

Applicant Information Form 1a Notified or Non-notified Process



Department of
Conservation
Te Papa Atawhai

New Zealand Government

Is this the right application form for me?

This **Applicant Information Form 1a** – Notified or Non-notified Process must be completed for **the following longer term applications** (i.e. not one-off applications):

- Grazing
- Land use: Tenanting and/or using existing DOC facility/structure
- Land use: Use of public conservation land for private commercial facility/structure
- Guiding/Tourism/Recreation: Watercraft activities
- Filming
- Sports events
- Marine reserves application form 11a: Structure in a marine reserve

For other activities use the specific activity application forms that combine applicant and activity information or book a pre-application meeting.

How do I complete this applicant information form?

- Complete all sections of this **applicant information form**.
- In addition, you must complete the **activity application form/s** that you wish to undertake.
- DOC encourages electronic applications (e.g. typed Word document), rather than handwritten applications. Electronic applications are easier to read and less likely to be returned to you for clarification.
- If you need extra space, attach or include extra documents and label them according to the relevant section. Record all attachments in the table at the back of the application information form section **F Attachments**.

How do I submit my application?

Email the following to permissions@doc.govt.nz:

- **Completed applicant information form 1a**
- **Completed activity application form**
- Any other relevant attachments.

If I need help, where do I get more information?

- Check the [DOC webpage for the activity you are applying](#)¹ for.

¹ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

- Arrange a pre-application meeting (either face to face or over the phone) by contacting the [Department of Conservation Office](#)² closest to where the activity is proposed. You can use [DOC maps](#)³ to identify which District Office you should contact. Or arrange a meeting with any of our [four offices that process concessions](#)⁴ – choose the one closest to where the activity is proposed.
- If your application covers multiple districts, contact the office nearest most of the locations you are applying for, or nearest to locations you have a specific question about.

What happens next?

Once your application forms are received, your application will be assessed by DOC. If your application is complete, DOC will begin processing.

If your application is incomplete it will be returned to you for more information.

Why does DOC ask for this information?

The questions in this application information form and the activity application form/s are designed to cover the requirements set out in conservation legislation. Your answers allow us to assess:

- Your most up-to-date details so that DOC can contact you about your application.
- Your qualifications, resources, skills and experience to adequately conduct the activity on public conservation land.
- Your creditworthiness will help determine whether DOC should extend credit to you and set up a DOC customer accounts receivable credit account for cost recovery. To make this assessment DOC will supply your information to a credit checking agency.

Note:

- Personal information will be managed by DOC confidentially. For further information check [DOC's privacy and security statements](#)⁵.
- Information collected by DOC will be supplied to a debt collection agency in the event of non-payment of payable fees.

What fees will I pay?

You may be required to pay a **processing fee** for this application regardless of whether your application is granted or not. You may request an estimate of the processing fees for your application. If you request an estimate, DOC may require you to pay the reasonable costs of the estimate prior to it being prepared. DOC will not process your application until the estimate has been provided to you. In addition, if you are granted a guiding concession on public conservation land you may be required to pay annual **activity and management fees**. These fees are listed on the [DOC webpage for the activity you are applying](#)⁶ for.

DOC will invoice your processing fees after your application has been considered. If your application is large or complex, DOC may undertake billing at intervals periodically during processing until a decision is made. If you withdraw your application DOC will invoice you for the costs incurred up to the point of your withdrawal.

² www.doc.govt.nz/footer-links/contact-us/office-by-name/

³ <http://maps.doc.govt.nz/mapviewer/index.html?viewer=docmaps>

⁴ <https://www.doc.govt.nz/get-involved/apply-for-permits/contacts>

⁵ <https://www.doc.govt.nz/footer-links/privacy-and-security/>

⁶ <https://www.doc.govt.nz/get-involved/apply-for-permits/apply-for-a-permit/>

Your application will set up a credit account with DOC. See the checklist at the end of the form for the terms and conditions you need to accept for a DOC credit account.

Will my application be publicly notified?

Your application will be publicly notified if:

- It is a license with a term of more than 10 years.
- It is a lease.
- After having regard to the effects of the activity, DOC considers it appropriate to do so.

Public notification will increase the time and cost of processing of your application.

What does DOC require if my application is approved?

If your application is approved DOC requires:

- **Insurance** to indemnify the Minister of Conservation against any claims or liabilities arising from your actions. The level of insurance cover will depend on the activity.
- A copy of your **safety plan** audited by an external expert (e.g. Health and Safety in Employment (Adventure Activity) Regulations 2011 audit or a DOC listed organisation). See the [Safety Plan](#)⁷ information on the DOC website for further information.

Note: DOC/Minister can vary the concession if the information on which the concession was granted contained material inaccuracies. DOC may also recover any costs incurred.

⁷ <https://www.doc.govt.nz/get-involved/apply-for-permits/managing-your-concession/safety-plans/>

A. Applicant details

Legal status of applicant (tick)	<input type="checkbox"/> Individual (Go to 1)	
	<input type="checkbox"/> Registered company (Go to 2)	<input type="checkbox"/> Trust (Go to 2)
	<input type="checkbox"/> Incorporated society (Go to 2)	<input checked="" type="checkbox"/> Other e.g. Educational institutes (Go to 2)

1	Applicant name (individual)		
	Phone		Mobile phone
	Email		
	Physical address		Postcode
	Postal address (if different from above)		Postcode

2	Applicant name (full name of registered company, trust, incorporated society or other)		Ministry of Education		
	Trading name (if different from applicant name)				
	NZBN if applicable (to apply go to: https://www.nzbn.govt.nz)	9429041908884	Company, trust or incorporated society registration number		
	Registered office of company or incorporated society (if applicable)				
	Company phone	+64 04 4638000	Company website	http://www.education.govt.nz	
	Contact person and role		Alicia Jurisich - Regional Infrastructure Manager, Te Tai Tokerau		
	Phone		Mobile phone		
	Email		Alicia.Jurisich@education.govt.nz		
	Postal address		Postcode		
	Street address (if different from postal address)		Postcode		

B. Pre-application meeting

Have you had a pre-application meeting or spoken to someone in DOC?

