

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) <input type="text"/> | |

**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?

Ngati Kawa

Who else have you consulted with?

Heritage NZ

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.

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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:

Waitangi Estate

Site address/
location:

26 Tau Henare Drive

Waitangi

Postcode 0247

Legal description:

Lot 1 DP 326610

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.

Please contact Nicole Wihongi or Lara Thorne to make a site visit appointment

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.

Proposed refurbishment of the historic scheduled Te Whare Runanga building involving interior and exterior alterations, minor earthworks, and the addition of a new 17m2 performance staff changing room building.

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.

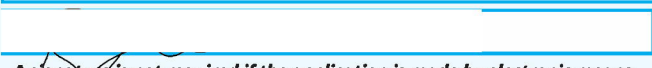
A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

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).

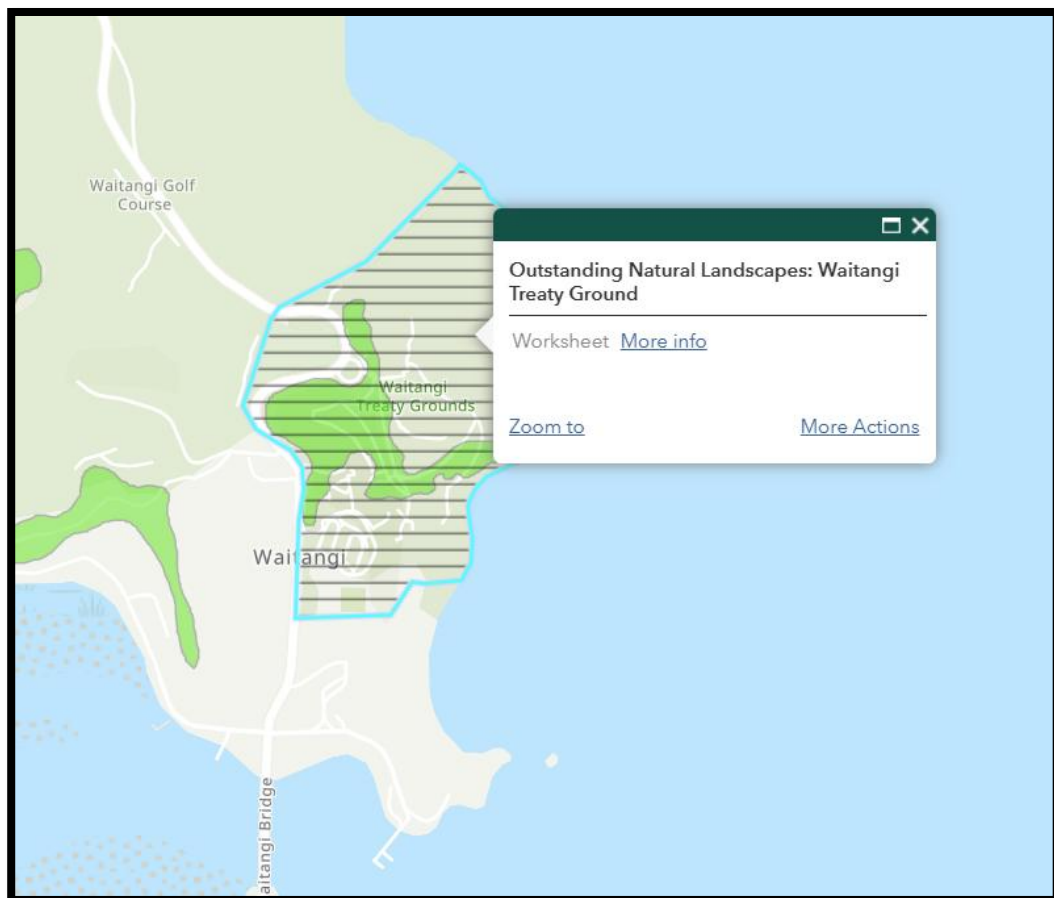


Figure 5 – Location of outstanding natural landscape – Regional Policy Statement for Northland

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.

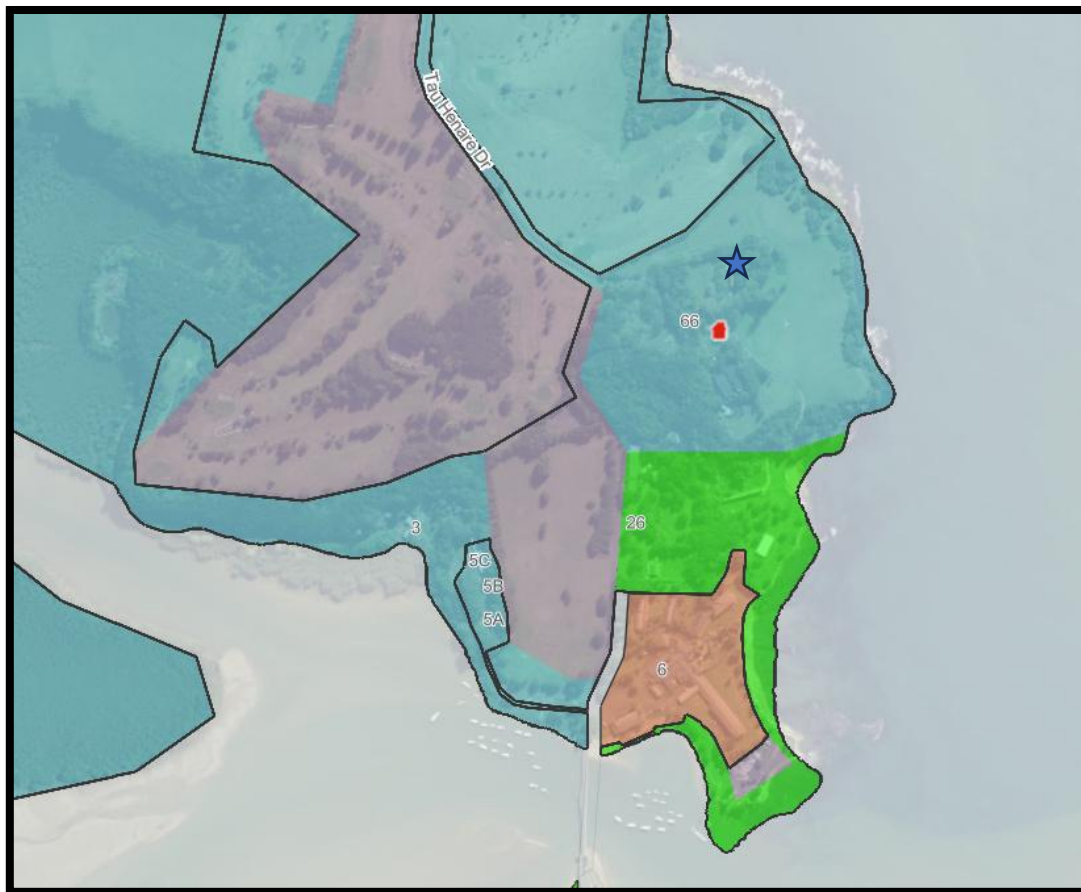


Figure 6 - Operative District Plan Zone(s) – General Coastal Zone (blue)

- 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.

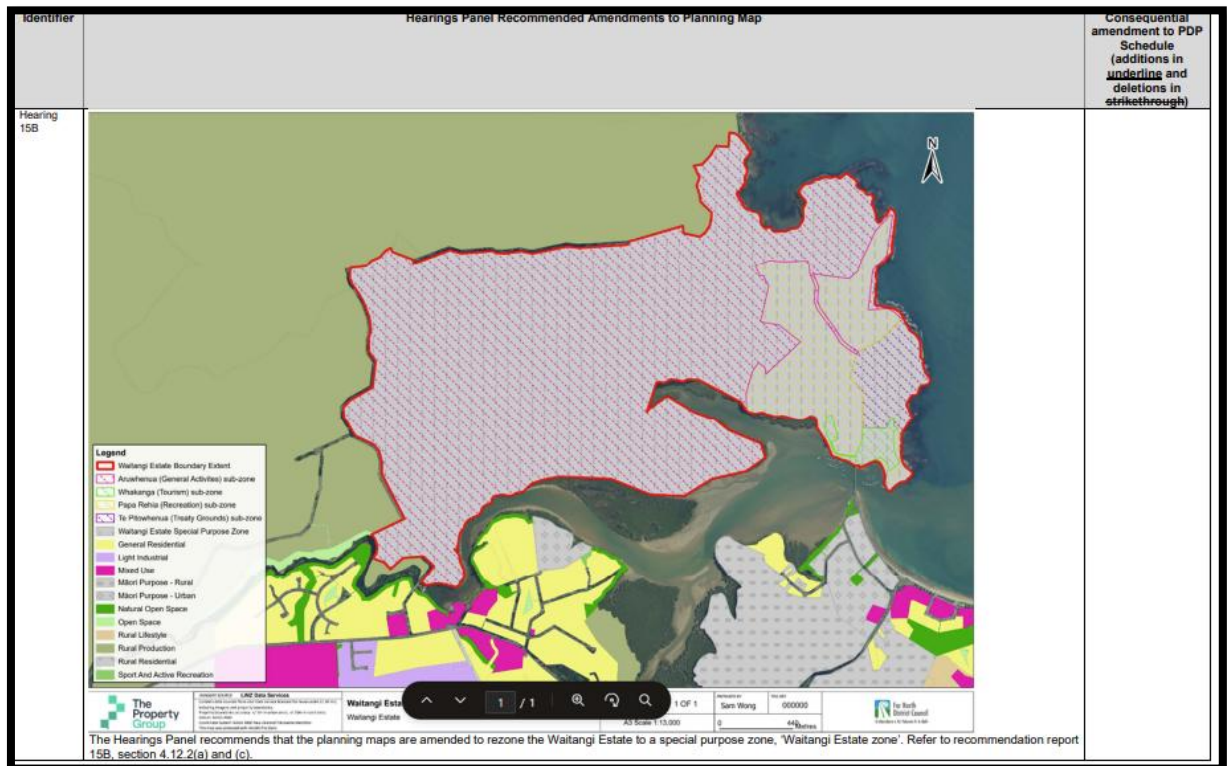


Figure 7 - Proposed District Plan Zone – Waitangi Estate - Special Purpose Zone

- 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’.

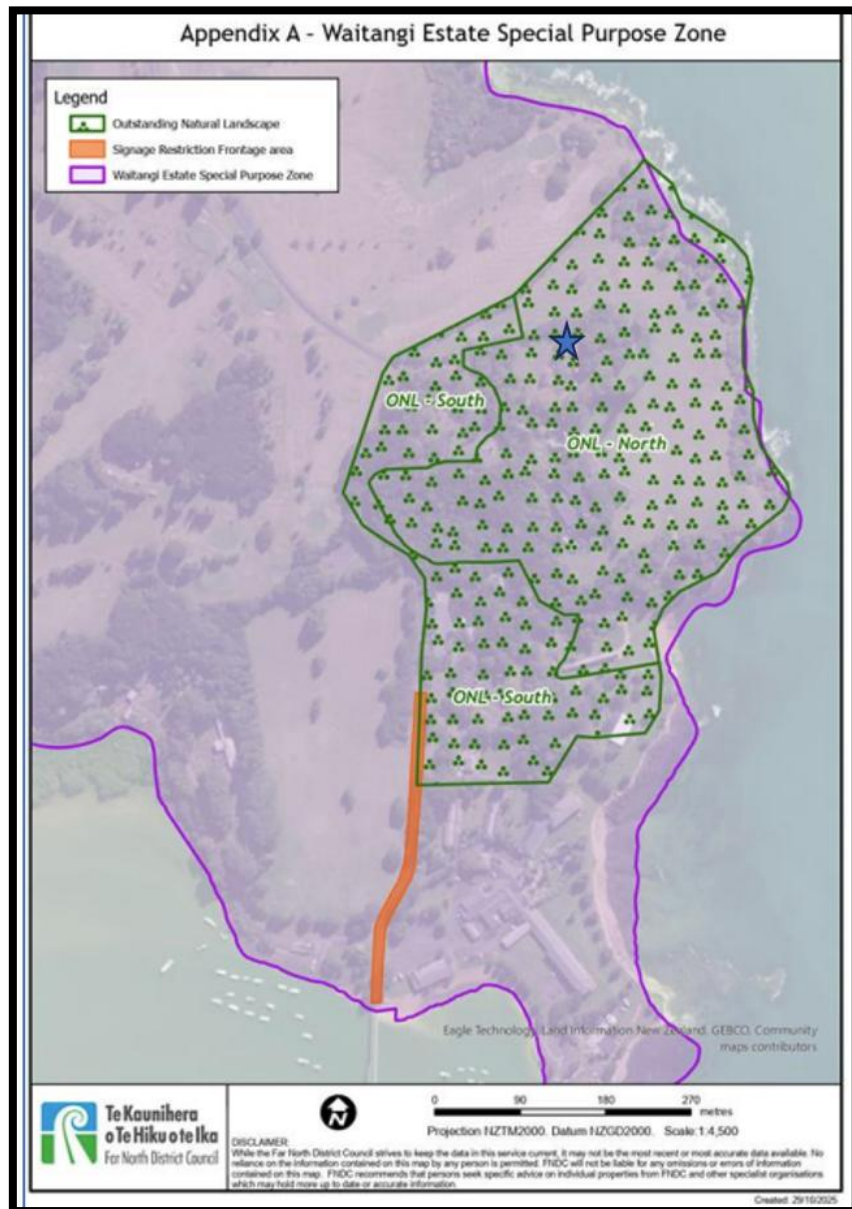


Figure 8 – PDP ONL(s) at Waitangi Estate



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.

