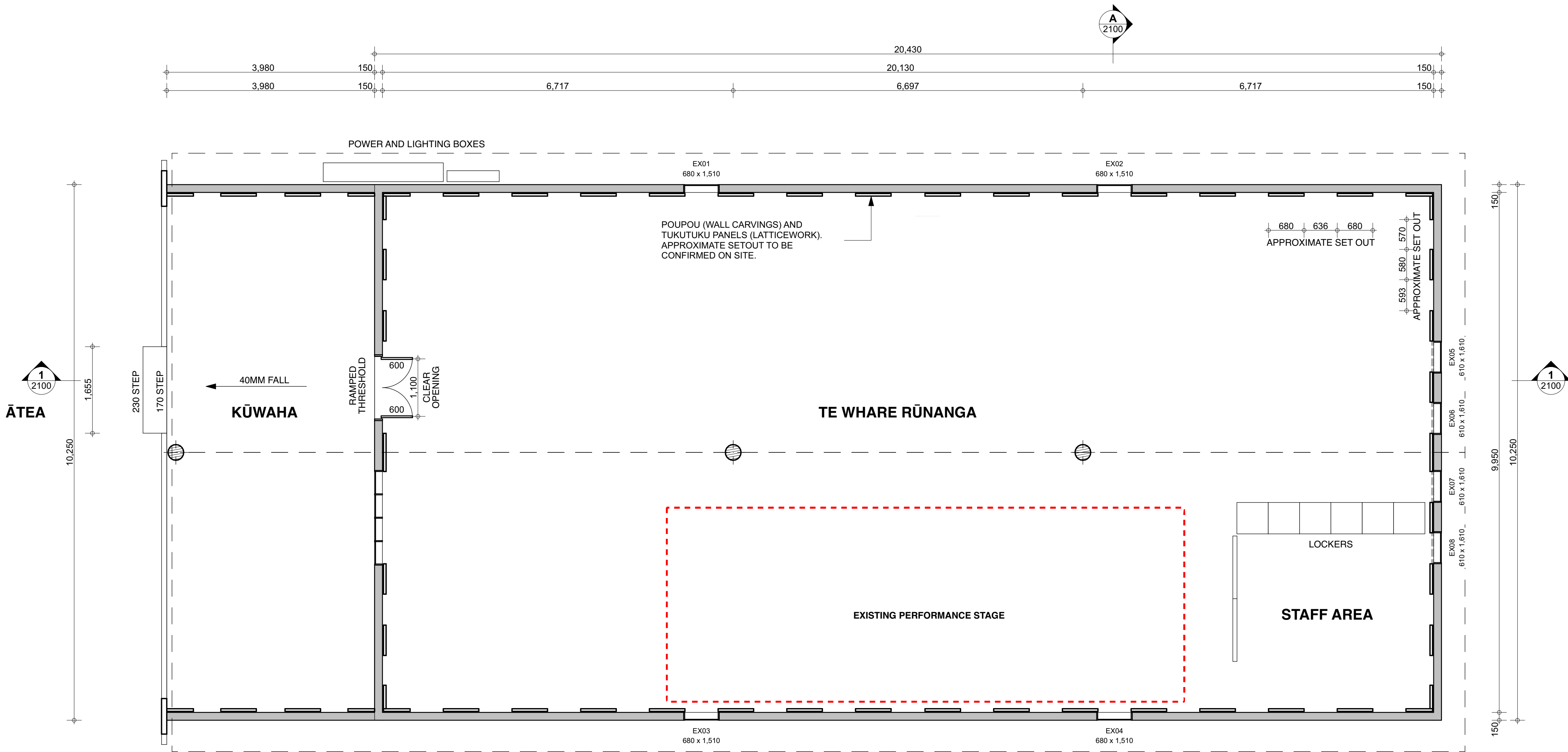
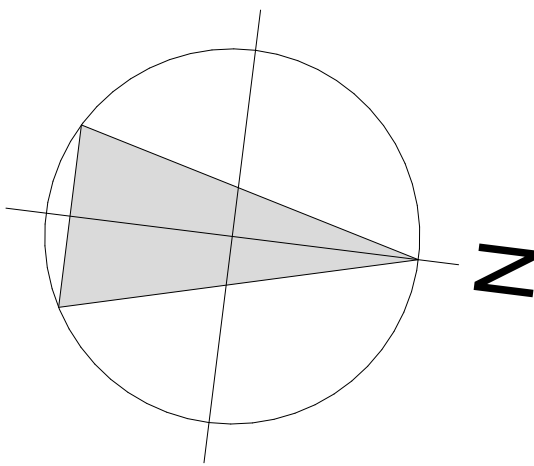
SITE PLAN

30/06/2026 3:49 PM	SHEET:	SHEET ISSUE / REV:
PROJECT No.	1010	01
5533	REVISION ISSUED:	30/06/2026

5533 WNT Whare Runanga

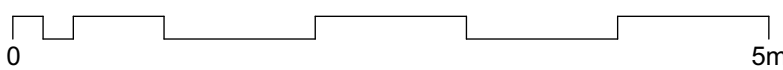
0 10 20 30 50m

SCALE 1:500 @ A1 - 1:1000 @ A3



EXISTING FLOOR PLAN

Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

FLOOR AREAS:

KŪWAHA	-	40.80m ²
WHARE RŪNANGA	-	209.41m ²
TOTAL AREA	-	250.21m ²

RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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HB ARCHITECTURE	198 BANK STREET, WHANGAREI
	P.O BOX 677, WHANGAREI, 0140
	PH: (09) 438 9545 FAX: (09) 438 7411
	info@hbarchitecture.co.nz www.hbarchitecture.co.nz

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DESIGN PHASE:
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EXISTING FLOOR PLAN

30/06/2026 3:49 PM PROJECT No.	SHEET: 1110	SHEET ISSUE / REV: 01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		



NOTES

- ## EARTHWORKS FOR FIRE ESCAPE

[illegible]

NOTES:

- HB** ARCHITECTURE
- 198 BANK STREET,
WHANGAREI
P.O. BOX 677,
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info@hbarchitecture.co.nz
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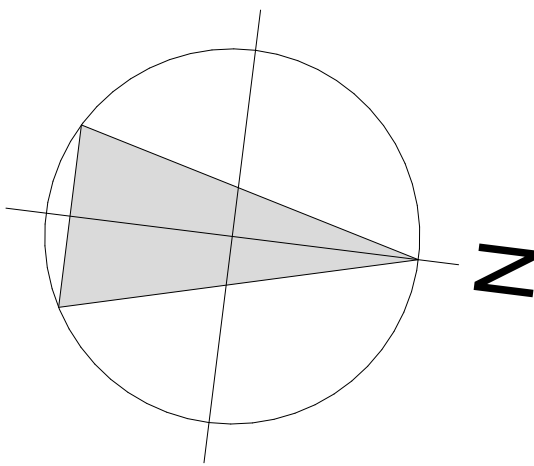
TE WHARE RŪNANGA - REFURBISHMENT

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PRELIMINARY DESIGN

PROPOSED FLOOR PLAN

30/06/2026 3:49 PM		
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5533	1330	02
	REVISION ISSUED: 30/06/2026	
5533 WNT Whare Runanga		

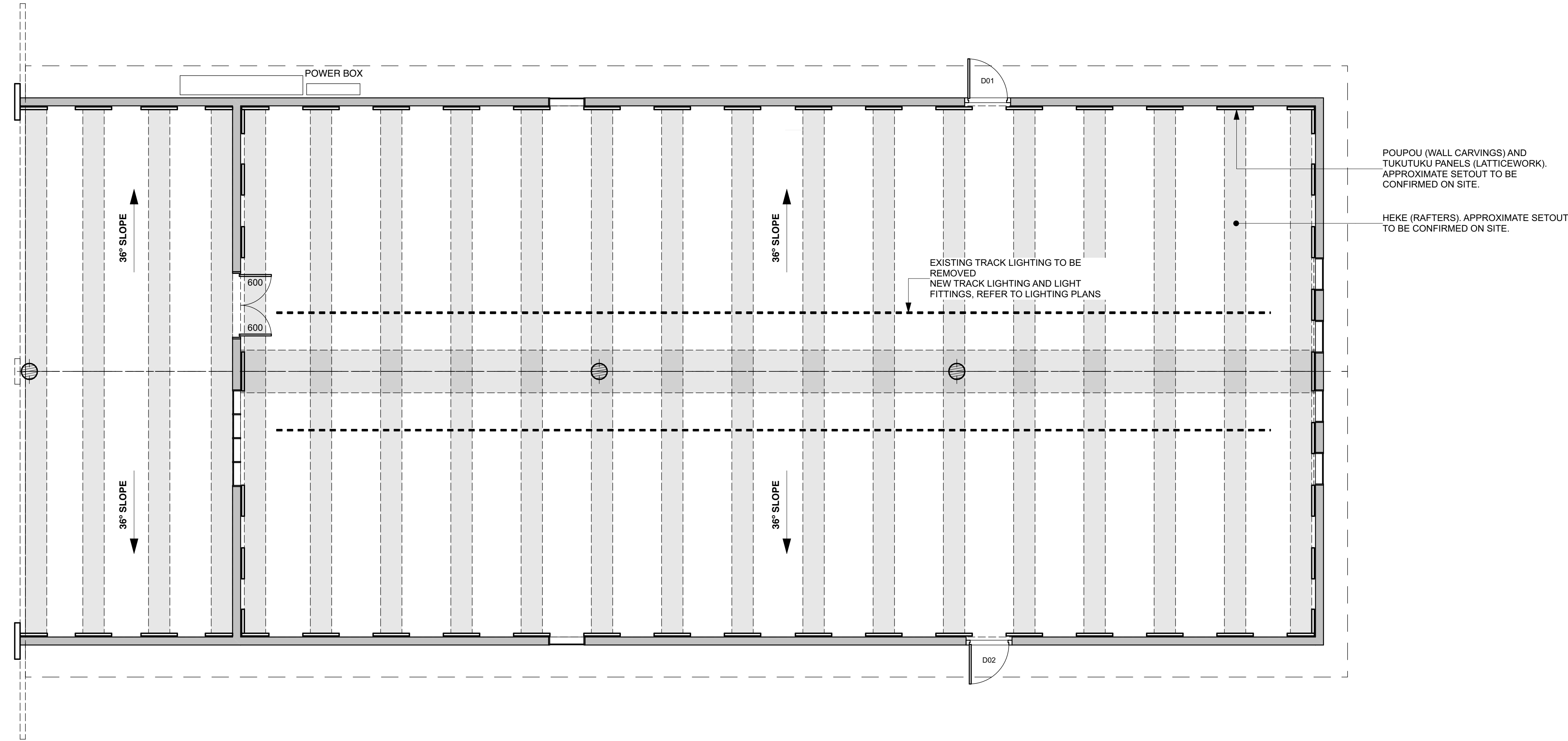


LEGEND

- EXISTING LIGHTING TRACK TO BE REMOVED

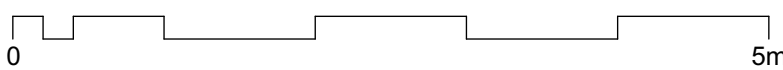
NOTES

1. REMOVE EXISTING LIGHTING TRACKS AND FIXTURES.
2. EMERGENCY LIGHTING REQUIRED ON ANY STEPS OR RAMPS THAT FORM PART OF THE ESCAPE PATH TO REACH A SAFE PLACE.



REFLECTED CEILING PLAN

Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3

RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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HB ARCHITECTURE	198 BANK STREET, WHANGAREI P.O.BOX 677, WHANGAREI, 0140 PH: (09) 438 9545 FAX: (09) 438 7411 info@hbarchitecture.co.nz www.hbarchitecture.co.nz
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RESOURCE CONSENT

30/06/2026

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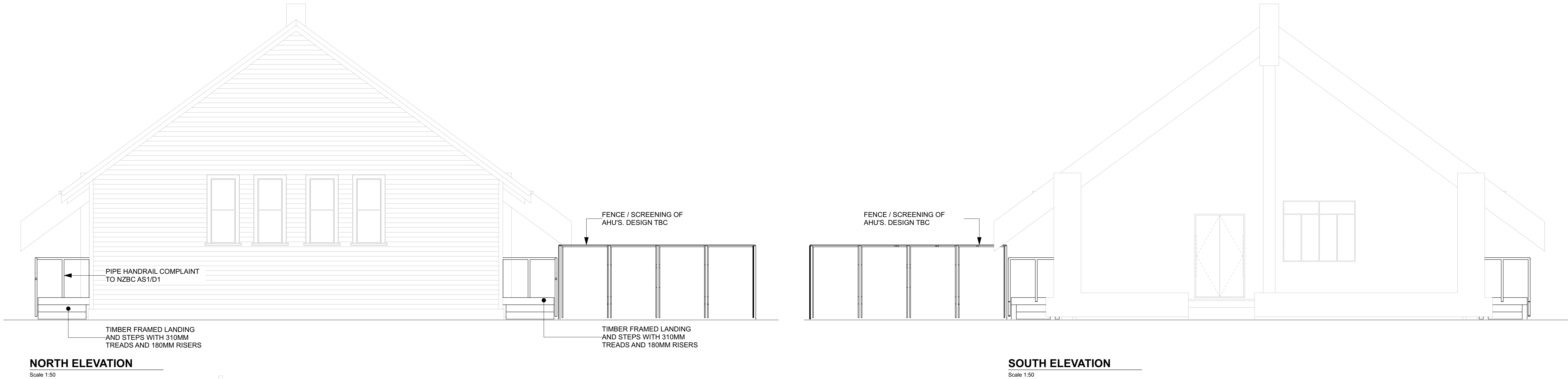
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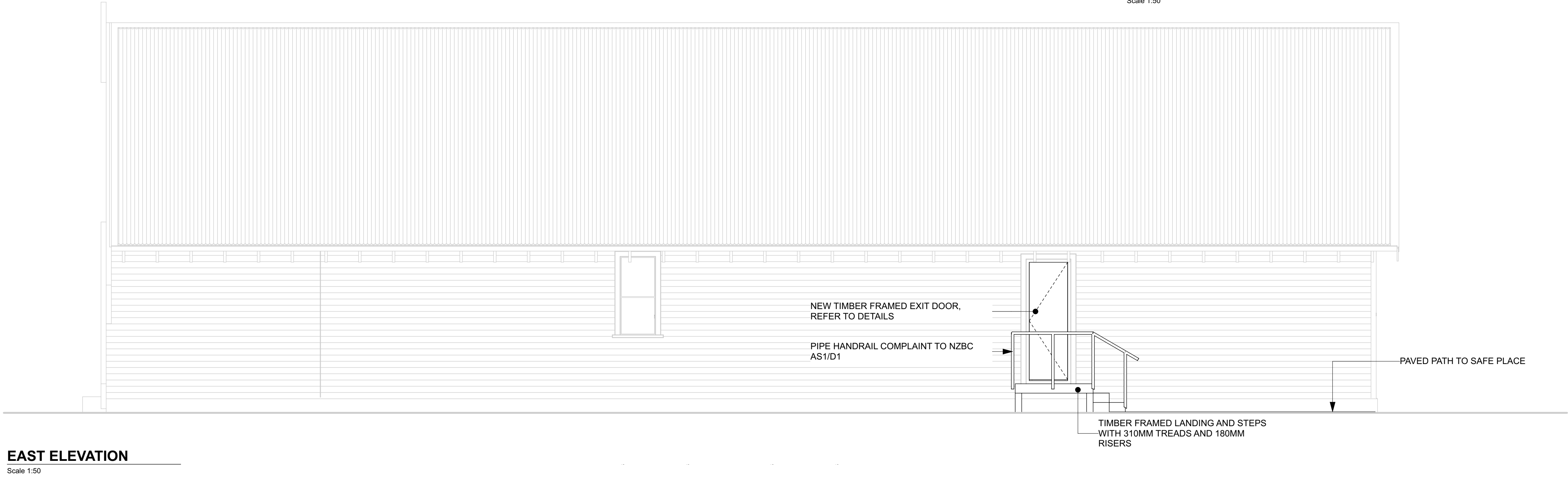


NORTH ELEVATION

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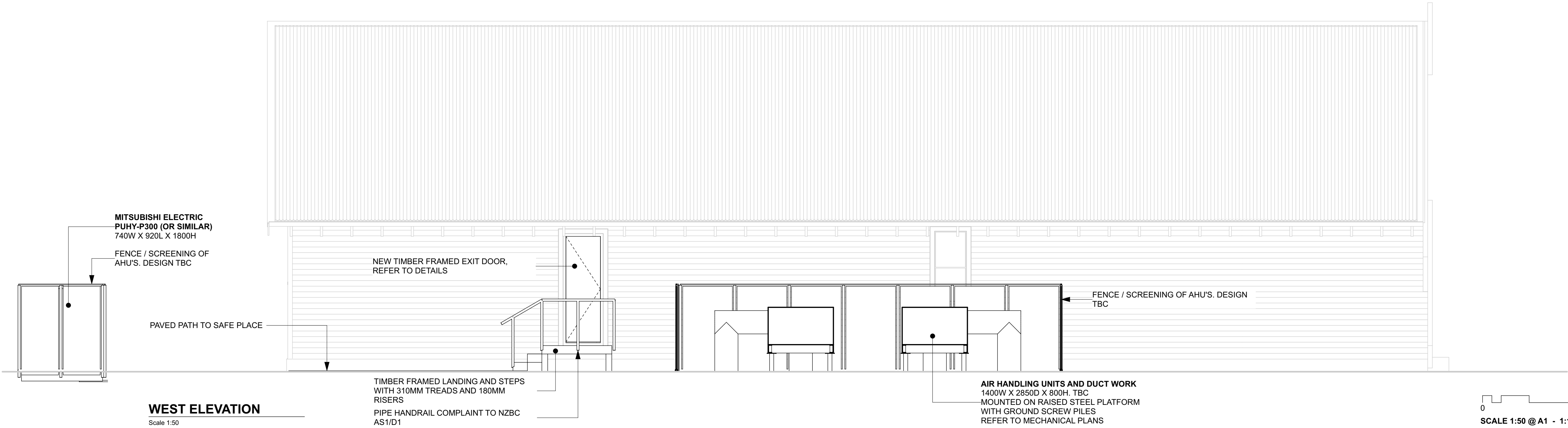
SOUTH ELEVATION

Scale 1:50



EAST ELEVATION

Scale 1:50



WEST ELEVATION

Scale 1:50

RevID	CHID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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HB ARCHITECTURE

198 BANK STREET,
WHANGAREI
P.O BOX 677,
WHANGAREI, 0140
PH: (09) 438 9545
FAX: (09) 438 7411
info@hbarchitecture.co.nz
www.hbarchitecture.co.nz

ISSUED FOR:
RESOURCE CONSENT
30/06/2026

WAITANGI NATIONAL TRUST

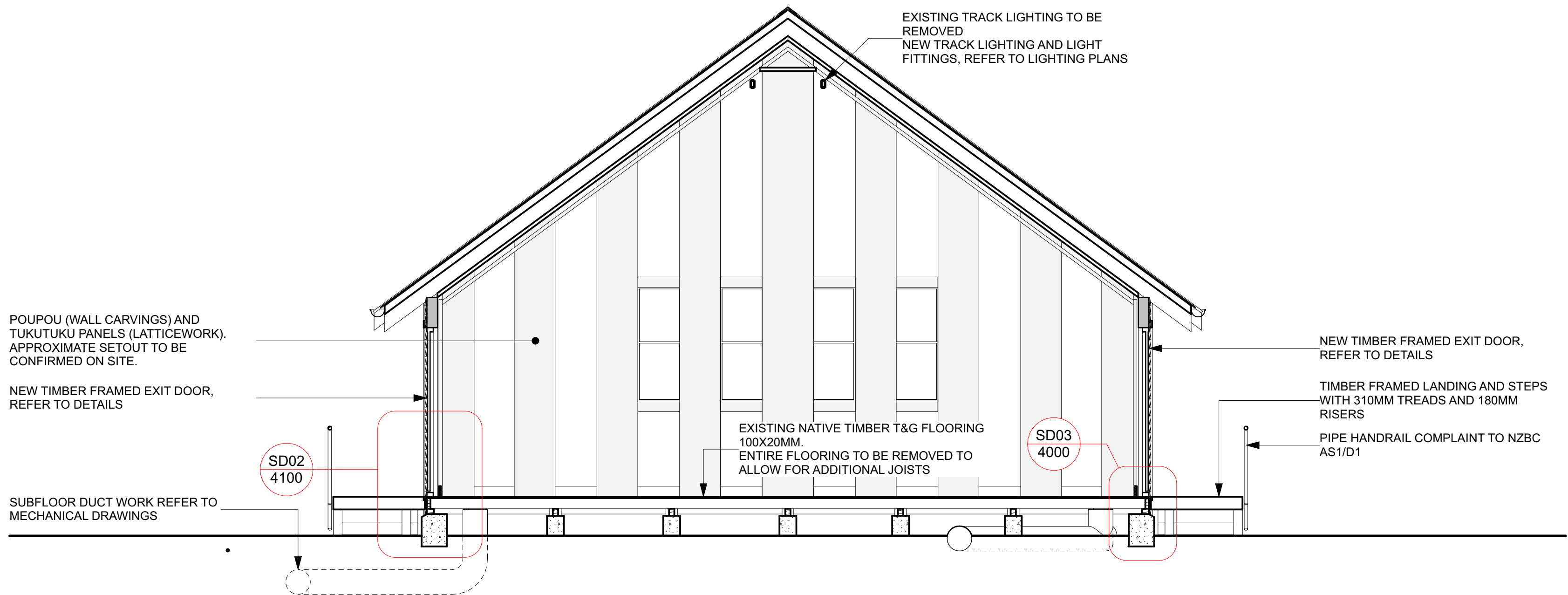
TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:
PRELIMINARY DESIGN

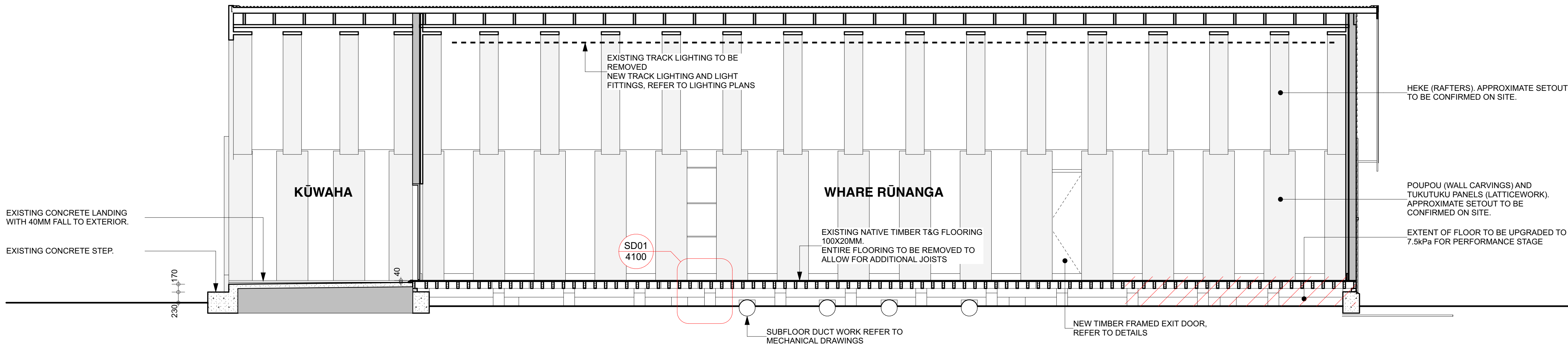
ELEVATIONS

30/06/2026 3:49 PM PROJECT No.	SHEET: 2000	SHEET ISSUE / REV: 01
5533	REVISION ISSUED: 30/06/2026	
5533 WNT Whare Runanga		

0 5m
SCALE 1:50 @ A1 - 1:100 @ A3



A SECTION
1330 Scale 1:50



1 SECTION
1330 Scale 1:50

RevID	CHID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
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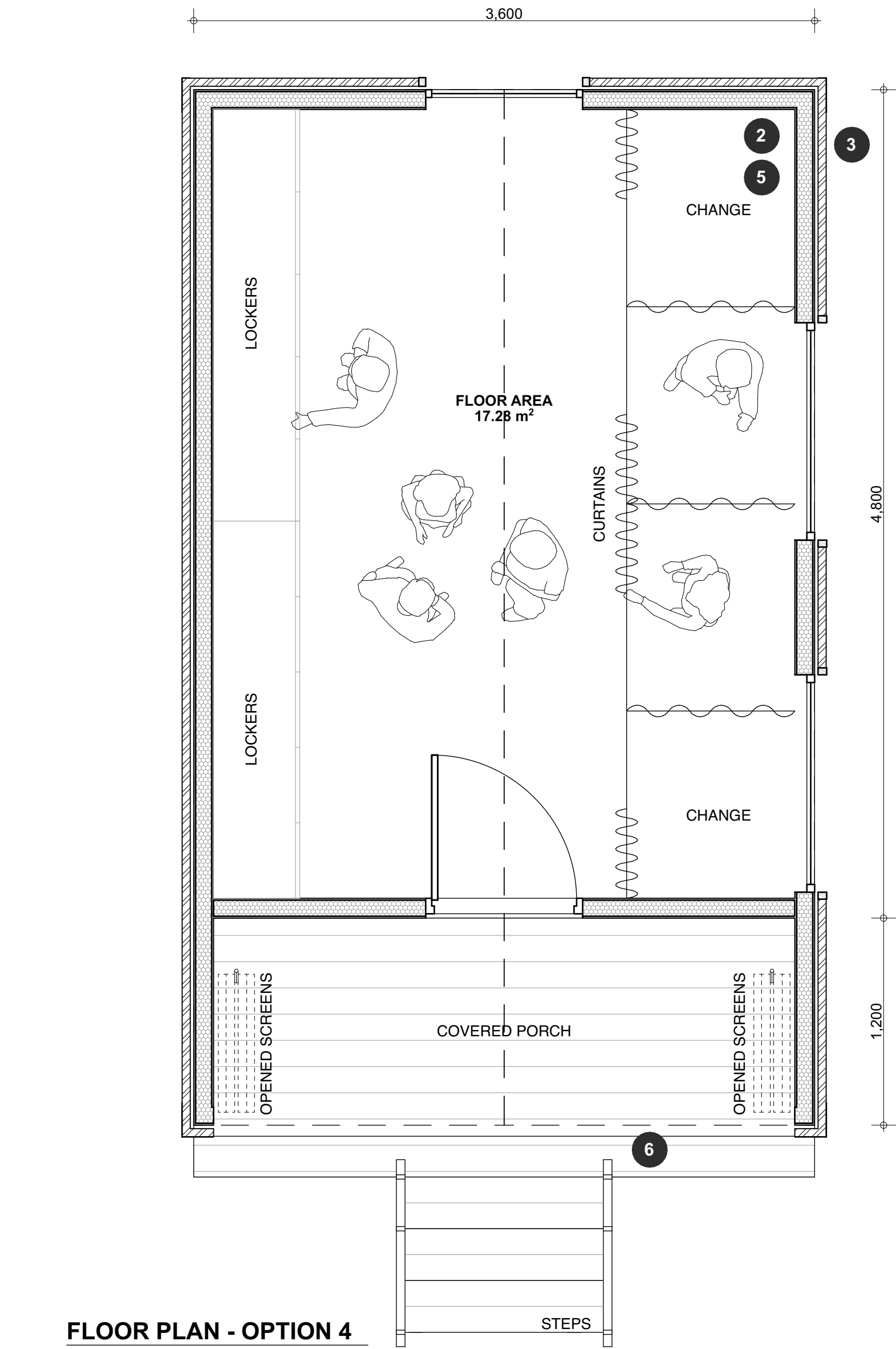
TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:
PRELIMINARY DESIGN

SECTIONS

30/06/2026 3:49 PM	SHEET:	SHEET ISSUE / REV:
PROJECT No.	2100	01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		

SCALE 1:50 @ A1 - 1:100 @ A3



FLOOR PLAN - OPTION 4

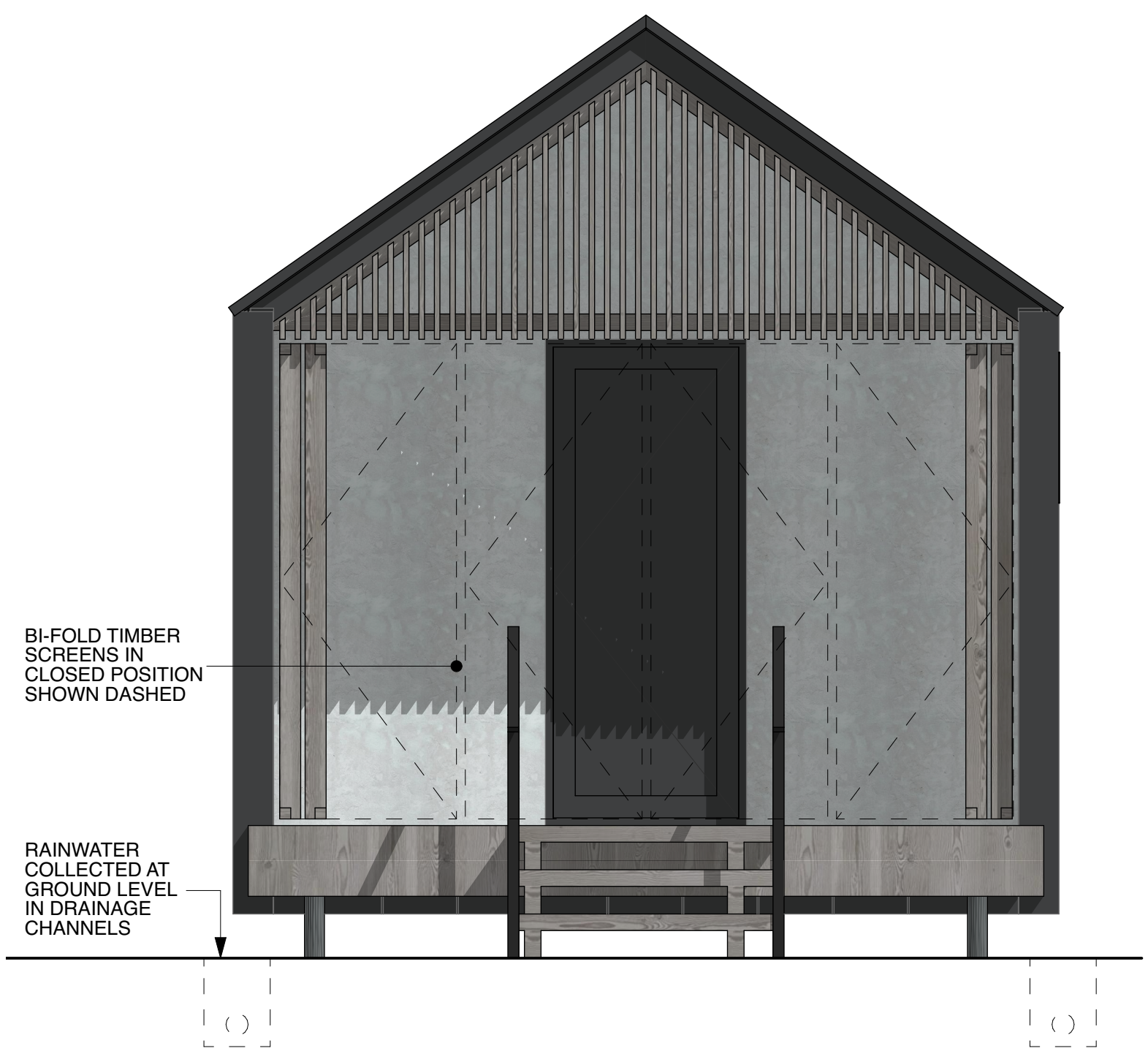
Scale 1:25

SPECIFICATION - OPTION 4

- 1 FOUNDATIONS
GROUND SCREW PILES AND
TIMBER BEARERS
- 2 STRUCTURE
SIP'S FLOOR, WALL & ROOF PANELS
MADE OFF-SITE AND DELIVERED TO
SITE ON A TRUCK
- 3 WALL CLADDINGS
COLORSTEEL PROFILED METAL
CLADDING
- 4 ROOF CLADDINGS
COLORSTEEL PROFILED METAL
CLADDING
- 5 INTERIOR LININGS
PAINTED SIP'S PANELS FOR FLOOR,
WALL & CEILINGS
- 6 PORCH
TIMBER BATTENS AS SCREENING,
TIMBER BI-FOLD SCREENS,
HARDWOOD DECKING AND TIMBER
STEPS.