No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>

- If yes record the:

Date of DOC pre-application meeting	03//11/2025
Name of DOC staff member	Debbie Aubook, Akasha Warner-Mason, Rolien Elliot
Name of person who had the pre-application meeting with DOC	Alicia Jurisich

C. Activity applied for

Tick the **activity application form** applicable to the activity you wish to undertake on public conservation land. Complete the applicant information form and the activity application form and email them with any attachments to permissions@doc.govt.nz

ACTIVITY APPLICATION FORM*	FORM NO.	TICK
Grazing	2a	<input type="checkbox"/>
Land use: Tenanting and/or using existing DOC facility/structure	3a	<input checked="" type="checkbox"/>
Land use: Use of public conservation land for private/commercial facility/structure	3b	<input checked="" type="checkbox"/>
Guiding/Tourism/Recreation: Watercraft activities	4b	<input type="checkbox"/>
Filming	5a	<input type="checkbox"/>
Sporting Events	6a	<input type="checkbox"/>
Marine reserves application form: Structure in a marine reserve	11a	<input type="checkbox"/>
Other activities (not covered in the above forms or in the new activity application forms that combine applicant and activity information)	7a	<input type="checkbox"/>

Note: If the activity is not in this list check the activity on the DOC website to find the correct application form or book a pre-application meeting. Application forms that combine applicant and activity information on the DOC website include:

- [Aircraft activities](#)⁸
- [Easements](#)⁹
- [Land based guiding](#)¹⁰

⁸ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/aircraft-activities/>

⁹ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/access-easements/>

¹⁰ <https://www.doc.govt.nz/get-involved/apply-for-permits/business-or-activity/land-based-guided-activities/>

D. Are you applying for anything else?

Are you submitting any other application forms in relation to this application?

No

Yes

- If yes, state which application forms:

- Concession Application 3a - Tenanting or using existing DoC structure/facility
- Concession Application 3b - Private/commercial facility/structures

E. Background experience of applicant

Provide relevant information relating to your ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations, and relevant qualifications).

The Ministry of Education holds a large property portfolio across New Zealand. The organization manages the maintenance, refurbishment and renewal of all assets - land and buildings. All work is complied to under building code and Ministry design standards as well as procurement processes are adhered to.

Staff undertaking this work hold relevant experience and/or qualifications in project management, asset management, and/or construction.

F. Attachments

Attachments should *only* be used if there is:

- Not enough space on the form to finish your answer
- You have additional information that supports your answer
- You wish to make an additional request of DOC regarding the application.

Label each document clearly and complete the table below.

Section of the application form the attachment relates to	Document title	Document format (e.g. Word, PDF, Excel, jpg etc.)	Description of attachment
C	Te Waimate Kura Environmental Impact Assessment	PDF	Report from NZEM outlining environmental impacts (positive/negative) that may arise from establishing this kura on this site.
C	Te Waimate Kura Cultural Impact Assessment	PDF	Report from local hapu outlining cultural impacts (positive/negative) that may arise from establishing this kura on this site.
C	Desktop Study Waimate kura	PDF	High Level description of planned stages of school establishment

G. Checklist


Application checklist	Tick
I have completed all sections of this applicant information form relevant to my application and understand that the form will be returned to me if it is incomplete.	<input checked="" type="checkbox"/>
I certify that the information provided in this applicant information form, and any attached additional forms is, to the best of my knowledge, true and correct.	<input checked="" type="checkbox"/>
I have completed the activity application form .	<input checked="" type="checkbox"/>
I have appropriately labelled all attachments and completed section F Attachments .	<input checked="" type="checkbox"/>
I will email permissions@doc.govt.nz my: <ul style="list-style-type: none"> • Completed applicant information form • Completed activity application form/s • Any other attachments. 	<input checked="" type="checkbox"/>

H. Terms and conditions for a credit account with the Department of Conservation

Have you held an account with the Department of Conservation before?	Tick
No	<input type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
If 'yes' under what name	Ministry of Education
Does your organisation require a purchase order number for invoicing purposes?	<input checked="" type="checkbox"/>
If yes, please provide the number here:	

All invoices related to this Permission will be coded to this purchase order number unless otherwise advised. It is the applicant's responsibility to advise the Department if the purchase order needs to change through the lifetime of the Permission.