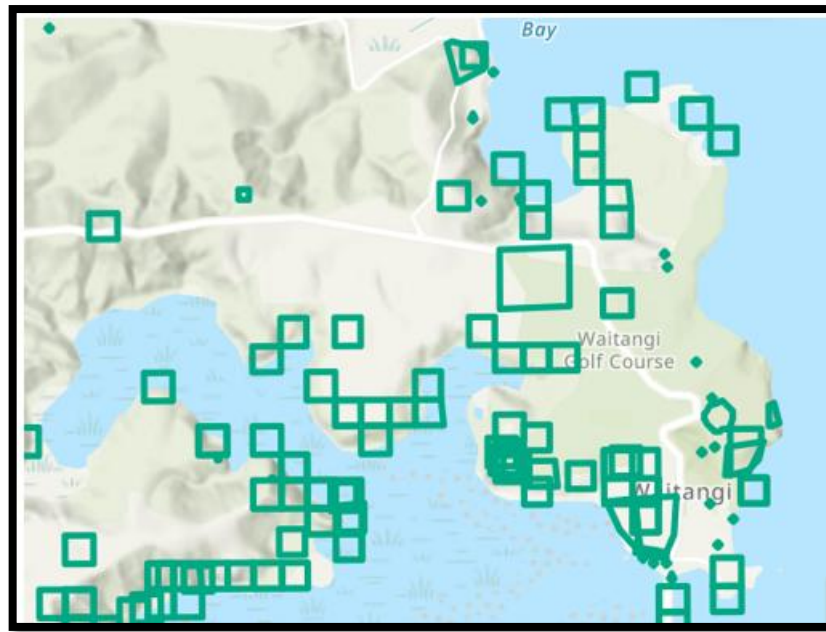


Figure 10 – ArchSite – location of registered historic sites

(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

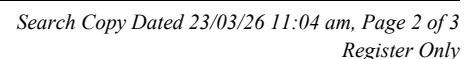
Interests

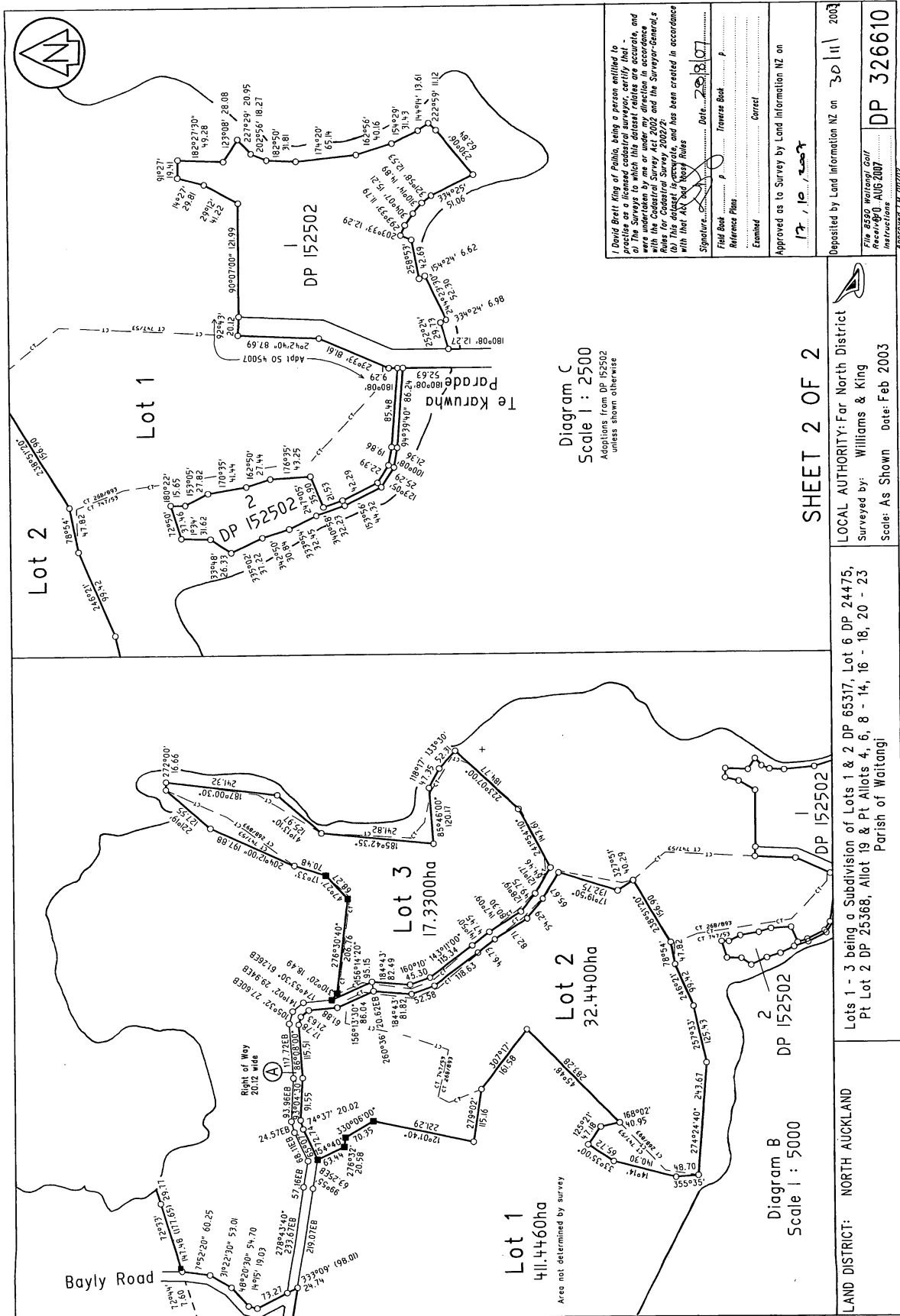
Subject to the provisions of the Waitangi National Trust Board Act 1932

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

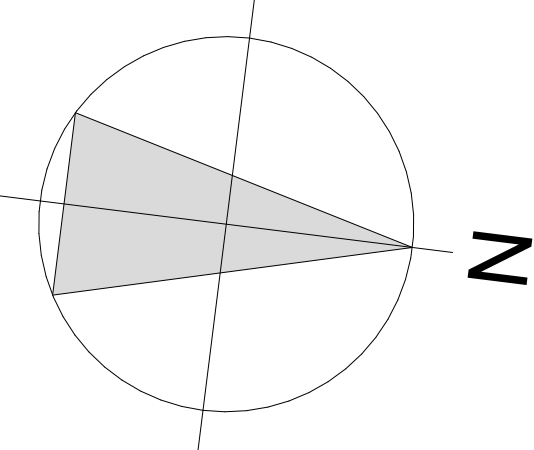
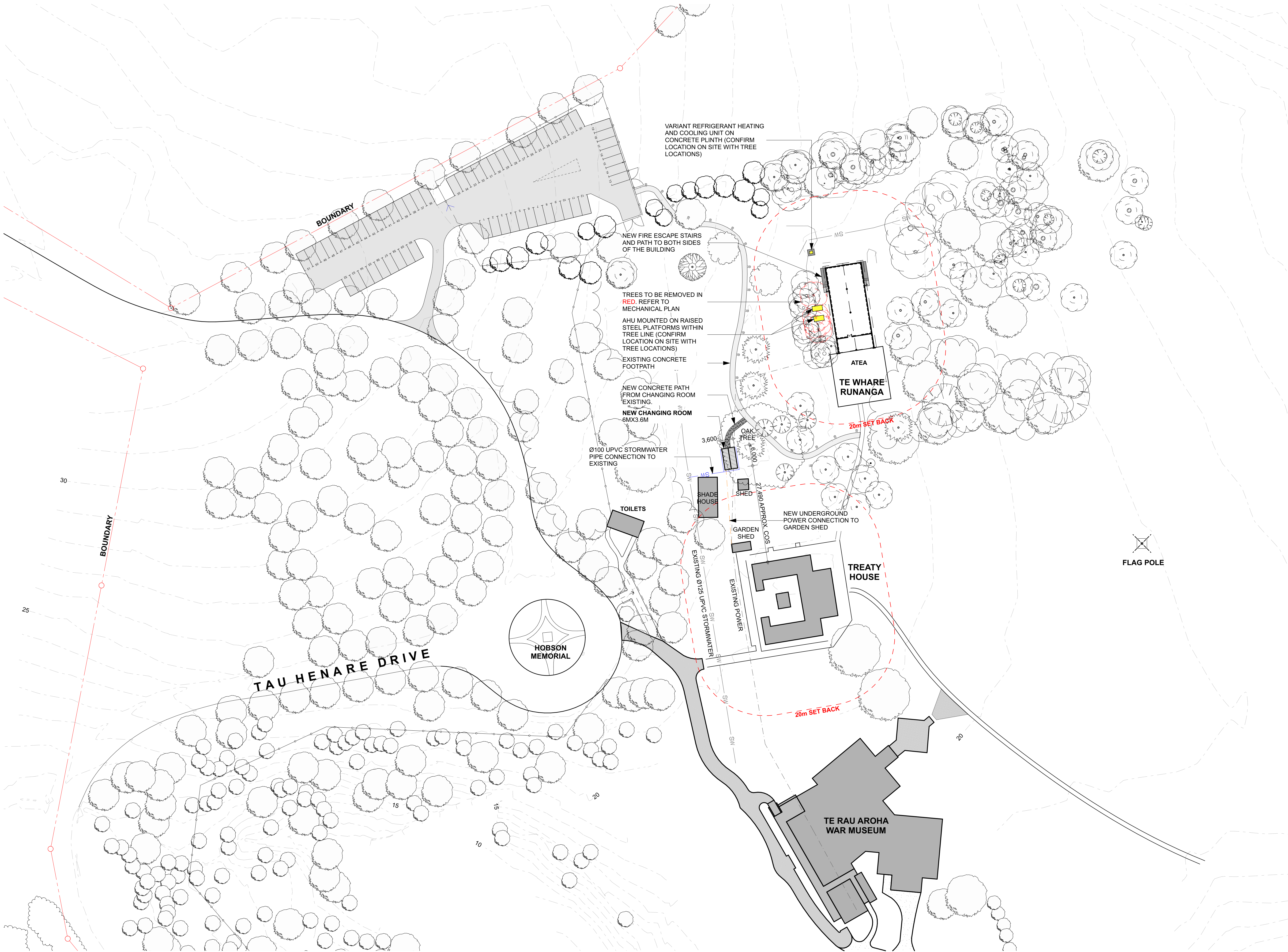
RevID	CHD	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

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	104.5m ²	55.5m ³

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

- NOTES:
- IF IN DOUBT ASK.
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 - THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION DOCUMENTATION.
 - UNDER THE BUILDING ACT 2004 PEOPLE WHO TAKE PART IN BUILDING WORK HAVE CERTAIN ROLES & RESPONSIBILITIES. THIS MEANS THAT ANY PERSON WHO CHANGES OR ALLOWS A VARIATION FROM THE DESIGN DOCUMENTATION MAY ASSUME LEGAL LIABILITY AS THE DESIGNER.
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HB ARCHITECTURE

ISSUED FOR:

RESOURCE CONSENT

30/06/2026

WAITANGI NATIONAL TRUST

**TE WHARE RŪNANGA -
REFURBISHMENT**

DESIGN PHASE:

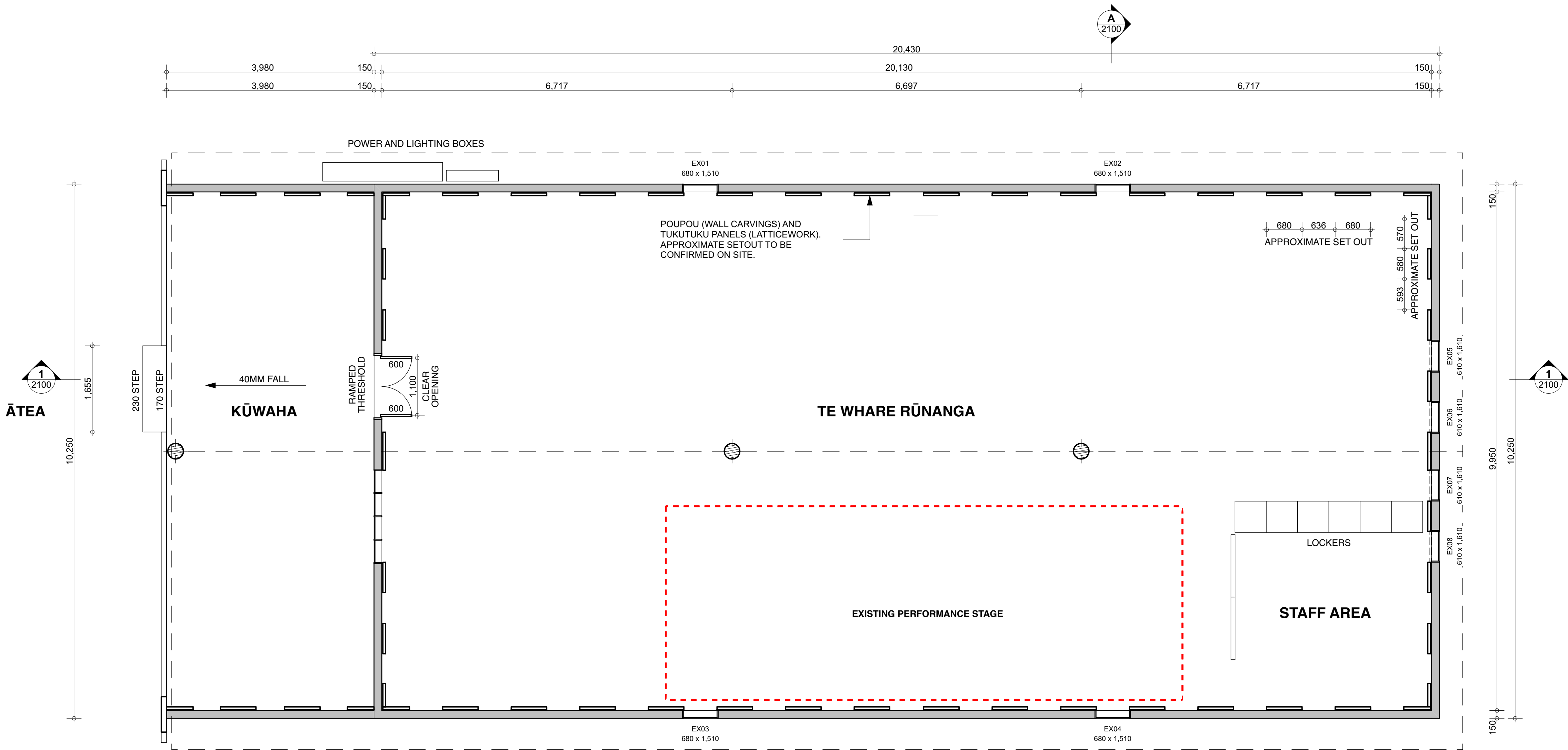
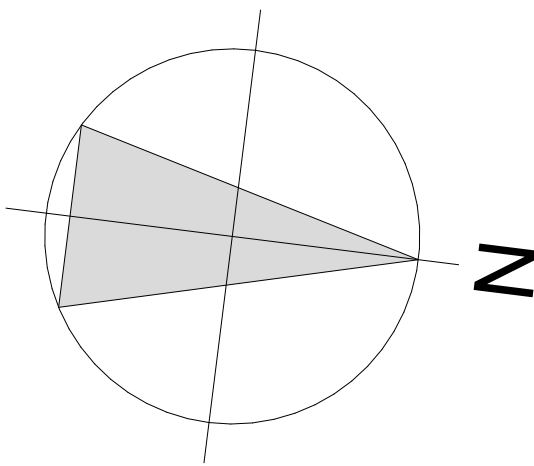
PRELIMINARY DESIGN

SITE PLAN

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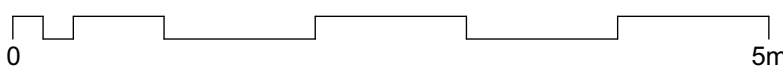
SCALE 1:500 @ A1 - 1:1000 @ A3

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



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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TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:

PRELIMINARY DESIGN

EXISTING FLOOR PLAN

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



MCP NEW MANUAL CALL POINTS AT EXIT DOORS

NOTES

- READ DRAWING IN CONJUNCTION WITH
 FIRE REPORT COMPLETED BY
 FIREPROOFED DATED 30TH MARCH 2026
 REV A
 1. EXISTING TYPE 6 AUTOMATIC FIRE
 SPRINKLER SYSTEM WITH MANUAL CALL
 POINTS AT EXIT DOORS TO REMAIN.
 2. NEW CALL POINTS REQUIRED AT NEW
 EXIT DOORS.
 3. EMERGENCY LIGHTING REQUIRED ON
 ANY STEPS OR RAMPS THAT FORM PART
 OF THE ESCAPE PATH TO REACH A SAFE
 PLACE.
 4. ALL ESCAPE ROUTES TO COMPLY WITH
 NZBC AS1/D1
 5. ALL EXIT DOORS MUST BE OUTWARD
 SWINGING AND TO BE FITTED WITH
 COMPLIANT PANIC FASTENINGS. AT LEAST
 TWO DOORS MUST HAVE 8M SEPARATION.
 6. REUSE EXISTING PROTECTION STAGE
 OF 20MM OVER PLYWOOD AND RUBBER
 MATS.