APPROX EARTHWORKS

	AREA (M²)	VOLUME (M³)
FOUNDATIONS	0	0
DRAINAGE / STORMWATER	9	5
CONCRETE PATH	15	4
TOTAL EARTHWORKS	24M²	9M³



E1 ELEVATION - OPTION 4

Scale 1:25



E2 ELEVATION - OPTION 4

Scale 1:25



E3 ELEVATION - OPTION 4

Scale 1:25



SCALE 1:25 @ A1 - 1:50 @ A3

RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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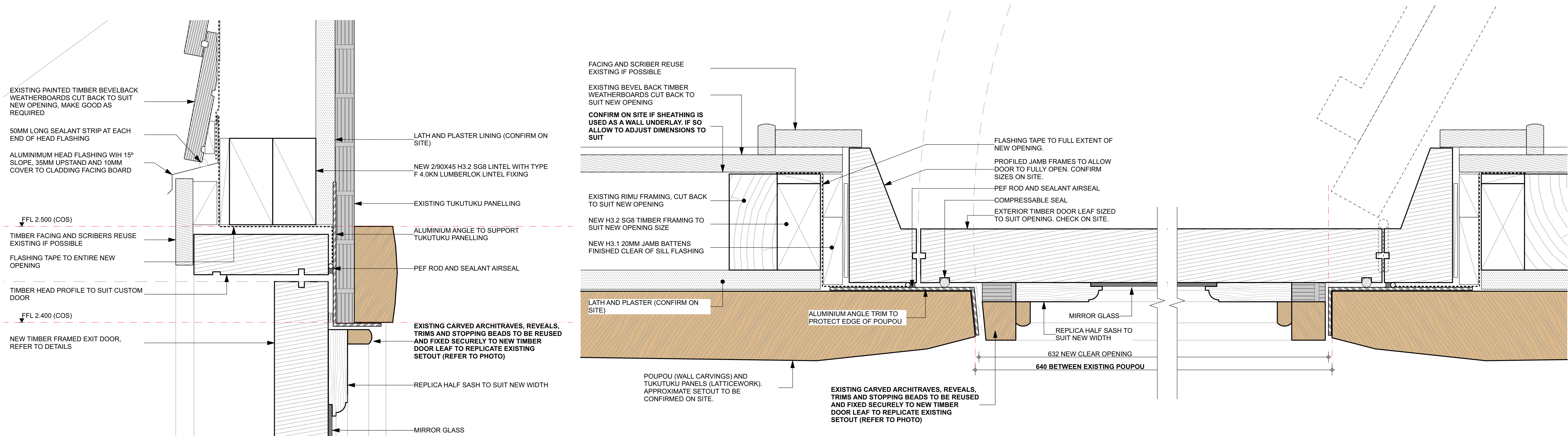
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PRELIMINARY DESIGN

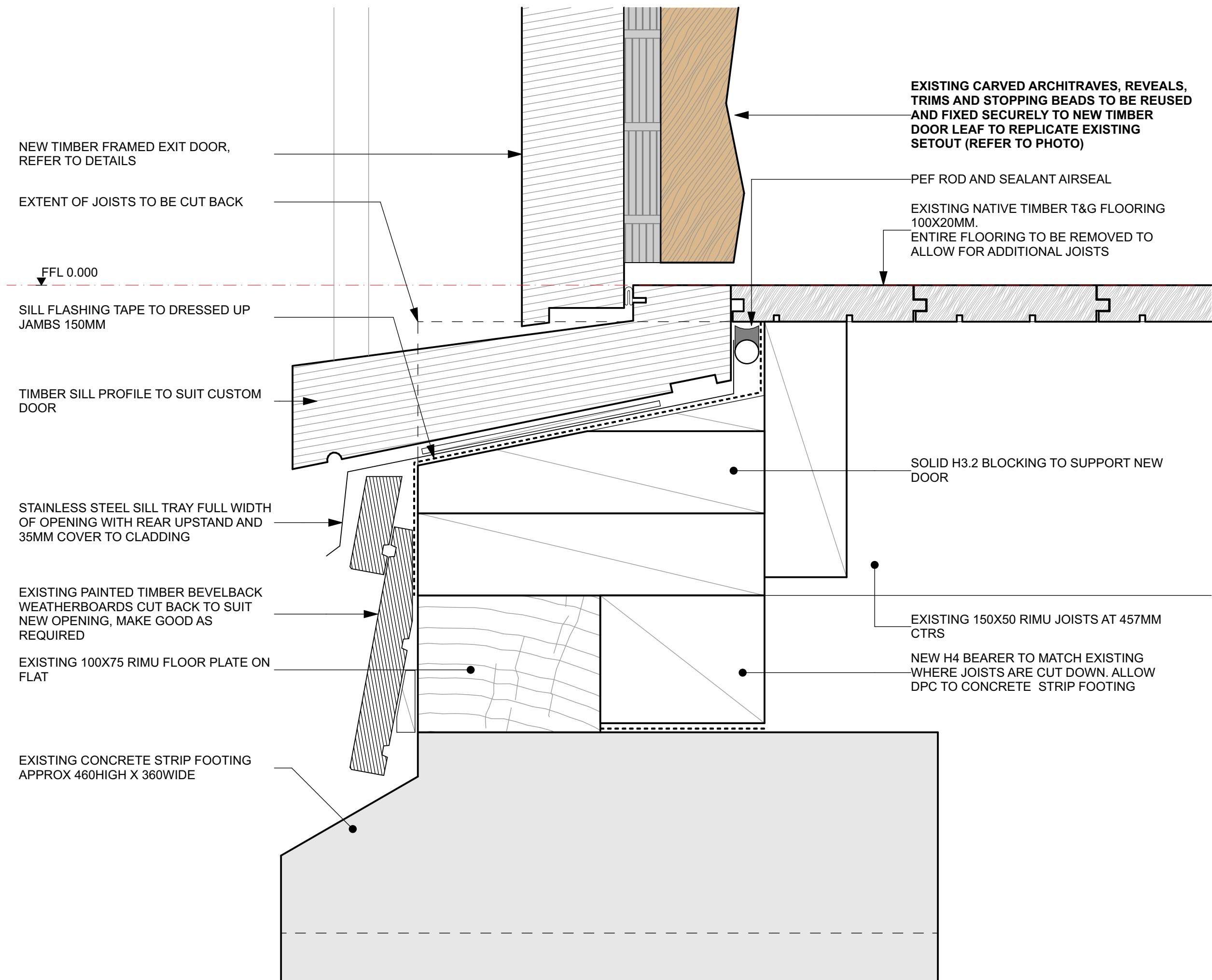
CHANGING ROOM

30/06/2026 3:49 PM PROJECT No.	SHEET: 3000	SHEET ISSUE / REV: 01
5533	REVISION ISSUED:	30/06/2026

5533 WNT Whare Runanga



PD01 FIRE EGRESS DOOR JAMB
1330 Scale 1:2



SD03 FIRE EGRESS DOOR HEAD AND SILL
2100 Scale 1:2



RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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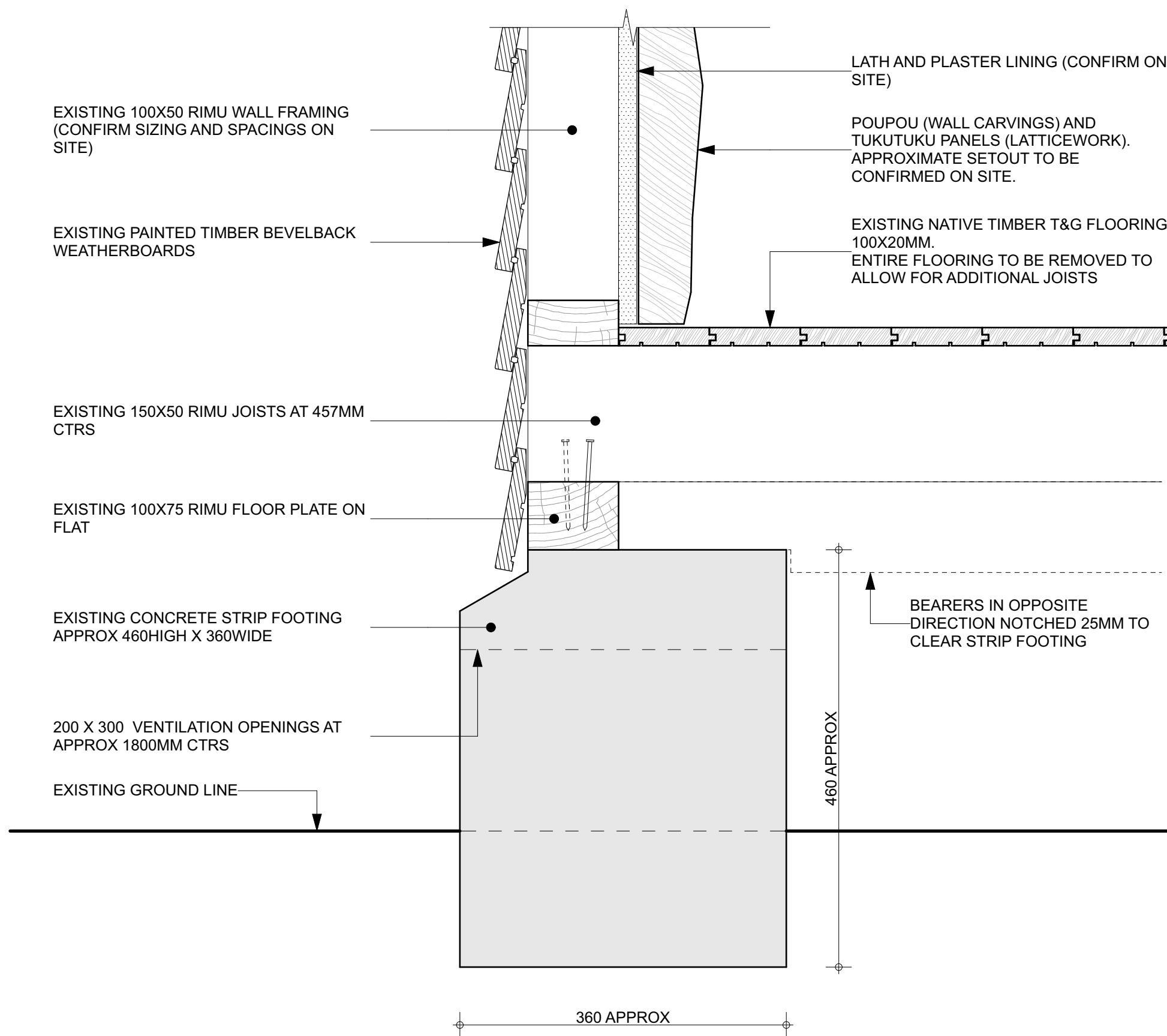
TE WHARE RŪNANGA -
REFURBISHMENT

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PRELIMINARY DESIGN

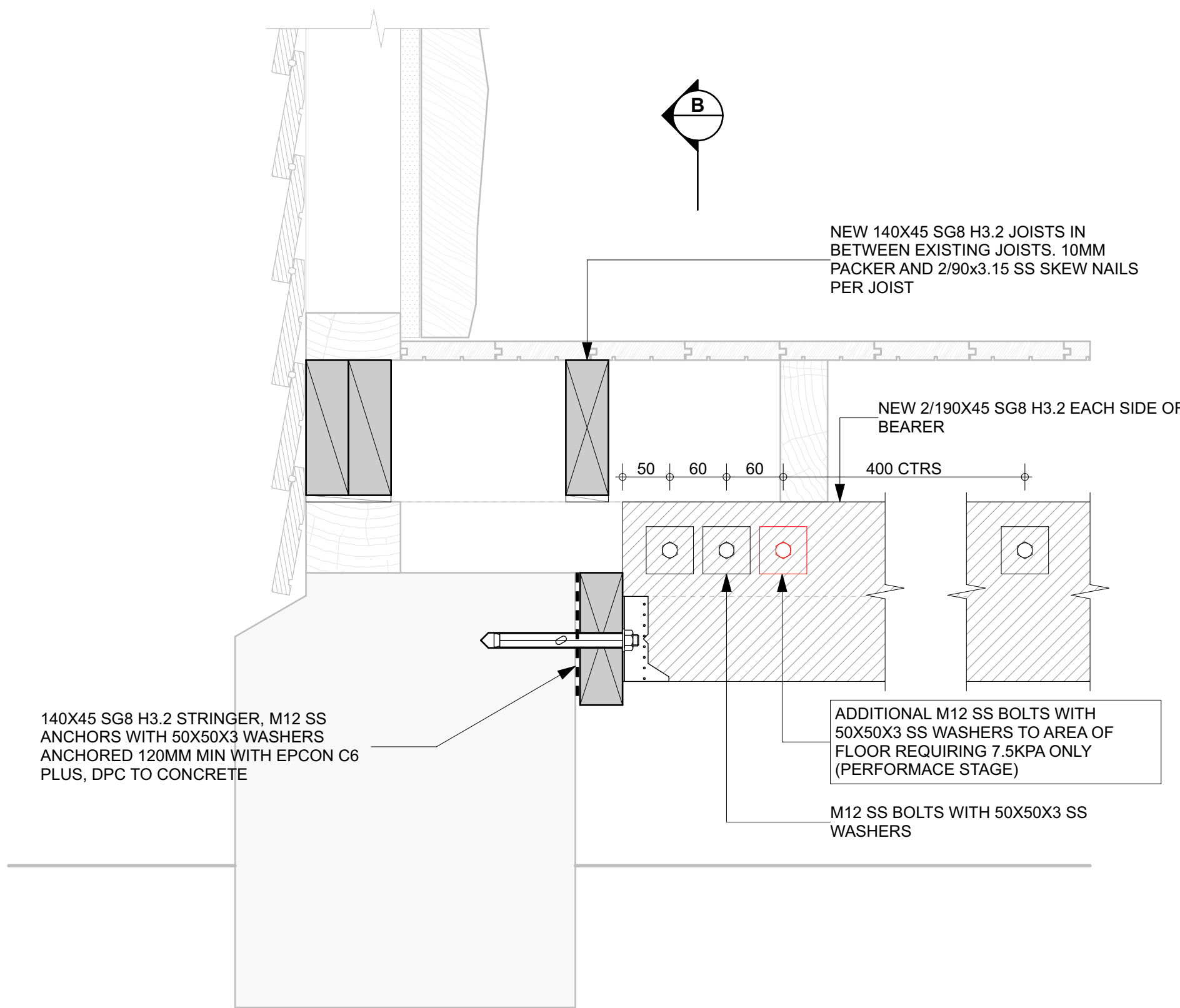
PLAN DETAILS

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5533	REVISION ISSUED:	30/06/2026

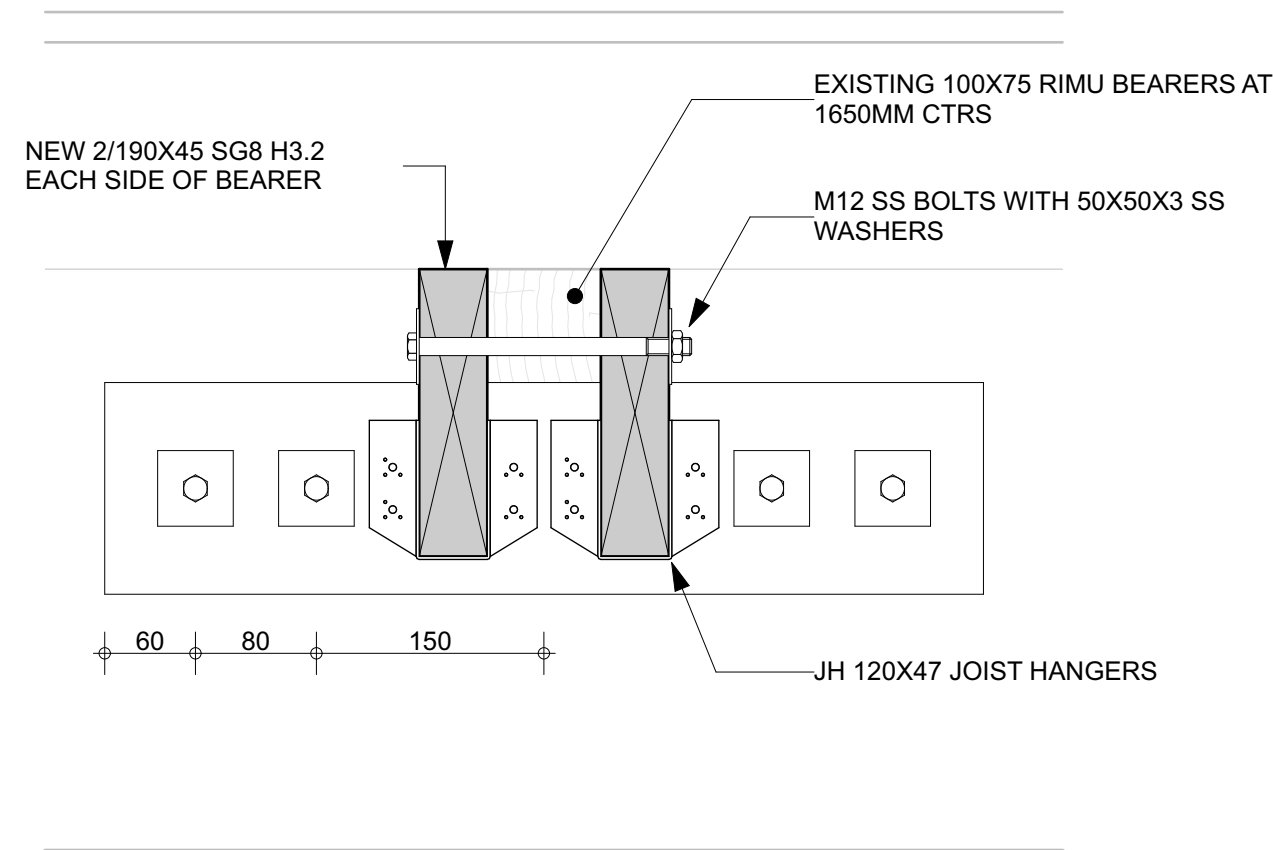
5533 WNT Whare Runanga



EXISTING DETAIL



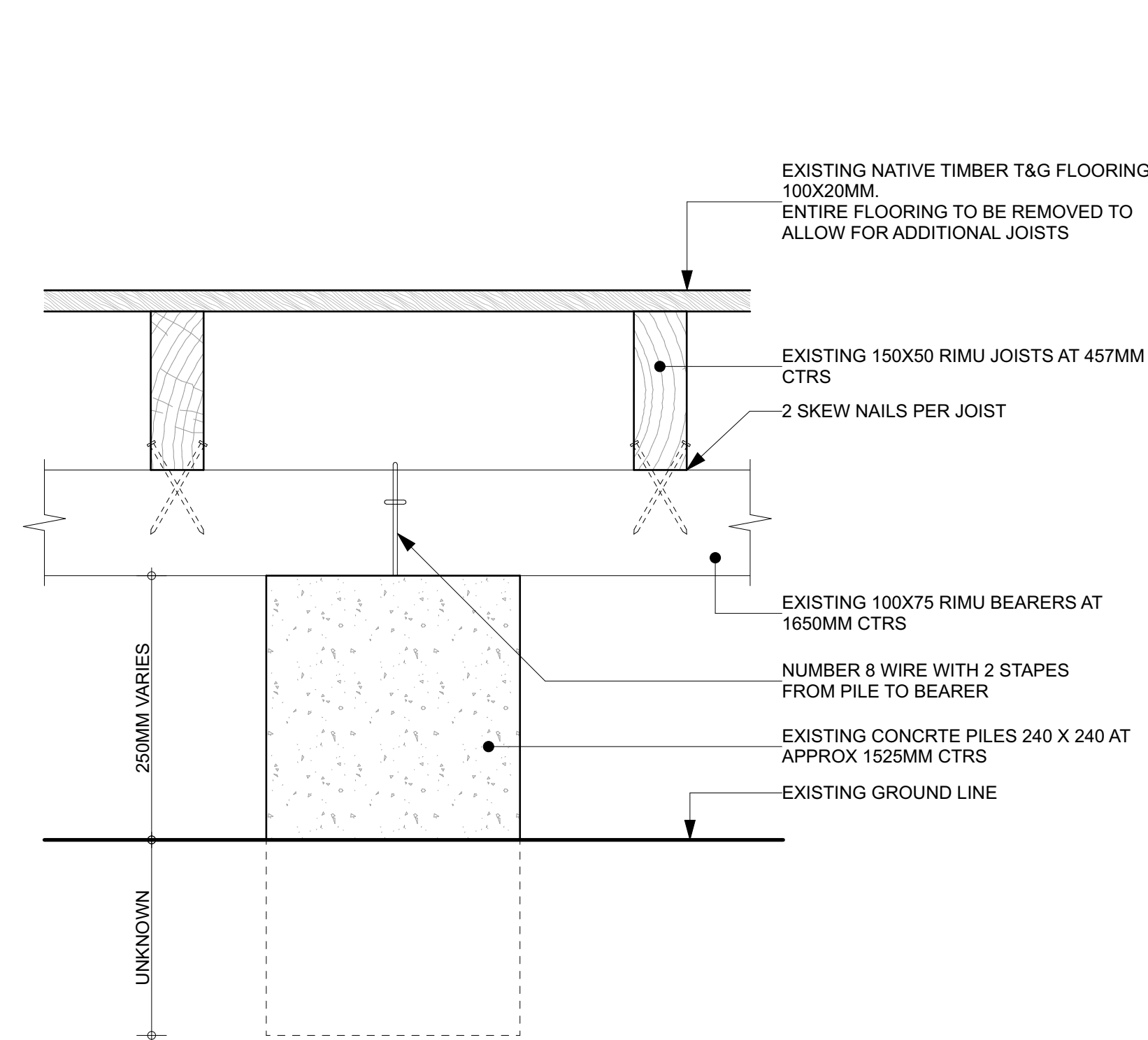
PROPOSED DETAIL



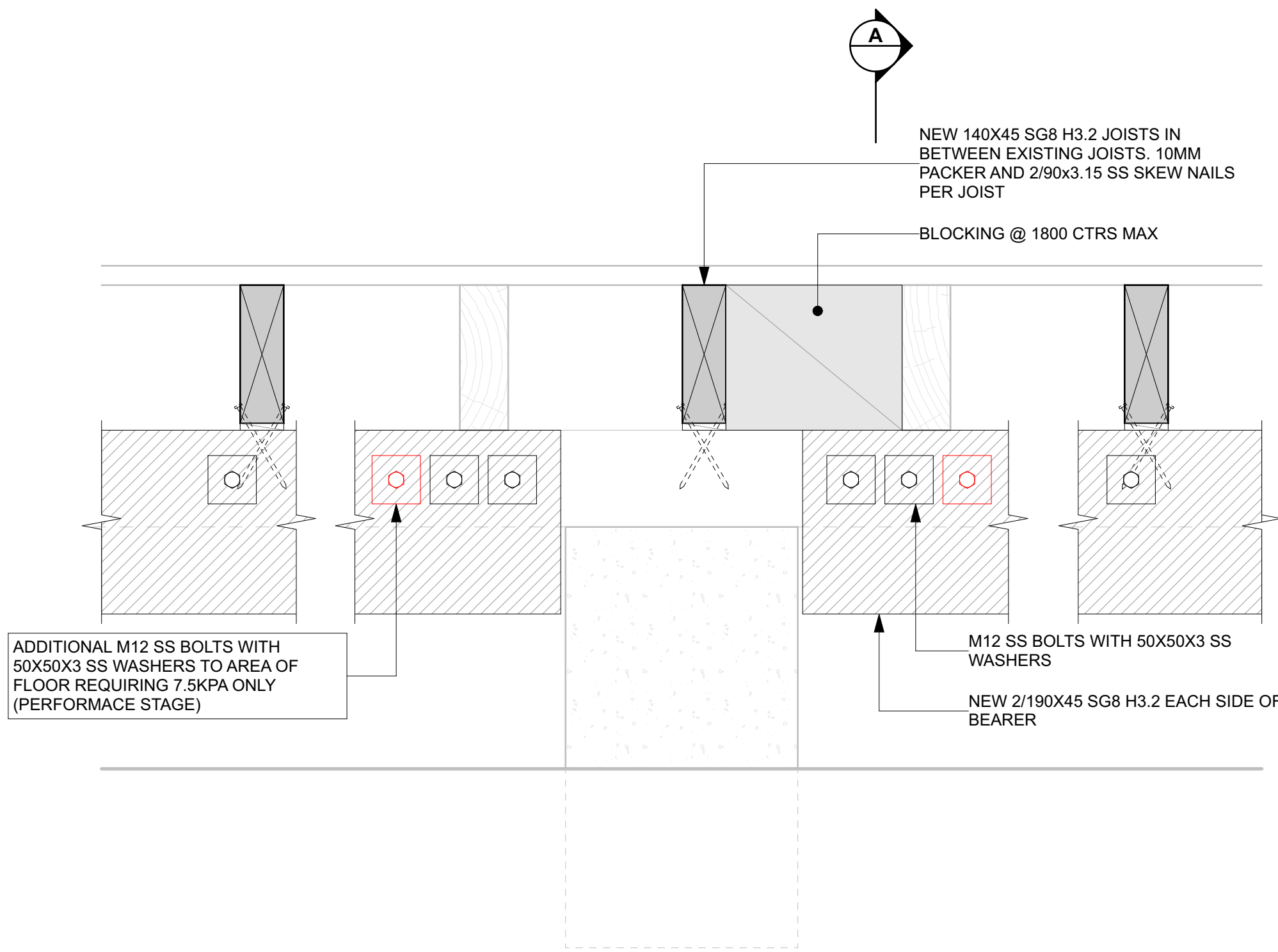
SECTION B

SD02 EXISTING & PROPOSED STRIP FOOTING DETAIL

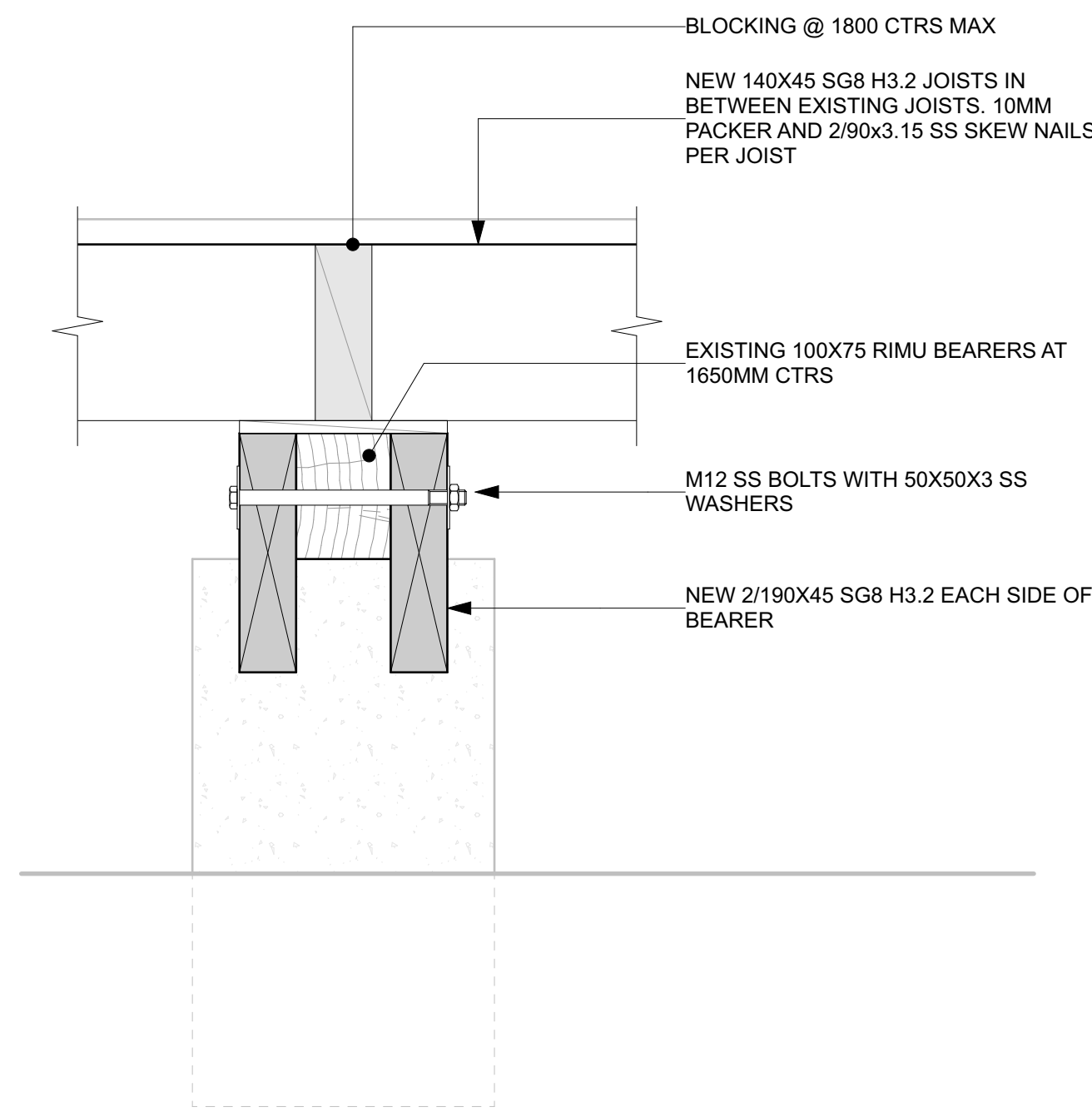
2100 Scale 1:5



EXISTING DETAIL



PROPOSED DETAIL



SECTION A

SD01 EXISTING & PROPOSED PILE DETAIL

2100 Scale 1:5

RevID	CHID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
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ISSUED FOR:

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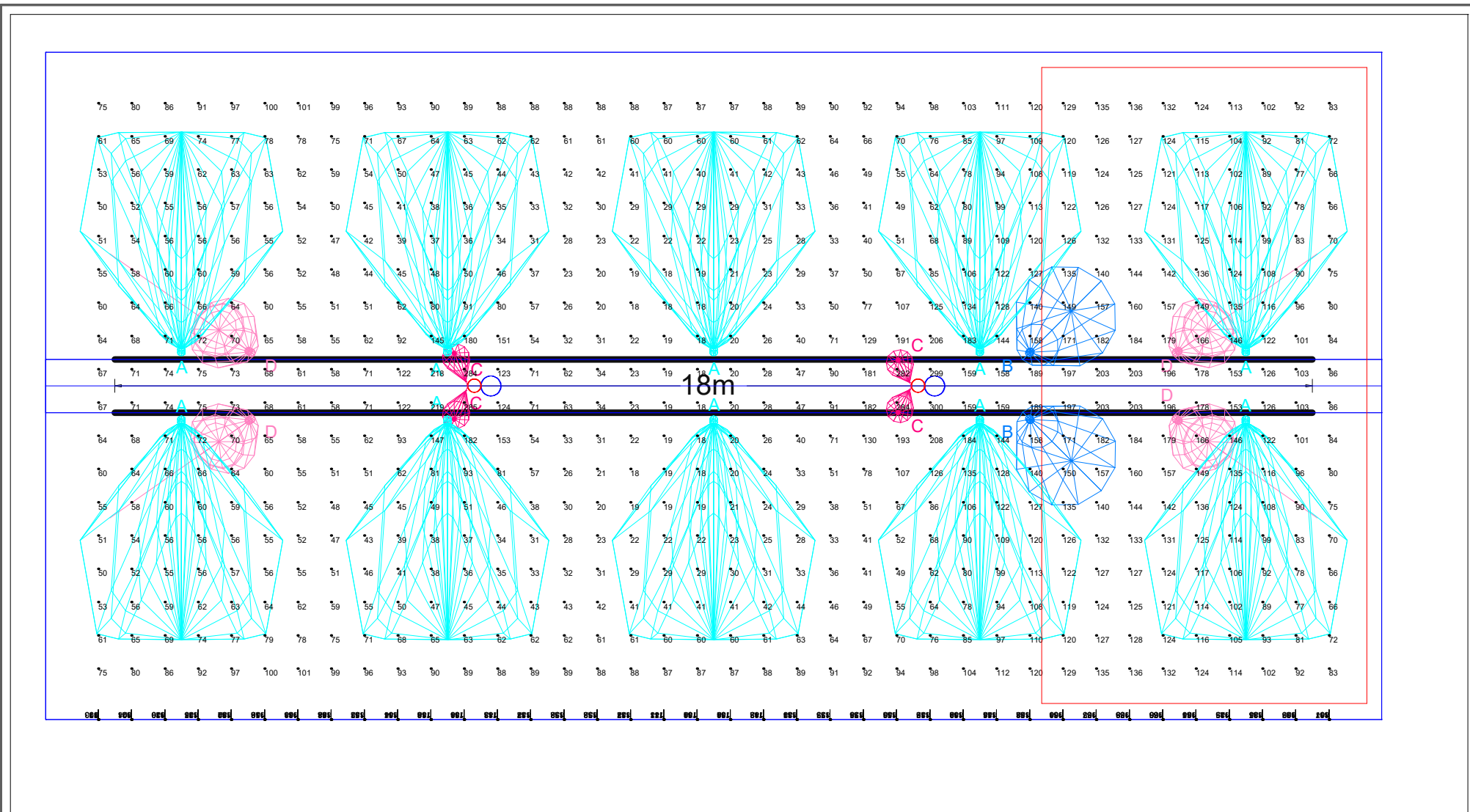
TE WHARE RŪNANGA - REFURBISHMENT

DESIGN PHASE: PRELIMINARY DESIGN

SECTION DETAILS

30/06/2026 3:49 PM PROJECT No: 5533	SHEET: 4100 REVISION ISSUED: 30/06/2026	SHEET ISSUE / REV: 01
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5533 WNT Whare Runanga

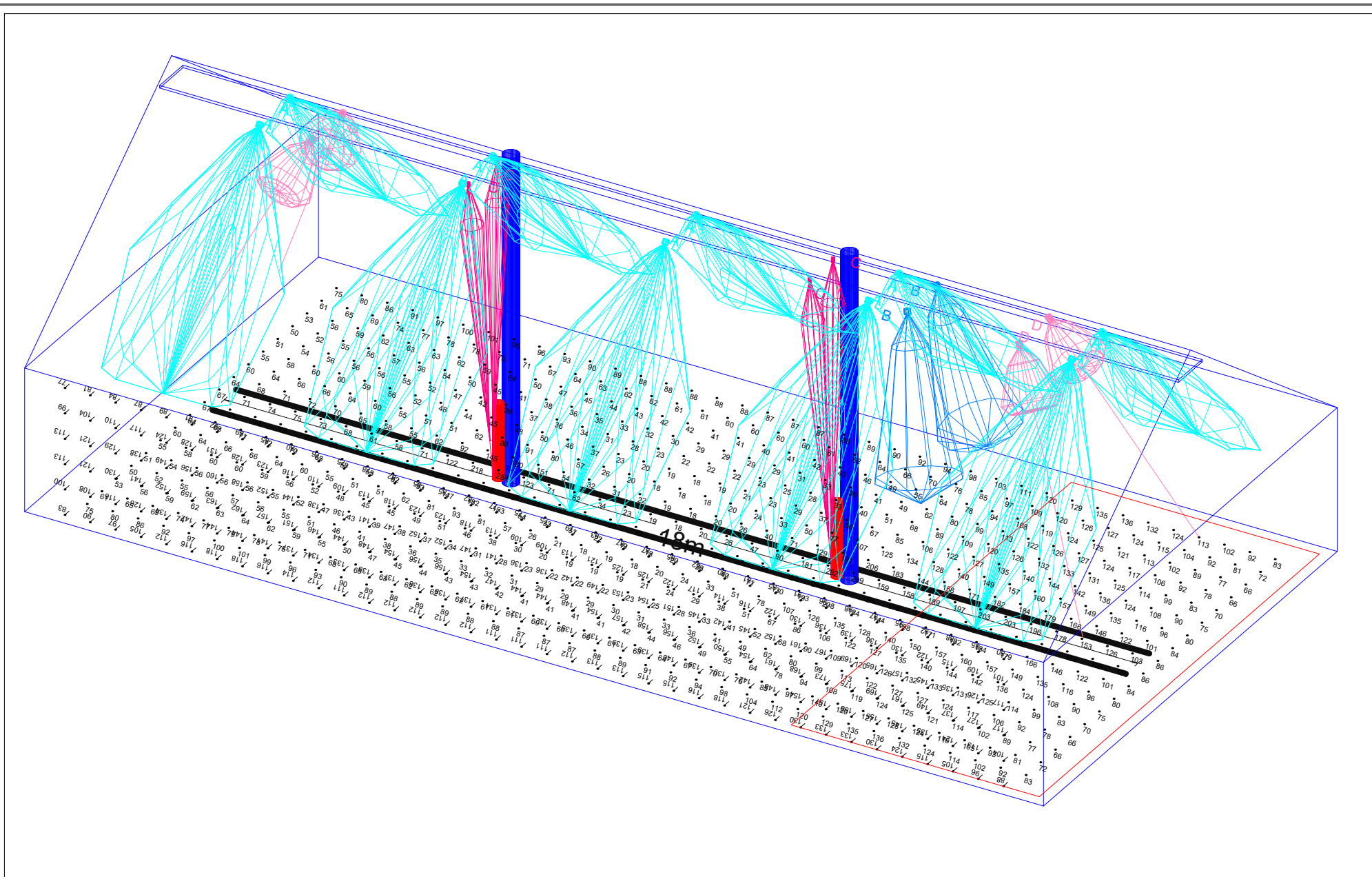


Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Arrangement Luminaire Lumens	Arrangement Watts	LLF
	10	A	Parscan InTrack OF	erco Parscan InTrack Flood Floodlight (A1035867) Oval Flood, Size L, Black, 28.6W 3000K CR92, 230V, Casambi	2553	28.6	0.800
	2	B	Parscan InTrack WF	erco Parscan InTrack Floodlight (A1035865) Wide Flood, Size L, Black, 28.6W 3000K CR92, 230V, Casambi	2556	28.6	0.800
	4	C	Parscan Intrack SP	erco Parscan Intrack Spotlight (A1009815) Spot, Size S, Black, 9.4W 3000K CR92, 230V, Casambi	796	9.4	0.800
	4	D	Parscan InTrack EWF	erco Parscan InTrack Floodlight (A1035875) Extra Wide Flood, Size L, Black, 28.6W 3000K CR92, 230V, Casambi	2515	28.6	0.800

CALCULATION SUMMARY

Calculation Summary				
Label	Avg	Max	Min	Min/Avg
Whare_Floor	81.63	300	18	0.22
Whare_Wall_2	124.54	175	75	0.60
Performance Stage_	123.35	203.0	66.0	0.54
Floor				

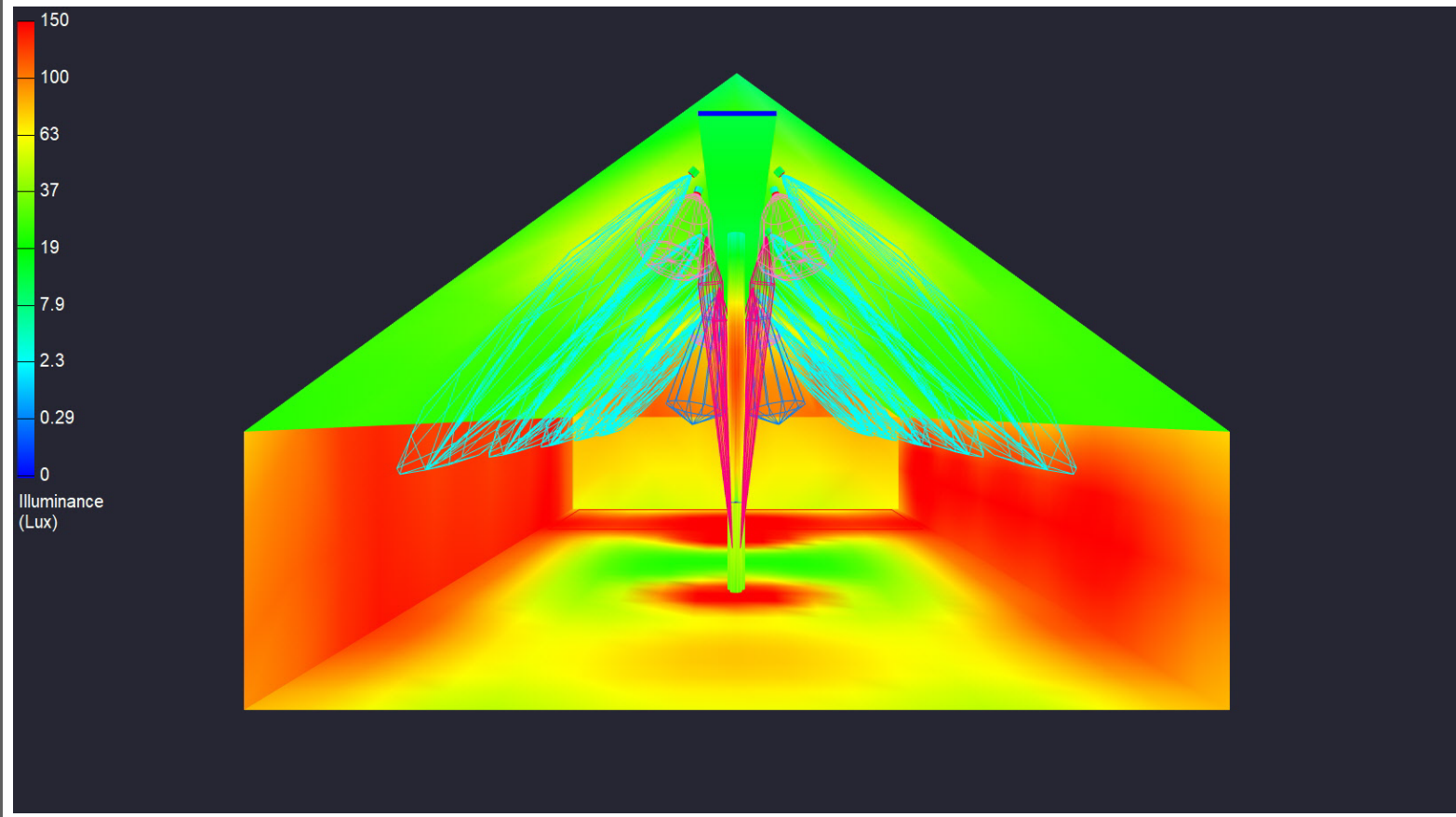
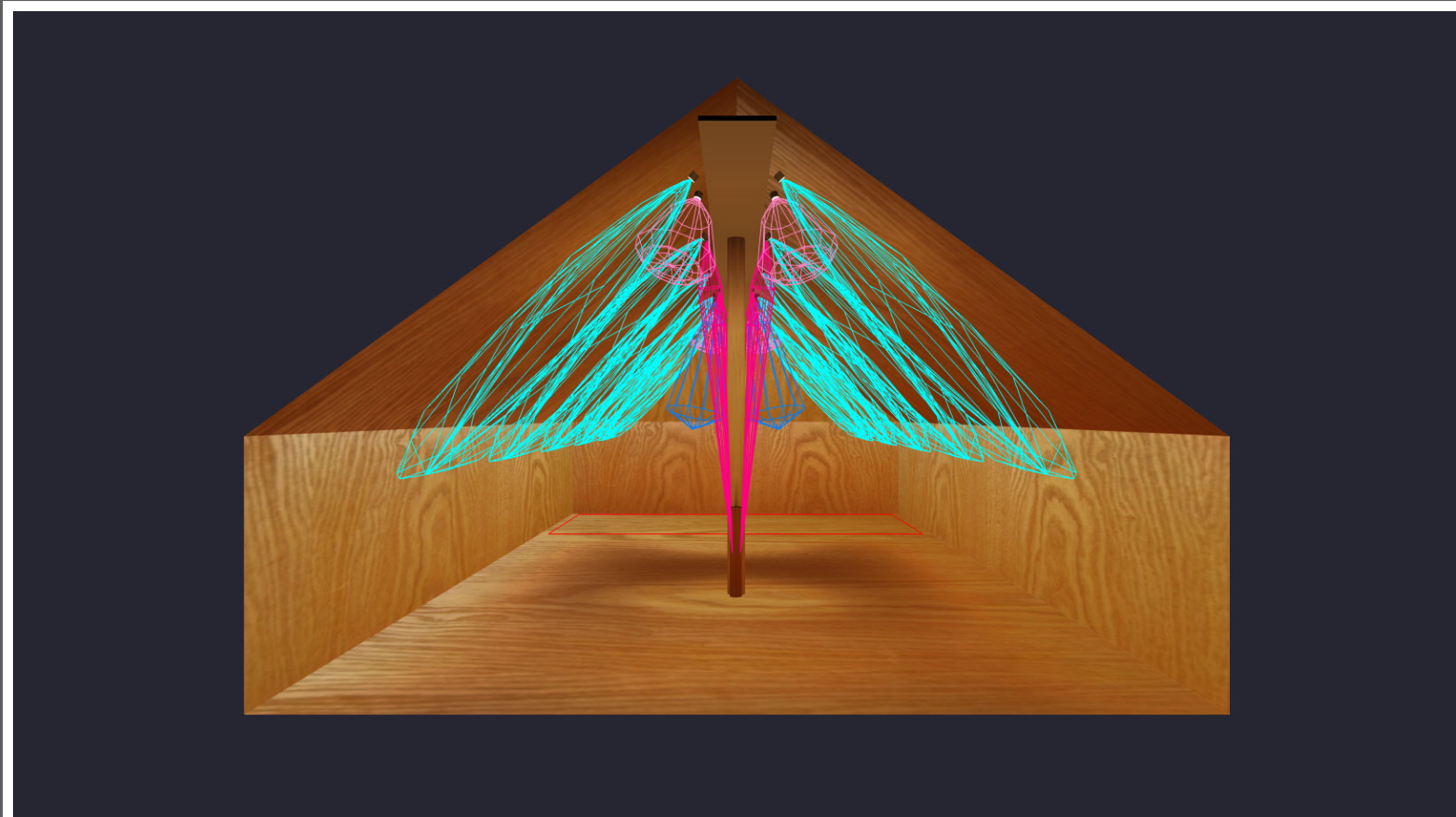
PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	1
DATE :	16/04/2026		



CALCULATION SUMMARY

Calculation Summary				
Label	Avg	Max	Min	Min/Avg
Whare_Floor	81.63	300	18	0.22
Whare_Wall_2	124.54	175	75	0.60
Performance Stage_	123.35	203.0	66.0	0.54
Floor				

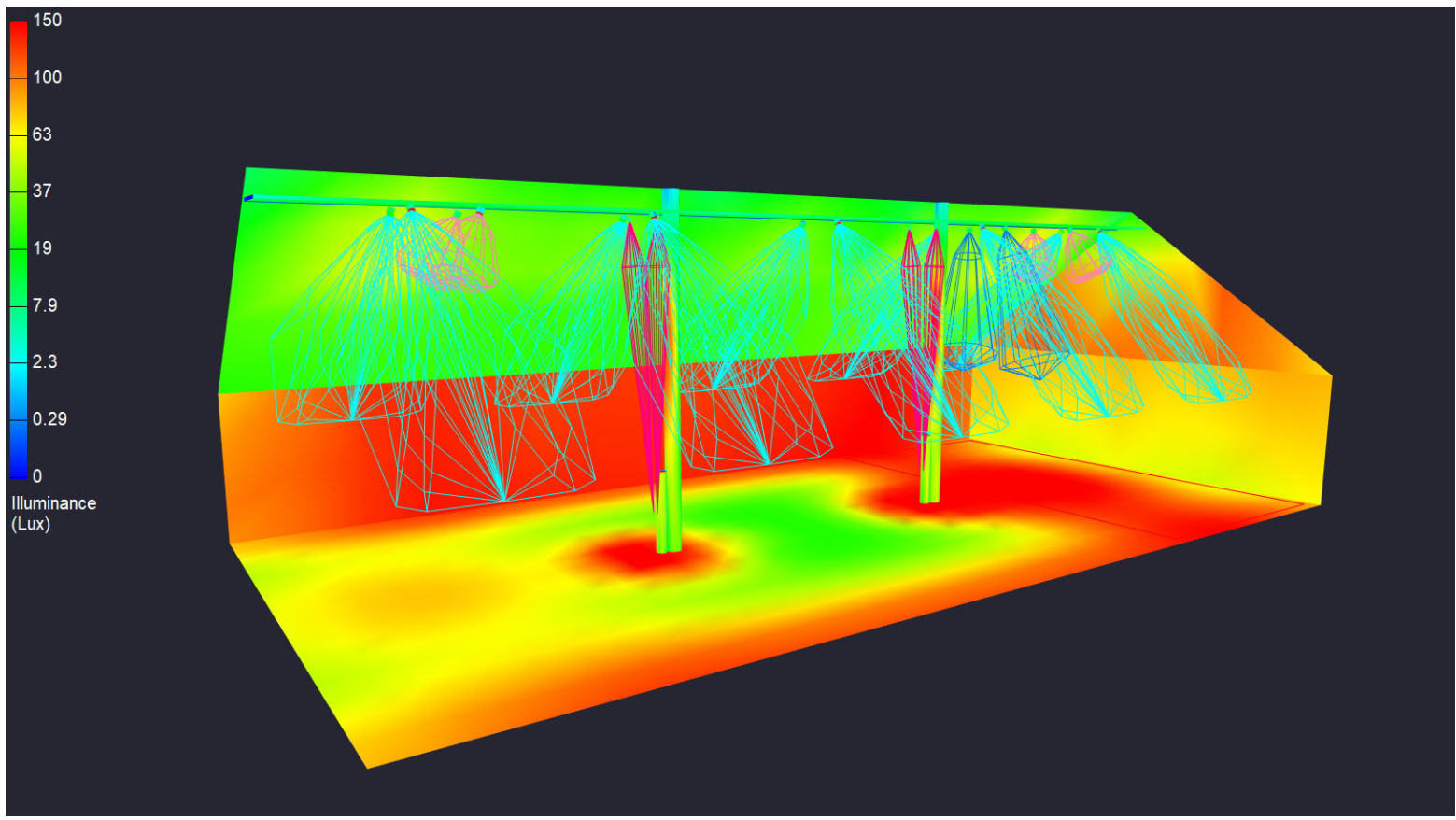
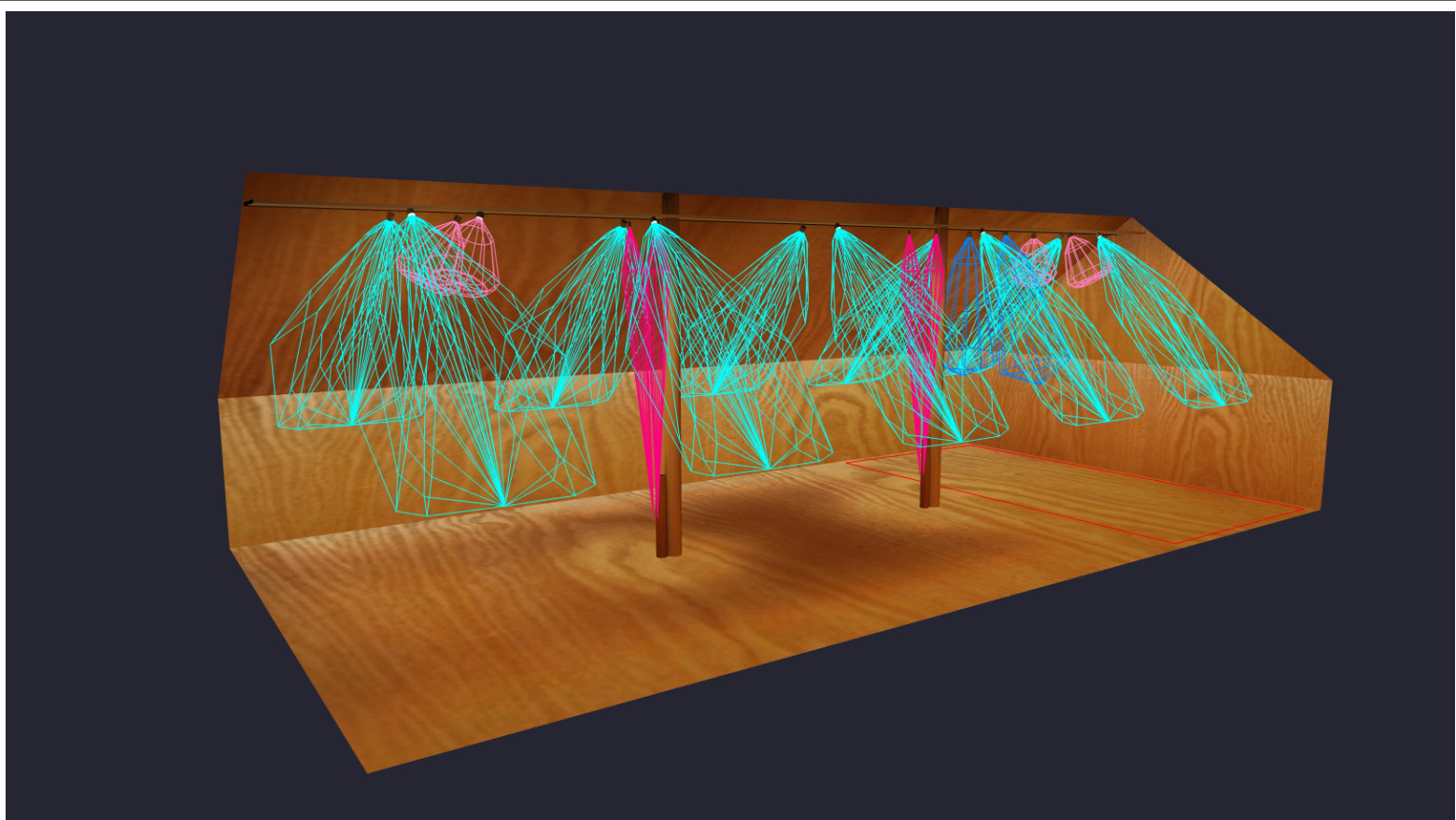
PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	2
DATE :	16/04/2026		



CALCULATION SUMMARY

Calculation Summary				
Label	Avg	Max	Min	Min/Avg
Whare_Floor	81.63	300	18	0.22
Whare_Wall_2	124.54	175	75	0.60
Performance Stage_	123.35	203.0	66.0	0.54
Floor				

PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	4
DATE :	16/04/2026		



CALCULATION SUMMARY

Calculation Summary				
Label	Avg	Max	Min	Min/Avg
Whare_Floor	81.63	300	18	0.22
Whare_Wall_2	124.54	175	75	0.60
Performance Stage_	123.35	203.0	66.0	0.54
Floor				

PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	3
DATE :	16/04/2026		

RevID	ChID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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HB ARCHITECTURE

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30/06/2026

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TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:
PRELIMINARY DESIGN

LIGHTING PLANS

30/06/2026 3:49 PM PROJECT No.	SHEET: 6210	SHEET ISSUE / REV: 01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		



LLIFE-PRO-SM-ERCO-BLK
CLEVERTRONICS L10 LIFELIGHT PRO BLACK
EMERGENCY LUMINAIRE WITH ERCO TRACK ADAPTER



Track is not included in delivery

PRODUCT INFORMATION	
Part Number	LLIFE-PRO-SM-ERCO-BLK
MIC	AUT01010420001
Description	L10 Optimum Lifelight Pro, Emergency Light with ERCO Track Adapter- to be used with ERCO Track, Black, Enabled with Clevertest Plus
Construction	Polycarbonate Enclosure
Mounting	Track Mounted
Dimensions L x W x H	242mm x 125mm x 48mm
Weight	0.8kg
Operating Mode	Non-maintained
Testing System	Clevertest Plus Enabled (Not activated by default)
Battery	Lithium Nanophosphate, 3.3V 5000mAh
Charging Method	Intelligent Current Limited Constant Voltage
Lamp(s)	Dual LED (Lifetime warranty on the lamp head and loom assembly)
Operating Voltage	240V AC, 50Hz
Power Consumption	0.4W (Standby) 2.7W (Max)
IP Rating	IP20
Operating Temperature	1°C to 40°C
ASZ293 Classification	C0=D80 C90=D80
Applicable Standards	AS/NZS3820, CISPR15, AS/NZS2293.3
Compliance Marking (RCM)	

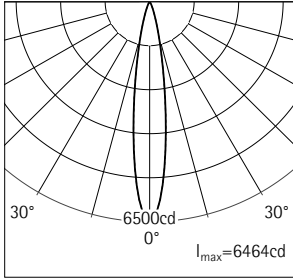
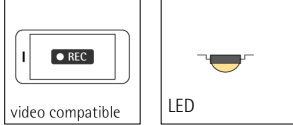
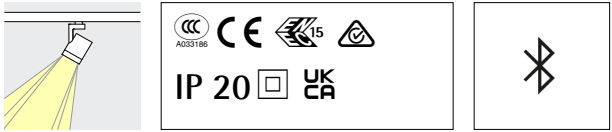
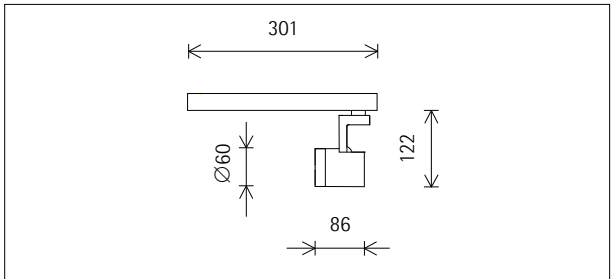
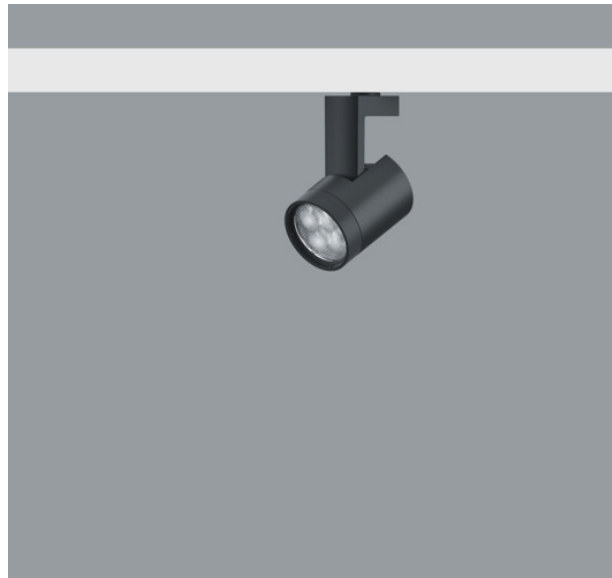
REPLACEMENT PARTS	
PART NUMBER	DESCRIPTION
1530231	BATTERY:L10 3.3V 5AH, 200mm lead,no Brkt
8002924	Driver: PCA: XLIFEPro SM #C101042-L9 2C250/550 CTP AU

The product details described in this document are current as at the version date of the document. We reserve the right to change product designs, specifications or materials (Specifications) as part of our continuous improvement program. Please confirm the applicable Specifications at the time of placing your order.