In ticking this checklist and placing your name below you are acknowledging that you have read and agreed to the terms and conditions for an account with the Department of Conservation

Terms and conditions	Tick
I/We agree that the Department of Conservation can provide my/our details to the Department's Credit Checking Agency to enable it to conduct a full credit check.	<input checked="" type="checkbox"/>
I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective.	<input checked="" type="checkbox"/>
I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice.	<input checked="" type="checkbox"/>
I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.	<input checked="" type="checkbox"/>
I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.	<input checked="" type="checkbox"/>
I/We agree that the credit account provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions (as above) of the credit account are not met.	<input checked="" type="checkbox"/>
I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of payable fees.	<input checked="" type="checkbox"/>
Typed applicant name/s	
Date	27 January 2026

For Departmental use			
Credit check completed			
Comments:			
Signed		Name	
Approved (Tier 4 manager or above)		Name	



Concession Application Form 3a – Tenanting or using existing DOC structure/facility

The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the tenanting or use of any existing facility or structure that is managed by the Department of Conservation on public conservation land. Examples may include permanent use of historic building for a business or a community group; leasing a campground or lodge. For overnight stays in DOC huts, please fill in Form 4a. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3a:A1.

The Crown (Ministry of Education – School Property) proposes to lease the Department of Conservation Reserve site located at 421 Te Ahu Ahu Road, Waimate North. The purpose of the lease is to re-establish Te Kura a Iwi o Te Waimate.

The school is planned to accommodate Years 1–8.

A site capacity study confirms a roll of 110–130 students could be comfortably supported on the site. Existing buildings on the site are proposed to be refurbished to meet Ministry of Education – School Property standards. Where refurbishment is not feasible, existing buildings will be demolished and removed from the site.

Additional buildings will be added to the site in stages as required. These stages are dependent on roll size, and the building locations are indicated in the attached Desktop Study.

Summary of Each Stage:

Stage 1 – Roll 40

Removal of existing house and demolition of smaller buildings.

Minor upgrades to driveway.

Addition of 4 × *OMBs (single storey), approximately 70 m² each.

Addition of a toilet block, approximately 40 m².

Stage 2 – Roll 60

Addition of 2 × *OMBs, approximately 70 m² each.

Stages 3 & 4 – Roll 108

Addition of 2 × *OMBs, approximately 70 m² each.

Addition of a toilet block, approximately 40 m².

Locations of buildings to be added to the site are indicated in the attached Desktop Study and on images below.

*OMBs are offsite-manufactured buildings. These are constructed to a high standard offsite to eliminate disruption to the site and improve timeframes. They are then delivered to the site, where foundations, services, and accessibility requirements are added. These buildings are ministry-approved and proven to be suitable for learning environments.

As part of the proposed lease of the site, The Crown will assume responsibility for all maintenance and upkeep. The property will be established and managed by MoE – School Property Asset Management. This includes ensuring completion and funding of cyclical maintenance (e.g., cleaning, painting, grounds maintenance etc) and upgrades/refurbishments of buildings where required. Five and ten year property plans will be completed between the kura and the Ministry of Education. This will also include upgrading the septic system as required. The system currently has capacity for Stages 1 & 2, and the reserve field has capacity for Stages 1–4.

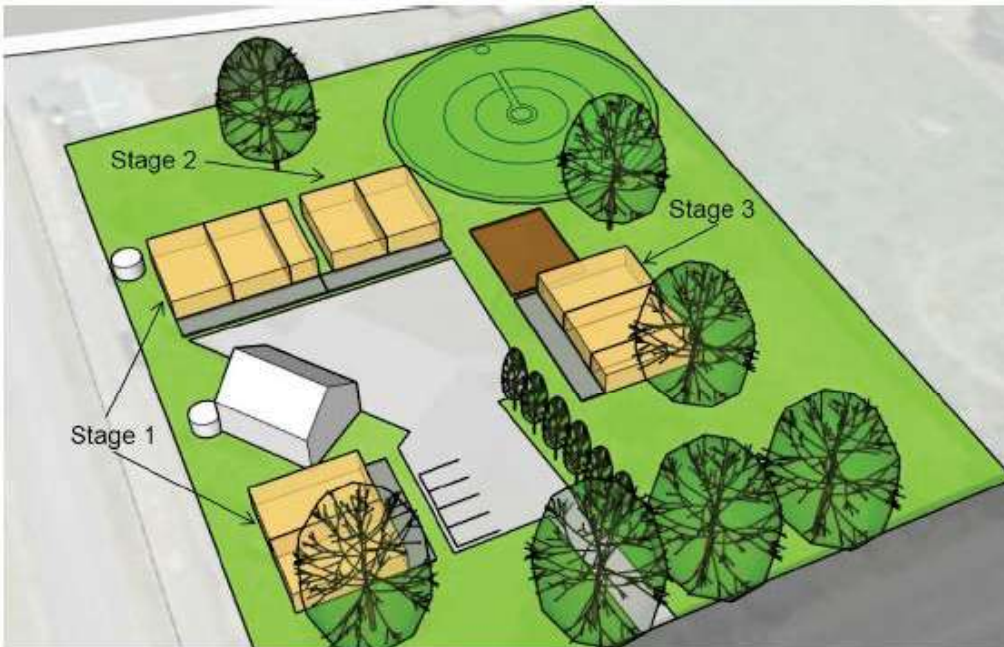
The Ministry of Education has commenced discussions with Te Whiu hapū, as recognized mana whenua, and supports their aspirations for their rangatahi. These discussions have been positive. A Cultural Impact Assessment has been completed, showing the positive cultural impacts the establishment of the kura would have.

Legal Description - Section 111 Block V, Kawakawa SD
Area size: 8,146 m²

Existing site, proposed infrastructure alterations:



Proposed Stages, building locations:



Do you believe you need to exclude others from the structure or facility? **YES**

(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **NO**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

If the answer to any of the above is yes, then provide details and supporting evidence and label Attachment 3a:A2.