EARTHWORKS FOR FIRE ESCAPE

	AREA (M ²)	VOLUME (M ³)
CONCRETE PATH	12	2.5
FOOTINGS	1	1
TOTAL	13M²	3.5M³

[illegible]

NOTES:

2. IF IN DOUBT ASK.
3. THE CONTRACTOR SHALL CHARGE ALL DIMENSIONS ON SITE.
4. THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION DOCUMENTATION.

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ISSUED FOR

RESOURCE CONSENT

30/06/202

WAITANGI NATIONAL TRUST

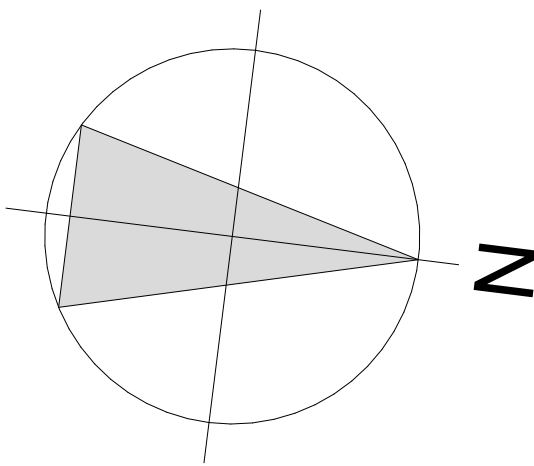
TE WHARE RŪNANGA - REFURBISHMENT

DESIGN PHASE:

PRELIMINARY DESIGN

PROPOSED FLOOR PLAN

30/06/2026 3:49 PM		
PROJECT No.	SHEET:	SHEET ISSUE / REV
5533	1330	02
	REVISION ISSUED: 30/06/2026	
5533 WNT Whare Runanga		

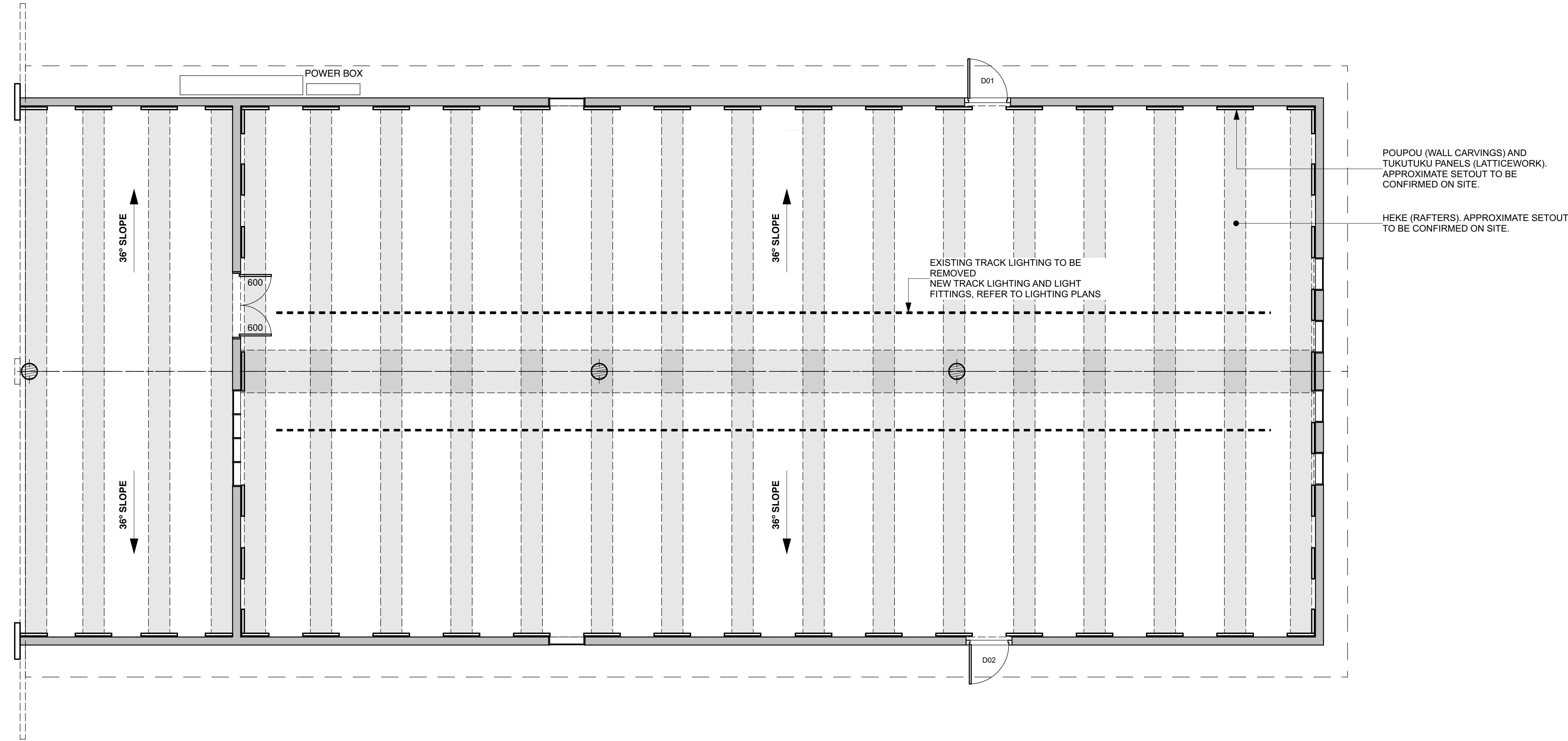


LEGEND

--- EXISTING LIGHTING TRACK TO BE REMOVED

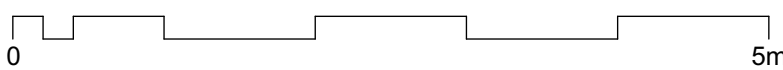
NOTES

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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PH: (09) 438 9545
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info@hbarchitecture.co.nz
www.hbarchitecture.co.nz

ISSUED FOR:

RESOURCE CONSENT

30/06/2026

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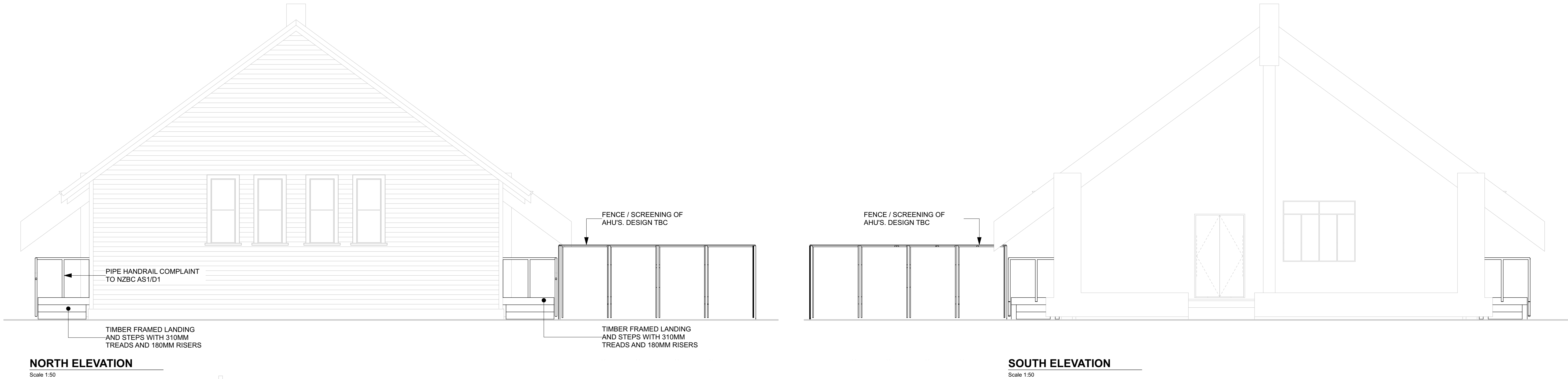
TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:

PRELIMINARY DESIGN

REFLECTED CEILING PLAN

30/06/2026 3:49 PM	SHEET:	SHEET ISSUE / REV:
PROJECT No.	1420	01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		