ERCO

Parscan InTrack Spotlight

with Intrack adapter



h(m)	E(lx)	D(m)
1.0	649.4	15.7
2.0	161.7	0.8
3.0	71.8	0.83
4.0	40.4	1.10
5.0	25.9	1.38

Luminous flux of the luminaire	793lm
Connected load	9.4W
Luminaire efficacy	84lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	0.1% >50000h
Dimming range	1%-100%
Dimming method	CCR
TIA (Temporal Light Artefacts)	SVM ≤ 0.1; PstLM ≤ 1
LMF	E
Standby power per control gear	0.2W
Luminaires per circuit breaker B16	288



DALI controllable via accessory
DALI Casambi Gateway for controlling
Casambi Bluetooth via DALI.



Mounting
ERCO 3-circuit track
Hi-trac 3-circuit track

For your regional contact in the ERCO
Sales network click here
www.ercos.com/contact

Technical Region: 220-240V 50/60Hz
We reserve the right to make technical
and design changes.
Edition: 07.02.2026
Current version under
www.ercos.com/A1009815

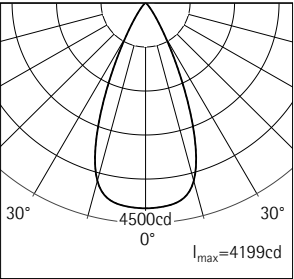
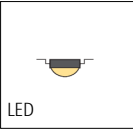
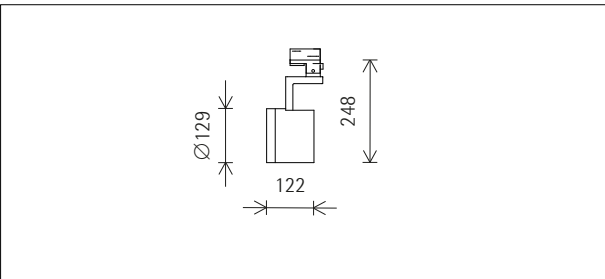
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www.clevertronics.com.au
www.clevertronics.co.nz
Version: August 2022-1

ERCO

Parscan InTrack Floodlight



h(m)	E(lx)	D(m)
1.0	419.9	0.85
2.0	105.0	1.69
3.0	46.7	2.54
4.0	26.2	3.38
5.0	16.8	4.23

A1035865 Black (RAL9011)
LED module: 25.1W 3358lm 3000K
warm white
Casambi Bluetooth
Version 2
Construction size L
Spherolit lens, wide flood

Product description
Housing: cast aluminium,
powder-coated; can be swivelled
through 90° on the bracket. Upper
cover made of polymer.
Bracket: cast aluminium/polymer,
coated; can be rotated through 360° on
the adapter.
3-phase adapter for ERCO 220-240V
track: polymer, black.
Casambi control gear.
LED module: high-power LEDs.
Collimating lens made of optical
polymer.
Lens unit: polymer, black. Spherolit lens
made of optical polymer.
For ceiling mounting only.
Install the luminaire out of people's
normal reach.
Control via Casambi app (Android/iOS)
with Bluetooth Low Energy
(BLE)-capable mobile devices or
"Casambi Ready" products.
Weight 1.30kg

Luminous flux of the luminaire	2555lm
Connected load	28.6W
Luminaire efficacy	89lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	0.1% >50000h
Dimming range	1%-100%
Dimming method	CCR
TIA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Standby power per control gear	0.5W
Luminaires per circuit breaker B16	50



Mounting
ERCO 3-circuit track
Hi-trac 3-circuit track
1-circuit singlet

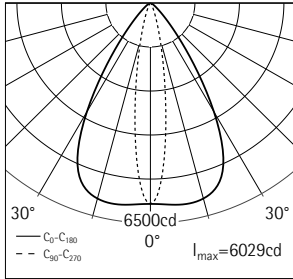
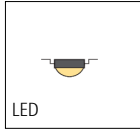
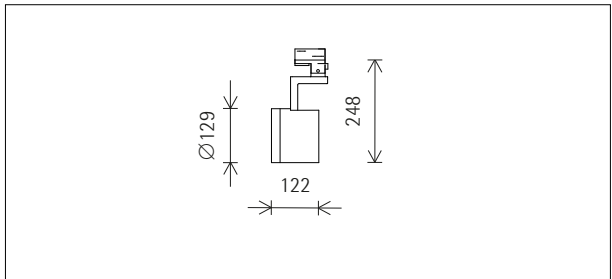
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ERCO

Parscan InTrack Floodlight



h(m)	E(lx)	D(m)
1.0	602.9	0.9
2.0	150.7	1.25
3.0	65.9	1.86
4.0	37.1	2.48
5.0	23.7	3.14

A1035867 Black (RAL9011)
LED module: 25.1W 3358lm 3000K
warm white
Casambi Bluetooth
Version 2
Construction size L
Spherolit lens, oval flood

Product description
Housing: cast aluminium,
powder-coated; can be swivelled
through 90° on the bracket. Upper
cover made of polymer.
Bracket: cast aluminium/polymer,
coated; can be rotated through 360° on
the adapter.
3-phase adapter for ERCO 220-240V
track: polymer, black.
Casambi control gear.
LED module: high-power LEDs.
Collimating lens made of optical
polymer.
Lens unit: polymer, black. Spherolit lens
made of optical polymer.
For ceiling mounting only.
Install the luminaire out of people's
normal reach.
Control via Casambi app (Android/iOS)
with Bluetooth Low Energy
(BLE)-capable mobile devices or
"Casambi Ready" products.
Weight 1.30kg

Luminous flux of the luminaire	2552lm
Connected load	28.6W
Luminaire efficacy	89lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	0.1% >50000h
Dimming range	1%-100%
Dimming method	CCR
TIA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Standby power per control gear	0.5W
Luminaires per circuit breaker B16	50



Mounting
ERCO 3-circuit track
Hi-trac 3-circuit track
1-circuit singlet

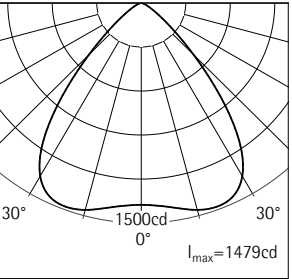
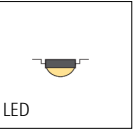
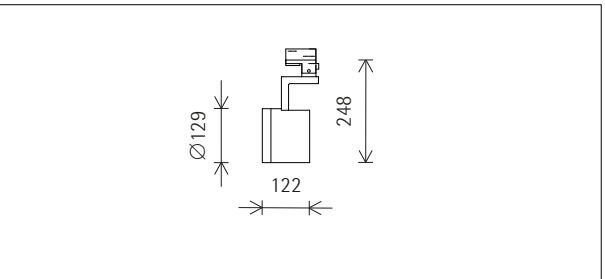
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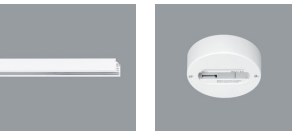


h(m)	E(lx)	D(m)
1.0	147.9	1.74
2.0	36.9	3.47
3.0	15.3	5.21
4.0	8.6	6.95
5.0	5.5	8.68

A1035875 Black (RAL9011)
LED module: 25.1W 3358lm 3000K
warm white
Casambi Bluetooth
Version 2
Construction size L
Spherolit lens, extra wide flood

Product description
Housing: cast aluminium,
powder-coated; can be swivelled
through 90° on the bracket. Upper
cover made of polymer.
Bracket: cast aluminium/polymer,
coated; can be rotated through 360° on
the adapter.
3-phase adapter for ERCO 220-240V
track: polymer, black.
Casambi control gear.
LED module: high-power LEDs.
Collimating lens made of optical
polymer.
Lens unit: polymer, black. Spherolit lens
made of optical polymer.
For ceiling mounting only.
Install the luminaire out of people's
normal reach.
Control via Casambi app (Android/iOS)
with Bluetooth Low Energy
(BLE)-capable mobile devices or
"Casambi Ready" products.
Weight 1.30kg

Luminous flux of the luminaire	2515lm
Connected load	28.6W
Luminaire efficacy	88lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90B10 >50000h
LED failure rate	0.1% >50000h
Dimming range	1%-100%
Dimming method	CCR
TIA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Standby power per control gear	0.5W
Luminaires per circuit breaker B16	50



Mounting
ERCO 3-circuit track
Hi-trac 3-circuit track
1-circuit singlet

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RevID	CHID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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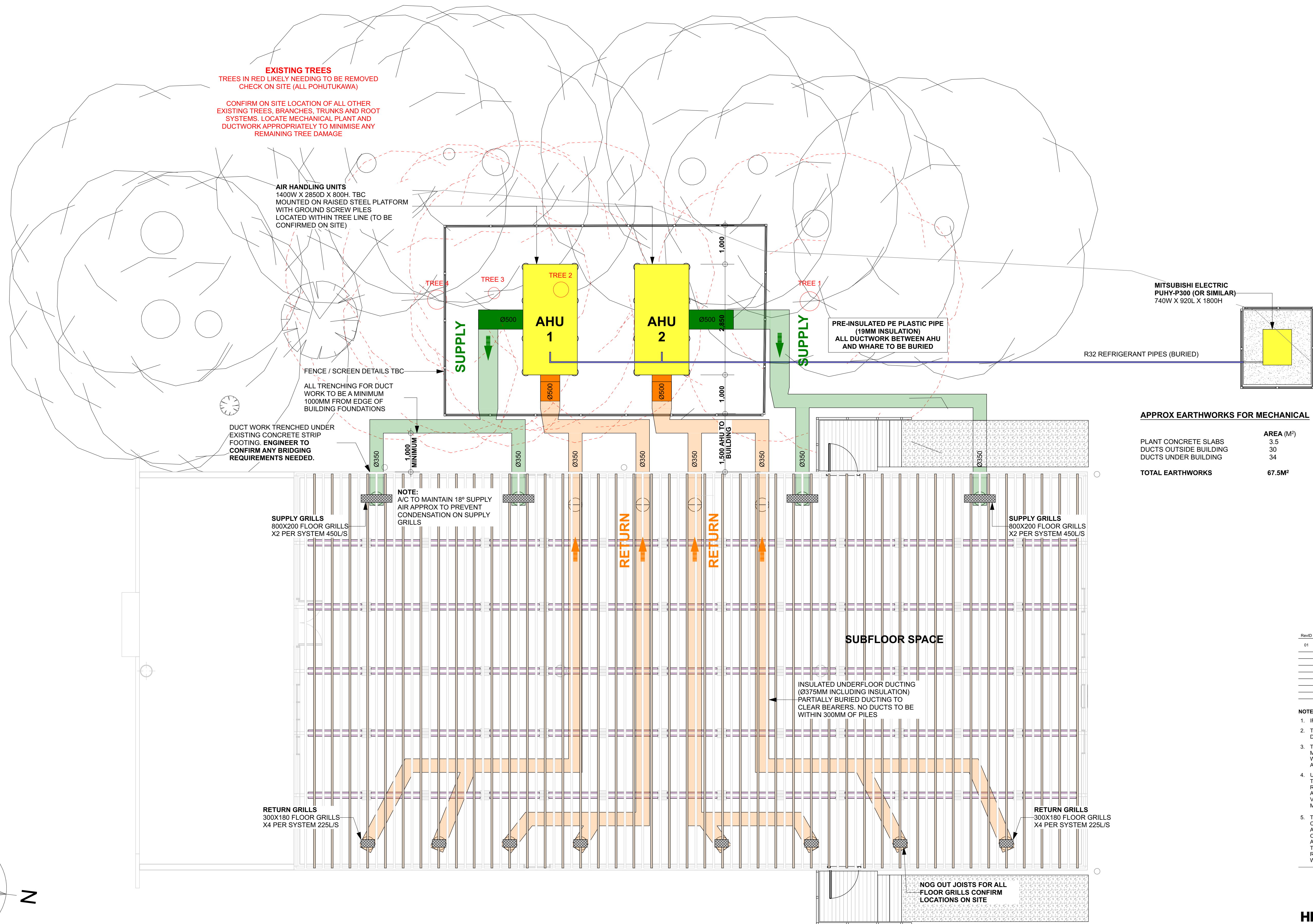
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30/06/2026

WAITANGI NATIONAL TRUST

TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE: PRELIMINARY DESIGN		
LIGHTING FIXTURES		
30/06/2026 3:49 PM PROJECT No: 5533	SHEET: 6211	SHEET ISSUE / REV: 01
REVISION ISSUED: 30/06/2026		
5533 WNT Whare Runanga		



APPROX EARTHWORKS FOR MECHANICAL

	AREA (M ²)	VOLUME (M ³)
PLANT CONCRETE SLABS	3.5	1
DUCTS OUTSIDE BUILDING	30	30
DUCTS UNDER BUILDING	34	12
TOTAL EARTHWORKS	67.5M²	43M³

RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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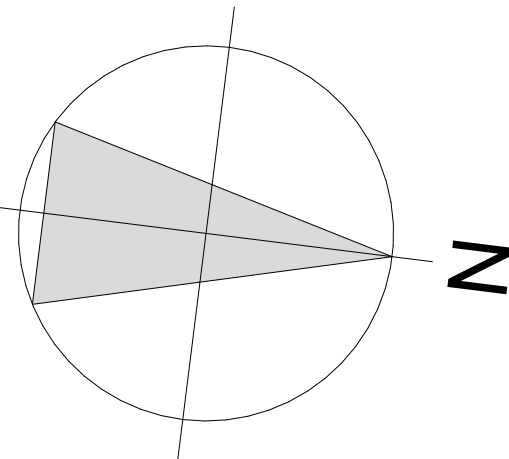
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PRELIMINARY DESIGN

MECHANICAL PROPOSAL

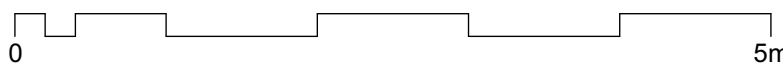
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PROJECT No.	6400	01
5533	REVISION ISSUED:	30/06/2026

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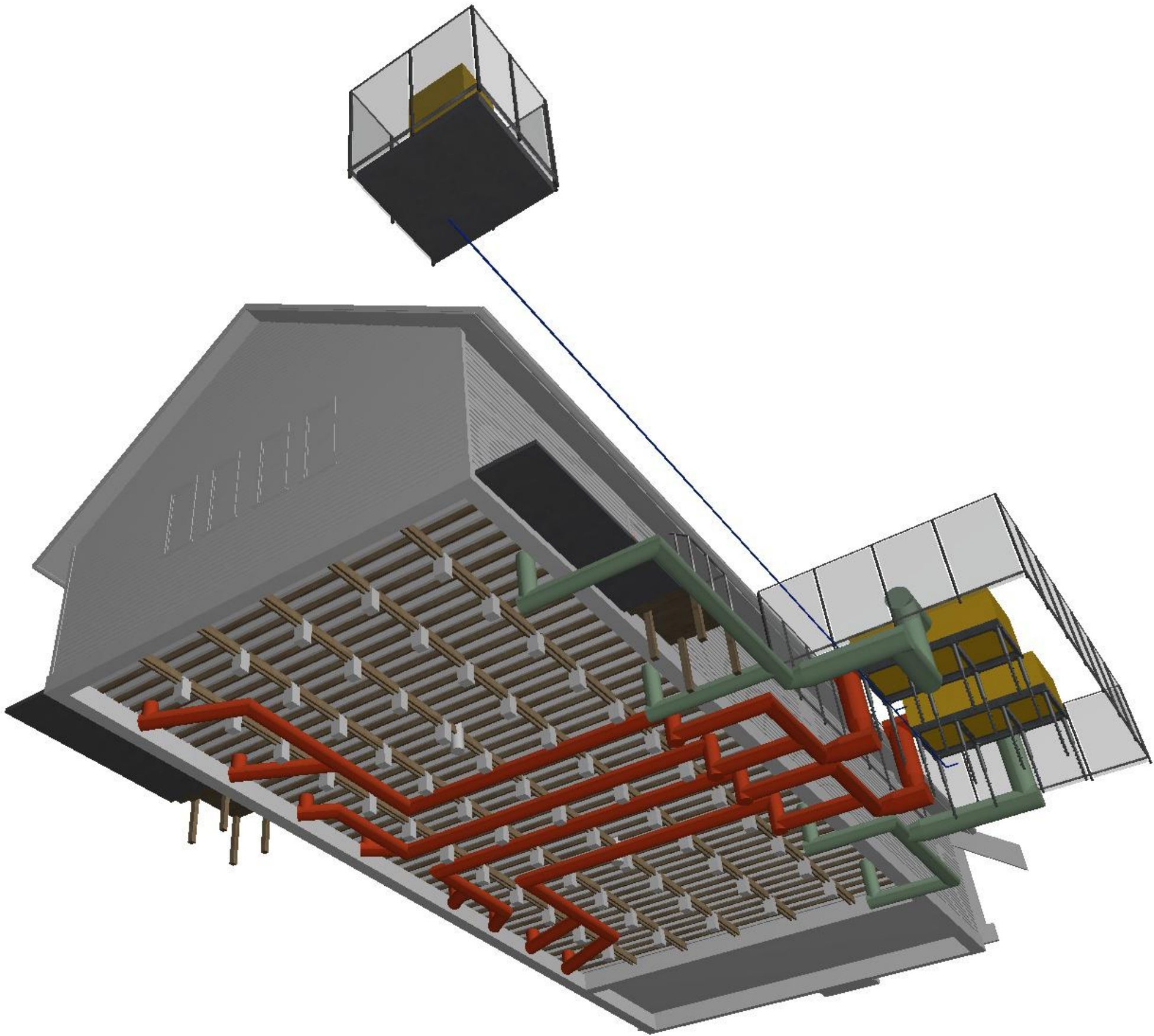


MECHANICAL SCHEMATIC OPTION 4

Scale 1:50



SCALE 1:50 @ A1 - 1:100 @ A3



PERSPECTIVE OF UNDERGROUND DUCTING



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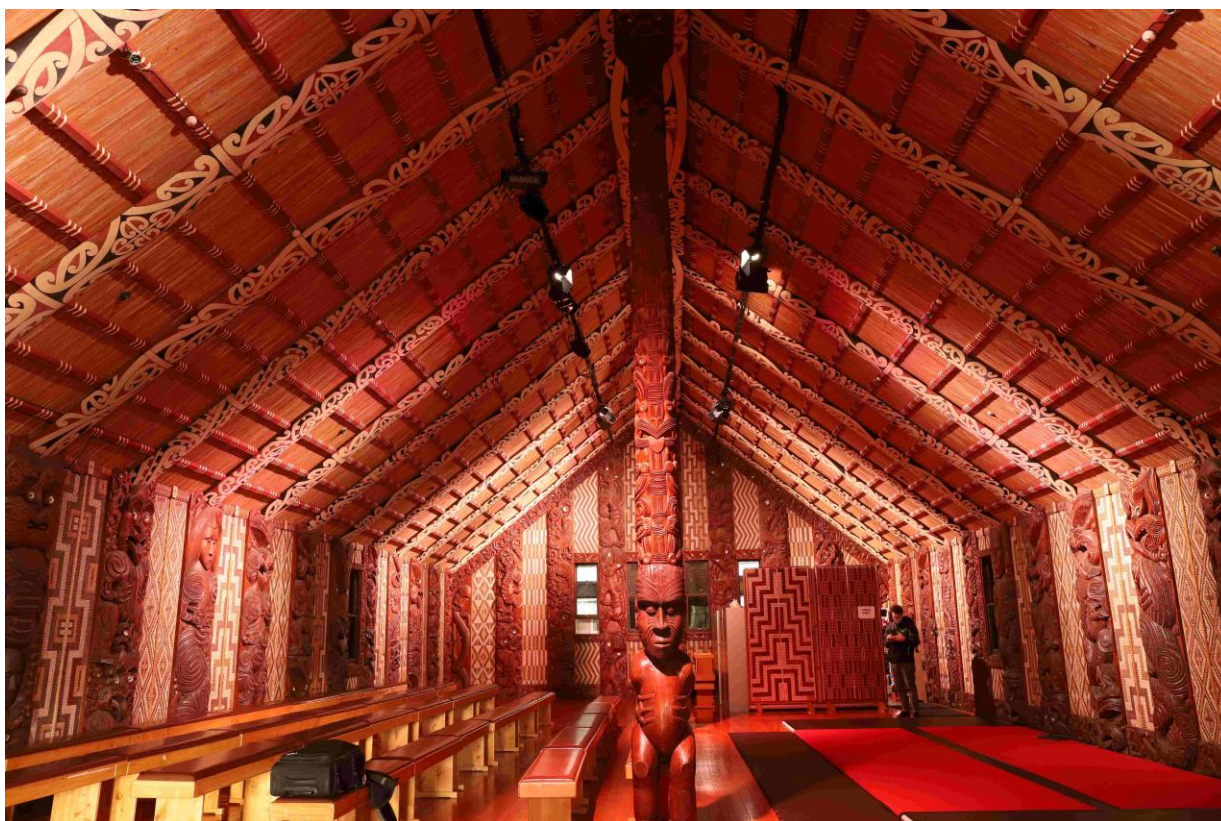
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30/06/2026

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REFURBISHMENT

DESIGN PHASE:
PRELIMINARY DESIGN
MECHANICAL PERSPECTIVE

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PROJECT No:	6401	01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		



Māori Built Heritage

Toi Māori Condition Assessments

Te Whare Rūnanga, Waitangi Treaty Grounds

Tau Henare Drive, Waitangi

Met with Nicole Wihongi, Owen Taituha, Ngāti Kawa Taituha
Site visit, photography and report prepared by
Dean Whiting, Natalie Jones, Mya Dixon and Robert Rika
27 March 2026

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Toi Māori Condition Assessments

The Toi Māori elements, whakairo, tukutuku, kōwhaiwhai, and kākaho, are central to the cultural identity and integrity of Te Whare Rūnanga, embodying the whakapapa, mātauranga, and artistic traditions of the whare.

Each element must be documented with care, recording its location, materials, associated iwi or hapū, maker (where known), condition, and previous treatments. This baseline is essential for informing conservation planning.

This report brings together preliminary observations from recent site visits and provides a shared reference for whānau, kaitiaki, and project partners as the conservation programme progresses. Printed copies should be available at Te Whare Rūnanga for use during hui, wānanga, and project work, with all photographs and documentation archived securely to support long-term maintenance. This record establishes the initial condition of each Toi Māori component and supports ongoing monitoring, risk identification, and treatment planning. Ensuring that all decisions draw on evidence, mātauranga Māori, and specialist conservation practice will help safeguard the cultural, artistic, and spiritual fabric of the whare.

The preliminary assessment of the tekoteko has provided a clear example of the level of investigation required for all Toi Māori throughout the whare. This assessment involved a multi-stage process: detailed visual examination, comparison across historical documentation, identification of structural vulnerabilities, and evaluation of ongoing deterioration through photographic monitoring. It demonstrated how deep internal decay, weathering, historic repairs, and compromised fixings can be identified only through a systematic, layered assessment that combines cultural knowledge and technical expertise.

This tekoteko assessment now establishes the methodology and standard for all future Toi Māori condition assessments at Te Whare Rūnanga. Each carved, woven, and painted element will require the same level of careful observation, documentation, and tikanga-led handling to ensure risks are understood, deterioration is tracked, and appropriate conservation treatments are planned. There may need to be a review of the conservation schedule planning to accommodate other works being undertaken at the same time, such as fire egress, lighting changes, electrical upgrades, and floor repairs. Throughout this process, care must be taken to minimise the risk of further damage during handling, inspection, or treatment. Many components within Te Whare Rūnanga are fragile, irreplaceable, and integrated into the building fabric.

Due to the use of chemicals in parts of the conservation process, strict health and safety controls are required to protect the public and performers. For this reason, the whare must be fully closed to all public access while works are undertaken. Even where limited work could occur in situ, the nature of the materials involved would require the entire area to be isolated, making partial access impractical. All chemical-based conservation work must therefore be carried out in a controlled, isolated environment.

Poukaiāwha

Images



Poukaiāwha in-situ [2025]



Poukaiāwha – Close-up detail in-situ [2025]



Poukaiāwha – Close-up detail in-situ [2025]
“KO TE PAEPAE TAPU O TE TIRITI O WAITANGI”
“NA TE KAWANA-TIANARA NA LORD BLEDISLOE I WHAKATOKO”
“I TE 5 O PEPUERE 1934”



Taonga Name: Poukaiāwhā	
Label #	01
Location	External ridgepole, exterior, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	The name plate that sits below the poukaiawha states “KO TE PAEPAE TAPU O TE TIRITI O WAITANGI NA TE KAWANA-TIANARA NA LORD BLEDISLOE I WHAKATOKO I TE 5 O PEPUIRE 1934” and can be loosely translated to ‘The sacred threshold (paepae) of the Treaty of Waitangi. Installed by the Governor-General Lord Bledisloe on the 5 th of February 1934’.
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	Previous conservation notes recommended gently brushing and vacuuming the surfaces to remove loose dust, followed by cleaning with a non-ionic detergent solution to reduce accumulated, embedded grime.
Date	August 1992
Completed by	Dean Whiting
Condition	
Recorded by:	Mya Dixon
Date:	February 2026
The Poukaiāwhā is in generally good condition, with no significant material loss or obvious evidence of active structural failure. The carving also retains surface definition, with no notable cracking, delamination, biological degradation, or external damage visible at this stage.	
Preliminary Conservation Advice	
Based on observations, an initial dry-clean followed by a wet-clean is sufficient for reducing the accumulated surface grime on the poukaiawha. Dry cleaning will reduce loose surface debris, while wet cleaning will remove embedded grime that may have adhered to the carving's surface. This process will be detailed in the Wānanga Report series. During the cleaning, a condition assessment should be conducted to confirm the extent of repairs required. For a poukaiawha of this size, a scaffold will be required to ensure the full height can be thoroughly cleaned. It is recommended that all works done on the Poukaiāwhā are completed in-situ, and that thorough care is taken due to the vulnerability of the paint surface.	



Pane

Images



Pane in-situ [2025]



Taonga Name: Pane	
Label #	02
Location	Front External ridge beam, exterior, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	
Date	
Completed by	
Description	
Date	
Completed by	
Condition	
Recorded by:	Mya Dixon
Date:	February 2026
The pane is assessed as being in generally good condition, with no major signs of material loss or structural degradation. From what it looks like on the outside there is no compromising cracking, delamination, or biological degradation. However the Minor areas of paint chipping are present, with various small sections of bare timber becoming visible. These areas indicate the early stages of surface coating deterioration. While not yet affecting the carving's stability, these losses will require attention to prevent moisture uptake and further paint failure.	
Preliminary Conservation Advice	
Current observations of the pane indicate that surface-level assessment alone is insufficient to fully understand its condition. Long-term environmental exposure mean that deterioration within paint layers, timber substrates, or fixing points may not be evident until further investigation is undertaken. Experience shows that the full extent of the condition, particularly where older paint systems are present, cannot be reliably determined until coatings are stripped back and the timber beneath is assessed. For this reason, it is strongly recommended that key external carvings are carefully removed and brought to ground level for controlled conservation assessment and treatment. Removal allows for meaningful inspection of rear faces and junctions, confirmation of timber condition, and informed decision-making before further intervention. Due to the use of chemicals in parts of the conservation process, strict health and safety controls are required to protect the public and performers.	

Paepae

Images



Paepae (proper right) in-situ [2025]



Paepae (proper right) – Close-up detail in-situ [2025]

Paepae

Images



Paepae (proper-left) in-situ [2025]



Paepae (proper-left) – Close-up detail in-situ [2025]



Taonga Name: Paepae (Proper Right)	
Label #	03
Location	Paepae (proper-right/proper-left), exterior, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Timber with a paint layer
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The two paepae pieces are bolted to the mahau concrete floor and rest on the concrete surface stepped below. This contact is causing some decay along the bottom edge, noticeable around some of the lower bolt holes. Further examination is needed with the pieces removed from the building. Surfaces need to be brush-vacuumed to remove loose dust, then wiped down with a non-ionic detergent solution to help remove some of the trapped dust.
Date	August 1992
Completed by	Dean Whiting
Description	The paepae were removed in 1996 to address decay along the back surfaces. During that intervention, the deteriorated timber was treated with a fungicide, and polycarbonate packers were installed to create ventilation and reduce future moisture contact. The 1999 conservation update recommended further refinement of this earlier work, including infilling the bolt holes with epoxy, reshaping the treated areas to blend with the surrounding timber, and repainting the surfaces to reinstate a coherent, protective finish consistent with the established colour system. <i>(Whiting 1999, Section 5.6 Paepae, p.6)</i>
Date	1999
Completed by	Dean Whiting
Description	The 2000 Progress Report notes that the paepae were removed for inspection to access the rear faces and lower edges where deterioration had been identified. The existing bolt holes were filled with epoxy to strengthen weakened areas, and the surfaces were reshaped to blend with the surrounding timber. The repaired sections were then in-painted to integrate the treatment with the original finish and maintain a consistent protective coating. <i>(Progress Report 2000, p.4)</i>
Date	2000



Completed by	Dean Whiting
Description	The 2009 Conservation Plan reiterates these earlier findings and emphasises the need for continued monitoring of moisture exposure at ground level, along with repainting using the established acrylic system wherever coating failure occurs. (2009 Plan, p. 19-21)
Date	2009
Completed by	Matthews & Matthews Conservation Plan
Condition	
Recorded by:	Mya Dixon
Date:	February 2025
Based on observations, the paepae is in fair condition but sits directly at ground level, resting on or very close to a concrete surface. There is visible surface soiling along the lower edge where moisture-related deposits are concentrated, presenting a long-term risk of moisture uptake and timber deterioration. For this reason, the paepae must be removed to allow full access to the lower edges and concealed rear faces for inspection and treatment. Once removed, conservation work can include dry cleaning, paint stripping to assess the timber beneath, and investigation of any concealed deterioration or aged repairs. This approach follows established methodology used for other external elements, where removal and controlled assessment were necessary to address both visible and hidden condition issues and support long-term preservation prior to reinstallation.	
Preliminary Conservation Advice	
It is strongly recommended that the paepae be carefully lifted off the mahau to allow conservation work to proceed. Because it is accessible from the ground, it could potentially remain in situ, but it would be significantly more difficult for those working on its restoration. The surface appearance alone does not reflect the full condition of the paepae, as long-term weathering may have caused deterioration beneath the paint. Removing the carvings will allow the paint layers to be stripped back, revealing the timber's true condition. This enables the back and hidden areas to be checked, ensuring that all issues are clearly identified before decisions are made about next steps. Undertaking this work at ground level enables any necessary adjustments and treatments to be identified and carried out with confidence, supporting the long-term protection of the paepae prior to reinstallation.	