The purpose of the lease is to provide a site to establish and operate a school.

B. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

20 years. Standard Ministry of Education lease term.

D. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3a:D. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

E. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Form 3a:E

Environmental Impact Assessment.
Desktop Study - Waimate kura.
Cultural Impact Assessment.



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

The Crown (Ministry of Education – School Property) proposes to lease the Department of Conservation Reserve site located at 421 Te Ahu Ahu Road, Waimate North. The purpose of the lease is to re-establish Te Kura a Iwi o Te Waimate.

The school is planned to accommodate Years 1–8.

A site capacity study confirms a roll of 110–130 students could be comfortably supported on the site.

Existing buildings on the site are proposed to be refurbished to meet Ministry of Education – School Property standards. Where refurbishment is not feasible, existing buildings will be demolished and removed from the site.

Additional buildings will be added to the site in stages as required. These stages are dependent on roll size, and the building locations are indicated in the attached Desktop Study.

Summary of Each Stage:

Stage 1 – Roll 40

Removal of existing house and demolition of smaller buildings.

Minor upgrades to driveway.

Addition of 4 × *OMBs (single storey), approximately 70 m² each.

Addition of a toilet block, approximately 40 m².

Stage 2 – Roll 60

Addition of 2 × *OMBs, approximately 70 m² each.

Stages 3 & 4 – Roll 108

Addition of 2 × *OMBs, approximately 70 m² each.

Addition of a toilet block, approximately 40 m².

Locations of buildings to be added to the site are indicated in the attached Desktop Study and on images below.

*OMBs are offsite-manufactured buildings. These are constructed to a high standard offsite to eliminate disruption to the site and improve timeframes. They are then delivered to the site, where foundations, services, and accessibility requirements are added. These buildings are ministry-approved and proven to be suitable for learning environments.

As part of the proposed lease of the site, The Crown will assume responsibility for all maintenance and upkeep. The property will be established and managed by MoE – School Property Asset Management. This includes ensuring completion and funding of cyclical maintenance (e.g., cleaning, painting, grounds maintenance etc) and upgrades/refurbishments of buildings where required.

Five and ten year property plans will be completed between the kura and the Ministry of Education.

This will also include upgrading the septic system as required. The system currently has capacity for Stages 1 & 2, and the reserve field has capacity for Stages 1–4.

The Ministry of Education has commenced discussions with Te Whiu hapū, as recognized mana whenua, and supports their aspirations for their rangatahi. These discussions have been positive.

A Cultural Impact Assessment has been completed, showing the positive cultural impacts the establishment of the kura would have.

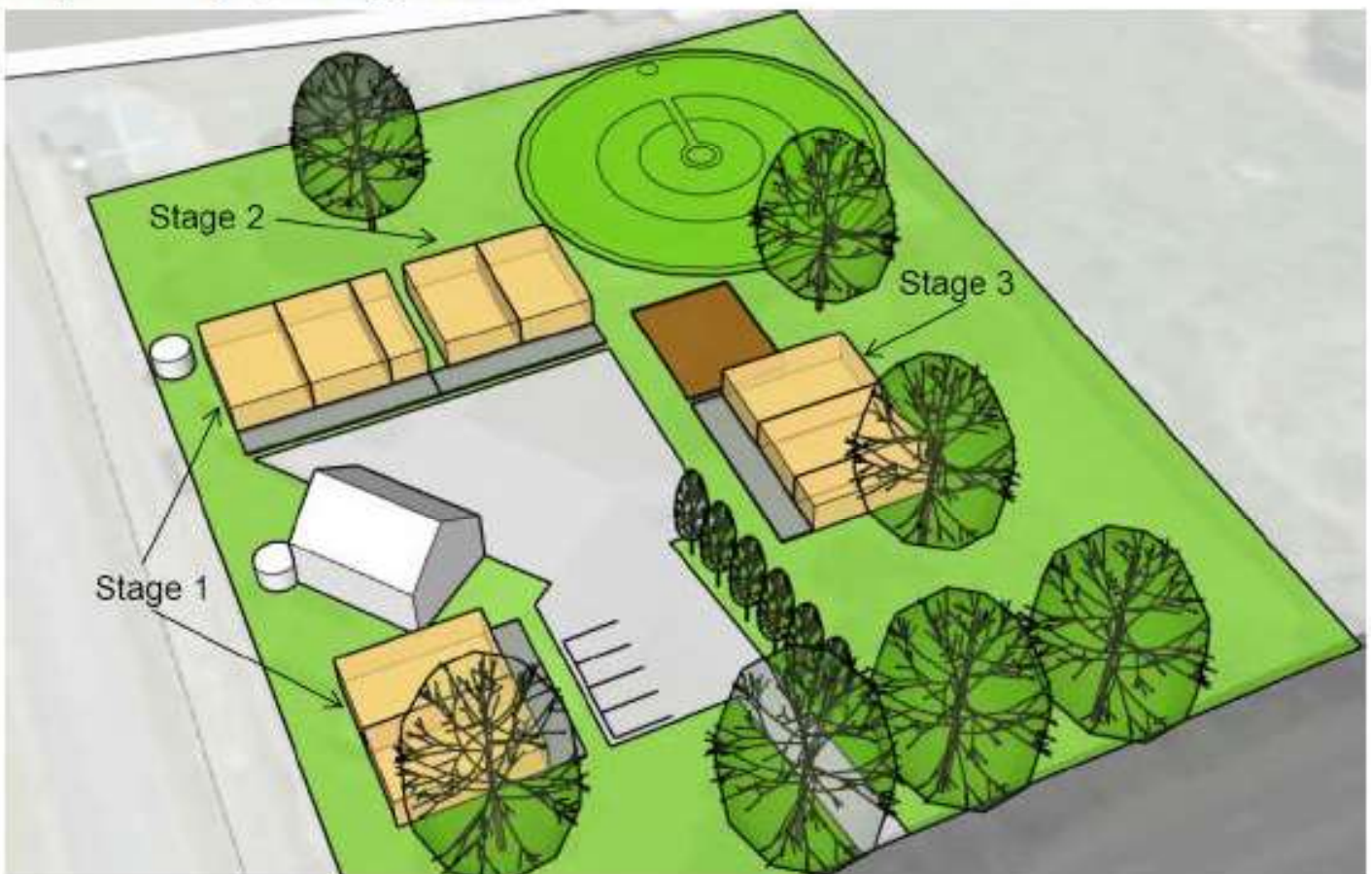
Legal Description - Section 111 Block V, Kawakawa SD