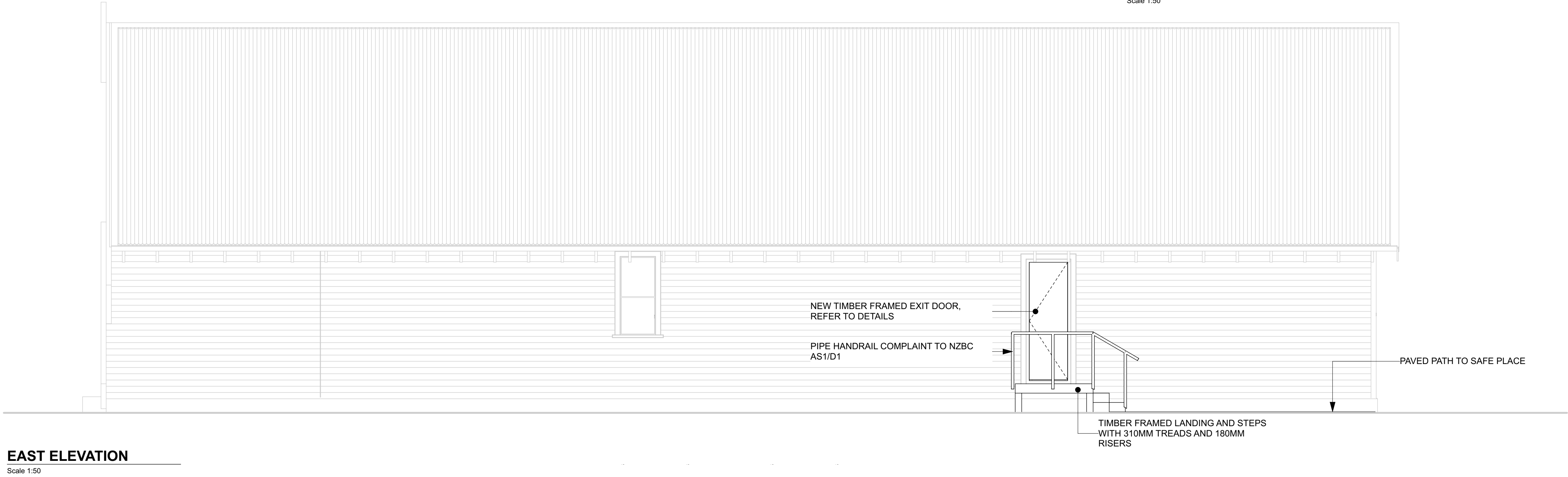


NORTH ELEVATION

Scale 1:50

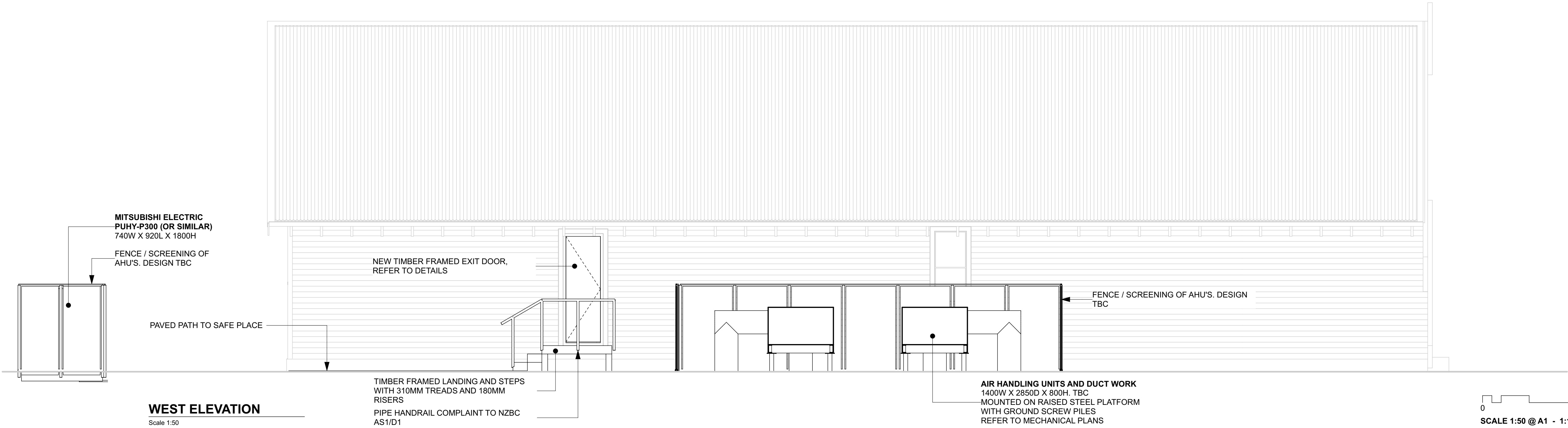
SOUTH ELEVATION

Scale 1:50



EAST ELEVATION

Scale 1:50



WEST ELEVATION

Scale 1:50

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

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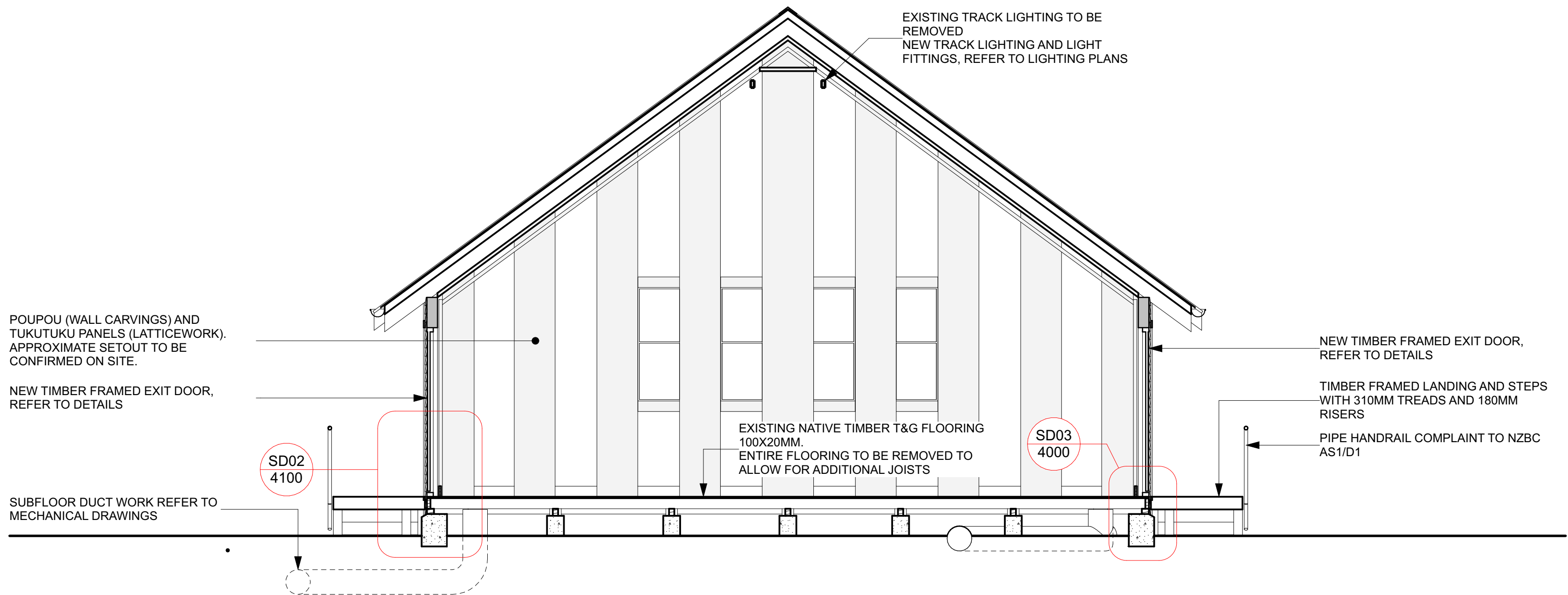
TE WHARE RŪNANGA -
REFURBISHMENT

DESIGN PHASE:
PRELIMINARY DESIGN

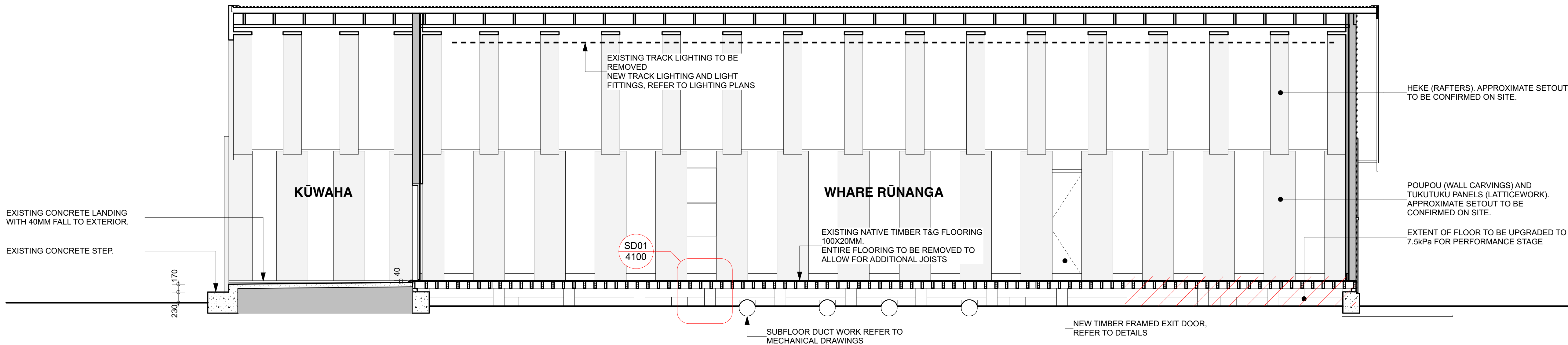
ELEVATIONS

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
	CD03	RESOURCE CONSENT	

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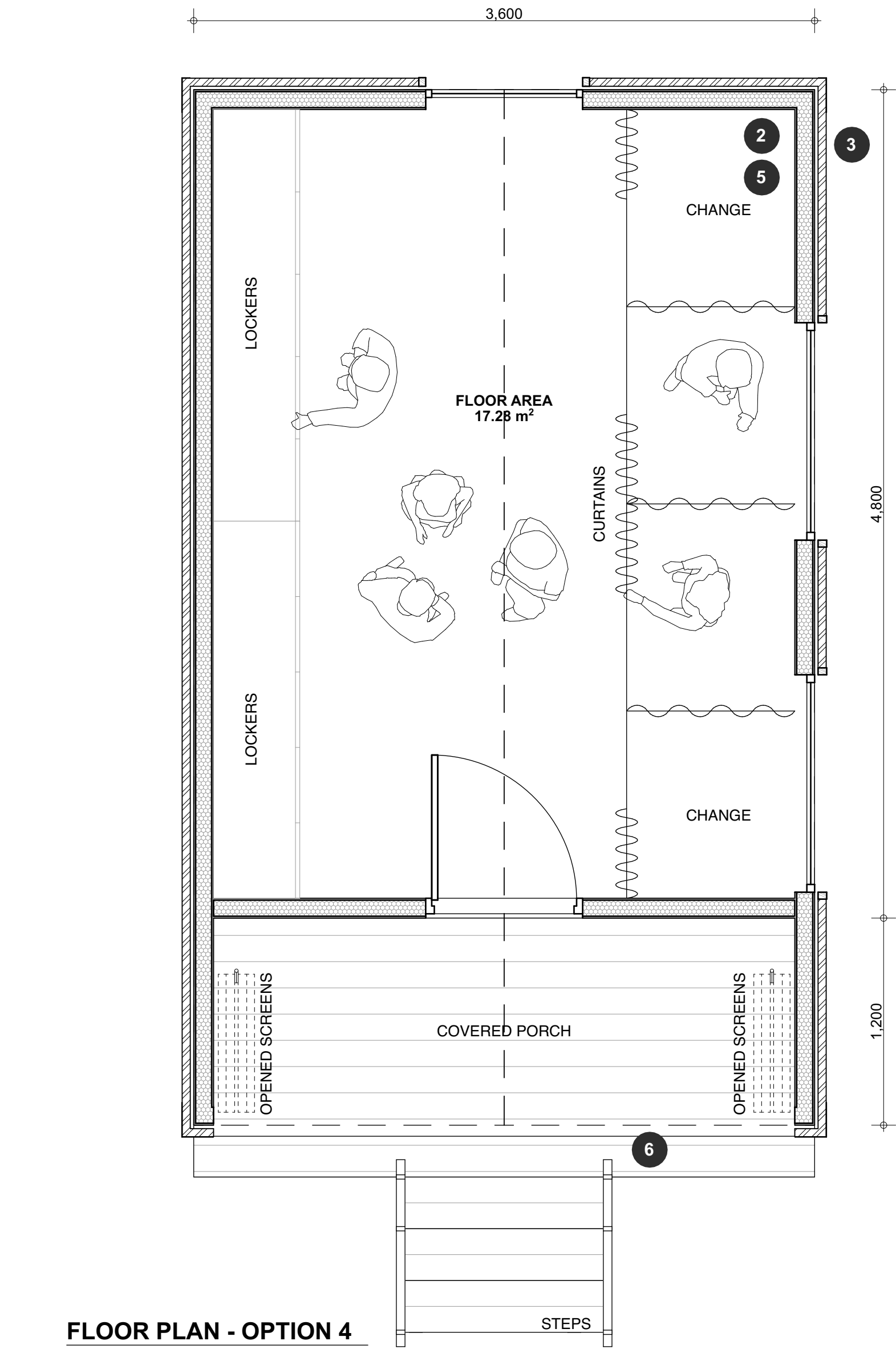
TE WHARE RŪNANGA -
REFURBISHMENT