Maihi

Images



Maihi in-situ [2025]



Maihi in-situ [2025]



Maihi

Images



Maihi in-situ [2025]



Maihi in-situ [2025]



Taonga Name: Maihi	
Label #	05
Location	Maihi (proper-right, proper-left), mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The MBH Records file includes detailed structural and conservation advice for the maihi from engineer Roger Toplis (June 2000). He identifies decay in the lower supporting stud, describes the maihi–tekoteko–ridge beam junction as uncertain, and recommends replacing corroded rafter bolts, adding a new steel bracket (Type B) at the apex to secure the maihi, jacking the maihi into the correct position, and replacing decayed wall framing beneath. The 1992 conservation report also flags the need to remove deteriorated paint, treat corrosion, and repaint using exterior acrylic systems after cleaning with a non-ionic detergent.
Date	1992
Completed by	Dean Whiting
Description	Corroding bolts causing staining; loose splitting behind left raparapa; algae staining present. Recommended: remove/treat bolts (preferably during kakaho replacement), treat corrosion with tannic acid, remove deteriorated paint, re-adhere loose timber with epoxy, replace paua eyes as required. (<i>Whiting 1999, Section 5.3 Maihi, p.5</i>)
Completed by	Dean Whiting
Date	1999
Description	The maihi is noted as unstable; “only a few rusted bolts” holding them. All bolts replaced with stainless steel. New bracket installed, tying maihi to the stud wall; second bracket joining maihi over the ridge. Roof iron removed for access and new flashing installed.
Completed by	Dean Whiting
Date	July 2000
Description	Notes structural vulnerability addressed in 2000; recommends continued structural monitoring, gentle cleaning, and careful repainting where deterioration is active. (<i>2009 Plan, p. 18-20</i>)
Completed by	Matthews & Matthews Conservation Plan

Date	2009
Current Condition	
Date	March 2026
Completed by	Mya Dixon
The maihi appears to be in fair condition, with no obvious cracking, deformation, or significant paint loss visible at this stage. The pāua inlays remain secure; however, touch-ups may likely be necessary when they are at a workable level to identify. Light surface grime is present across the carved surfaces. In some areas, the buildup of paint layers reduces the clarity of carved detail and limits the visibility of finer surface cracks. The flashings associated with the maihi appear to be in good condition and are functioning to disperse water away from the timber-to-roof junctions. However, their presence does not allow confirmation of moisture behaviour behind the carvings or along concealed interfaces. The prolonged environmental exposure of the maihi, combined with concealed junctions at the roofline and the obscuring effect of accumulated paint layers, means that surface-level assessment alone is limited in its ability to fully characterise the condition at this stage.	
Preliminary Conservation Advice	
It is strongly recommended that the maihi be carefully taken down for conservation work at ground level. The surface appearance alone does not reflect the true condition of the maihi, as long-term weathering may have caused deterioration beneath the paint. Removing the carvings will allow the paint layers to be stripped back, revealing the timber's true condition. This enables the back and hidden areas to be checked, ensuring that all issues are clearly identified before decisions are made about next steps. Undertaking this work at ground level enables any necessary adjustments and treatments to be identified and carried out with confidence, supporting the long-term protection of the maihi prior to reinstallation. Because conservation work involves the use of chemicals, carrying out this work at ground level also allows the whare to continue being used where needed, without requiring people to move through the restoration area. If the restoration must occur in-situ, scheduling closure of the whare during part of the day or full closure will be necessary for the health and safety of visitors.	



Amo

Images



Amo in-situ, proper-right [2025]

Amo

Images



Amo in-situ, proper-left [2025]



Taonga Name: Amo	
Label #	06
Location	Proper left, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	Representing the legs of the ancestral figure
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation notes identify decay in the amo, with corrosion of support brackets and early paint failure. The report recommends removing the amo, inspecting for decay, treating fungal activity, and replacing deteriorated metals. It also advises cleaning mould with non-ionic detergent, removing loose or blistered paint, and repainting with acrylic systems.
Date	1992
Completed by	Dean Whiting
Description	Extensive internal decay: hollows treated in 1996 with fungicide Busan 1009 and filled with hot microcrystalline wax. Left amo lacks a fibreglass cap. Recommended: remove both amo, reassess decay, re-treat with fungicide, refill wax, install fibreglass cap, smooth filler on base crack, remove deteriorated paint using methylene-chloride remover, repaint with acrylic system. <i>(Whiting 1999, Section 5.2 Amo, p. 4-5)</i>
Completed by	Dean Whiting
Date	1999
Description	Both amo removed; right amo exhibited major decay "from top to base". Decayed timber treated with fungicide, consolidated, voids filled with microcrystalline wax, epoxy filling at surface losses, back sealed, and painted. Paua eyes repaired; fibreglass caps applied. Supporting wall timbers had decayed and were replaced with treated pine, and stainless-steel brackets were installed; the amo was re-fixed with stainless bolts. <i>(Progress Report 2000, p. 3-4)</i>
Completed by	Dean Whiting
Date	July 2000
Description	References are made to earlier decay, stabilisation, and paint-blistering issues, emphasising ongoing routine cleaning of painted surfaces with non-ionic detergent and repainting only where adhesion failure occurs. Acrylic paint system to continue.

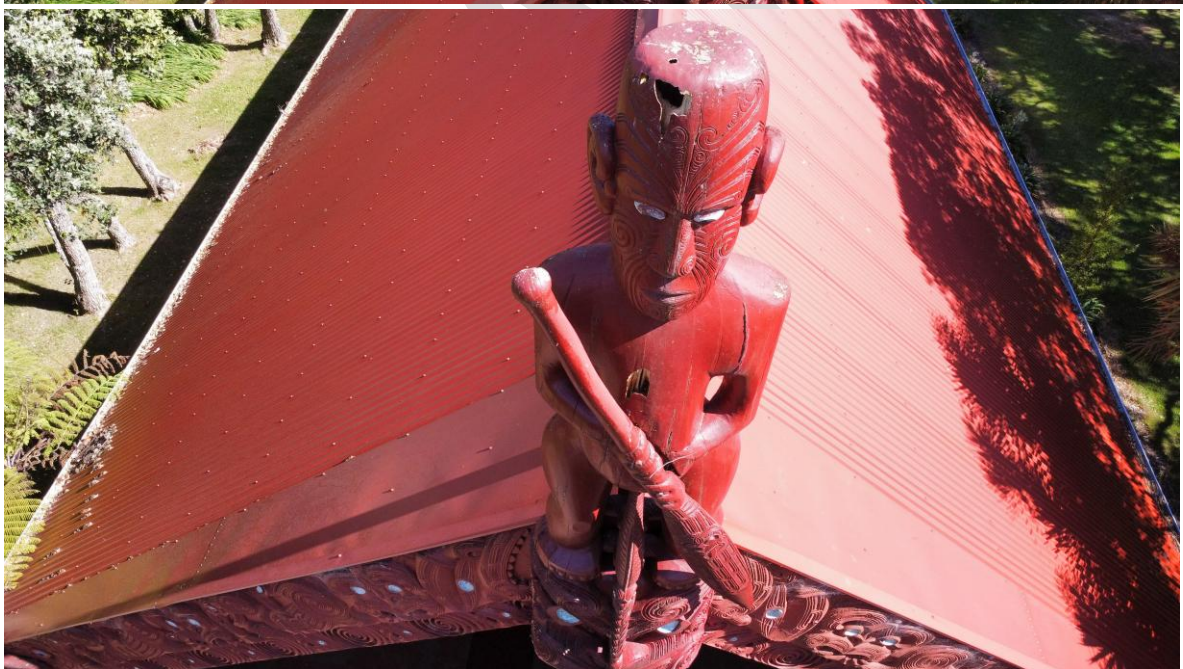


	(2009 Plan, p. 18-20; Policy 5.1-5.2)
Completed by	Matthews & Matthews Conservation Plan
Date	2009
Current Condition	
Completed by	Mya Dixon
Date:	March 2026
The amo appears to be in fair condition, with no obvious cracking, deformation, or significant paint loss visible at this stage. The pāua inlays remain secure; however, touch-ups may be required once the carvings are at a workable level to confirm their condition. Light surface grime is present across the carved surfaces, particularly within recessed areas. In some locations, the build-up of paint layers reduces the clarity of carved detail and limits the visibility of finer surface cracks. The amo are positioned close to ground level, where they sit adjacent to hard paving or concrete surfaces. Although no obvious signs of active moisture ingress or timber deterioration are currently visible, this positioning increases the risk of moisture retention in the lower sections and rear faces. The proximity to the ground, combined with long-term environmental exposure and concealed fixing and backing interfaces, means that surface-level assessment alone is limited in its ability to fully characterise the condition at this stage.	
Preliminary Conservation Advice	
It is strongly recommended that the amo be carefully taken down for conservation work at ground level. The surface appearance alone does not reflect the full condition of the amo, as long-term weathering may have caused deterioration beneath the paint. Removing the carvings will allow the paint layers to be stripped back, revealing the timber's true condition. This enables the back and hidden areas to be checked, ensuring that all issues are clearly identified before decisions are made about next steps. Undertaking this work at ground level enables any necessary adjustments and treatments to be identified and carried out with confidence, supporting the long-term protection of the amo prior to reinstallation. Because conservation work involves the use of chemicals, carrying out this work at ground level also allows the whare to continue being used where needed, without requiring people to move through the restoration area. If the restoration must occur in-situ, scheduling closure of the whare during part of the day or full closure will be necessary for the health and safety of visitors.	



Tekoteko / Koruru

Images

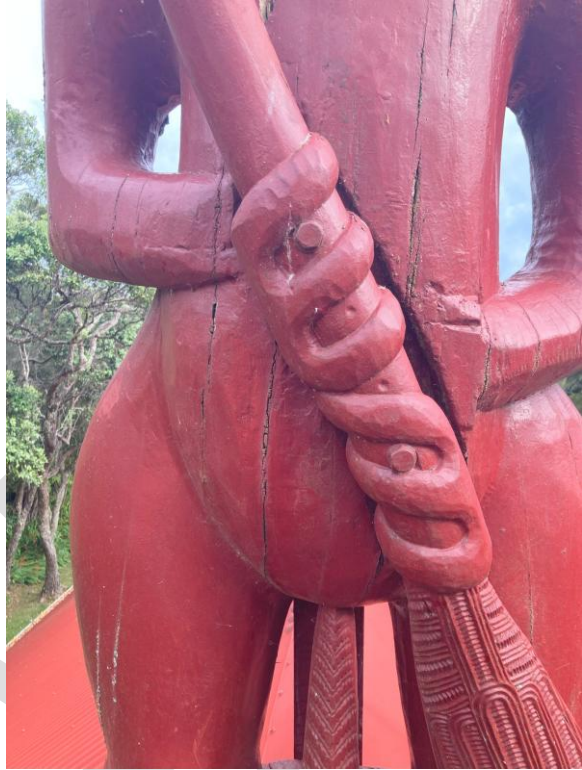


Kōruru/Tekoteko in-situ [2025] Images: Treaty Waitangi Grounds



Tekoteko / Koruru

Images



Tekoteko in-situ [2025] Images: Dean Whiting

[INSERT IMAGE OF KORURU]



Taonga Name: Kōruru/Tekoteko	
Label #	08
Location	Apex, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	Pine Taiapa/ Hone Taiapa
Kaupapa [pattern/technique if known]	The tekoteko is a depiction of Kupe
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Tōtara, Kauri? TBC paint
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The historic conservation notes indicate that the tekoteko and kōruru are carved from a single piece of timber and secured to the building with coach bolts that were already considered undersized for the weight they carry. The notes identify early evidence of decay at the fixing point, ongoing moisture ingress from the junction with the kōruru, and deterioration at the point where the tekoteko meets its base. Recommendations at the time included removing the tekoteko to check for internal decay, replacing inadequate fixings with stronger bolts, and undertaking careful conservation cleaning.
Completed by	Dean Whiting
Date	August 1992
Description	The tekoteko was removed after its structural support was found to be unstable and “looking shaky.” This instability was associated with earlier deterioration noted in Dean Whiting’s 1992 conservation assessment, which identified significant corrosion in the steel support brace for the kōruru/tekoteko and broader condition issues affecting the exterior carvings. Once removed in April 1993, detailed drawings were produced to record the extent of decay present in the carving, including surface cracking and deeper material deterioration. The tekoteko underwent conservation treatment, where the carving was cleaned, stabilised, and repaired.
Completed by	Cliff Whiting and WNT foreman Roy Utuatonga
Date	May 1993
Description	The condition notes taken from the hand-drawn sketches document significant deterioration in the tekoteko. The drawings show that the central body of the carving has areas of active decay,

	with the damaged timber recorded as being approximately 25–100 mm deep. This decay is illustrated in the sketches through cross-hatched shading across the torso, indicating internal weakening of the timber. Additional notes describe the lower section of the tekoteko as concave and thinned, suggesting long-term weathering and a loss of structural material. The sketches also record evidence of an old repair to one of the legs, along with a small cross-section drawing showing internal breakdown in the centre of the log, indicating that deterioration is not limited to the surface but extends deeper into the structure.
Completed by	Dean Whiting
Date	31 March 2024.
Description	During the site visit and inspection of the Kupe tekoteko on Te Whare Rūnanga at the Waitangi Treaty Grounds, access was gained via a cherry picker to enable close examination of the carving. The back support bracket was found to be solid and in good condition, effectively securing the main body of the tekoteko. Two large bolts pass through the carving into the bracket, and these remain structurally sound. Decay was observed in the head section of the tekoteko, confined to the upper area beneath the capping. The paddle on the figure's front also appears to be positioned incorrectly. It is currently attached with two coach screws, but these show slight movement and require additional screws to ensure stability. It was agreed that the additional screws would be installed before 6 February. As a temporary measure, the upper decay area will be covered with gaffer tape to prevent further water ingress and reduce visual distraction until more comprehensive conservation work can be undertaken. Minor timber decay is forming in some existing cracks, but this deterioration remains superficial at this stage and can be addressed as part of a larger planned conservation project. Overall, the tekoteko remains secure enough to stay in place in the medium short term. However, the assessment confirms that the carving will require a more detailed conservation project, including its removal from the building, to ensure proper long-term preservation.
Completed by	Dean Whiting
Date	17/01/2025
Current Condition	
Recorded by:	Robert Rika
Date:	27/01/2026

The current condition of the tekoteko, as observed in January 2026, continues the pattern of deterioration documented in both the hand-drawn conservation notes from 31 March 2024 and the subsequent on-site assessment undertaken on 17 January 2025.

Photographs taken prior to Waitangi Day 2026 show that areas of decay identified in earlier inspections have worsened. The central body of the carving exhibits further breakdown of damaged timber, with signs that internal voiding and deep decay are expanding beyond the original 25–100 mm depth recorded in 2024. The concave thinning of the lower section has become more pronounced, indicating progressive material loss and ongoing exposure to weathering.

The upper deterioration beneath the capping has also increased, with moisture ingress likely contributing to the continued softening and instability of the timber in this area.

Preliminary Conservation Advice

Based on the continued deterioration observed in 2026, along with the compounded structural vulnerabilities identified in earlier assessments, urgent removal and stabilisation of the tekoteko is now required.

The carving is no longer adequately supported by its existing fixings, and the progression of internal decay significantly increases the likelihood of failure under wind load, moisture, or further weathering. These risks indicate that the tekoteko cannot remain safely in situ without immediate intervention.

Careful removal of the tekoteko under controlled conditions is essential, using appropriate strapping and lifting techniques. This process must account for the fact that the kōruru and tekoteko are connected and were most likely carved as a single piece, which increases the complexity of safe removal. Once taken down, the carving should be stabilised and allowed to dry in a protected environment to halt further deterioration and prevent additional moisture-related damage.

Following stabilisation, a detailed structural assessment will be required to determine the full extent of internal decay and to confirm the most appropriate conservation treatment.

Pare / Whakawae

Images



Pare and Whakawae in-situ [2025]



Taonga Name: Pare and Whakawae	
Label #	09
Location	Door surround, mahau
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, parū, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	All mahau carvings washed; mould cleaned; pare and korupe removed for structural repair and cleaning; paint retouched; paua eyes replaced. (<i>Progress Report 2000, p.4</i>) Fractured papaka pieces adhered with epoxy; copper-napthenate applied to small areas of decay; stainless-steel strips installed to stabilise lengthwise cracking. (<i>Progress Report 2000, p. 6-7</i>)
Completed by	Dean Whiting
Date	July 2000
Description	Emphasises ongoing gentle cleaning; avoidance of abrasion; checking paua eyes; repainting only where coating loss is active. (<i>Matthews & Matthews 2009 Plan, p. 18-20</i>)
Completed by	Matthews & Matthews Conservation Plan
Date	2009
Condition	
Recorded by:	Mya Dixon
Date:	March 2026
The whakawae are in fair condition given its age and external environment. Minor scuffing and light wear are present near the lower sections, consistent with their location beside the entrance. In some areas, the build-up of paint layers has reduced the sharpness of carved detail and limited the visibility of finer surface features, including small cracks or areas of early paint fatigue. The red coating shows slight dulling from natural weathering. There is no major cracks evident. The pare is similarly intact, with strong sculptural definition and a minor scuffing and limited wear from use. The openwork details remain clear, though light surface grime is visible in some recessed	

areas. No biological growth, major cracks, or moisture staining is evident. However, this may change once the paint is stripped back and the raw timber is observed.

Preliminary Conservation Advice

It is recommended that the pare and whakawae be carefully removed to enable conservation work to be carried out effectively at ground level.

The build-up of paint layers limits access to finer carved details and smaller cracks, particularly within recessed and strongly three-dimensional areas of the carvings. Removing the carvings allows proper paint stripping to be undertaken and provides full access to all surfaces, enabling informed decisions about the current condition. Undertaking this work at ground level supports safer and more accurate conservation treatment prior to reinstallation.

In addition, some conservation treatments involve the use of chemicals. Carrying out this work at ground level allows the whare to continue being used where needed, without requiring people to move through the work area. If conservation were to be undertaken in situ, partial or full closure of the whare would be required to ensure the health and safety of visitors and performers.

Matapihi

Images



Matapihi in-situ [2025]



Taonga Name: Matapihi	
Label #	10
Location	Proper left, right, mahau, back wall
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1999 Conservation Plan provides broader observations on the condition of external carvings, with recurring recommendations for careful cleaning, monitoring moisture, and protecting vulnerable paint layers. However, the report does not specifically refer to the external mahau poupou; instead, it focuses on other exterior elements such as the maihi, paepae, and amo. The poupou can still be guided by the general principles of paint-layer vulnerability, moisture risks, and minimal intervention.
Date	1999
Completed by	Dean Whiting
Description	The 2009 plan outlines overarching care principles for carvings throughout the whare, emphasising accurate paintwork, gentle cleaning methods, and improved ventilation to reduce mould and moisture-related deterioration. Importantly, the plan does not specifically address the external mahau poupou, though its general guidance regarding paint stability, environmental exposure, and ongoing monitoring is directly relevant to these carvings.
Date	2009
Completed by	Matthews & Matthews Conservation Plan
Condition	
Recorded by:	Mya Dixon
Date:	March 2026
The matapihi is in fair condition, given its age and external environment. Minor scuffing and light wear are evident along the lower areas and windowsill, consistent with their exposure and use. The pāua inlays remain intact, and no obvious cracking, splitting, exposed timber, or displacement is visible at this stage. In some areas, the build-up of paint layers has reduced the sharpness of finer carved details and limited the visibility of small surface features, including early paint fatigue or fine cracking. Light surface grime is present in recessed and shaded areas, particularly beneath the pare and along the lower sections of the whakawae. No biological growth, moisture staining, or structural distortion is	



evident from the visible surfaces. However, this may change once the paint is stripped back and the raw timber is observed.

Preliminary Conservation Advice

It is recommended that the matapihi be carefully removed so conservation work can be carried out at ground level. The build-up of paint layers limits access to finer carved details and smaller cracks, particularly within recessed and three-dimensional areas of the carving. Removing the matapihi allows proper paint stripping to be undertaken and provides full access to all surfaces, enabling informed assessment of the timber beneath and accurate identification of any areas requiring treatment. Carrying out this work at ground level supports safer and more effective conservation prior to reinstallation.

In addition, some conservation treatments involve the use of chemicals. Undertaking this work at ground level allows the whare to continue being used where needed, without requiring people to move through the work area. If conservation were to occur in situ, partial or full closure of the whare would be required to ensure the health and safety of visitors and performers.

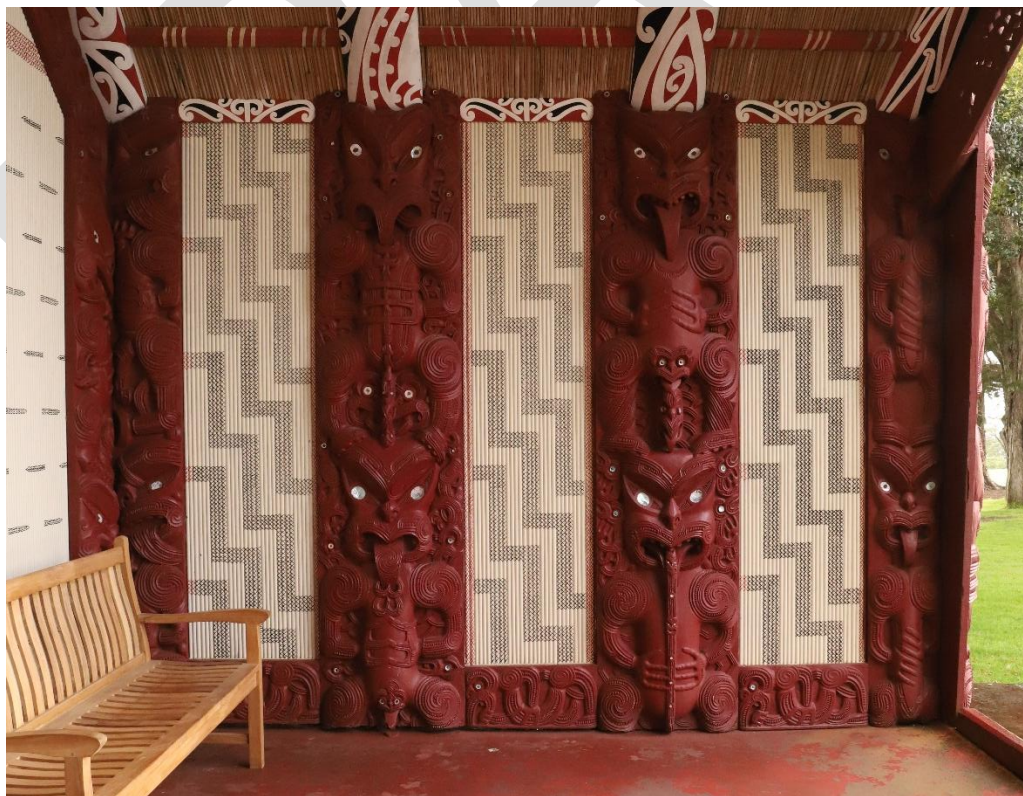
DRAFT

Poupou (Mahau)

Images



External Mahau Poupou (proper-right) in-situ [2025]



External Mahau Poupou (proper-left) in-situ [2025]



Taonga Name: Matapihi	
Label #	10
Location	Proper left, right, mahau, back wall
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	{
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation notes establish an early precedent for low-impact care of whakairo, emphasising gentle, dry cleaning as the safest approach for carved surfaces. Brushing and controlled vacuuming were recommended to remove dust without disturbing the paint surface or introducing moisture unnecessarily. These early reports acknowledge the inherent fragility of painted timber surfaces, encouraging minimal intervention and careful handling during all inspection or cleaning activities. Although focused on specific carvings, the broader approach reflects a preference for stabilisation over invasive restoration, a principle that remains relevant for the external mahau poupou.
Date	1992
Completed by	Dean Whiting
Description	By 1999, conservation work expanded to address widespread deterioration across multiple carved elements, reinforcing the need for systematic cleaning, careful paint management, and moisture control. The reports from this period frequently note paint-layer vulnerabilities, including chipping, blistering, and dulled surfaces, leading to advice that any wet cleaning be approached with caution and preceded by testing using non-ionic detergents. The 1999 assessments highlight how moisture trapped in junctions or near ground-level fixings contributes to concealed deterioration—underscoring the importance of monitoring moisture and investigating hidden areas when surface-level assessments are uncertain. These principles directly apply to the external poupou, where sheltered recesses and shaded lower edges are similarly prone to subtle coating fatigue.
Date	1999
Completed by	Dean Whiting

Description	The 2000 report continues the themes established in earlier years, with a strong focus on controlled cleaning and stabilisation. Work undertaken during this period demonstrates how mould removal and paint consolidation must be carried out gently, using detergent washes only where required and sanding or repainting strictly in areas of active failure. The 2000 assessments emphasise the value of reassessing the condition during cleaning, as removing surface grime often reveals previously obscured micro-cracking or paint instability. This adaptive assessment process is directly relevant to the mahau poupou, where mould-affected paint surfaces require careful cleaning followed by updated condition recording to identify future treatment needs with confidence.
Date	2000
Completed by	Dean Whiting
Description	The 2009 conservation plan reinforces all earlier principles and sets out a comprehensive framework for the ongoing care of whakairo. It stresses the importance of maintaining accurate, culturally consistent paintwork and ensuring that any repainting aligns with established colour schemes and historic patterns. Ventilation improvements are highlighted as essential for preventing mould recurrence, particularly in areas where moisture tends to accumulate. The plan also supports continued use of gentle, minimally abrasive cleaning methods and advocates routine monitoring of carved and painted surfaces to identify early signs of deterioration. These recommendations align closely with the needs of the external mahau poupou, where paint vulnerability, moisture exposure, and mould residue require ongoing, low-impact management.
Date	2009
Completed by	Matthews & Matthews Conservation Plan
Condition	
Recorded by:	Mya Dixon
Date:	March 2026
The external poupou appear to be in generally good visible condition, with the carved forms remaining clear, well-defined, and structurally coherent across the mahau frontage. The paint layer is largely intact; however, light to moderate surface grime is evident within recessed carving areas, and sections of the surface show localised dulling and uneven sheen consistent with environmental exposure. There are also small areas of mould-related surface disruption, where the paint appears slightly softened or micro-pitted, indicating early coating vulnerability rather than active decay. No major cracking, flaking, or exposed timber is visible from the current vantage, though the presence of mould residues suggests that the paint surface may be more fragile than it appears, particularly along lower or shaded areas.	
Preliminary Conservation Advice	
A gentle dry clean is recommended as a first step to remove accumulated dust and loose particulate matter, using soft-bristle brushes and controlled vacuuming to avoid abrasion of vulnerable paint layers. Following dry cleaning, a light wet clean may be undertaken in selected	



areas to reduce more persistent grime and mould residues; however, this must be done with caution, given the increased vulnerability of the paint surface where mould growth has previously affected adhesion and coating strength. As with the kōwhaiwhai, the wet-clean process should be closely monitored, with trial patches tested to ensure no disruption to the paint layer.

During cleaning, the poupou should undergo an updated condition assessment, as removing dust and mould residues will reveal the true extent of any micro-cracking, early coating instability, or subtle surface losses currently obscured. No invasive treatment is required at this stage, but routine monitoring is recommended to track any changes related to moisture exposure, mould re-establishment, or further paint fatigue. Low-impact maintenance and guided cleaning will support the long-term preservation of the poupou and help maintain the clarity and integrity of their sculptural and painted surfaces.

DRAFT

Poupou (Internal)

Images



Close up of the Internal Poupou in-situ [2025]



Detail of the Internal Poupou in-situ [2025]



Close up of the Internal Poupou in-situ [2025]



Taonga Name: Internal Whakairo (Poupou, Pou Epa -----)	
Label #	10
Location	Proper left, right, Interior, back wall, front wall,
Description	
Toi Māori	Whakairo
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation report describes the internal carvings as having a thick oily coating, likely linseed oil, which has become tacky and is actively collecting dust. It recommends brush-vacuuming and wet cleaning with non-ionic detergent. Later working notes mention cracking, areas of reduced linseed oil, and the need for ongoing annual cleaning, especially in lower zones where dust and grime accumulate.
Date	1992
Completed by	Dean Whiting
Description	The 2000 Progress Report focuses on stabilising painted surfaces, including mould removal, localised sanding of blistered paint, and repainting only where adhesion failure is active. It also emphasises reassessing condition during cleaning because surface grime often masks micro-cracking or early lifting of the paint layer. While the internal carvings are not specifically mentioned, these recommendations apply to any painted whakairo inside the whare, particularly regarding careful cleaning and updated condition recording as surfaces are revealed.
Date	2000
Completed	Dean Whiting
Description	The 2009 Matthews & Matthews Conservation Plan reinforces earlier conservation principles, stressing accurate, culturally aligned repainting, gentle cleaning techniques, and improvements to ventilation to reduce the recurrence of mould. It supports routine monitoring to identify early paint fatigue or environmental stress across carved surfaces. Although the internal whakairo are not individually addressed, the plan's broader guidance on environmental control, low-impact cleaning, and ongoing assessment is directly relevant to them.
Date	2009
Completed by	Matthews & Matthews Conservation Plan



Condition

Recorded by:	Mya Dixon
Date:	March 2026

The internal whakairo appear to be in good overall condition, with the carved forms retaining strong definition and the paint layer remaining largely intact across the wall surfaces. Light surface dust is present within recessed areas, and some subtle dulling of the paint can be seen along lower sections and sheltered carvings where natural environmental accumulation occurs. There is no visible cracking, flaking, or exposed timber; however, the painted surfaces should still be considered vulnerable, particularly in areas affected by past moisture or mould, where the coating may be softer or more easily disturbed during cleaning.

Preliminary Conservation Advice

A gentle dry clean is recommended as the first step, using soft-bristle brushes and controlled vacuuming to remove accumulated dust from carved and recessed areas without abrading the paint layer. Where additional cleaning is required, a light, carefully controlled wet clean may be undertaken, following the same caution applied to the kōwhaiwhai—using a non-ionic detergent solution, working locally, and conducting spot tests to ensure the paint surface remains stable.

As cleaning progresses, the carvings should undergo an updated condition assessment, as removing surface grime may reveal early signs of paint fatigue, micro-cracking, or subtle deterioration not visible beforehand. Ongoing, low-impact maintenance and routine monitoring will support the long-term preservation of the internal whakairo.