Area size: 8,146 m²

Existing site, proposed infrastructure alterations:



Proposed Stages, building locations:



B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons

Alternative sites not considered. This site holds high cultural significance to the local iwi/hapu. The kura planned for establishment is directly related to the local hapu - Te Whiu.

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? **YES**
(*Exclusive occupation requires a lease which requires public notification of the application*)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **NO**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

E. Technical Specifications (for telecommunications sites only)

Frequencies on which the equipment is to operate

Power to be used (transmitter output)

Polarisation of the signal

Type of antennae

The likely portion of a 24 hour period that transmitting will occur

Heaviest period of use

F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

20 years. Standard Ministry of Education lease term.

G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:l.

Environmental Impact Assessment.

Cultural Impact Assessment.

Desktop Study - Waimate kura.

High Level Desktop Study/ Feasibility

Waimate North Kura

421 Te Ahu Ahu Road

22/07/24



Te Tāhuhu o
te Mātauranga
Ministry of Education

High Level Summary

- Agree with CA that the existing old classroom building can be repurposed. However, the existing admin/ classroom block is unlikely to be economical to remediate.
- Site has an area of 8041m² on flat ground with no major natural/ man-made hazards. However, there are a number of large established trees. Likely able to support a roll of 110-130 year 1-8, or 60 as a full wharekura.
- OMB single storey solutions likely suitable for majority of the kura teaching and admin requirements.
- Need to check on infrastructure capacity which may constrain future growth capacity.

Location



High Level Due Diligence Summary

	Comment	Next steps
Infrastructure	All infrastructure on site only. Assume they are of working order. Unclear the septic tank/ field location. This may affect the location of some buildings. Unclear on electrical infrastructure and provision for future growth.	<ul style="list-style-type: none"> • Locate the septic system onsite • Use the draft plan to discuss electrical requirement and any needs for infrastructure upgrades
Ground/ Contamination	No major natural or man-made hazards noted by the council. Ground is flat, with no major note of Geotech uncertainty. Existing swimming pool area will likely carry contamination. Avoid building near that area.	<ul style="list-style-type: none"> • Given the size of proposed buildings, a desktop Geotech study would be adequate. • Onsite Geotech investigation may be necessary based on the result of the desktop study
Planning and RMA Issues	No major issues the may affect the site plan.	-
Traffic	No major issue to note. However, there may be a need for traffic assessment/ provision as the kura grows toward masterplan roll.	<ul style="list-style-type: none"> • Engage a traffic engineer to provide assessment on traffic and safety at different stages.
Building conditions	We have spoken with [REDACTED] who completed the building assessments. We agree that the older classrooms are likely to be fit for purpose, and could be converted into a wharenuui/ teaching. We also agree, given the domestic nature of the other block as well as the inherent issues within the building, it is likely to be uneconomical to repair.	-

SPG Table Analysis

40 Even Split Yr 1-8

	FORECAST
Classroom T/S (excl gym)	2
Classroom Area	155
Gymnasium Area	0
Library Area	26
Administration Area	65
Resource Area	44
Hall / Multi-purpose Area	30
Other Area	-
Legitimate Area	0
Total Net Area	320
Circulation / Toilet Area	-
Total Gross Area	416

60 Even Split Yr 1-8

	FORECAST
Classroom T/S (excl gym)	3
Classroom Area	231
Gymnasium Area	0
Library Area	31
Administration Area	79
Resource Area	52
Hall / Multi-purpose Area	44
Other Area	-
Legitimate Area	0
Total Net Area	437
Circulation / Toilet Area	-
Total Gross Area	568

SPG Table Analysis

108 even split Yr 1-8

	FORECAST
Classroom T/S (excl gym)	5
Classroom Area	391
Gymnasium Area	0
Library Area	38
Administration Area	97
Resource Area	65
Hall / Multi-purpose Area	67
Other Area	-
Legitimate Area	0
Total Net Area	658
Circulation / Toilet Area	-
Total Gross Area	855

Current site capacity study suggests a roll of 110 -130 students could be comfortably supported on site.

60 even split wharekura Yr 1-13

	FORECAST
Classroom T/S (excl gym)	6
Classroom Area	329
Gymnasium Area	104
Library Area	53
Administration Area	122
Resource Area	124
Hall / Multi-purpose Area	51
Other Area	-
Legitimate Area	0
Total Net Area	783
Circulation / Toilet Area	-
Total Gross Area	1,018

However, given the additional specialist space required for a wharekura, it is only suitable for a capacity roll of 60 Year 1-13 students. Growth beyond that is possible with some compromise, such as field space, established trees, and may require more investment in infrastructure.