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

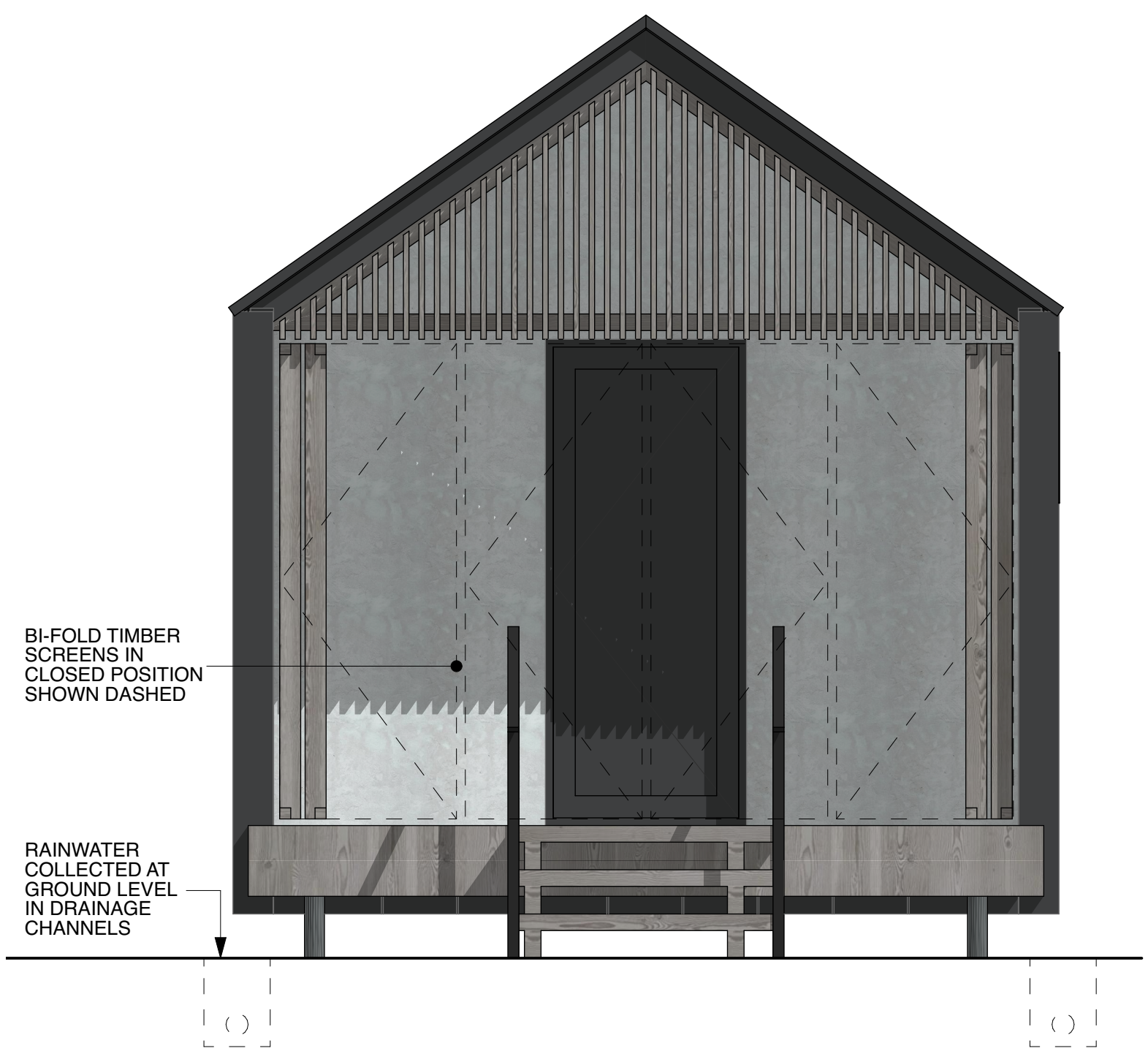
Scale 1:25

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



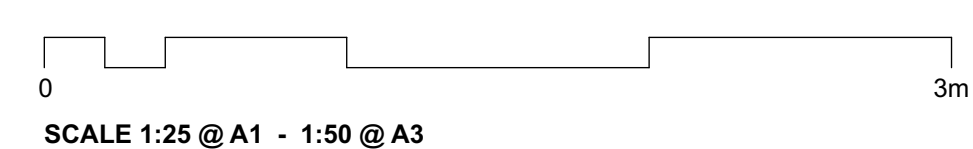
E2 ELEVATION - OPTION 4

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
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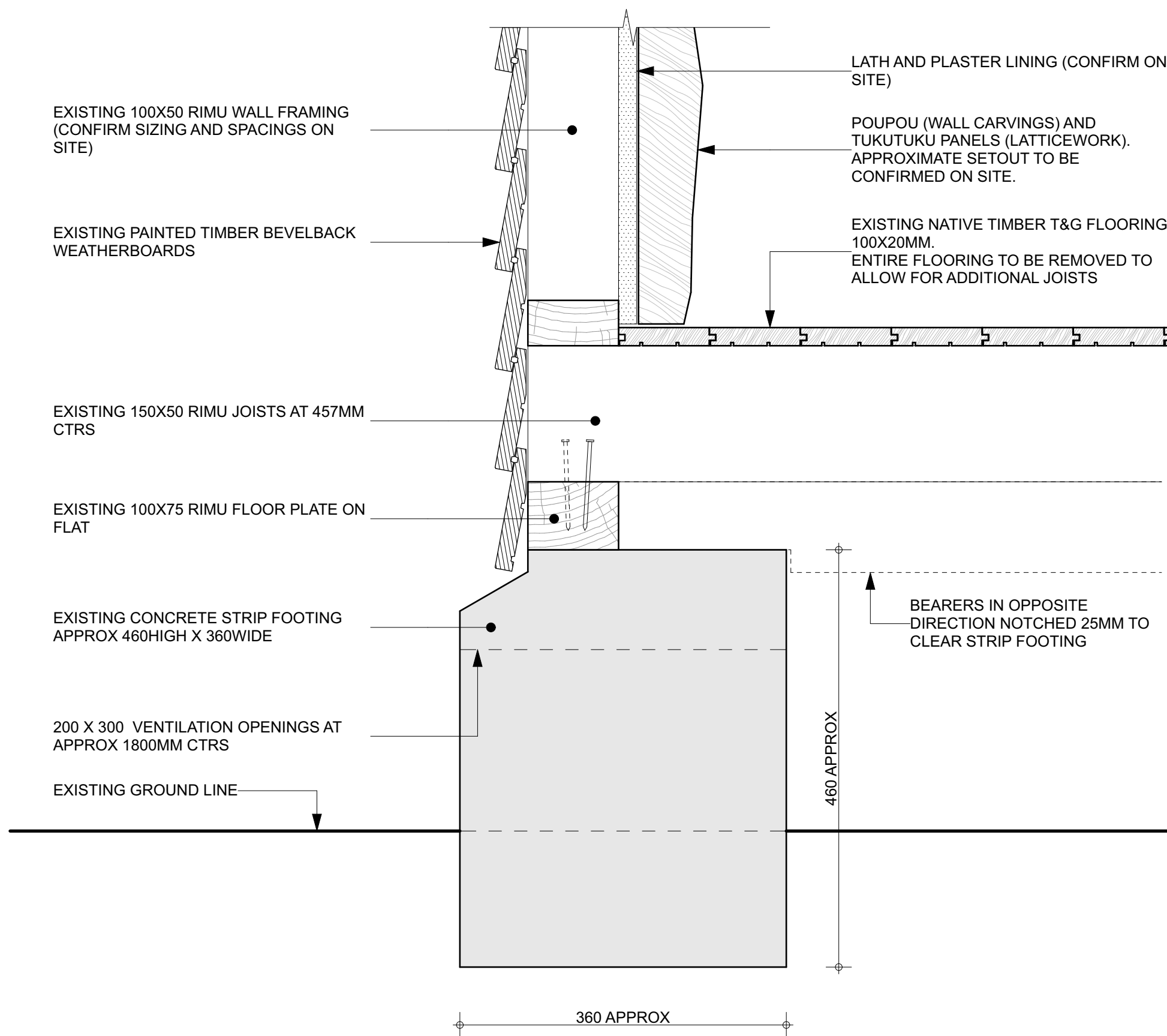
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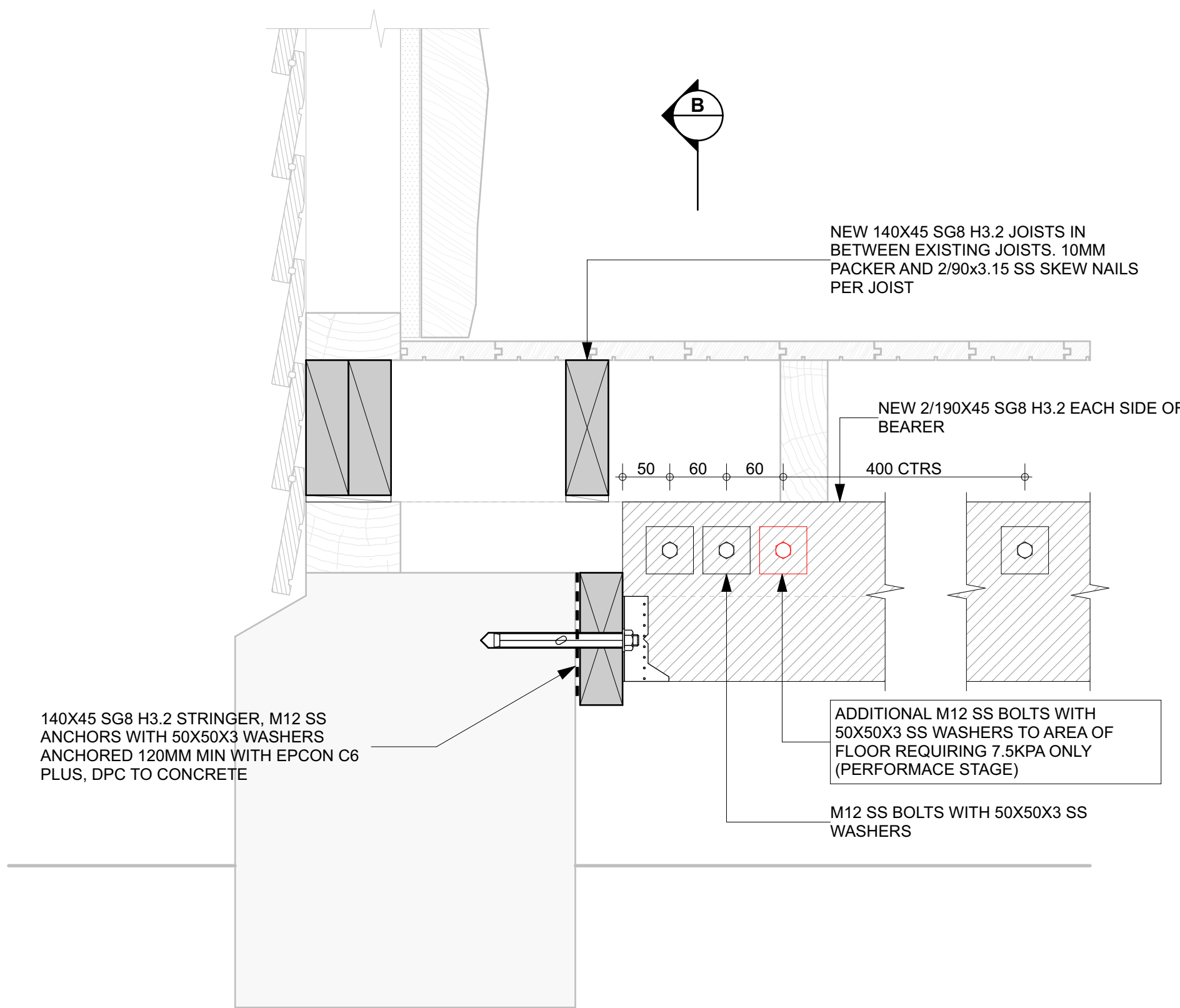
PRELIMINARY DESIGN

CHANGING ROOM

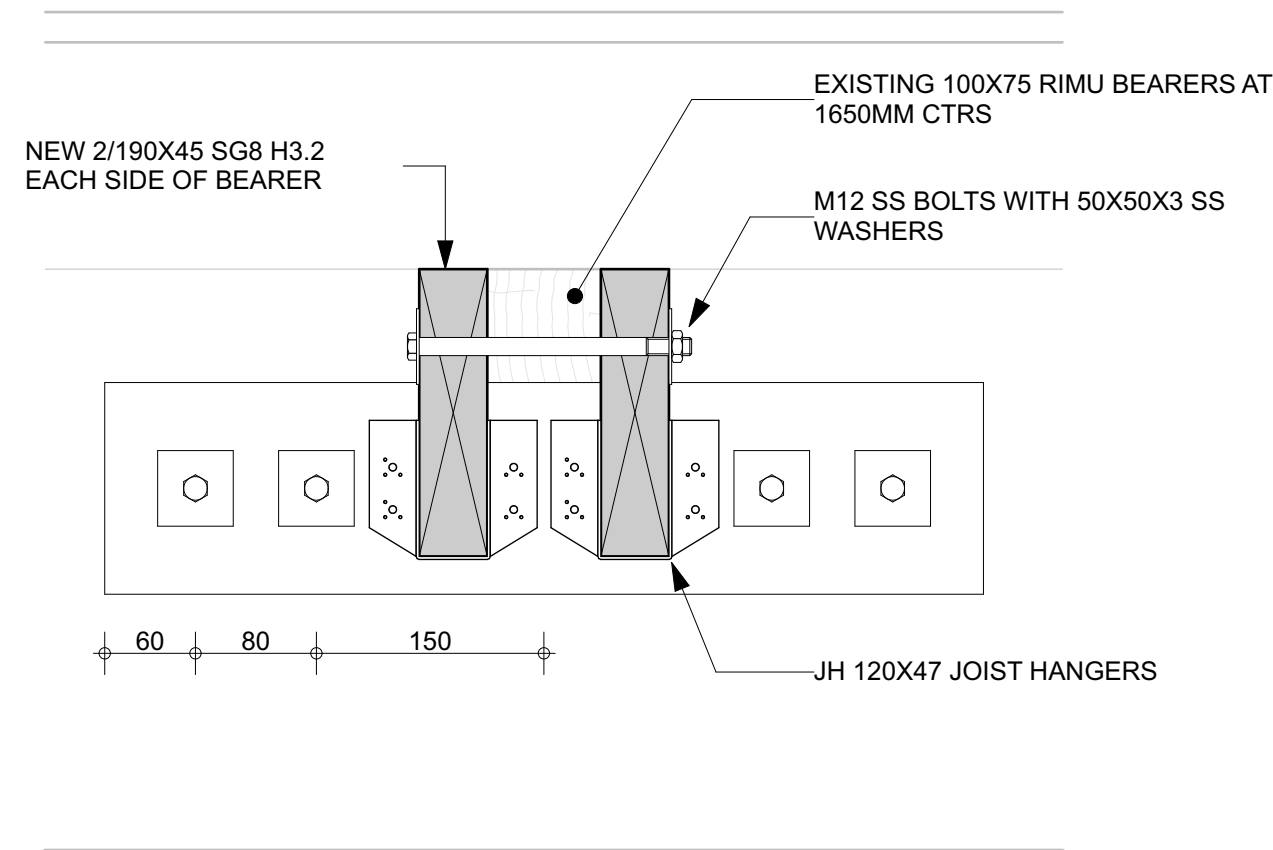
30/06/2026 3:49 PM PROJECT No.	SHEET: 3000	SHEET ISSUE / REV: 01
5533	REVISION ISSUED:	30/06/2026
5533 WNT Whare Runanga		