Tāhuhu

Images



Tāhuhu kōwhahai, detail, in-situ [2025]



Taonga Name: Kōwhaiwhai (Tāhuhu)	
Label #	15
Location	Tāhuhu, interior, ridge beam
Description	
Toi Māori	Kōwhaiwhai
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation report mentions mould in the upper areas of the interior kōwhaiwhai but describes the tāhuhu patterns as generally intact, requiring mould removal with non-ionic detergent and water. No structural issues are mentioned.
Date	1992
Completed by	Dean Whiting
Description	In 2000, Dean Whiting documented a significant condensation event inside the Whare Rūnanga. During this event, moisture condensed rapidly on the heke, creating visible streams of water running down onto carvings. Dean noted that while the heke became saturated, the tāhuhu remained dry, which provided important insight into airflow, heat transfer, and moisture behaviour within the building. While this report was primarily observational, it highlights that the tāhuhu sits in a zone affected by humidity changes and therefore requires monitoring but did not itself show signs of active deterioration.
Date	2000
Completed by	Dean Whiting
Condition	
Recorded by:	Mya Dixon
Date:	2026
The kōwhaiwhai on the tāhuhu is generally in good visible condition, with the painted patterns remaining clear and cohesive along the length of the beam. The colours appear stable, with no flaking, lifting, or exposed timber evident on the observed surfaces. Light surface dust is present within recessed areas and along upper edges, consistent with natural environmental accumulation, but no signs of moisture staining, mould, or active paint deterioration are visible.	
Preliminary Conservation Advice	
A general dry clean is recommended to reduce accumulated surface dust and restore clarity to the painted patterns. A light wet clean may also be undertaken where needed to lift more persistent grime, provided this is carried out carefully to avoid disrupting the paint layer. No further treatment is required at this stage, but routine monitoring is advised to detect early signs of coating fatigue or moisture ingress promptly.	

Heke (Mahau)

Images



Kōwhaiwhai (proper right) in-situ [2025]

Heke (Mahau)

Images



Kōwhaiwhai (proper left) in-situ [2025]



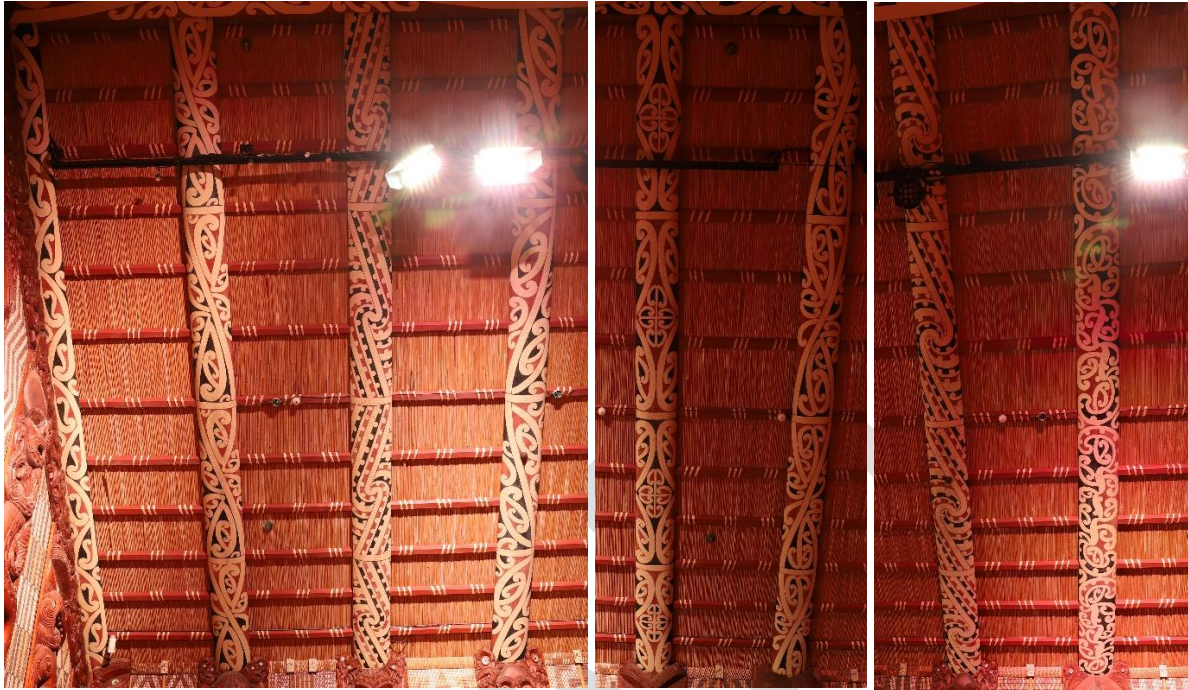
Taonga Name: Kōwhaiwhai	
Label #	11
Location	Proper left/right, mahau, ceiling, exterior, heke, heke tipi
Description	
Toi Māori	Kōwhaiwhai
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation report briefly mentions porch kowhaiwhai, recommending selective paint removal to recover original patterns, cleaning with non-ionic detergent, de-glossing, and repainting with colour-matched acrylic paints
Date	1992
Completed by	Dean Whiting
Description	The 1999 Conservation Plan records that the 1986 repainting was inaccurate, prompting recommendations to selectively remove sections of the overpaint to reveal the original kōwhaiwhai patterns. Gentle cleaning with a non-ionic detergent and careful de-glossing were advised to prepare the surfaces for repainting using colours that accurately matched the original scheme. The plan emphasised reinstating the correct patterning and applying a compatible acrylic paint system to ensure long-term stability and visual integrity. <i>(Whiting 1999, Section 5.8 Porch Kōwhaiwhai, p. 6-7)</i>
Completed by	Dean Whiting
Date	1999
Description	In 2000, the painted kōwhaiwhai surfaces were washed to remove accumulated grime, and areas of mould growth on the heke were carefully cleaned away. Sections where the paint layer showed blistering or instability were lightly sanded to achieve a stable surface. These areas were then repainted, maintaining alignment with the original kōwhaiwhai patterns and ensuring the coatings remained protective and coherent. <i>(Progress Report 2000, p. 5)</i>
Completed by	Dean Whiting
Date	2000
Description	The 2009 conservation work reinforced the importance of maintaining accuracy to the original kōwhaiwhai patterns, ensuring that any future repainting aligned closely with the established colour scheme and historic design. Continued emphasis was placed



	on improving ventilation, particularly at the ridge, to minimise moisture retention and prevent the recurrence of mould on the heke and surrounding kōwhaiwhai surfaces. The guidance also supported the use of gentle, low-impact cleaning methods to preserve the stability and longevity of the painted surfaces over time. (2009 Plan, p. 18-20; p. 43-44)
Completed by	Matthews & Matthews Conservation Plan
Date	2009
Condition	
Recorded by	Mya Dixon
Date	March 2026
The kōwhaiwhai panels appear to be in good overall condition, with the painted patterns reading clearly and the colours remaining strong across the length of each heke. The paint layer looks coherent, with no visible flaking, lifting, or exposed timber. Light surface dust is apparent on both the painted battens and the surrounding kākaho, and minor darkening is evident in some recessed areas, consistent with natural environmental accumulation. There are no visible signs of moisture staining, mould, or biological growth.	
Preliminary Conservation Advice	
A gentle dry clean is recommended to remove accumulated dust and brighten the painted surfaces. Although the coating appears stable, routine close inspection is advised to detect early micro-fatigue, particularly where the paint meets the kākaho or at joints. No active intervention is required at present, but periodic monitoring and low-impact maintenance will help maintain the clarity and longevity of the kōwhaiwhai. During the dry cleaning a condition assessment can be undertaken in preparation for planning for the extent of the repairs required.	

Heke (Internal)

Images



Kōwhaiwhai, detail, in-situ [2025]



Kōwhaiwhai, detail, in-situ [2025]



Taonga Name: Kōwhaiwhai (Heke)	
Label #	12
Location	Interior, ceiling, heke (proper-right, proper-left), heke tipi
Description	
Toi Māori	Kōwhaiwhai
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 conservation notes identify mould growth along the upper heke due to high humidity.
Date	1992
Completed by	Dean Whiting
Description	The 1999 Conservation Plan recorded extensive mould growth on the kōwhaiwhai surfaces and recommended improving ventilation at the ridge to reduce moisture accumulation and prevent recurrence. Cleaning with a non-ionic detergent was advised to safely remove surface grime, followed by the application of a non-oxidising bleach to address persistent staining without damaging the paint layer. An o-phenol solution was recommended as a further treatment to inhibit mould regrowth and stabilise the painted surfaces. <i>(1999 Conservation Plan, Section 5.13, p. 9)</i>
Completed by	Dean Whiting
Date	1999
Description	The 2000 Progress Report records that cleaning of the kōwhaiwhai surfaces was already underway, with active mould removal in progress under controlled conditions. This work followed the earlier recommendations for gentle cleaning and chemical treatment, ensuring that mould was lifted without damaging the painted patterns. The report indicates that this phase focused on stabilising the surfaces and preparing them for the continued ventilation and treatment improvements planned for the wider conservation programme. <i>(Progress Report 2000, p.4)</i>
Completed by	Dean Whiting
Date	July 2000
Description	The 2009 Matthews & Matthews Conservation Plan reinforces the earlier recommendations to improve ventilation at the ridge, recognising that adequate airflow is essential for reducing moisture accumulation and preventing the recurrence of mould on



	the kōwhaiwhai surfaces. It confirms the continued use of gentle cleaning, including detergent washes and bleach testing, to safely manage surface staining while maintaining the integrity of the paint layer. The plan also emphasises the application of o-phenol treatments where required to inhibit mould regrowth and support long-term stability of the painted kōwhaiwhai. (2009 Plan, p.43)
Completed by	Matthews & Matthews Conservation Plan
Date	2009
Condition	
Recorded by:	Mya Dixon
Date:	March 2026
The internal kōwhaiwhai appears to be in good overall condition, with the painted patterns remaining clear and cohesive across the heke. The colours still read strongly, and there is no visible flaking, lifting, or exposed timber along the kōwhaiwhai panels. Light surface dust is present, particularly along the upper areas and in the recesses between the painted sections and the kākaho battens, but this appears superficial. No active mould, moisture staining, or paint instability is visible in the image.	
Preliminary Conservation Advice	
A gentle dry clean is recommended to reduce accumulated dust and brighten the painted surfaces. While the coatings appear stable, a routine close inspection should be undertaken to check for early micro-fatigue or subtle lifting along joint lines. No active conservation treatment is required at present but continued monitoring and periodic low-impact cleaning will support the long-term preservation of the kōwhaiwhai.	

Painted Tukutuku (Mahau)

Images



External Mahau Painted Tukutuku (proper-right) in-situ [2025]



External Mahau Painted Tukutuku (proper-left) in-situ [2025]



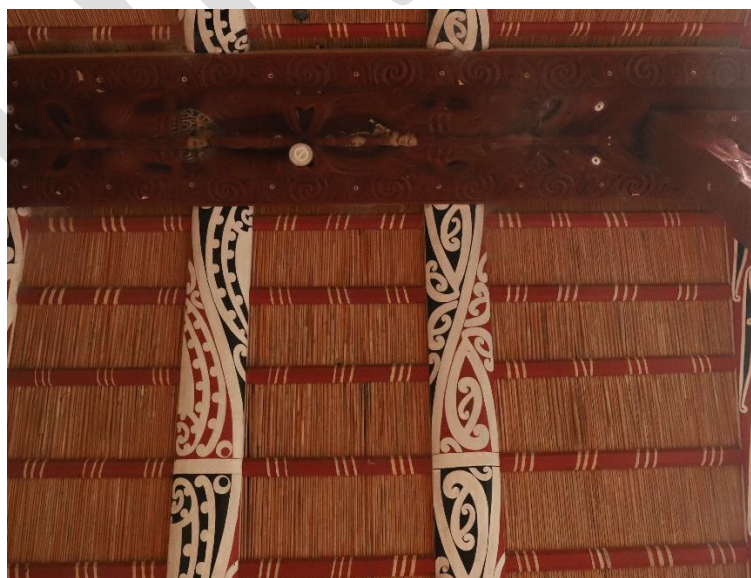
Taonga Name: Mahau Painted Tukutuku	
Label #	13
Location	Proper left/right, mahau, ceiling, exterior
Description	
Toi Māori	
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Kākaho, harakeke
height, width, depth [mm]	
Previous Conservation Treatment	
Description	
Completed by	
Date	
Condition	
Recorded by:	Mya Dixon
Date:	March 2026
The painted tukutuku panels in the mahau appear to be in good, stable condition, with the visual lattice reading clearly and the paint application remaining coherent across the surface. Light surface dust is visible within the recessed lacing and along the junctions between the tukutuku and adjacent carvings, but no evidence of active mould, fibre weakening, moisture staining, or structural displacement is apparent. Minor wear in small areas of the painted elements suggests natural ageing and environmental exposure, but this does not currently indicate any deeper deterioration.	
Preliminary Conservation Advice	
A general dry clean is recommended to lift surface dust and brighten the visibility of the painted patterning, followed by light touch-ups only in areas where the paint layer shows minor wear or dulling. No invasive treatment is required at this stage; however, gentle handling and routine monitoring are advised to identify early signs of moisture uptake, paint deterioration, given its external environment, or coating fatigue. Low-impact maintenance will support the long-term stability and clarity of the panels.	

Kākaho (Mahau)

Images



Kākaho, in-situ [2025]



Kākaho in-situ [2025]



Taonga Name: Kākaho	
Label #	13
Location	Proper left/right, mahau, ceiling, exterior
Description	
Toi Māori	
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Kākaho, harakeke
height, width, depth [mm]	
Previous Conservation Treatment	
Description	Severe deterioration of the kākaho was identified in 1999, with the extent of damage requiring the complete replacement of an estimated 10,000–12,000 stems. The treatment recommendations included pretreating all new material with an o-phenol mould inhibitor and a clear fire retardant, ensuring full penetration through immersion. This approach reflects the need to stabilise organic fibres before installation and reduce future vulnerability to mould and moisture. <i>(Whiting 1999, Section 5.9, p.7)</i>
Completed by	Dean Whiting
Date	1999
Description	Replacement of the kākaho was scheduled for 2001 following an investigation into suitable traditional material sources. Supply was arranged through Te Rarawa, ensuring the use of culturally appropriate and locally sourced fibres. These preparations formed part of Dean Whiting's wider 2000 conservation planning and material-sourcing work. <i>(Progress Report 2000, p.2)</i>
Completed by	Dean Whiting
Date	July 2000
Description	The 2009 Matthews & Matthews Conservation Plan highlights the need for regular monitoring to detect early signs of mould, moisture uptake. The plan emphasises that proactive, low-impact maintenance is essential to prevent premature deterioration and to support the long-term stability of the panels. <i>(2009 Plan, p. 18-20; p. 32)</i>
Completed by	Matthews & Matthews Conservation Plan
Date	2009
Condition	
Recorded by:	
Date:	



The internal kākaho panels appear to be in stable condition, with the stems retaining their alignment and presenting an even, coherent surface across the ceiling. The natural colour remains consistent, and there is no visible evidence of active mould, moisture staining, or structural collapse. Minor surface dust is present along some of the upper joints and between the battens, but this appears superficial and does not indicate deterioration. Overall, the kākaho looks sound, with no signs of fraying, detachment, or insect activity visible in the image.

Preliminary Conservation Advice

A light dry clean is recommended to lift accumulated dust and maintain the clarity of the kākaho surface. No major intervention is required at this time; however, routine inspection should continue to ensure that early signs of mould, moisture uptake, or fibre weakening are identified promptly. Regular, low-impact maintenance will support the long-term stability of the kākaho panels.

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Kākaho (Internal)

Images



Kākaho, in-situ [2025]



Kākaho, in-situ [2025]



Taonga Name: Kākaho	
Label #	13
Location	Proper left/right, mahau, ceiling, exterior
Description	
Toi Māori	
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Kākaho, harakeke
height, width, depth [mm]	
Previous Conservation Treatment	
Description	Severe deterioration of the kākaho was identified in 1999, with the extent of damage requiring the complete replacement of an estimated 10,000–12,000 stems. The treatment recommendations included pretreating all new material with an o-phenol mould inhibitor and a clear fire retardant, ensuring full penetration through immersion. This approach reflects the need to stabilise organic fibres before installation and reduce future vulnerability to mould and moisture. <i>(Whiting 1999, Section 5.9, p.7)</i>
Completed by	Dean Whiting
Date	1999
Description	Replacement of the kākaho was scheduled for 2001 following an investigation into suitable traditional material sources. Supply was arranged through Te Rarawa, ensuring the use of culturally appropriate and locally sourced fibres. These preparations formed part of Dean Whiting's wider 2000 conservation planning and material-sourcing work. <i>(Progress Report 2000, p.2)</i>
Completed by	Dean Whiting
Date	July 2000
Description	The 2009 Matthews & Matthews Conservation Plan underscores the importance of using traditional materials to maintain cultural integrity and to ensure compatibility with the original construction. It highlights the need for regular monitoring to detect early signs of mould, moisture uptake, or fibre weakening, which are common vulnerabilities in organic materials such as kākaho. The plan emphasises that proactive, low-impact maintenance is essential to prevent premature deterioration and to support the long-term stability of the panels. <i>(2009 Plan, p. 18-20; p. 32)</i>
Completed by	Matthews & Matthews Conservation Plan
Date	2009

**Condition**

Recorded by:

Date:

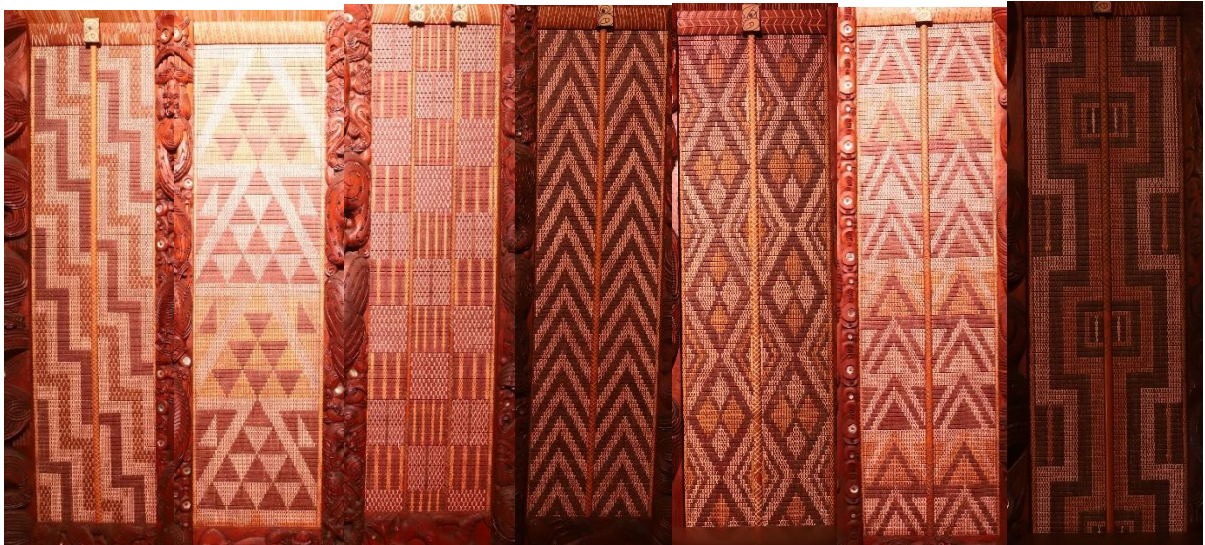
The internal kākaho panels appear to be in stable condition, with the stems retaining their alignment and presenting an even, coherent surface across the ceiling. The natural colour remains consistent, and there is no visible evidence of active mould, moisture staining, or structural collapse. Minor surface dust is present along some of the upper joints and between the battens, but this appears superficial and does not indicate deterioration. Overall, the kākaho looks sound, with no signs of fraying, detachment, or insect activity visible in the image.

Preliminary Conservation Advice

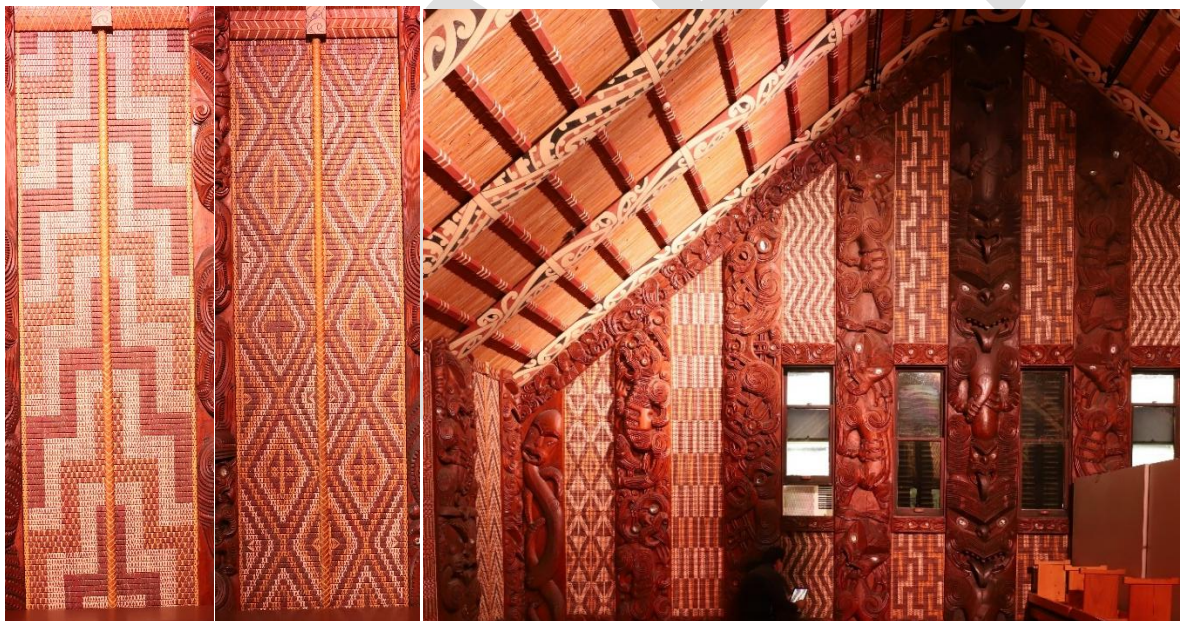
A light dry clean is recommended to lift accumulated dust and maintain the clarity of the kākaho surface. No major intervention is required at this time; however, routine inspection should continue to ensure that early signs of mould, moisture uptake, or fibre weakening are identified promptly. Regular, low-impact maintenance will support the long-term stability of the kākaho panels.

DRAFT

Images



Tukutuku, detail, in-situ [2025]



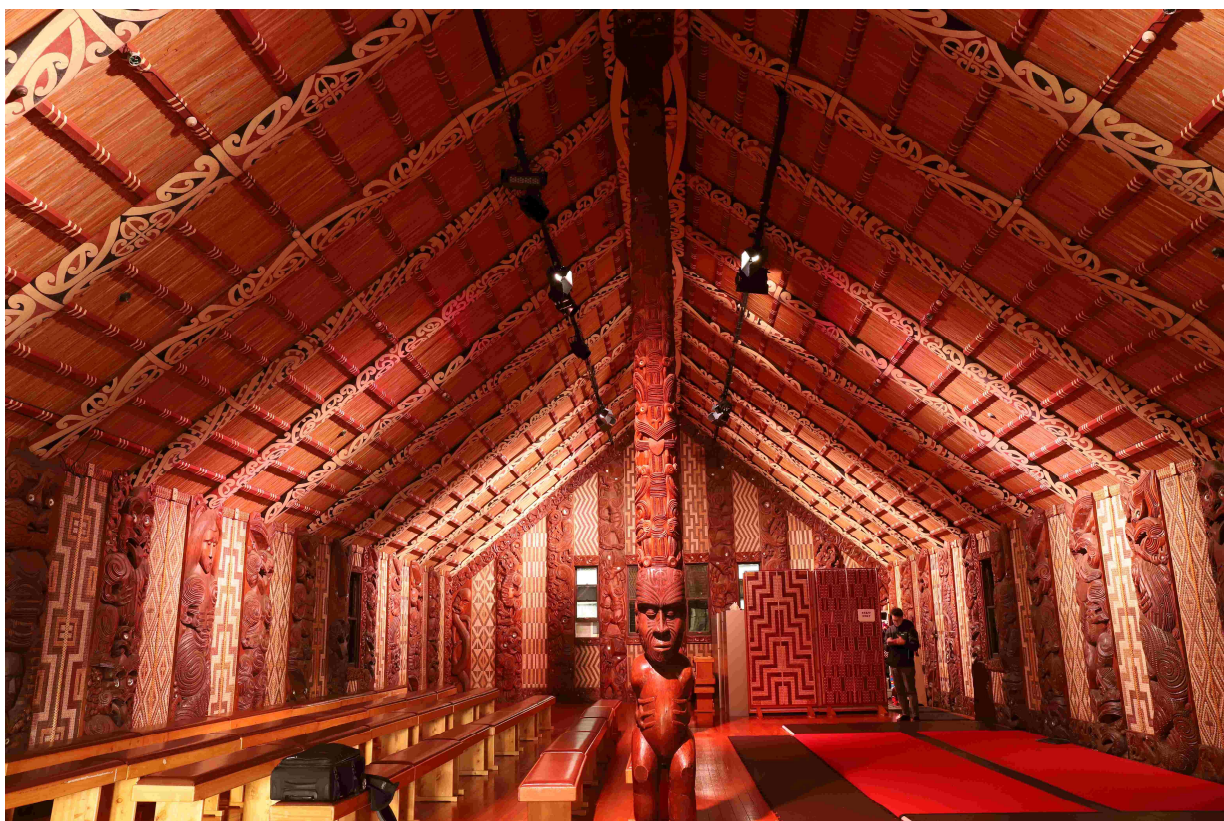
Tukutuku, detail (back wall), in-situ [2025]



Taonga Name: Tukutuku	
Label #	14
Location	Interior, wall lining, front, back, proper-left, proper-right
Description	
Toi Māori	Tukutuku
Mātanga Toi Māori [maker, if known]	
Kaupapa [pattern/technique if known]	
Kōrero	
Year created	
Materials [wood, metal, kiekie, harakeke, pīngao kākaho, paru, waiwai, totara, paint, whenua]	Kiekie, Kakaho backing
height, width, depth [mm]	
Previous Conservation Treatment	
Description	The 1992 report provides the earliest documented observations of the woven tukutuku panels, noting minor breakages in the kiekie strips and areas where hand oil has accumulated along the lower sections. While no major intervention was recommended at the time, these issues were recognised as early indications of localised wear resulting from regular handling and use. Several of the front-end panels also showed signs of surface darkening and fibre disturbance, consistent with frequent contact over time.
Completed by	Dean Whiting
Date	August 1992
Description	By 1999, the condition of the tukutuku had deteriorated significantly. The Conservation Plan documents widespread fibre failure and structural weakening of the underlying kākaho framework, to the extent that full replacement of approximately 10,000–12,000 stems was recommended. All new material was to be pre-treated through immersion in an o-phenol mould inhibitor and a clear fire retardant, ensuring complete penetration. This reflects a major conservation intervention in response to the advanced deterioration of the woven panels.
Date	1999
Completed by	Dean Whiting
Description	In 2000, further planning work confirmed that full replacement was scheduled for the following year. Suitable sources of traditional materials were investigated, and supply was arranged through Te Rarawa, ensuring that the replacement tukutuku would use culturally appropriate, locally sourced fibres. The 2000 progress notes focus on preparation, material sourcing, and alignment with earlier recommendations from the 1999 conservation plan.
Date	2000
Completed by	Dean Whiting



Description	The 2009 Matthews & Matthews Conservation Plan builds on earlier reports and emphasises the ongoing care of the newly replaced tukutuku panels. It reinforces the importance of continuing to use traditional materials and highlights the need for routine monitoring for early signs of mould, moisture uptake, and fibre weakening—common vulnerabilities in organic woven elements. The plan supports low-impact, preventative maintenance to ensure long-term stability of the panels following the major replacement work completed earlier.
Date	2009
Completed	Dean Whiting
Condition	
Recorded by:	Mya Dixon
Date:	February 2026
The tukutuku panels are generally in good condition. However, some kiekie fibres show deterioration, including tearing, displacement, and small losses. These issues are limited but indicate areas of vulnerability where the weave has begun to loosen or where past handling, environmental factors, or natural ageing have affected fibre stability. No widespread structural failure is evident, and the underlying kakaho lattice appears intact.	
Preliminary Conservation Advice	
Targeted restoration will be required to address the damaged fibres in the tukutuku panel. This should include re-securing, reshaping, or replacing torn or missing elements. A gentle dry clean may also be undertaken to remove surface dust, provided handling is minimal and controlled. The restoration work on the tukutuku panels may be sufficiently completed in situ.	



Māori Built Heritage Tiaki Taonga Conservation Report

Te Whare Rūnanga, Waitangi Treaty Grounds
Tau Henare Drive, Waitangi

Met with Nicole Wihongi, Owen Taituha, Ngāti Kawa Taituha
Site visit, photography and report prepared by
Dean Whiting, Natalie Jones, Mya Dixon and Robert Rika
27 March 2026



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Executive Summary

This report provides initial conservation advice for Te Whare Rūnanga to support early decision-making before project planning and training begin. It outlines the key risks facing the whare, identifies priority actions, and sets out guiding principles for the protection and restoration of the whare and its associated taonga. The purpose of this preliminary guidance is to ensure that decisions taken at this early stage uphold the cultural, historical, and spiritual significance of the whare and support long-term stewardship.

Immediate concerns centre on the stabilisation and protection of vulnerable Toi Māori elements, particularly carved features within the mahau that remain exposed to weather and show signs of deterioration. These areas require immediate intervention to prevent further loss of material integrity and to ensure safe conditions for more comprehensive future conservation work.

The most urgent risks concern environmental conditions, the cumulative impacts of high-use activities, and unresolved infrastructure issues, including fire egress limitations, inadequate ventilation, moisture accumulation, and ageing electrical and lighting systems.

Addressing these risks will require coordinated planning and the development of protective measures for taonga ahead of any major works. All taonga must be safeguarded through appropriate materials, covering systems, and tikanga-aligned handling and protection protocols.

Conservation activity must be guided by mātauranga Māori and undertaken in close consultation with iwi and hapū representatives, Kaihanga Toi Māori, and technical specialists, ensuring that interventions are culturally grounded and technically robust.

The involvement and authority of iwi, hapū, and legacy whānau, alongside the observance of tikanga, are essential throughout every stage of the process. This partnership-based approach will help protect the structural, cultural, and spiritual integrity of Te Whare Rūnanga for future generations.