Potential Layouts

SPG Analysis Yr 1-8 only Potential Growth

SPG Areas	Existing Buildings		NB1		NB2		NB3			NB4			NB5	
	Existing Building	Total Existing	Modular 2x	Modular 2x	Post	Guidance 40 Roll	OMB 2x	Post	Guidance 60 Roll	OMB 2x	Post	Guidance 108 Roll	Existing Demo Old Building	Whareniui
No. of Teaching Spaces	0	0	0	2	2	2	2	4	3	2	6	5	0	0
Teaching Space	0	0	0	144	144	155	144	288	231	144	432	391	0	0
Gymnasium	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Library	0	0	70	0	70	26	0	70	31	0	70	38	0	0
Administration	0	0	79	0	79	65	0	79	79	0	79	97	0	0
Resource	0	0	21	26	47	44	26	73	52	26	99	65	0	20
Hall / Multi-purpose	100	100	0	0	100	30	0	100	44	0	100	67	-100	120
Total Net SPG		100	170	170	440	320	170	610	437	170	780	658	-100	140
SPG Entitlement	112	112	174	174	460	416	174	634	568	174	808	855	-112	160



Stage 1

2x OMB 3.0 as Teaching Spaces + WC

Fill existing pool and turn into field

New Playground

Existing Teaching turn into Wharenui/ Learning

2x OMB 3.0 as Admin/ Library

Minor modification of existing parking

Roll 40



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Stage 2

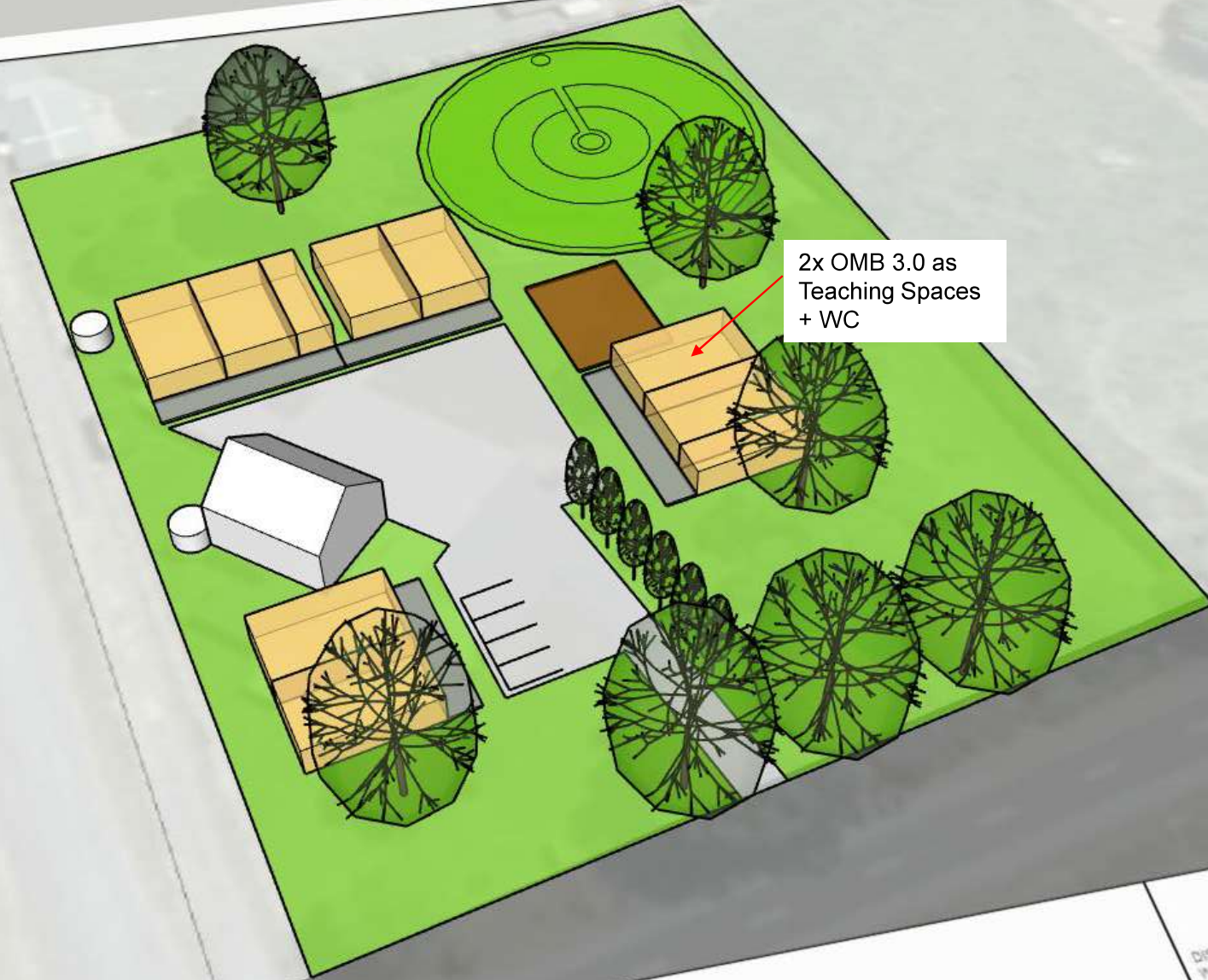
2x OMB 3.0 as Teaching Spaces

Roll 60



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Stage 3



2x OMB 3.0 as Teaching Spaces + WC

Roll 108



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Stage 4

New wharehūi provided

Roll 108



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SPG Analysis Wharekura Potential Growth