EXISTING DETAIL



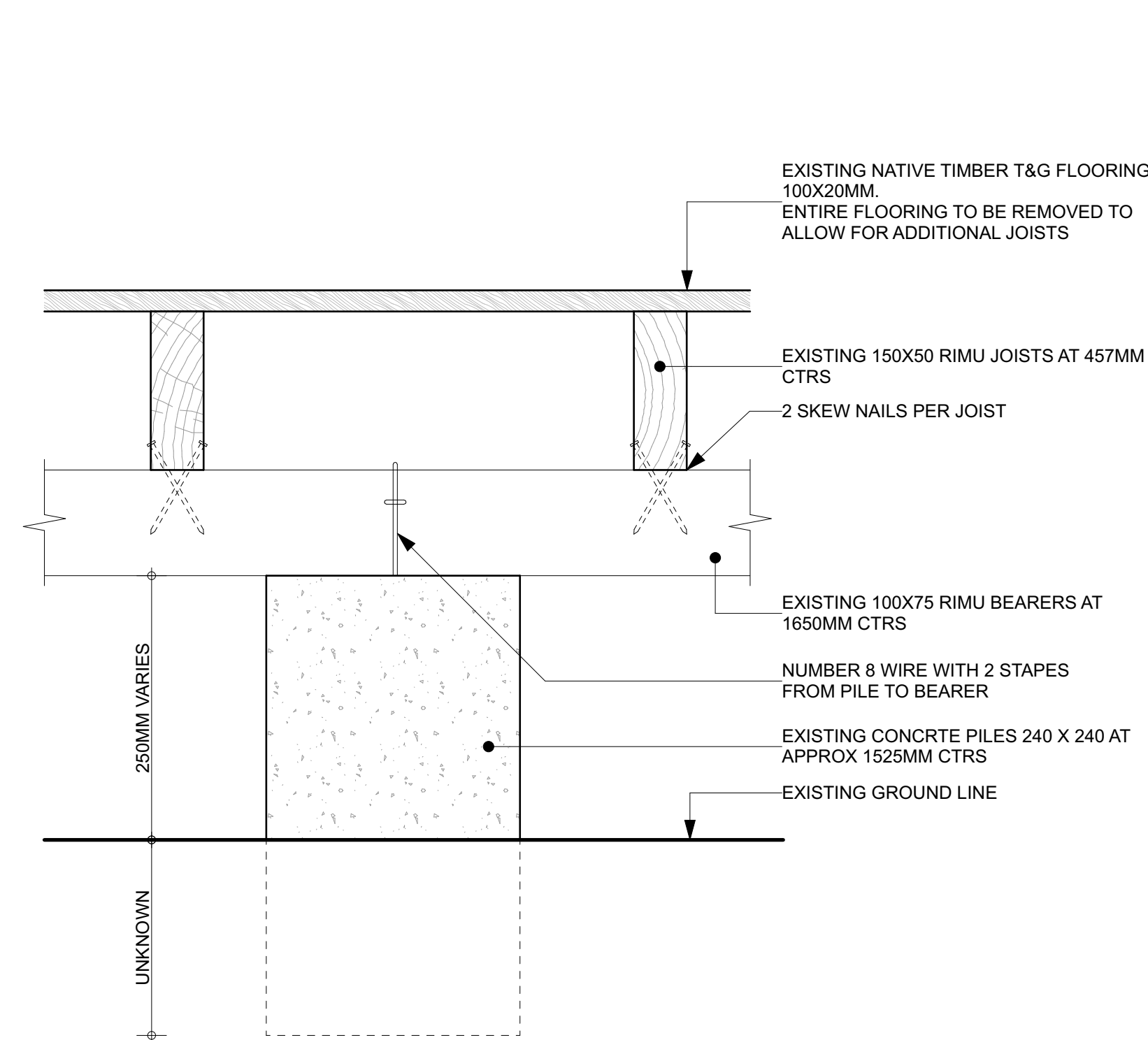
PROPOSED DETAIL



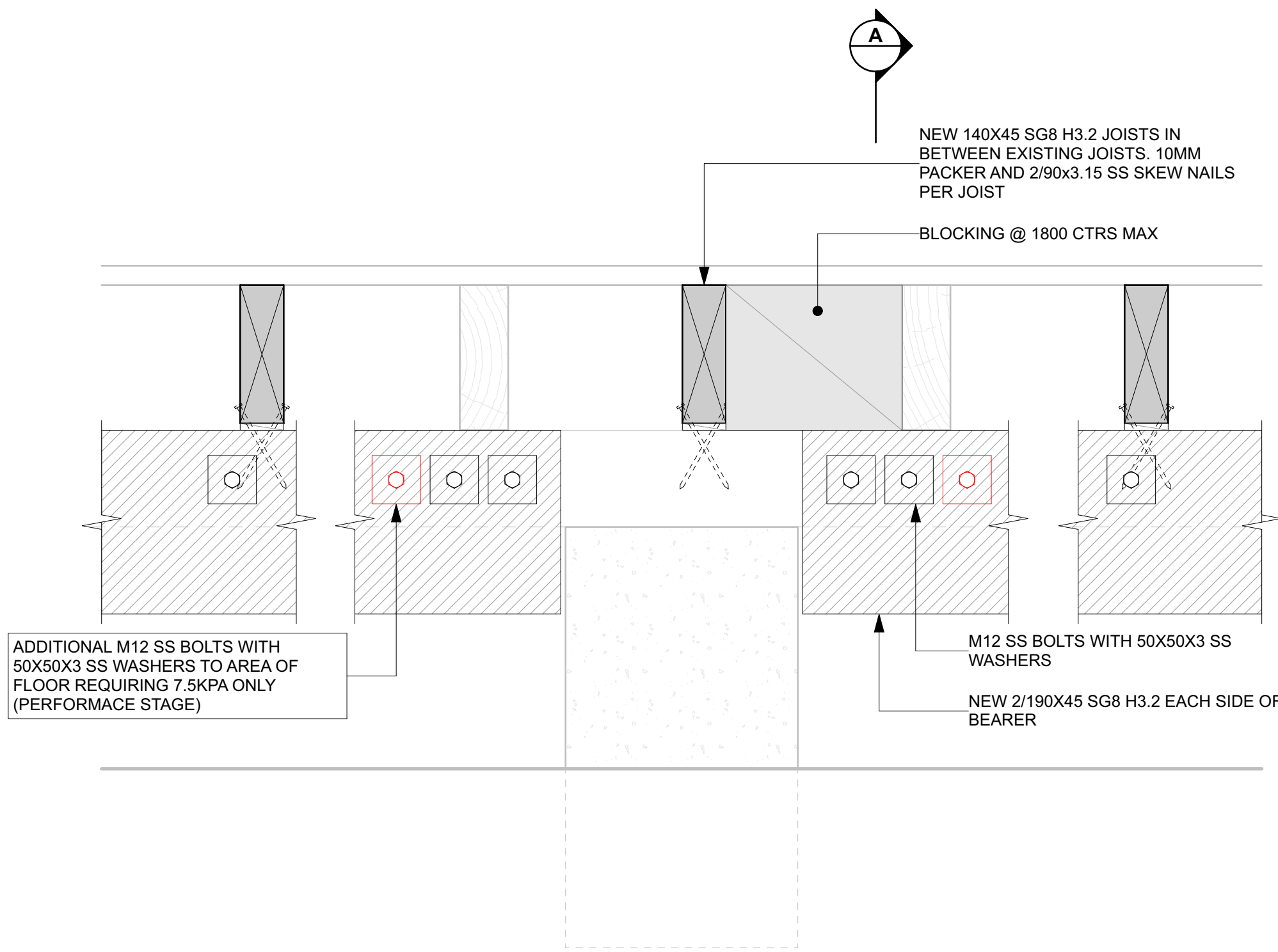
SECTION B

SD02 EXISTING & PROPOSED STRIP FOOTING DETAIL

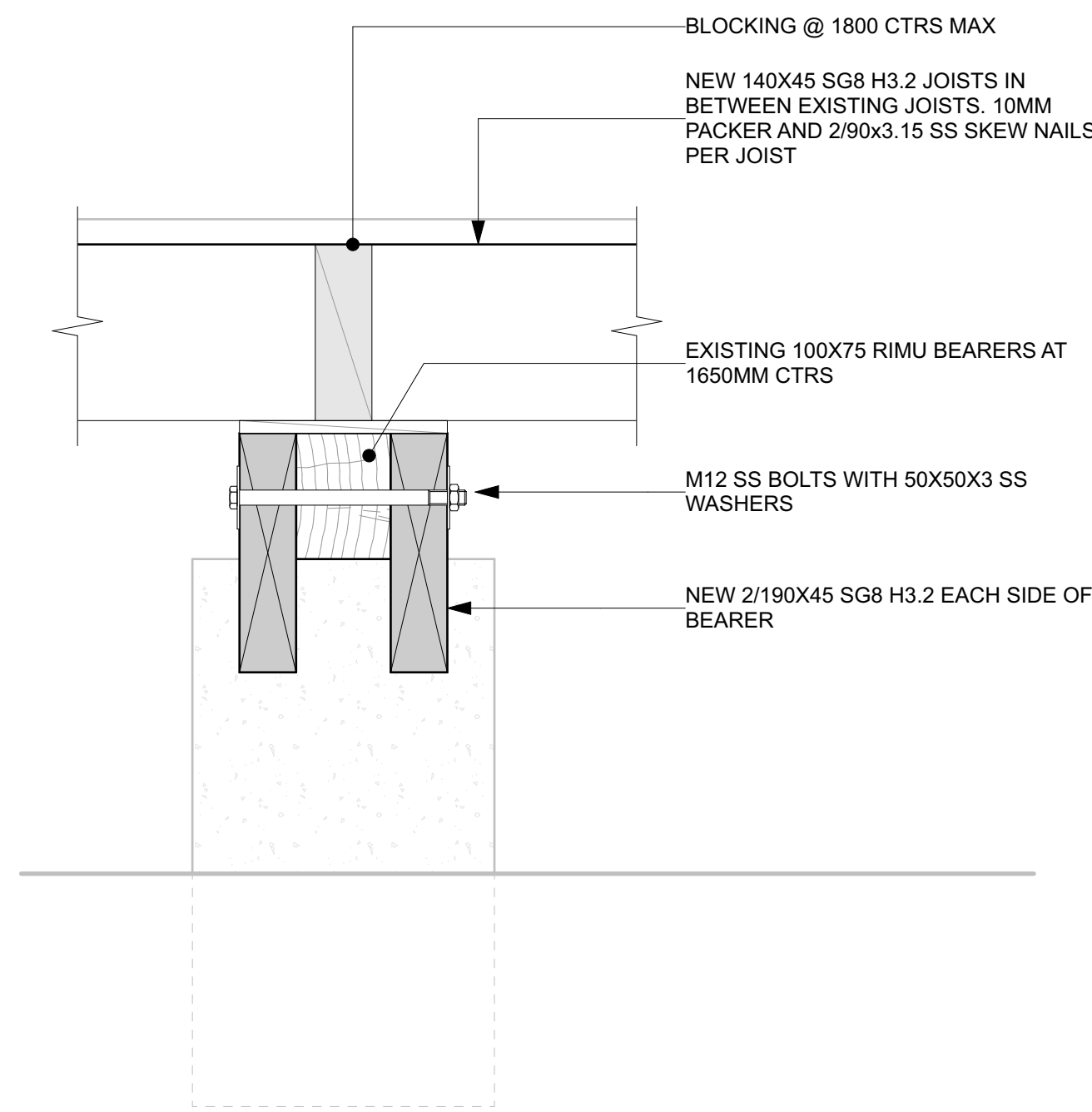
2100 Scale 1:5



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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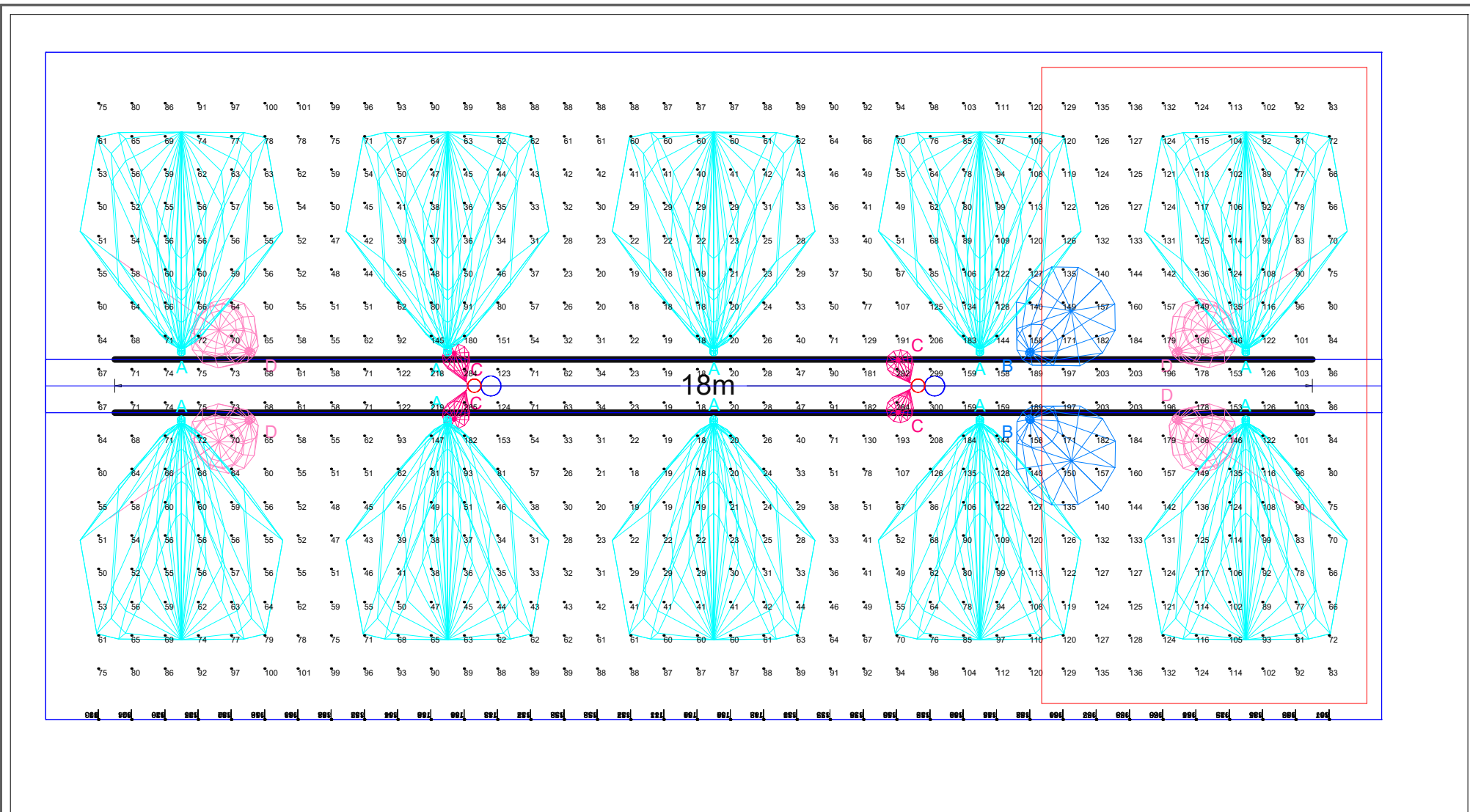
TE WHARE RŪNANGA - REFURBISHMENT

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

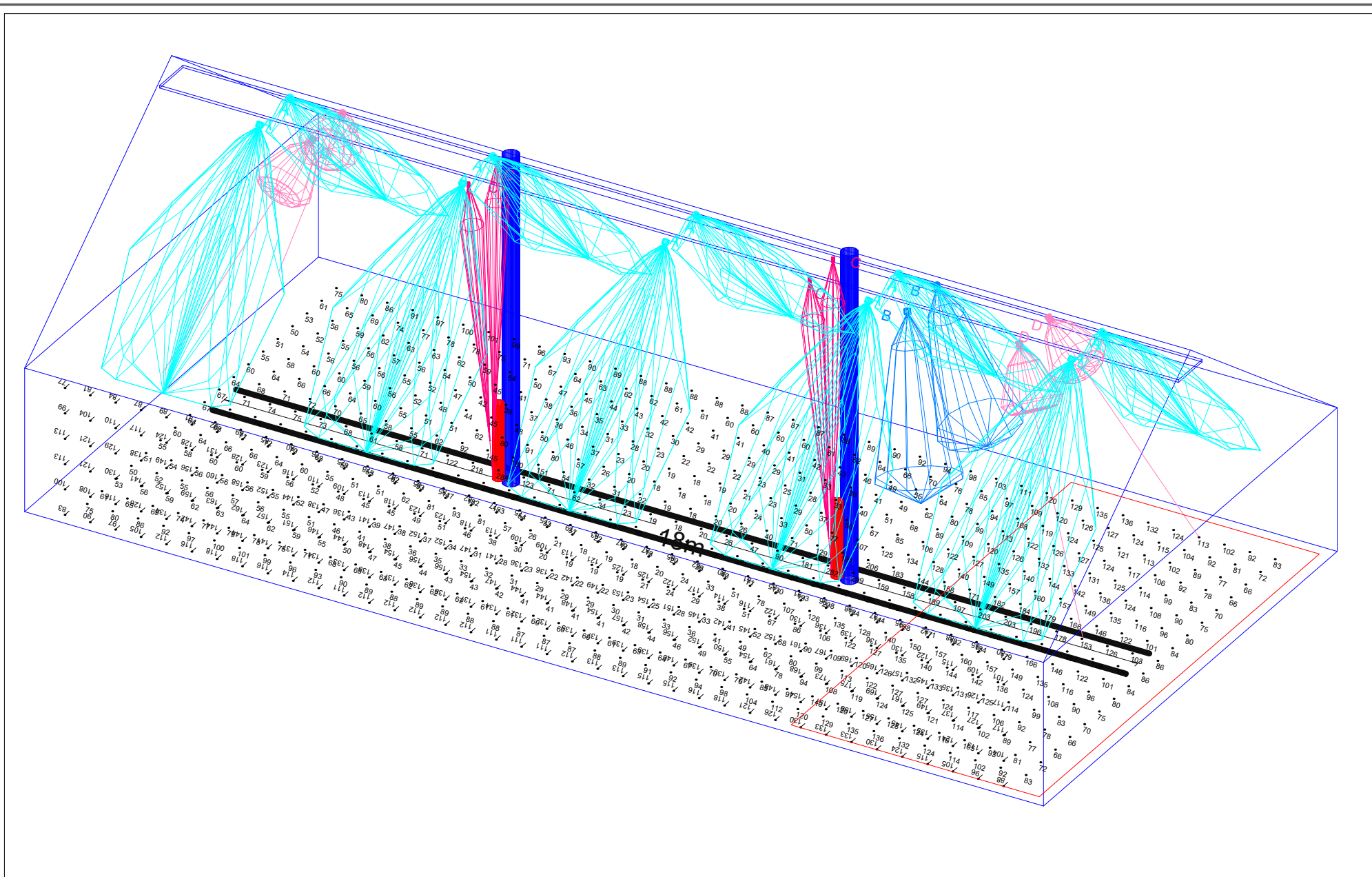


Luminaire Schedule							
Symbol	Qty	Tag	Label	Description	Arrangement Luminaire Lumens	Arrangement Watts	LLF
	10	A	Parscan InTrack OF	erco Parscan InTrack Flood Floodlight (A1035867) Oval Flood, Size L, Black, 28.6W 3000K CR92, 230V, Casambi	2553	28.6	0.800
	2	B	Parscan InTrack WF	erco Parscan InTrack 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				