Introduction

Te Whare Rūnanga, located at the Waitangi Treaty Grounds on Tau Henare Drive, stands as a significant cultural and historical landmark whose whakapapa and mātauranga Māori continue to connect present generations with their tūpuna and with the whenua. The wharenui and its taonga tuku iho embody the cultural, artistic, and spiritual narratives of the many iwi whose traditions are represented within the whare, maintaining an unbroken lineage of knowledge, identity, and collective memory.

Conservation within this context extends far beyond physical maintenance; it is an act of kaitiakitanga grounded in tikanga and the long-standing obligations of care for taonga. This work requires an approach that honours both the tangible and intangible elements of heritage, safeguarding the mauri and integrity of the whare for future generations. This report offers early guidance to support the marae as they prepare for a broader conservation programme, identifying infrastructure needs, assessing the current condition of the building and its taonga, and helping to shape appropriate pathways for cultural and technical engagement.

A kaupapa Māori decision-making framework underpins this guidance, ensuring that all actions reflect the values, aspirations, and authority of whānau and hapū, and that conservation activities are led by mātauranga Māori.

Conservation Context and Principles

A kaupapa Māori approach to conservation places mātauranga Māori, whakapapa, tikanga, and mana at the centre of all decision-making for Te Whare Rūnanga.¹ This approach acknowledges the whare as a taonga tuku iho whose cultural, historical, and spiritual integrity must be upheld throughout every stage of conservation. The care of whakairo, tukutuku, kōwhaiwhai, kākaho, and all other Toi Māori elements must be guided by iwi and hapū representatives, Kaihanga Toi Māori, and mātauranga tuku iho, ensuring that each intervention supports intergenerational knowledge transfer and maintains the mana of the whare and its people.



¹ ICOMOS New Zealand. (2010). *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*, pp. 1–2

The governance of Te Whare Rūnanga and the wider Treaty Grounds is shaped by the co-governance arrangements established under the Waitangi National Trust Board Act 1932², which embeds both Crown and Māori representation within a single statutory framework. The Act requires the inclusion of descendants of key rangatira associated with Waitangi, - Hōne Heke, Maihi Kawiti, Tāmati Wāka Nene, and Pōmare³ - ensuring that whakapapa, customary authority, and historical relationships remain central to decision-making at the Treaty Grounds. These representatives sit alongside Crown members, including the Prime Minister, the Minister for Arts, Culture and Heritage, and the Minister for Māori Development⁴, creating a governance model that reflects the dual obligations of partnership under Te Tiriti o Waitangi.

Additional protection is provided through the Heritage New Zealand Pouhere Taonga Act 2014⁵, which recognises the Treaty Grounds as a Category 1 historic place. This requires conservation practice to protect authenticity, cultural values, and material integrity, and mandates archaeological authority processes for any work that may affect pre-1900 fabric. The whare also contributes to the World Heritage Tentative Listing for Waitangi, requiring conservation decisions to align with international expectations for authenticity, integrity, and narrative protection.⁶

Heritage New Zealand Pouhere Taonga, through the Māori Built Heritage Programme, supports these obligations by providing cultural and technical conservation advice, specialist engagement, and training in traditional arts. All work aligns with the ICOMOS New Zealand Charter, emphasising minimal intervention, respect for cultural values, and sustainable long-term stewardship.⁷ This report provides guidance only. Detailed physical interventions must be informed by specialist engineering, architectural, conservation, and cultural assessments, and comply with statutory processes.⁸

² Waitangi National Trust Board Act 1932, governance provisions outlining Crown and Māori representation, including descendants of key rangatira.

³ The Act identifies descendants of principal rangatira associated with Waitangi as Trust Board members.

⁴ Trust Board composition includes Crown-appointed members such as Ministers of the Crown.

⁵ The Act recognises the Treaty Grounds as a Category 1 historic place and requires conservation to protect authenticity and integrity.

⁶ UNESCO World Heritage Tentative Listing for Waitangi identifies authenticity and integrity requirements for conservation.

⁷ ICOMOS New Zealand. (2010). *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*, pp. 1–4. (Principles include minimal intervention, respect for cultural values, documentation, and integrity.)

⁸ Conservation plans must be supported by specialist assessment and statutory compliance under the Building Act, Resource Management Act, and Heritage New Zealand Pouhere Taonga Act.



Historical Conservation Advice

Early conservation documentation for Te Whare Rūnanga records key interventions undertaken prior to the modern conservation programme, including repainting in 1951 and installation of the sprinkler system in 1973.⁹ These works, along with earlier restoration activity, later formed part of the conservation baseline to support long-term planning and understanding of material change over time.

In March 1999, following a site visit, the Waitangi National Trust commissioned Dean Whiting to prepare a comprehensive Conservation Plan.¹⁰ Completed the same year, the plan established a staged programme of immediate conservation works while ensuring the whare remained accessible for public use. The 1999 plan aligned with the principles of the ICOMOS New Zealand Charter¹¹, emphasising minimal intervention, retention of culturally significant fabric, the use of appropriate skills, and robust documentation.

By July 2000, implementation of the conservation plan was underway, and a progress report confirmed four major work stages: the repair and cleaning of exterior carvings, the cleaning of the porch, the cleaning and repair of interior surfaces, and the replacement of the porch kākaho.¹²

The report also recorded an iwi-supported conservation training initiative delivered in partnership with WINZ and the Waitangi National Trust, covering health and safety, project readiness, and practical skill development, with resulting local employment.¹³ Extensive archival photographic documentation, medium-format film and digital, was generated to support future monitoring and conservation planning.¹⁴

In 2006, after a further site visit with curator Delwyn Walker, Dean Whiting wrote to the Waitangi National Trust Chief Executive, summarising his involvement and identifying ongoing priorities, including preparation of a new conservation plan and maintenance plan. He also offered continued support to assist a conservation architect and specialist advisors as the Trust progressed toward updated conservation documentation.¹⁵

The preparation of the 2009 Conservation Plan (Part 4) by Matthews & Matthews Architects Ltd, in association with Lyn Williams and John Adam,¹⁶ consolidated the documented history, cultural

⁹ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, p. 2.

¹⁰ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, p. 1.

¹¹ ICOMOS New Zealand. (2010). *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value*, p. 4.

¹² Whiting, D. (2000). *Whare Rūnanga Conservation Progress Report #1*, p. 2.

¹³ Whiting, D. (2000). *Whare Rūnanga Conservation Progress Report #1*, p. 2. (Describes training initiative, OHS, first aid, history, customer service skills.)

¹⁴ Whiting, D. (2000). *Whare Rūnanga Conservation Progress Report #1*, p. 2.
(Photographic survey described, medium-format film & photo CD.)

¹⁵ Whiting, D. (2006). *Conservation advice following site visit to Te Whare Rūnanga* [Letter].
(Unpaginated correspondence included in WNT archival record)

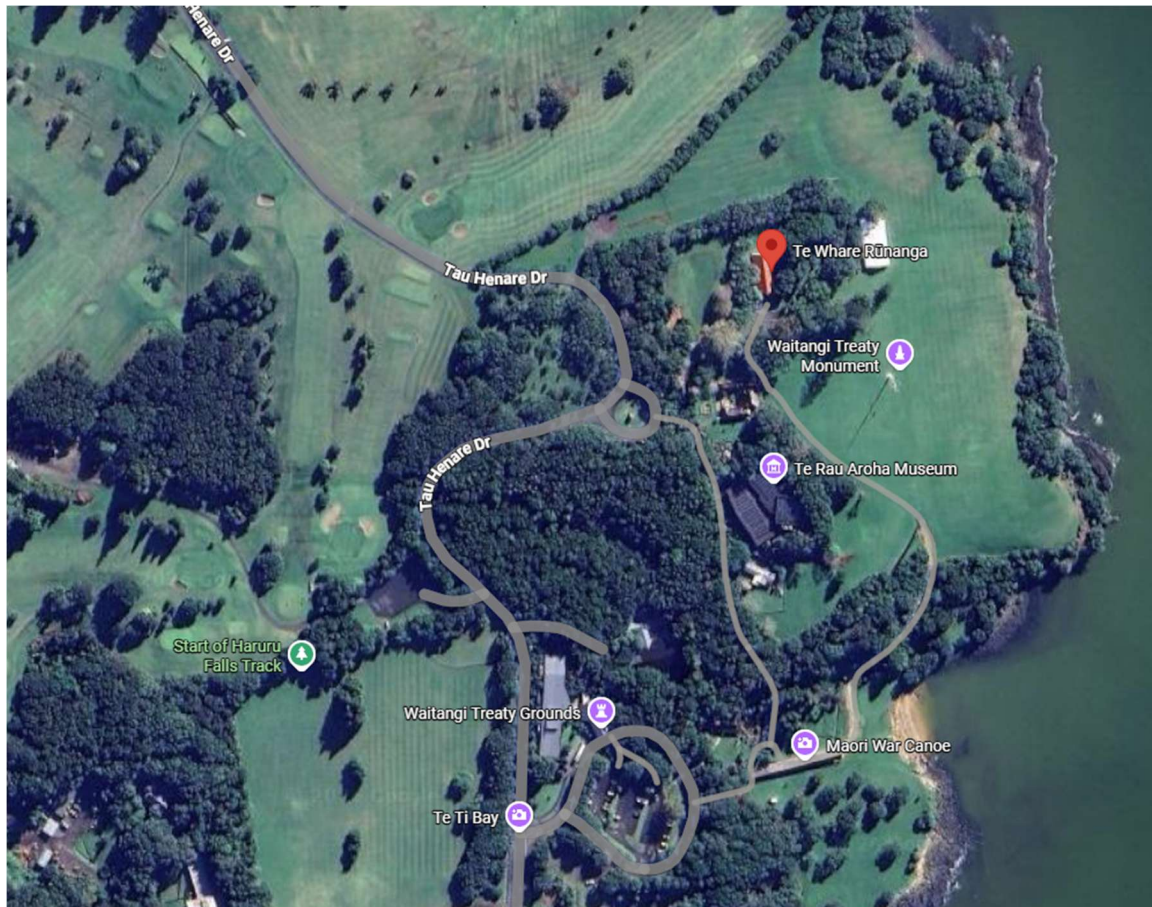
¹⁶ Matthews & Matthews Architects Ltd., Williams, L., & Adam, J. (2009). *Waitangi Treaty Grounds Conservation Plan: Part 4 – Te Whare Rūnanga*, pp. i–ii.

significance, and conservation requirements of Te Whare Rūnanga. It confirmed that the whare remained largely unaltered in form since construction and highlighted the critical importance of specialist Māori built-heritage oversight.¹⁷ The 2009 plan established structured conservation policies, clarified long-term management needs, and identified the requirement for measured drawings, coordinated documentation, and detailed structural review.



¹⁷ Matthews & Matthews Architects Ltd. et al. (2009). *Waitangi Treaty Grounds Conservation Plan: Part 4 – Te Whare Rūnanga*, pp. 1–2, 18. (Plan notes conservation history, unaltered form, cultural significance, and oversight requirements.)

Architectural and Material Overview



Construction of Te Whare Rūnanga began in 1934 and the whare was formally opened on 6 February 1940.¹⁸ Positioned prominently on an elevated platform within the Waitangi Treaty Grounds, the whare is deliberately oriented toward the Treaty House,¹⁹ reinforcing the symbolic relationship between the two structures. Built in the traditional wharenui form, it follows a rectangular floor plan measuring approximately 20.08 metres in length and 9.88 metres in width, with wall heights of 2.81 metres rising to a 6.8 metre ridge line.²⁰ The east-facing mahau establishes the formal entry, opening symbolically toward the site of the signing of Te Tiriti o Waitangi.

The architectural foundation of the whare reflects templates developed through the Rotorua School of Māori Arts and Crafts²¹, including plans previously used for the Panguru whare. While these plans provided the structural framework, Sir Āpirana Ngata made deliberate departures from earlier models to achieve a national whare whakairo that embodied Māori political presence and cultural renewal. His intention was to unite carving traditions from iwi across the motu, ensuring that no single iwi was privileged above another and reinforcing a collective expression of Māori identity, unity, and mātauranga.²²

¹⁸ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, p. 2.

¹⁹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 5.

²⁰ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 10.

²¹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 9.

²² Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 2.



Ngata also championed the Rukupō carving style,²³ which emphasised depth, sculptural modelling, and strong three-dimensional presence. This carving aesthetic, which stands in contrast to flatter adze-work styles common in the late nineteenth and early twentieth centuries, was consciously elevated to foreground Māori artistic authority and technical excellence. Through this approach, Ngata positioned Te Whare Rūnanga as both a traditional whare and a modern architectural statement, with twentieth-century materials and systems discreetly incorporated behind customary forms to preserve cultural coherence.²⁴

The building embodies the customary anthropomorphic metaphor of a wharenui: the tāhuhu as the ancestral spine, the heke as ribs, and the maihi as outstretched arms supported by the amo.²⁵ A carved tekoteko representing Kupe stands at the gable apex,²⁶ asserting ancestral presence and tribal identity.

The mahau contains carved poupou, tukutuku, a kākaho ceiling lining, decorated heke, and carved door and window lintels.²⁷ The paepae incorporates the granite foundation stone laid in 1934.²⁸ Porch walls are lined with reeded vertical timber boarding, and the floor is a painted concrete slab, distinct from the rimu interior floor.

²³ Skinner, D. (2008). *The Carver and the Artist*, pp. 31–34

²⁴ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 10.

²⁵ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 10.

²⁶ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 10.

²⁷ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 29.

²⁸ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 8.

Structurally, the whare comprises timber bearers and joists supporting tongue-and-groove rimu floorboards. Walls are framed in timber and clad with bevel-back weatherboards with boxed corners and timber scribes. The building rests on a painted, plastered concrete foundation wall ventilated by wire-woven grilles.²⁹ The roof retains its original 8-foot (2.4 m) imperial-length painted corrugated steel cladding, fixed with lead-head nails³⁰ to maintain historical appearance and proportion. Principal rafters (250 × 50 mm at 500 mm centres) continue the interior rhythm of the heke. Soffits are finished in painted tongue-and-groove linings over exposed rafter tails.³¹



Exterior joinery includes original double-hung sash windows with timber frames, shellac finishes, brass catches, carved sills, and carved architraves. Four windows sit along the rear elevation and two on each side wall. These openings are protected with painted steel flashings and timber-framed shutters with louvred blades.³²

Inside, Te Whare Rūnanga displays the full decorative and pedagogical legacy of the Rotorua School of Māori Arts and Crafts. The interior contains 14 pairs of carved poupou representing stylistic traditions from iwi across the country, including North Auckland, Waikato, Ngāti Maru, Ngāi Te Rangi, Taranaki, Ngāti Awa, Ngāti Tarawhai, Ngāti Porou, Ngāti Whakaue, Tūhourangi, and Rongowhakaata.³³ Additional carvings include the poutokomanawa, poutāhuhu, epa, pare, and carved door and window surrounds.

²⁹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 30.

³⁰ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 27.

³¹ Matthews & Matthews (2009), pp. 21–25.

³² Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 30.

³³ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 29.

Tukutuku panels woven from kiekie and pīngao sit between the poupou, while the tāhuhu and heke above carry traditional kōwhaiwhai patterns. The kākaho-lined ceiling creates a warm, diffused light, enhancing the interior's layered Toi Māori expression.³⁴ The main entrance comprises two-panel timber doors with brass pulls, single glazing, "Avon Adjustable" floor springs, and a stainless-steel lock. Rimu floorboards further reinforce the tactile and visual harmony of the interior.³⁵



Together, these elements reflect Ngata's culturally grounded yet forward-looking architectural vision, one that strategically blended customary artistry with modern construction methods to produce a whare that is both a national monument and a living embodiment of Māori identity, aesthetics, and political presence.³⁶

³⁴ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 29–30.

³⁵ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 29–30.

³⁶ Skinner (2008), pp. 40–48; Whiting (1999), pp. 8–12.



Conservation Issues and Technical Findings

Since 1999, conservation documentation for Te Whare Rūnanga has consistently emphasised the need for robust, centralised building records to support informed kaitiakitanga and long-term stewardship. The archival photographic survey completed by 2000 established an essential visual baseline for future monitoring.³⁷

This direction was strengthened by the 2009 Conservation Plan,³⁸ which highlighted gaps in the original building documentation, recommended the preparation of measured drawings and coordinated base plans, and called for detailed structural investigation, particularly where major building envelope works were anticipated. These recommendations aligned with the Waitangi National Trust's Risk Management Plan (RMP), which underscored the importance of accurate, ongoing documentation, regular monitoring, and preventative maintenance³⁹ to support effective risk reduction.

By 2014, Te Whare Rūnanga had been assessed as a high seismic risk (<33% NBS), prompting a proposed strengthening strategy that balanced life-safety requirements with protection of heritage fabric. This strategy recommended roof-plane bracing coordinated with future reroofing works and discreet external steel strengthening at eave level. The 2014 summary also identified critical issues with fire, electrical, and roofing systems, noting non-compliant fire egress for calculated occupant loads and recommending upgrades including a compliant rear exit, outward-opening doors, panic hardware, event-specific seating layouts, enhanced signage, and improved handrails and steps.

Simultaneously, electrical safety concerns were raised due to cumulative incremental fixes, leading to a system assessed as substandard and requiring full replacement, relocation of controllers, and renewal of the external pillar box. Moisture, condensation, and ventilation concerns, first flagged in 2009⁴⁰, continued to be attributed to building performance and roofing condition. The RMP further identified climate-related deterioration, storm exposure, and weathering as high-likelihood hazards, reinforcing the need for coordinated environmental monitoring, envelope upgrades, and integrated planning.

In July 2021, reroofing was completed⁴¹ with Dean Whiting and a heritage architect from Matthews & Matthews, incorporating new ceiling insulation to reduce internal moisture. This work carried both a five-year NR Workmanship Warranty and a 15-year ColorCote Manufacturer's Warranty, providing assurance of installation integrity.

Through 2025, conservation activity continued, including further assessment and remedial work on the tekoteko, installation of environmental data loggers, and early design advice on proposed egress

³⁷ Whiting, D. (2000). *Whare Rūnanga Conservation Progress Report #1*, p. 2

³⁸ Matthews & Matthews Architects Ltd. (2009). *Waitangi Treaty Grounds Conservation Plan: Part 4 – Te Whare Rūnanga*, pp. 1–2

³⁹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 18

⁴⁰ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, pp. 3–5

⁴¹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 27

and changing-room alterations at the rear of the whare. HNZPT reaffirmed that multi-door or window-alteration proposals remained unsuitable for Te Whare Rūnanga due to their adverse effects on heritage integrity and the RMP's principle that interventions must be minimal-impact, reversible, and developed in partnership with mana whenua.

To support alignment across partners, a one-day wānanga was proposed ahead of tekoteko removal, enabling iwi and hapū representatives, kaihanga toi, and conservation specialists to confirm tikanga, roles, communication pathways, and staging. Engagement with Toi Ngāpuhi was initiated to confirm mandates, leadership in whakairo, and appropriate processes for engagement and support.

In reviewing the proposed design changes outlined in *5533_20250731_WNT WHARE RŪNANGA_PD.pdf*, dated 27 February 2026, it is essential that all upgrades consider the maximum occupancy and operational use of the whare.

The additional exits proposed for fire-egress on the left and right side walls will address immediate safety requirements; however, using these accessways for performance circulation would accelerate wear and tear on the poupou and tekoteko that line the interior, especially around the new egress points and rear wall where congestion and repeated movement place these fragile taonga at heightened risk.⁴²

For this reason, careful consideration should be given to altering the use of Te Whare Rūnanga, returning it to a function more closely aligned with the cultural, ceremonial, and political aspirations originally envisioned by Sir Apirana Ngata,⁴³ rather than as a high-demand performance venue. A more suitable performance location exists at the true point of arrival into the Treaty Grounds, where Ngātokimatawhaorua, rests under Te Korowai ō Maikuku near Hobson Beach. This area offers both cultural resonance and spatial capacity, and relocating performances there would significantly reduce the strain placed on the whare's interior fabric.

The reconstruction of the front steps, reducing the current 230 mm risers to the recommended 170–180 mm⁴⁴ and widening treads, will improve accessibility; however, if performance activity remains within the whare and floor loading increases, movement patterns must be modified to prevent further impact on fragile wall-based taonga.

The adjustment of the main entry doors to ensure both leaves open outward will support fire-egress compliance and improve evacuation safety, but detailed design must ensure fixtures and hardware do not impinge on the surrounding whakairo.⁴⁵ Fire-egress hardware, lighting, and signage must be discreetly integrated to protect the visual integrity of the whare. All new fittings should be powder-coated to blend with the existing interior colour palette, and lighting design must avoid

⁴² Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 29–30

⁴³ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 1–2

⁴⁴ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 10

⁴⁵ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 29–30

hotspots on tukutuku, align with the rhythm of the heke and kākaho, and incorporate controllable features to safeguard sensitive surfaces.

Removal of the existing air-conditioning units is recommended, with climate stabilisation supported through ongoing environmental monitoring and daily window-opening as part of operational practice.



Planting near the whare should incorporate species that support long-term maintenance, such as toetoe, kiekie, harakeke, and tōtara, and consultation with local raranga practitioners will ensure that species selected are appropriate for Te Tai Tokerau and available for future harvesting. A landscape architect could assist in softening and integrating the new fire-egress exits at the rear of the building, ensuring that safety requirements remain visually sympathetic to the cultural landscape.

Across all physical works, foundations, cladding, and joinery must be replaced like-for-like using locally sourced materials. DPC should be installed where timber meets concrete, and all weatherboards should be installed over building paper.

Given the heritage significance of Te Whare Rūnanga, all interventions must proceed with careful handling, staged documentation, photographic recording, and iterative design reviews⁴⁶ as concealed building fabric is revealed. Budget contingencies are essential to support heritage-sensitive modifications, specialist craftsmanship, and contract adjustments should new information come to light during the works.

⁴⁶ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, pp. 3–5

Funding and Support

Recognising the national significance of the site, the Government has committed funding through the Regional Infrastructure Fund to support essential infrastructure upgrades at the Waitangi Treaty Grounds, with works already underway as part of a wider programme of improvements.

Alongside this investment, several funding pathways remain available to support the conservation of Te Whare Rūnanga. Oranga Mārae, administered by the Department of Internal Affairs, provides grants for physical and cultural revitalisation of marae, including planning and capital works. The Lottery Environment and Heritage Fund supports projects that protect natural, cultural, and physical heritage. Heritage New Zealand Pouhere Taonga's National Heritage Preservation Incentive Fund assists privately owned heritage sites listed on the New Zealand Heritage List, particularly those significant to Māori. Te Papa National Services Te Paerangi offers Helping Hands Grants for conservation materials and training. Creative New Zealand provides funding to support the transmission of mātauranga Māori through wānanga and traditional arts.

Each application will require a clear scope of works, governance approval, budgets, and letters of support.

Governance, Tikanga, and Consent

Decision-making authority for the removal, protection, or handling of taonga within Te Whare Rūnanga rests with the whānau and trustees of the marae, ensuring that decisions uphold whakapapa connections and collective stewardship. Any processes relating to the temporary closure or reopening of the whare, establishing rāhui, or managing access during conservation work must be guided by tikanga and confirmed collectively with iwi and hapū representatives.

All conservation work must follow structured protocols that safeguard cultural integrity and protect heritage materials. This includes careful planning to minimise risks such as fire, moisture, or accidental damage. Where works may affect structural elements, services, or the ground, the relevant statutory processes apply, including building consents and Heritage New Zealand Pouhere Taonga archaeological authorities.

All images, recordings, data, and documentation relating to Te Whare Rūnanga must be managed in accordance with Māori expectations of kaitiakitanga and information sovereignty. Information about the whare and its taonga is culturally significant and must be treated as such, ensuring whānau retain authority over how it is accessed, stored, used, and shared. Stewardship of documentation must reflect tikanga, uphold mana, and provide transparent processes for ongoing care of this knowledge.

Research and Documentation

Research plays an essential role in supporting whānau to reconnect with their taonga by revealing its history, purpose, and the changes that guide informed conservation decision-making. Specialist support may come from a range of experts, including Kaihanga Toi Māori, conservation professionals, heritage researchers, architectural historians, engineers, archivists, and museum or gallery specialists, however, whānau hold the cultural authority that anchors and directs this work.

A wide range of resources can assist in building this understanding, including national and regional archives, libraries, and digital platforms such as DigitalNZ, Papers Past, Ngā Taonga Sound & Vision, and Retrolens. Local museums, council property files, and marae or iwi repositories also hold valuable material, alongside whānau kōrero, photographs, and privately held collections that offer deep insight into the whare's whakapapa. Together, these sources provide historical imagery, oral histories, and official records that support culturally grounded and technically informed restoration planning.

We encourage whānau to continue developing this historical record, ensuring the kōrero of the whare is strengthened and preserved for future generations.

Risk Management and Monitoring

Based on the advice reports written and works undertaken to date, the principal risk now facing Te Whare Rūnanga arises from the cumulative impact of its current use as a high-demand performance and event space, which is accelerating wear on the interior and placing pressure on fragile Toi Māori elements, structural components, and environmental conditions.

Adaptations made over time to accommodate performance activity, including temporary installations, increased occupancy loads, additional lighting, and frequent movement of equipment, have introduced new points of stress and compounded underlying issues already identified in earlier conservation assessments, delaying essential infrastructure upgrades and major works that are required to stabilise the building and prevent further deterioration.

Continued deferral of these works increases the likelihood of sustained damage to the whare's fabric, cultural features, and environmental systems, undermining its long-term resilience and escalating future conservation costs. These risks sit within a wider statutory and heritage framework in which the Waitangi National Trust Board Act 1932, the Heritage New Zealand Pouhere Taonga Act 2014, and the Category 1 listing collectively affirm the Board's responsibilities for the care, preservation, and maintenance of Te Whare Rūnanga.

To reduce these risks and ensure essential overdue maintenance can be properly undertaken, it is recommended that the whare be temporarily closed and given a period of rest, with restoration scheduled outside the peak visitor season to minimise disruption and enable careful, uninterrupted conservation work.

A stable museum environment for the safe storage and long-term care of artworks is typically defined as a temperature range of 18–24 °C and a relative humidity (RH) range of 40–55 %.⁴⁷ These controlled conditions are intended to minimise the physical and chemical changes that occur in natural materials when they repeatedly absorb and release moisture. Within this range, timber, fibres, and paint layers remain dimensionally stable, adhesives maintain strength, and the risks of mould growth, biological activity, and structural fatigue are greatly reduced.

Inside Te Whare Rūnanga, the recently collected environmental data shows that temperatures generally fall within this recommended band, typically between 20–23 °C, indicating that the thermal environment is relatively stable and suitable for taonga. However, interior relative humidity is consistently much higher than ideal, averaging ~68–71 % RH, with periodic spikes above 80 % RH.

These elevated interior conditions are strongly influenced by the exterior mahau, where RH is frequently between 85–100 %, creating sustained moisture pressure at the front of the whare and affecting airflow and internal moisture levels.

For the artworks and Toi Māori housed inside the whare, this means that although temperature is not a major threat, the persistently high humidity represents a significant long-term conservation risk. The whakairo, poupou, heke, and tāhuhu, being carved from timber, respond to excess moisture by swelling, softening, and becoming more vulnerable to fungal activity. Over time, this can lead to surface deformation, cracking as conditions later dry, and accelerated breakdown of old repairs or inserts.

Painted kōwhaiwhai surfaces may experience changes in their binding media, increased brittleness, cracking, or pigment instability, particularly during periods when RH exceeds 75–80 %. Fibre-based elements such as tukutuku, kākaho, kiekie, and harakeke are especially sensitive,⁴⁸ as high moisture levels weaken fibres, encourage mould, and contribute to gradual loss of tensile strength.

⁴⁷ Referencing museum-standard environmental guidelines summarised in your Tautiaki Taonga Report section; supported by Whiting's conservation guidance emphasising moisture and ventilation risks.

⁴⁸ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, pp. 29–30



From a cultural perspective, these material changes impact not only the physical surface of the taonga but also the mauri, whakapapa, and mātauranga embedded within the whare. Deterioration of carved or woven elements affects the intergenerational relationships they express,⁴⁹ the stories they carry, and the authority of the whare as a living repository of identity and memory. Although the modern museum ideal cannot be fully applied to an actively used wharenui, the science behind the recommended ranges still helps us understand where vulnerabilities lie and how best to uphold kaitiakitanga.

In practical terms, the mismatch between museum RH standards and the actual interior environment of Te Whare Rūnanga shows that the main conservation risk is moisture, not temperature. While the taonga are not in immediate danger, particularly because condensation risk remains low, the elevated humidity does place wooden, woven, and painted components under long-term stress. This means that protective efforts should focus on moisture management, including tikanga-aligned ventilation practices, reducing moisture-adding activities during periods when the mahau is saturated, and prioritising monitoring and preservation of materials that are particularly vulnerable. Continued data collection will help refine these strategies.⁵⁰

⁴⁹ Matthews & Matthews Architects Ltd. (2009). *Conservation Plan Part 4*, p. 20

⁵⁰ Whiting, D. (1999). *Waitangi Whare Rūnanga Conservation Plan*, pp. 3–5

Resources

[Oranga Marae » Community Matters](#)

Oranga Marae administered by the Department of Internal Affairs, is a suitable option if the marae is gazetted as a marae reservation. This programme supports both the physical and cultural revitalisation of marae and offers funding for marae development planning, technical feasibility support, cultural revitalisation activities, and capital works.

[Lottery Environment and Heritage » Community Matters](#)

For marae under different trust structures, the Lottery Environment and Heritage Fund may be appropriate. Administered by the Te Tahua Taiao Ngā Taonga Lottery Environment and Heritage Committee, this fund provides grants for projects that protect, conserve, or care for natural, cultural, and physical heritage. It also supports initiatives that promote understanding and access to heritage resources, including plans, reports, and one-off projects.

[Heritage New Zealand - National Heritage Preservation Incentive Fund | Heritage New Zealand Pouhere Taonga](#)

For marae in private ownership, the National Heritage Preservation Incentive Fund offered by Heritage New Zealand Pouhere Taonga is another option. This fund primarily supports places listed on the New Zealand Heritage List, with priority given to Category One sites. However, there is a strong focus on sites of significance to Māori, which can strengthen an application.

[Helping Hands Grant | Te Papa](#)

The Helping Hands Grant, offered by National Services Te Paerangi. This grant is designed to assist with the purchase of materials and training related to the preservation and care of taonga. The outreach team at Te Papa can guide applicants through the process, and support is available for iwi, hapū, kaitiaki, and community groups caring for taonga across the motu.