	Existing Buildings		NB1	NB2	Post	Guidance	NB3	Post	Guidance	Existing	NB4	NB5	Post	Guidance
	Total	Existing	Modular	Modular			OMB			Demo Wharenui	Specialist			
			2x	2x			2x			Old	+Kitchen			
	Existing Building	Existing				40 Roll			60 Roll	Building				60 Roll
	Building 1													Wharekura
SPG Areas														
No. of Teaching Spaces	0	0	0	2	2	2	2	4	3	0	1	2	7	6
Teaching Space	0	0	0	144	144	155	144	288	231	0	35	130	453	329
Gymnasium	0	0	0	0	0	0	0	0	0	0	104	0	104	104
Library	0	0	70	0	70	26	0	70	31	0	0	0	70	53
Administration	0	0	79	0	79	65	0	79	79	0	0	45	124	122
Resource	0	0	21	26	47	44	26	73	52	0	26	40	139	124
Hall / Multi-purpose	100	100	0	0	100	30	0	100	44	-100	51	0	51	51
Total Net SPG		100	170	170	440	320	170	610	437	-100	216	215	941	783
SPG Entitlement		112	174	174	460	416	174	634	568	-112	250	250	1022	1018

Stage 1 roll 40

Stage 1 roll 60

Stage 3 roll 60 conversion to wharekura

Stage 1

2x OMB 3.0 as Teaching Spaces + WC

Fill existing pool and turn into field

New Playground

Existing Teaching turn into Wharenui/ Learning

2x OMB 3.0 as Admin/ Library

Minor modification of existing parking

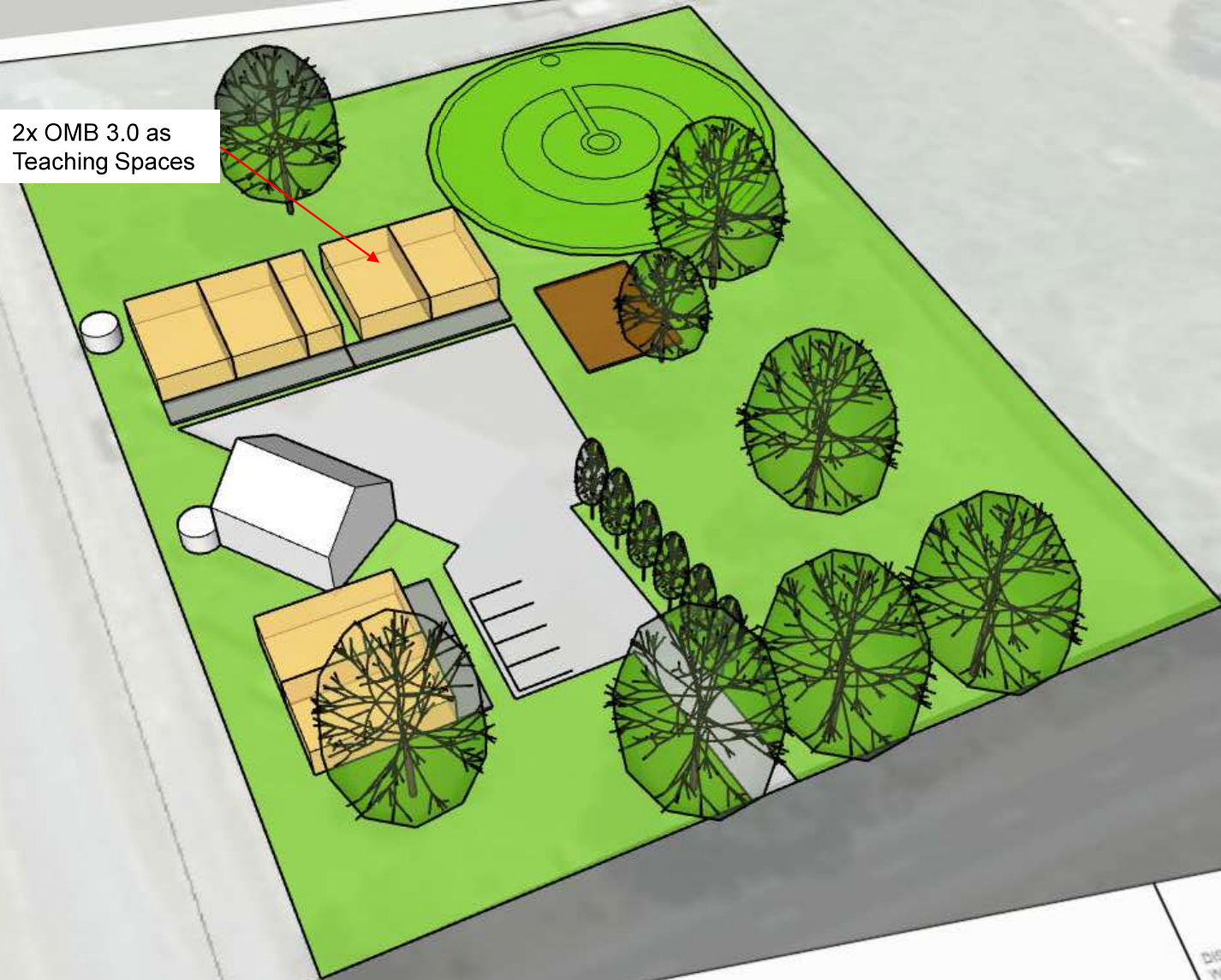
Roll 40



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Stage 2

2x OMB 3.0 as Teaching Spaces



Roll 60



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Stage 3

New wharehous provided

New single storey specialist block

Roll 60
Wharekura


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We **shape** an **education** system that delivers **equitable** and **excellent outcomes**