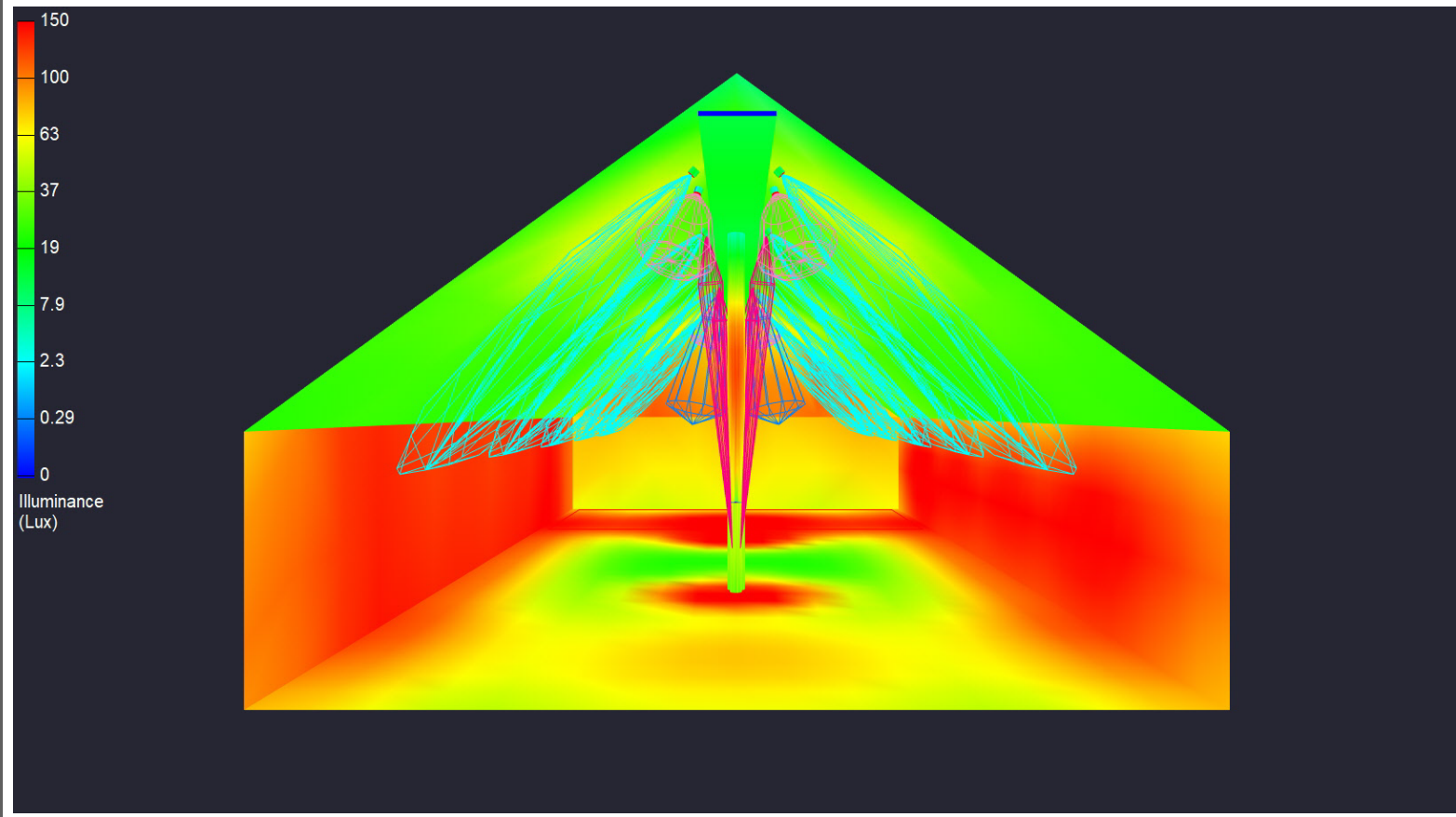
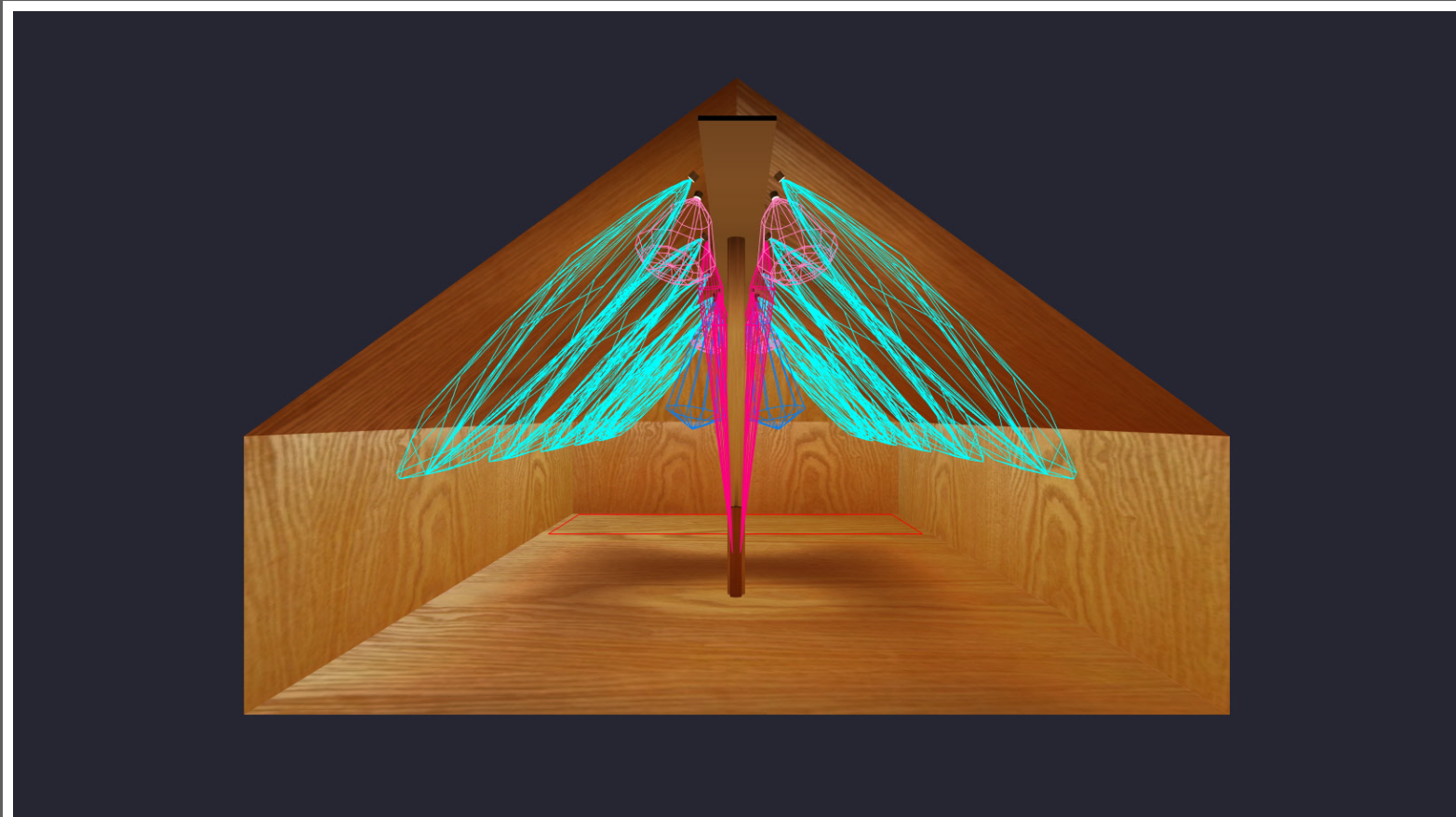
PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	1
DATE :	16/04/2026		



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				

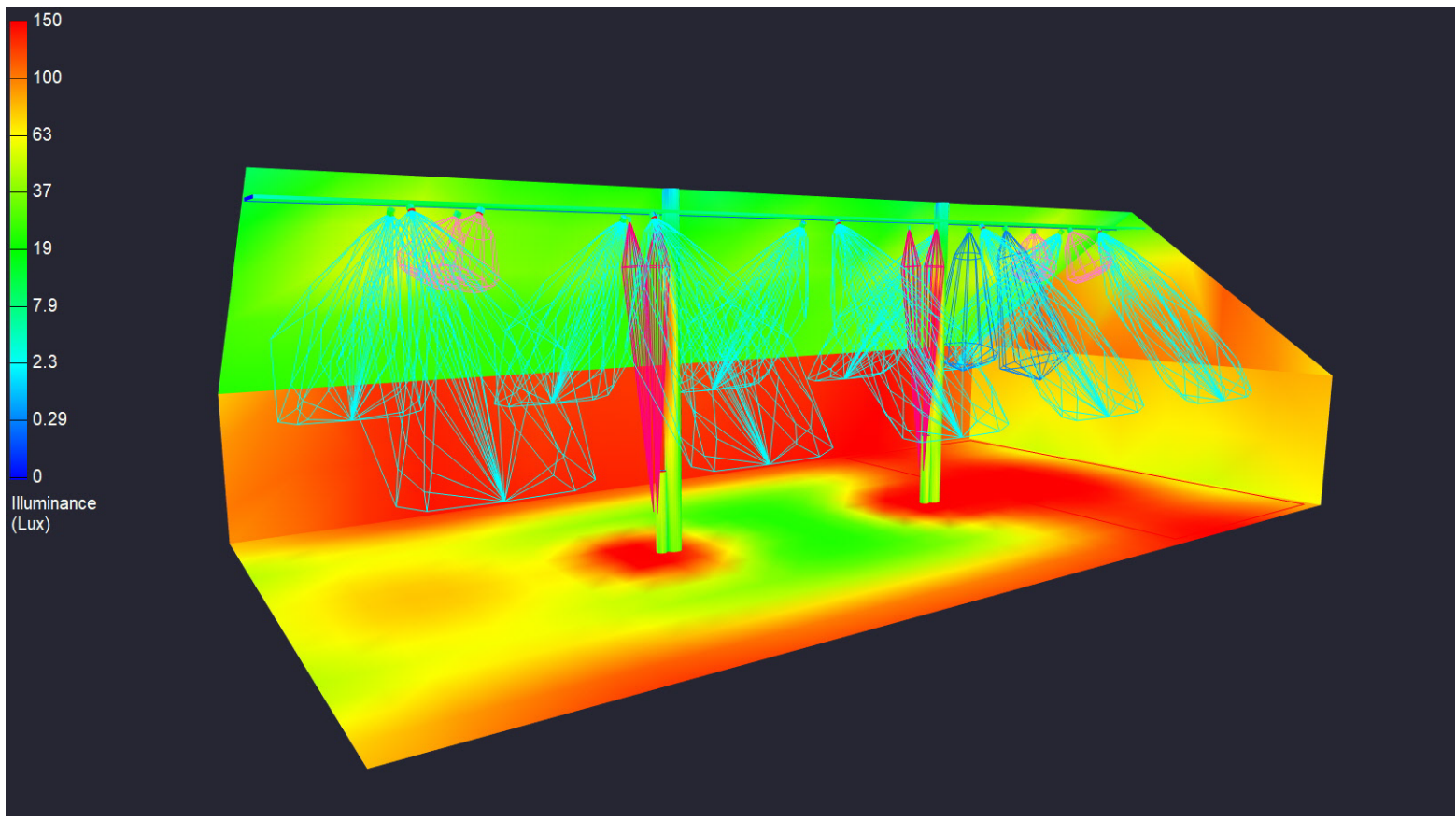
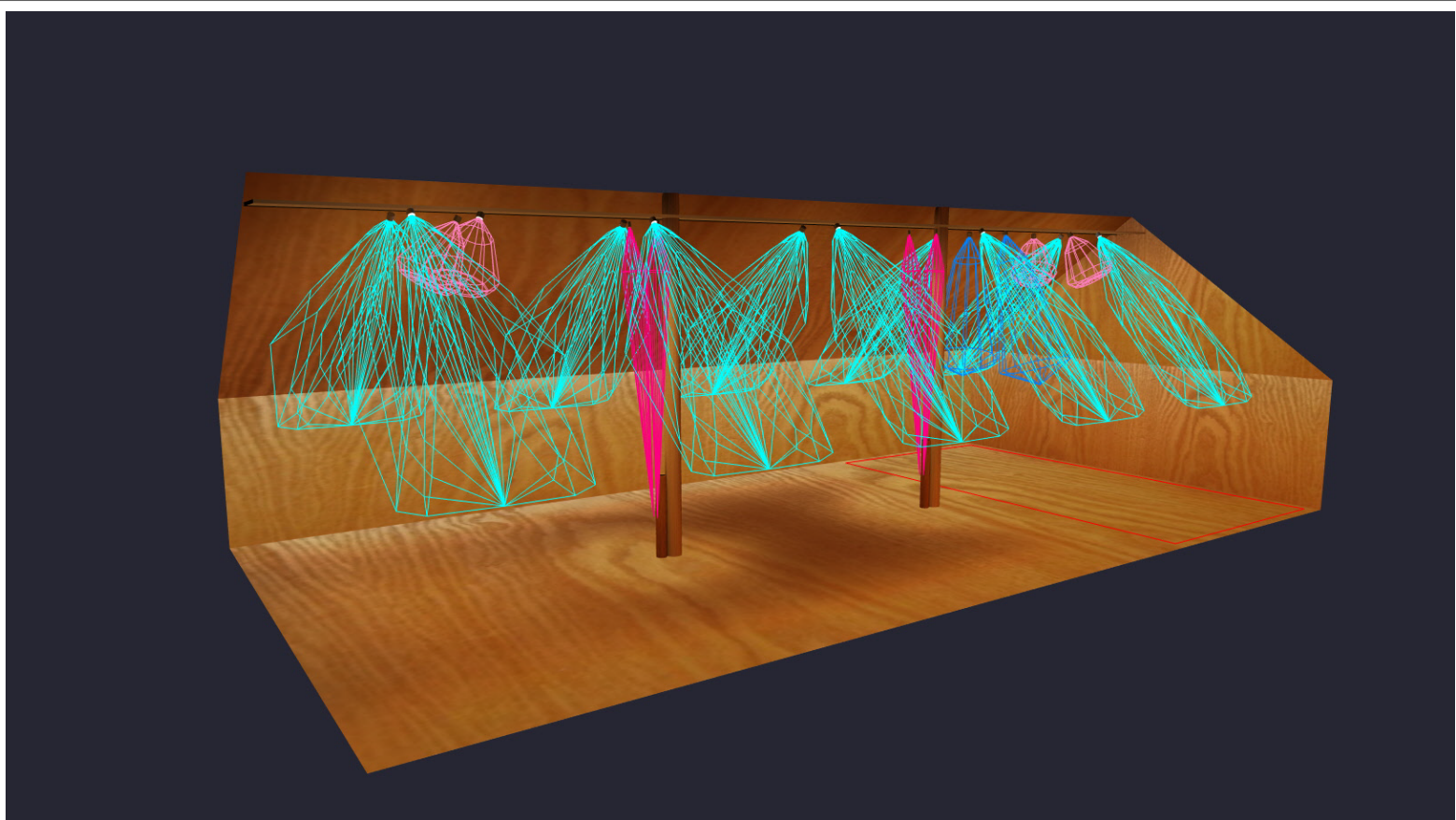
PROJECT : Te Whare Runanga Refurbishment			
PROJECT REFERENCE :	21485 - NP	REV.	2
ENGINEER :		Pg No.	2
DATE :	16/04/2026		