[Arts organisations and groups | Creative New Zealand](#)

Creative New Zealand Toi Aotearoa offers funding to support the transmission of mātauranga Māori through wānanga. Marae, iwi, and hapū may apply to arts organisations and group funds if their proposed activities align with the purpose of the fund. This includes support for traditional arts, knowledge sharing, and collaborative projects involving Kaihanga Toi Māori. It is recommended that applicants speak with a Ngā Toi Māori Advisor to determine the most suitable fund and receive guidance on the application process.

[Heritage New Zealand - Wāhi Tapu & Wāhi Tūpuna | Heritage New Zealand Pouhere Taonga](#)

Heritage New Zealand Pouhere Taonga offers opportunities to recognise and protect places of cultural significance through the Rāangi Kōrero NZ Heritage List. Marae, iwi, and hapū may apply to have their whare listed as a wāhi tūpuna if it meets the criteria for rarity and cultural importance. This process supports the transmission of heritage knowledge, strengthens funding applications, and provides resources such as historical records and interpretive signage. It is recommended that applicants engage with the Heritage New Zealand listing team early to understand requirements and receive guidance on completing the application.

[Heritage New Zealand - Affecting an archaeological site](#)

Archaeological sites are irreplaceable taonga that require careful protection and management. Their care depends on factors such as site type, environmental conditions, and land use. If development is planned on land containing archaeological sites, avoidance is the preferred approach. Because this site is linked to pre-1900 human activity, an Archaeological Authority will likely be required before

any work can begin. Heritage New Zealand Pouhere Taonga can provide guidance and support throughout this process.

[DigitalNZ - Search 30+ million New Zealand items across 300+ collections in one place. Easy.](#)

A search engine that brings together digitised collections from libraries, museums, government departments, galleries, media, and community groups across Aotearoa.

[Papers Past](#)

An archive of digitised New Zealand and Pacific newspapers, magazines and journals, letters, diaries, and parliamentary papers.

[Welcome to the audiovisual archive of Aotearoa New Zealand](#)

Ngā Taonga Sound & Vision – New Zealand’s audiovisual archive, dedicated to preserving and providing access to broadcasts, sound recordings, films, and other audiovisual taonga.

[Home | National Library of New Zealand](#)

Access to digitised items, manuscripts, heritage publications, research material, and archival holdings.

[Home - Archives New Zealand](#)

Repository for official government records, historical documents, land records, and archival material.

[Retrolens](#)

A resource of historical aerial photographs, useful for tracing changes to the landscape and marae setting over time.

Other valuable research resources include local museums and regional archives, which hold collections of images, taonga, documents, and oral histories connected to local heritage. Council property and land records can provide original plans, building consents, and land-use history, while Māori Land Court documents offer important information on land titles, ownership, and historical transactions. Whānau kōrero and photographs add personal narratives and visual records, and marae, iwi, and hapū archives often contain whakapapa, meeting minutes, plans, manuscripts, and family collections that deepen understanding of the whare and its cultural context.

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Appendices

Heritage New Zealand Pouhere Taonga Archival Record

Operative Far North District Plan --Objectives and Policies

PART 2 – ENVIRONMENT PROVISIONS - COASTAL ENVIRONMENT	
Objectives	
10.3.1	<i>To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>
10.3.2	<i>To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</i> <i>(a) the natural character of the coastline and coastal environment;</i> <i>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i> <i>(c) outstanding landscapes and natural features;</i> <i>(d) the open space and amenity values of the coastal environment;</i> <i>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</i>
10.3.3	<i>To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>
10.3.4	<i>To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.</i>
10.3.5	<i>To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.</i>
10.3.6	<i>To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.</i>
10.3.7	<i>To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</i>
10.3.8	<i>To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>
10.3.9	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>

Policies	
10.4.1	<i>That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:</i> <i>(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and</i> <i>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</i> <i>(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</i> <i>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i> <i>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</i> <i>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</i> <i>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</i> <i>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</i>
10.4.2	<i>That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</i>
10.4.3	<i>That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.</i>
10.4.4	<i>That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.</i>
10.4.5	<i>That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".</i>

10.4.6	<i>That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</i>
10.4.7	<i>To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate: (a) parking; (b) rubbish disposal; (c) waste disposal; (d) dinghy racks.</i>
10.4.8	<i>That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</i>
10.4.9	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>
10.4.10	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
10.4.11	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and wastewater from catchments that have the potential to enter the coastal marine area.</i>
10.4.12	<i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i> <i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i> <i>(b) the number of buildings and intensity of development;</i> <i>(c) the colour and reflectivity of buildings;</i> <i>(d) the landscaping (including planting) of the site;</i> <i>(e) the location and design of vehicle access, manoeuvring and parking areas.</i>
GENERAL COASTAL ZONE	
Objectives	
10.6.3.1	<i>To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.</i>
10.6.3.2	<i>To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.</i>
10.6.3.3	<i>To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.</i>

Policies	
10.6.4.1	<i>That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.</i>
10.6.4.2	<i>That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.</i>
10.6.4.3	<i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regard to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</i> <i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i> <i>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i> <i>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i> <i>(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";</i> <i>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i> <i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i>
10.6.4.4	<i>That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.</i>
10.6.4.5	<i>Maori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
10.6.4.6	<i>The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.</i>

PART 3 – DISTRICT-WIDE – SECTION 5 - HERITAGE	
Objectives	
12.5.3.1	<i>To protect and retain the heritage values of resources, such values to include those of an archaeological, architectural, cultural, historic, scientific, and technological nature.</i>
12.5.3.2	<i>To protect waahi tapu and other sites of spiritual, cultural or historical significance to Maori from inappropriate use, development and subdivision.</i>
12.5.3.3	<i>To protect the notable trees of the District</i>
12.5.3.4	<i>To conserve the historic and amenity values of settlements with significant historic character</i>
12.5.3.5	<i>To protect the cultural, spiritual, scientific and historic values of archaeological sites from inappropriate use, development and subdivision.</i>
12.5.3.6	<i>To assist landowners' understanding and appreciation of the heritage resources located on their land.</i>
12.5.3.7	<i>To ensure that subdivision and land use management practices avoid adverse effects on heritage values and resources.</i>
12.5.3.8	<i>To support landowners who protect heritage resources by providing financial relief and incentives.</i>
Policies	
12.5.4.1	<i>That a heritage resource be recognised as a complete entity whose surrounds or setting may have an important relationship with the values of the resource. For instance the coastal setting of places like Kohukohu, Rawene, Mangonui and The Strand in Russell is an important part of the heritage value of these Precincts.</i>
12.5.4.2	<i>That the heritage values of any building, object, vegetation or heritage site shall not be adversely affected by subdivision or land use activities.</i>
12.5.4.3	<i>That notable trees be provided protection, except where it can be demonstrated that they pose a hazard to people or habitable buildings.</i>
12.5.4.4	<i>That land use activities in the vicinity of Sites of Cultural Significance to Maori shall not compromise their spiritual, cultural or historical values and that the effect on cultural, spiritual and historical values is taken into account in the assessment of applications</i>
12.5.4.5	<i>That the Council consult with whanau, hapu and iwi to develop appropriate and acceptable consultation processes for Maori.</i>
12.5.4.6	<i>That maintenance, repairs or redecoration of historic buildings or objects shall retain their historic value and character.</i>
12.5.4.7	<i>That activities on any archaeological sites shall be managed in order to avoid or minimise any adverse effects.</i>
12.5.4.8	<i>That where areas have significant historic character, their heritage values are not compromised by inappropriate activities.</i>

12.5.4.9	<i>That where there is evidence demonstrating support for heritage values attributed to a place by individuals, groups and agencies, these values shall be taken into account in considering applications to alter or destroy such places.</i>
12.5.4.10	<i>That landowners shall be encouraged to protect and enhance heritage sites on their land through the provision of information and incentives.</i>
12.5.4.11	<i>That settlements that contain a high degree of heritage value be protected from subdivision, use and development that would adversely affect these values and their landscape setting.</i>
12.5.4.12	<i>That the Council will utilise, where appropriate, its heritage protection authority status under s187 of the Act, to protect any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural or historical reasons and such area of land (if any) surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of the place.</i>
12.5.4.13	<i>That landowners be assisted financially where heritage resources are protected</i>
12.5.4.14	<i>That Council will ensure that, before seeking to include within the Plan any heritage resource that occurs on private land, consultation will be undertaken with the landowner affected.</i>

PROPOSED DISTRICT PLAN – RELEVANT OBJECTIVES AND POLICIES

WAITANGI SPECIAL PURPOSE ZONE	
<i>Objectives</i>	
WEZ-O1	<i>The importance of the <u>Waitangi Estate</u> as a nationally significant historic <u>site</u>, and the contribution it makes to the cultural and social well-being of New Zealand, is recognised and provided for.</i>
WEZ-O2	<i>The unique characteristics and qualities that contribute to the historic, natural and cultural values of the <u>Waitangi Estate</u> are protected when undertaking land use activities and <u>subdivision</u>.</i>
WEZ-O3	<i>The relationship of Māori and their culture and traditions associated with the <u>Waitangi Estate</u> lands, adjacent <u>coastal waters</u>, <u>sites</u>, <u>wāhi tapu</u>, and other <u>Taonga</u> is recognised and provided for.</i>
WEZ-O4	<i>The <u>Waitangi Estate</u> lands are managed and developed to provide for recreation, tourism or other associated activities where these are supportive of, or compatible with, the historic, natural and cultural values of this nationally significant <u>site</u>.</i>
<i>Policies</i>	
WEZ-P1	<i>Provide for land use activities and <u>subdivision</u> at the <u>Waitangi Estate</u> where it maintains or enhances the historic, natural and cultural values of the Estate as a nationally significant historic <u>site</u>.</i>
WEZ-P2	<i>Enable <u>commercial activities</u> within the <u>Waitangi Estate</u> that are compatible with its historic, natural, and cultural values to support its management as a nationally significant historic <u>site</u>, while ensuring that any adverse <u>effects</u> of such activities are avoided, remedied or mitigated.</i>
WEZ-P3	<i>Enable the use of the <u>Waitangi Estate</u> as the national venue for commemorations associated with Waitangi Day and other significant cultural and heritage events held throughout the calendar year.</i>
WEZ-P4	<i>Recognise and protect Te Pitowhenua (the Waitangi Treaty Grounds) as the central historic and cultural focus of the Waitangi Estate Special Purpose zone.</i>
WEZ-P5	<i>Within the Whakanga (Tourism) sub-zone, enable the ongoing use and appropriate expansion, or redevelopment of established <u>visitor accommodation</u> and associated staff housing activities.</i>
WEZ-P6	<i>Within the Papa Rehia (Recreation) sub-zone, provide for recreation as the predominant activity, including open space associated with the established Waitangi Golf course, the Waitangi sportsgrounds, public boat ramp facilities, pedestrian walking tracks and the Bay of Islands Yacht Club.</i>
WEZ-P7	<i>Within the Ahuwhenua (General Activities) sub-zone, enable recreation and tourism activities that allow people to enjoy the Estate where:</i>

	a. The scale, character and design avoids significant adverse <u>effects</u> on the historic and cultural values of Te Pitowhenua; b. <u>Historic heritage</u> resources are protected; c. The values of the <u>coastal environment</u>, High Natural Character and Outstanding Natural Landscapes and Features are recognised and protected; and d. There is appropriate <u>infrastructure</u> to support development.
WEZ-P8	Ensure that the siting of <u>buildings</u> and <u>structures</u> and associated <u>infrastructure</u> in the <u>Waitangi Estate</u> Special Purpose zone minimises any adverse <u>effects</u> on historic, natural and cultural values. This includes the provision for adequate <u>infrastructure</u> servicing.
PART 2 – DISTRICT-WIDE MATTERS	
Historic and Cultural Values – Historic Heritage	
Objectives	
HH-O1	Heritage Resources are identified and managed to ensure their long-term protection for current and future generations.
HH-O2	Historic heritage is protected from inappropriate subdivision, use, and development that results in the loss or degradation of Heritage Resources.
HH-O3	The community is aware of, appreciates and celebrates its Heritage Resources and the sense of place it fosters.
Policies	
HH-P1	Identify Heritage Resources which contribute to an understanding of the Far North's history, identity and historic values and themes, and assess significance using the criteria in the Northland Regional Policy Statement.
HH-P2	Protect scheduled Heritage Resources from inappropriate <u>subdivision</u>, use and development by: a. avoiding significant adverse <u>effects</u> and avoiding, remedying or mitigating any other adverse <u>effects</u> on the recognised heritage values of scheduled Heritage Resources; b. undertaking land use and <u>subdivision</u> in accordance with: i. any recognised heritage guidelines for the <u>scheduled Heritage Resource</u>; ii. any <u>iwi</u> / <u>hapū</u> management plan lodged with <u>Council</u>; c. retaining <u>buildings</u>, <u>structures</u> or any other scheduled Heritage Resources that contribute to the values of the <u>scheduled Heritage Resource</u>; and d. restricting activities that compromise important spiritual, heritage or cultural values held by <u>tangata whenua</u> and/or the wider community.

HH-P3	Enable <u>maintenance and repair</u>, additions or alterations and the restoration of scheduled Heritage Resources where it: a. is consistent with the heritage values of the <u>scheduled Heritage Resource</u> and any surrounding heritage values; b. is undertaken in accordance with best practice heritage conservation principles and methods; c. recovers or reveals heritage values of the <u>scheduled Heritage Resource</u>; d. supports seismic strengthening, fire protection or accessibility upgrades; e. removes features or additions that compromise the heritage values of the <u>scheduled Heritage Resource</u>; and f. secures the long-term viability and retention of the <u>scheduled Heritage Resource</u>.
HH-P4	Protect nationally significant scheduled Heritage Resources by prohibiting their demolition.
HH-P5	Avoid the demolition or destruction of scheduled Heritage Resources, unless: a. the demolition or destruction is only part of the <u>scheduled Heritage Resource</u> and it is demonstrated by a suitably qualified and experienced heritage professional that the part to be demolished or destroyed detracts from the values of the <u>scheduled Heritage Resource</u>; or b. the <u>scheduled Heritage Resource</u> is a serious risk to health and safety of people or property, or is in a serious state of disrepair and interim protection measures would not remove that threat; and c. all other reasonable alternatives to retain the <u>scheduled Heritage Resource</u> have been explored including: i. <u>repairs</u>; ii. earthquake strengthening; iii. heritage alterations and additions, including for adaptive reuse; iv. repositioning or relocation; v. whether demolition or destruction could occur in part without adverse <u>effects</u> on the heritage values for which the <u>scheduled Heritage Resource</u> was scheduled; and vi. whether the costs of the alternatives would be unreasonable.
HH-P6	Avoid repositioning or relocation of scheduled Heritage Resources, unless its heritage values are protected and maintained taking into account: a. whether there are opportunities to enhance the physical condition of the <u>scheduled Heritage Resource</u> and its heritage values and the public's appreciation of those values, including being more publicly accessible and/or within public view; b. any measures to minimise the risk of damage to the <u>scheduled Heritage Resource</u>;

	c. whether the new location of the <u>scheduled Heritage Resource</u> is within a heritage setting that is as close to the original location as practicable or, where this is not possible, the new location maintains the heritage values and significance of the <u>scheduled Heritage Resource</u>; d. whether the new location is beyond a heritage setting and: i. the new location is related to the heritage values of the <u>scheduled Heritage Resource</u>; or ii. the new location provides a heritage setting compatible with the heritage values of the <u>scheduled Heritage Resource</u>; iii. any other alternatives, including <u>repairs</u>, earthquake strengthening, heritage alterations and additions, including for adaptive re-use, to relocation have been explored and it is concluded that relocation is the only reasonable option; and e. whether the relocation is necessary due to threats to the <u>scheduled Heritage Resource</u> from a <u>natural hazard</u> that cannot be practicably mitigated.
HH-P7	Provide for new use, including adaptive reuse, of scheduled Heritage Resources, where: a. the new use is undertaken in a manner that retains the heritage values of the time, area or place; and b. the new use protects the heritage values of the <u>site</u>, <u>buildings</u> or <u>structures</u>.
HH-P8	Allow <u>earthworks</u> in proximity to scheduled Heritage Resources only where heritage values will be protected, having regard to the: a. extent of the <u>earthworks</u>; b. manner in which the <u>earthworks</u> will be undertaken; c. monitoring of <u>earthworks</u>; d. avoidance of archaeological sites; e. need for small-scale <u>earthworks</u> for burials within an existing cemetery or for <u>landscaping</u> within historic heritage sites and places; and f. outcomes of any consultation undertaken with Heritage New Zealand Pouhere Taonga.
HH-P9	Encourage <u>maintenance</u> and <u>repair</u> and support the use and appropriate adaptation of scheduled Heritage Resources, including consideration of the following additional measures: a. reducing or waiving consent applications costs; b. providing funding, grants and other incentives; c. obtaining, recording and sharing information about historic heritage; and

	<i>d. encouraging mātauranga Māori, <u>tikanga</u> and kaitiakitanga to manage and maintain wāhi <u>taonga</u>.</i>
HH-P10	<i>Provide for additions and alternations to, or the restoration of scheduled Heritage Resources where these changes:</i> <i>a. minimise the loss of historic fabric that contributes to the heritage values and level of significance of the <u>scheduled Heritage Resource</u>;</i> <i>b. do not compromise the ability to interpret the resource and the relationship to other scheduled Heritage Resources;</i> <i>c. complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the <u>scheduled Heritage Resource</u>;</i> <i>d. retain and integrate with the heritage values of the <u>scheduled Heritage Resource</u>;</i> <i>e. avoid significant adverse <u>effects</u>, including from loss, destruction or <u>subdivision</u>, that would reduce or destroy the heritage values of the <u>scheduled Heritage Resource</u>; and</i> <i>f. avoid, remedy or mitigate other adverse <u>effects</u> on the heritage values of the <u>scheduled Heritage Resource</u>.</i>
HH-P11	<i>Protect archaeological <u>sites</u>, by ensuring <u>land</u> and <u>subdivision</u> activities have regard to:</i> <i>a. the outcomes of any consultation undertaken with tangata <u>whenua</u>, any relevant <u>iwi/hapū</u> management plan and the need to undertake a Cultural Impact Assessment;</i> <i>b. any assessments or advice from a suitably qualified and experienced archaeological expert;</i> <i>c. the outcomes of any consultation undertaken with Heritage New Zealand Pouhere Taonga and the Department of Conservation; and</i> <i>d. the accidental discovery protocol in <u>HA-S3</u> on discovery of any suspected <u>sensitive material</u>.</i>
HH-P12	<i>Provide for the operation, <u>maintenance</u>, <u>repair</u> and <u>upgrading</u> of <u>infrastructure</u> and connections to <u>buildings</u> for network utilities within <u>sites</u> containing scheduled Heritage Resources in a manner that avoids, remedies or mitigates adverse <u>effects</u> on the heritage values of the resource.</i>
HH-P13	<i>Provide for the establishment of new <u>infrastructure</u> in proximity to a <u>scheduled Heritage Resource</u> or within a Heritage Overlay, where all of the following apply:</i> <i>a. there is a <u>functional need</u> or <u>operational need</u> for its establishment;</i> <i>b. there is no practicable alternative;</i> <i>c. the <u>infrastructure</u> will provide a significant public benefit that could not otherwise be achieved; and</i>

	d. the significant adverse <u>effects</u> are avoided, and any other adverse <u>effects</u> are avoided, remedied or mitigated on the heritage values of the <u>scheduled Heritage Resource</u> or Heritage Overlay.
HH-P14	Only allow <u>subdivision of sites</u> that contain a scheduled Heritage Resource where it can be demonstrated that: a. the heritage values for which the Heritage Resource is scheduled are maintained and protected in the future; b. sufficient <u>land</u> is provided around the <u>scheduled Heritage Resource</u> to protect associated heritage values; c. there are measures to minimise obstruction of views of the <u>scheduled Heritage Resource</u> from adjoining and surrounding public spaces that may result from any future <u>land</u> use; and d. the remainder of the <u>site</u> associated with the <u>scheduled Heritage Resource</u> is of a size which continues to provide it with a suitable heritage setting to maintain the heritage values associated with the <u>scheduled Heritage Resource</u>.
HH-P15	Consider the following matters where relevant when assessing and managing the <u>effects</u> of land use and <u>subdivision</u> on a <u>scheduled Heritage Resource</u>: a. the particular heritage values of the <u>scheduled Heritage Resource</u> and its significance; b. the <u>scheduled Heritage Resource</u>'s sensitivity to change or capacity to accommodate changes without compromising the heritage values; c. whether any heritage alterations and additions to <u>buildings</u> or <u>structures</u>, including for an ongoing use or any adaptive re-use, are compatible with the form, character and scale and materials of the <u>scheduled Heritage Resource</u> and maintain its heritage values; d. whether architectural features and details that contribute to the heritage values of the <u>scheduled Heritage Resource</u> will be lost or obscured by new materials or changes; e. whether any new <u>building</u> or <u>structure</u> and <u>relocated building</u>, including its location, form, design and materials, is compatible with the original architectural style, character and scale of the <u>scheduled Heritage Resource</u> and the impact of the new <u>building</u> or <u>structure</u> and <u>relocated building</u> on the heritage setting; f. the extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the <u>scheduled Heritage Resource</u>; g. the reduction or loss of any heritage values, including the ability to interpret the place and its relationship with other features/items; h. the extent or degree to which any changes are reversible;

	i. any opportunities to enhance the heritage values of the <u>scheduled Heritage Resource</u> and any surrounding <u>historic heritage</u>; j. the extent to which an activity affects or destroys any archaeological <u>site</u>; k. <u>effects</u> on landforms and cultural and heritage landscapes; l. the extent to which <u>landscaping</u> affects the heritage values, either visually or because of disturbance of archaeological sites; m. any assessments or advice from a suitably qualified and experienced heritage expert or the need to require an expert report; n. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>; and o. any consultation with Heritage New Zealand Pouhere Taonga and Department of Conservation.
Natural features and landscapes	
Objectives	
NFL-O1	<u>ONF</u> and <u>ONL</u> are protected from inappropriate land use and development.
NFL-O2	The ancestral relationships <u>Tangata Whenua</u> has with the <u>land</u> is recognised and provided for as a part of the characteristics, qualities and values of <u>ONL</u> and <u>ONF</u> .
Policies	
NFL-P1	Identify <u>ONL</u> and <u>ONF</u> through an assessment of the characteristics, qualities and values using the criteria in <u>APP1- Mapping methods and criteria</u> .
NFL-P2	Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make <u>ONL</u> and <u>ONF</u> within the <u>coastal environment</u> outstanding.
NFL-P3	Avoid significant adverse <u>effects</u> and avoid, remedy or mitigate other adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make <u>ONL</u> and <u>ONF</u> outside the <u>coastal environment</u> outstanding.
NFL-P4	Recognise that lawfully established activities form part of <u>ONL</u> and <u>ONF</u> and allow these activities to continue without undue restriction.
NFL-P5	Enable land use and <u>subdivision</u> within Māori Purpose zoned <u>land</u> and Treaty Settlement <u>land</u> by recognising that adverse <u>effects</u> on <u>ONL</u> and <u>ONF</u> may be acceptable to support the social, economic and cultural wellbeing of <u>tangata whenua</u> .
NFL-P6	Encourage the restoration and enhancement of <u>ONL</u> and <u>ONF</u> .
NFL-P7	Consider the following matters where relevant when assessing and managing the <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make <u>ONL</u> and <u>ONF</u> outstanding: a. the presence or absence of <u>buildings</u>, <u>structures</u> or <u>infrastructure</u>;

	b. the temporary or permanent nature of any adverse <u>effects</u>, including cumulative <u>effects</u>; c. the location, scale and design of any proposed development; d. any means of integrating the <u>building</u>, <u>structure</u> or activity into the wider landscape; e. the ability of the <u>environment</u> to absorb change; f. the need for and location of <u>earthworks</u> or indigenous vegetation clearance and proposed mitigation measures; g. the operational or <u>functional need</u> of <u>infrastructure</u> to be sited in the particular location; h. any alternative locations or methods for the activity or development where significant adverse <u>effects</u> may arise; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in <u>Policy TW-P6</u>; j. the characteristics, qualities and values of the landscape or feature; k. the physical and visual integrity of the landscape or feature; l. the natural landform and processes, including geological processes, of the location; m. any positive contribution the development has on the characteristics, qualities and values; n. the visibility of impacts viewed from public places; o. the visual <u>effect</u> of the <u>building</u>, <u>structure</u> or activity on in relation to ridgelines, headlands or peninsula within <u>ONL</u> or <u>ONF</u>; and p. whether the activity is on a previously approved <u>building</u> platform.
Coastal Environment	
Objectives	
CE-O1	The natural character of the <u>coastal environment</u> is preserved and protected from inappropriate land use and <u>subdivision</u> .
CE-O2	Land use and <u>subdivision</u> in the <u>coastal environment</u>: a. is undertaken in an integrated and coordinated manner; b. is compatible with the surrounding land use; c. does not result in urban sprawl occurring outside of existing urban areas; d. promotes restoration and enhancement of the natural character of the <u>coastal environment</u>; and e. recognises and provides for the relationship of <u>tangata whenua</u> with their ancestral lands in the <u>coastal environment</u>.

CE-O3	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u> within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other <u>coastal environment</u> values.</i>
Policies	
CE-P1	<i>Identify the extent of the <u>coastal environment</u> as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.</i>
CE-P2	<i>Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make an area an outstanding natural character area in the <u>coastal environment</u>.</i>
CE-P3	<i>Avoid significant adverse <u>effects</u> and avoid, remedy or mitigate other adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values of natural character areas and natural features and landscapes in the <u>coastal environment</u> not identified as an:</i> <i>outstanding natural character area;</i> <i><u>ONL</u>; or</i> <i><u>ONF</u>.</i>
CE-P4	<i>Preserve the visual qualities, character and integrity of the <u>coastal environment</u> by:</i> <i>consolidating land use and <u>subdivision</u> around existing urban centres and rural settlements; and</i> <i>avoiding sprawl or sporadic patterns of development in the rural environment.</i>
CE-P5	<i>Enable land use and <u>subdivision</u> in urban areas within the <u>coastal environment</u> by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.</i>
CE-P6	<i>Provide for <u>farming</u> activities within the <u>coastal environment</u> by:</i> <i>recognising that existing <u>farming</u> activities form part of the <u>coastal environment</u> and allowing for these activities to continue without undue restriction; and</i> <i>only allowing new <u>farming</u> activities outside outstanding and high natural character areas where appropriate.</i>
CE-P7	<i>Enable the use and development of Māori Purpose zoned <u>land</u> and <u>Treaty Settlement land</u> in the <u>coastal environment</u> by recognising that adverse <u>effects</u> on natural character may be acceptable to support the social, economic and cultural wellbeing of <u>tanqata whenua</u></i>
CE-P8	<i>Encourage the restoration and enhancement of the natural character of the <u>coastal environment</u>.</i>
CE-P9	<i>Consider the following matters where relevant when assessing and managing the <u>effects</u> of land use and <u>subdivision</u> on the <u>coastal environment</u>:</i>

	a. the presence or absence of <u>buildings, structures or infrastructure</u>; b. the temporary or permanent nature of any adverse <u>effects</u>, including any cumulative <u>effects</u>; c. the location, scale and design of any proposed development; d. any means of integrating the <u>building, structure</u> or activity into the wider landscape; e. the ability of the <u>environment</u> to absorb change; f. the need for and location of <u>earthworks</u> or indigenous vegetation clearance and proposed mitigation measures; g. the operational or <u>functional need</u> of any <u>infrastructure</u> to be sited in the particular location; h. any viable alternative locations or methods for the activity or development where significant adverse <u>effects</u> may arise; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in <u>Policy TW-P6</u>; j. the likelihood of the activity exacerbating <u>natural hazards</u>; k. the opportunity to enhance public access and recreation; l. potential <u>effects</u> of land use and <u>subdivision</u> on the coastal marine area and the overall quality of <u>coastal waters</u>; m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement; n. the <u>effects</u> on the characteristics, qualities and values of the <u>coastal environment</u>, including natural character and natural landscape values and the quality and extent of indigenous biodiversity; o. the extent to which the land use and <u>subdivision</u> complements activities in the coastal marine area; and p. whether the activity is on a previously approved <u>building</u> platform
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Rochelle

From: Natalie Jones <NJones@heritage.org.nz>
Sent: Tuesday, 7 July 2026 2:28 pm
To: Rochelle
Cc: Nicole Wihongi; Stuart Bracey; Bill Edwards
Subject: Resource Consent application

Kia ora Rochelle,

The Resource Consent application for Te Whare Rūnanga is currently with our Chief Executive, Dean Whiting, for review and feedback. I have a meeting scheduled with Dean on Thursday to discuss the application and supporting letter, and I will provide an update following that discussion.

Mā te wā,

Natalie Jones

Ngāti Kahungunu, Rangitāne, Ngāi Tahu | Kaiwhakatere Tautiaki Taonga Māori - Manager Māori Built Heritage | Heritage New Zealand Pouhere Taonga | Antrim House 63 Boulcott St | PO Box 2629 Wellington 6140 | Ph: +64 (04) 4948037 | DDI: 027 416 6682 | Visit www.heritage.org.nz and learn more about New Zealand's heritage places

[Book time with Natalie Jones: For a Tautiaki Taonga Kōrero](#)

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

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Rochelle

From: Rochelle
Sent: Tuesday, 7 July 2026 11:21 am
To: Rochelle
Subject: FW: FW: WNT Te Whare Runanga: RC drawings

From: Ngati Kawa Taituha <ngatikawat@gmail.com>
Sent: Friday, 3 July 2026 4:21 pm
To: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Cc: Stuart Bracey <sbracey@heritage.org.nz>; Bill Edwards <bedwards@heritage.org.nz>
Subject: Re: FW: WNT Te Whare Runanga: RC drawings

Kia ora Nicole,

As discussed previously, improvements to H&S is a high priority so the emergency exits are a must.

Also relocating the staffroom to an exterior space and upgrading the air con is a major investment that will go well towards the future preservation of the Whare Runanga.

I'm happy with the plan

Mauri ora
Ngati Kawa

On Fri, 3 Jul 2026 at 15:56, Nicole Wihongi <NicoleWihongi@waitangi.org.nz> wrote:

Kia ora koutou,

Apologies I thought you were all included in the below email, however after just speaking with Rochelle she noted you weren't.

Attached are the final plans (unless any additional comments for either of you), that will be submitted for RC.

Stuart, Rochelle mentioned you've passed this on to Dean for his letter of support / comments and Ngati Kawa, if your happy also when you get a chance can you please also provide written confirmation you are happy with the finalised plans for RC.

Any questions please let me know.

Ngā mihi

Nicole Wihongi

Head of Operations & Infrastructure

E NicoleWihongi@waitangi.org.nz

M 027 641 3918 DD 09 4027437 ext 202

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



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