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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DESIGN PHASE:
PRELIMINARY DESIGN

LIGHTING PLANS

30/06/2026 3:49 PM PROJECT No:	SHEET: 5533	SHEET ISSUE / REV: 01
	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)	

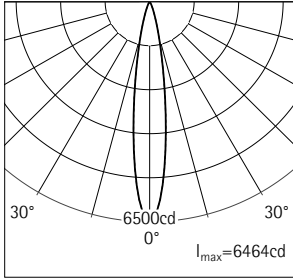
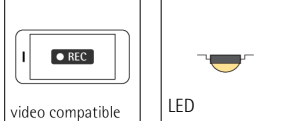
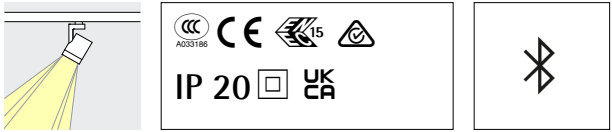
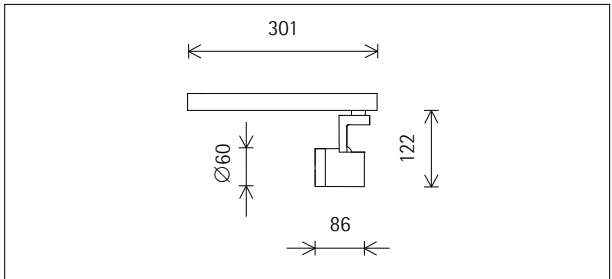
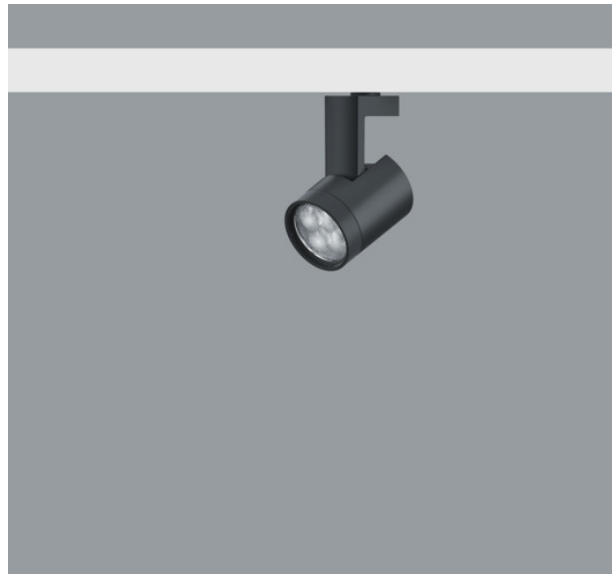
REPLACEMENT PARTS	
PART NUMBER	DESCRIPTION
1530231	BATTERY:L10 3.3V 5AH, 200mm lead,no Brkt
8002924	Driver: PCA: XLIFEPro SM #C101042-L9 2C250/550 CTP AU

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



A1009815 Black (RAL9011)
LED module: 8.1W 1036lm 3000K warm white
Casambi Bluetooth
Version 2
Construction size S
Spherulit lens, spot

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.
Intrack adapter for ERCO 220-240V track: polymer, black.
ERCO control gear.
Add-on control unit: Casambi Bluetooth.
LED module: high-power LEDs.
Collimating lens made of optical polymer.
Lens unit: polymer, black. Spherulit lens made of optical polymer.
Photobiological safety: RG2 min 0.5m.
Control via Casambi app (Android/iOS) with Bluetooth Low Energy (BLE)-capable mobile devices or "Casambi Ready" products.
Safety class II
Weight 0.39kg

h(m)	E(lx)	D(m)
1.0	6468	15.7°
2.0	1617	0.28
3.0	718	0.83
4.0	404	1.10
5.0	259	1.38



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



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

Technical data	
Luminous flux of the luminaire	793lm
Connected load	8.4W
Luminaire efficacy	84lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90 > 100000h
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

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

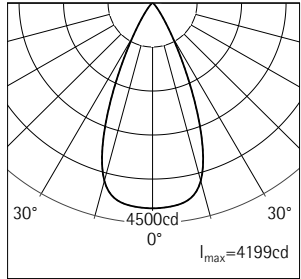
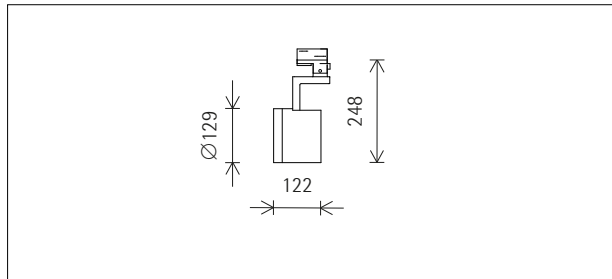
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www.clevertronics.co.nz
Version: August 2022-1

ERCO

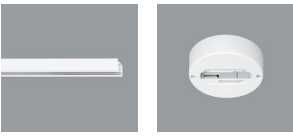
Parscan InTrack Floodlight



A1035865 Black (RAL9011)
LED module: 25.1W 3358lm 3000K warm white
Casambi Bluetooth
Version 2
Construction size L
Spherulit 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. Spherulit 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

h(m)	E(lx)	D(m)
1.0	4199	0.85
2.0	1050	1.69
3.0	467	2.54
4.0	262	3.38
5.0	168	4.23



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

Technical data	
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)	L90 > 100000h
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

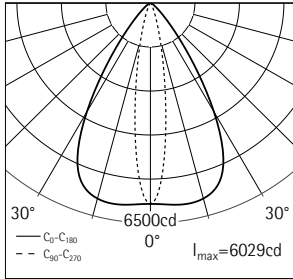
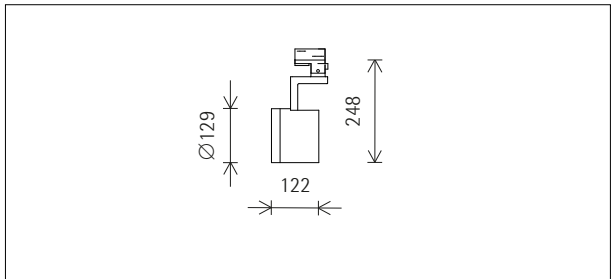
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Technical Region: 220-240V 50/60Hz
We reserve the right to make technical and design changes.
Edition: 07.02.2026
Current version under
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ERCO

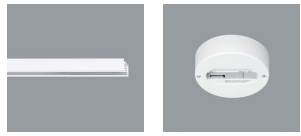
Parscan InTrack Floodlight



A1035867 Black (RAL9011)
LED module: 25.1W 3358lm 3000K warm white
Casambi Bluetooth
Version 2
Construction size L
Spherulit 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, rotatable through 360°. Spherulit 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

h(m)	E(lx)	D(m)
1.0	5835	1.25
2.0	1484	2.49
3.0	659	3.74
4.0	371	4.98
5.0	237	6.23



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

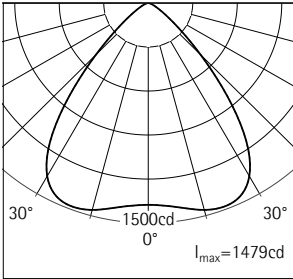
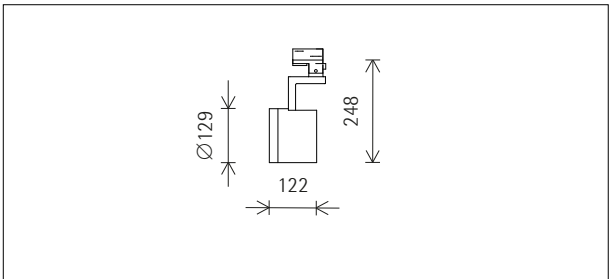
Technical data	
Luminous flux of the luminaire	2552lm
Connected load	28.6W
Luminaire efficacy	89lm/W
Colour deviation	1.5 SDCM
Colour rendition index	CRI 92
Lumen maintenance (LED manufacturer specifications)	L90 > 100000h
LED failure rate	0.1% > 50000h
Dimming range	1%-100%
Dimming method	CCR
TIA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
LMF	E
Standby power per control gear	0.5W
Luminaires per circuit breaker B16	50

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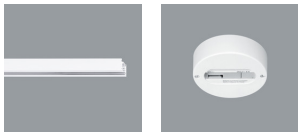
Parscan InTrack Floodlight



A1035875 Black (RAL9011)
LED module: 25.1W 3358lm 3000K warm white
Casambi Bluetooth
Version 2
Construction size L
Spherulit 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. Spherulit 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

h(m)	E(lx)	D(m)
1.0	1376	1.74
2.0	344	3.47
3.0	153	5.21
4.0	86	6.95
5.0	55	8.68



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

Technical data	
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)	L90 > 100000h
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

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Edition: 07.02.2026
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RevID	CHID	Revision	Date
01	CD02	RESOURCE CONSENT WIP	30/06/2026
	CD03	RESOURCE CONSENT	

NOTES:

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- THE CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTALLATION DOCUMENTATION.
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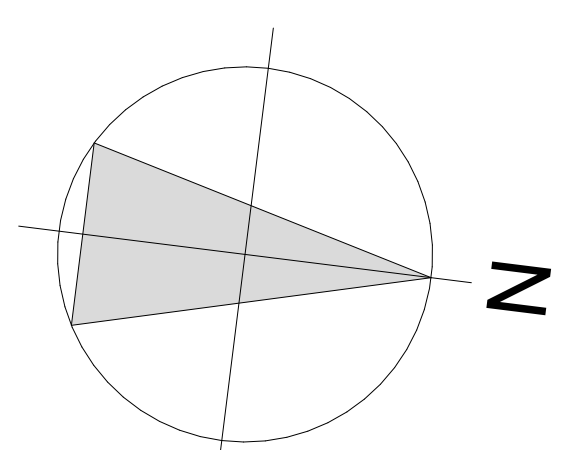
RESOURCE CONSENT

30/06/2026

WAITANGI NATIONAL TRUST

TE WHARE RŪNANGA -
REFURBISHMENT

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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		



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

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RESOURCE CONSENT

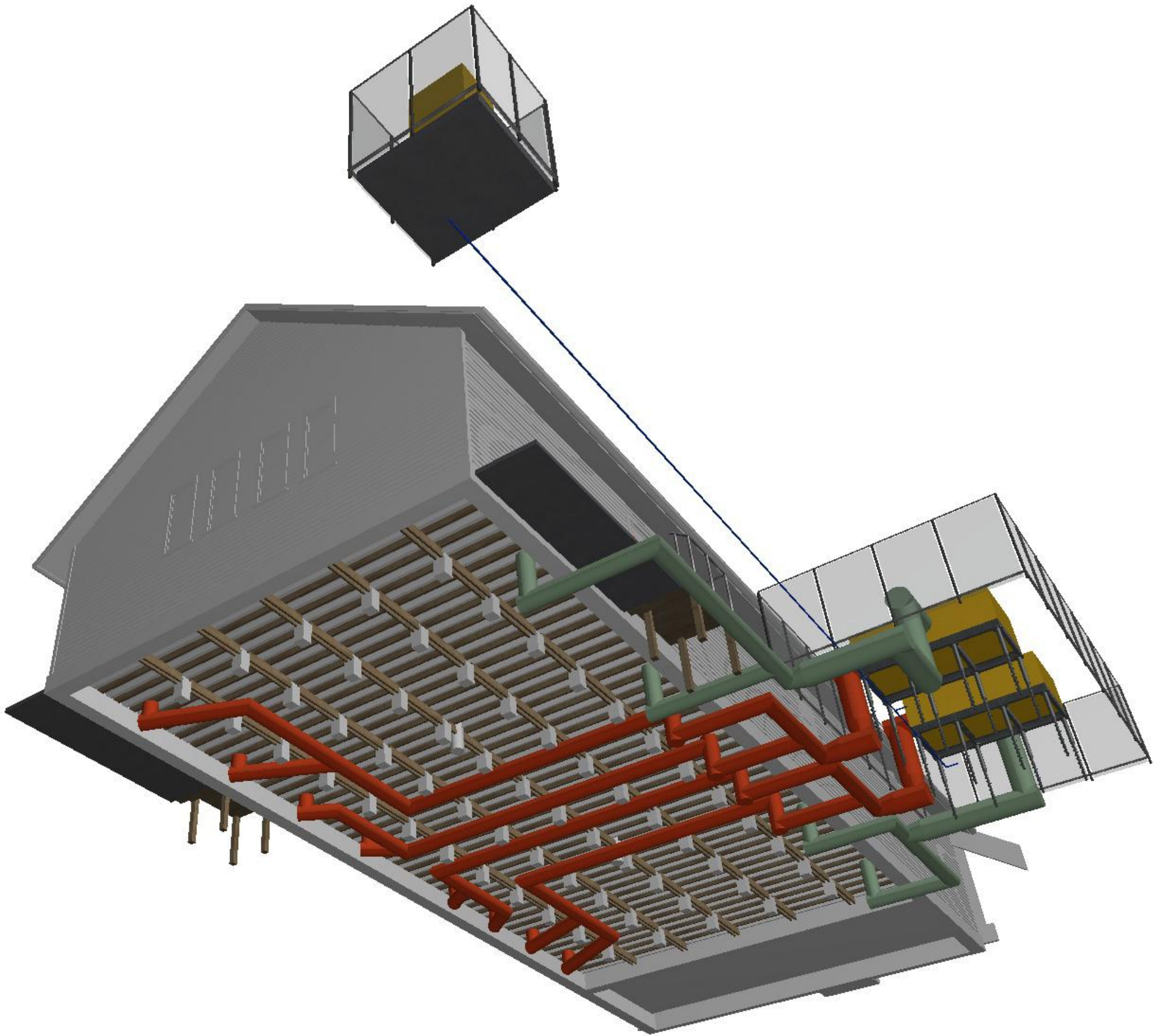
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TE WHARE RŪNANGA - REFURBISHMENT

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

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

5533 WNT Whare Runanga



PERSPECTIVE OF UNDERGROUND DUCTING



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

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 2. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS ON SITE.
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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		

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

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