He mea **tārai** e mātou te **mātauranga**
kia **rangatira** ai, kia **mana taurite** ai ōna **huanga**



Te Waimate Kura – Cultural Impact Assessment

17th December 2025

Te Whiu Hapū

Prepared for: Proposed Activities within Te Waimate

Prepared by: [REDACTED]

1. Introduction

Te Waimate Kura – Cultural Impact Assessment (CIA) has been prepared on behalf of **Te Whiu Hapū**, the autochthonous people of Te Waimate, to identify, articulate, and assess the cultural, environmental, spiritual and historical impacts of proposed developments across the rohe, with consideration of activities affecting **Te Waimate Kura**.

Te Whiu are recognised as **tāngata whenua** and **tāngata tiaki** with unbroken occupation, genealogical descent, and spiritual relationship to Te Waimate lands and waterways. Their interests are grounded in the whakapapa provided by tohunga to Leslie G. Kelly (Tainui, 1949).

THE POLYNESIAN SOCIETY (INC)

WELLINGTON

1949

This is a direct quote from the 1949 book Tainui, commissioned by Princess Te Puea for the author Leslie G. Kelly, to collate korero from tohunga of that time. Tohunga from Ngāpuhi included: Mohi Tawhai, Aperahama Taonui, and brothers Hare Arena Napia and Tame Arena Napia of the Waitangi Valley in Te Waimate. Leslie is part Māori and affiliated to Tainui. Te Puea refers to Leslie as Te Putu and states “Alas! the number who possess the sacred knowledge, the ancient wisdom of the past, are fast disappearing.

To you this task has been one of love. Because of the blood that is within your veins, the old people have spoken with you freely. That as you know has been my wish.

The quote – Kupe - Nukutāwhiti

Thus, while the genealogies place Kupe at 950 A.D; the traditions associate him with the time of the “Fleet.”

Much more probable is the following Kupe table obtained from Napia, of the Waitangi Valley

2. Whakapapa – Origins of Te Whiu Hapū

2.1 Kupe, Matahourua, and the Autochthonous Origins of Te Whiu

Kupe te Rangatira no te waka Matahourua

Te Kuranga

Te Waihineiti tupuna whaea nō te hapū Te Wahineiti

Te Kuranga tuarua

Mahiauta

Papa

Houmea

TeRapoutu

Ruanganana

Puhukuo

Uitaitai

Te Rokunga

Turou no te Tupuna Whaea no Te Whiu

Whaepapa = Tukaparea Rau = Te Mihinga Punga = Ūtanga

////////////////////////////////////

Kupe no te waka Matahourua

Rapaikura

Nukutawhiti no te waka, Ngatokimatawhaorua

Kareariki

Tauraiherea

Tu Puhi = Rongomai no te Waka Mataatua

Tauramoko = Hauangiangi

I

Ahuaiti = Rahiri = Whakaruru

I

I

Uenuku

Kaharau

This genealogical record establishes Te Whiu as **autochthonous—original inhabitants**, not later migrants—occupying the land **pre- and post-Te Waimate conquests**.

3. Statement of Place and Identity

Ngamokaikai o Kupe te Whenua

Te Whiu te Hapū

Turou te Tūpuna

Te Whiu te Hapu

Te Maata te Pa

Puketotara te Awa

Ko Te Mamaku Ko Toatoa Ko Waitete te whenua ki takutai

Ko Arena Napia te kokoru

Ko Rangaunu te Urupa

Ko Te Rangiawhiowhio te whare tupuna

Ko Wai u te Whare kai

Tauwhara te Marae

The rohe of Te Whiu Hapū lies in the mid–North of Te Tai Tokerau, between the harbours of the Bay of Islands (east) and Hokianga (west). It includes Te Waimate, Lake Ōmāpere, Te Maata - Puketōtara, Puketiti, Mōkau, Manginangina, Rangitane, Pungaere, Waipapa, Kapiro, Kerikeri, Wiro, Te Mamaku, Toatoa, Waitete, Motu Kokako and Te Haupārua (Kerikeri Inlet),

as well as surrounding inland lands and moana. The area is defined by significant maunga, Whakataha, Okuratope, Rangaunu, Pūtahi, Te Whau, Te Maata, Rangitane, and Pokaka.

The rohe is interlaced with waterways; Lake Ōmapere, Waitangi, Puketōtara, Waipeka-koura, Maungapareru, Kerikeri, and Te Awa o Ngā Rangatira. It extends across lands traditionally upheld by Te Whiu Hapū, through to coastal areas of Ipipiri.

4. Te Whiu Rohe – Land and Water Boundaries

4.1 Traditional Boundary Description

Ko te toronga whenua o Te Whiu ka timata ki Raungaunu i Te Waimate, ka anga whakateuru ki te whārua o Waihou, ka whāia te ara i parahia e te waka o Kupe, e Matahourua ki roto o Puketi, ki Mangiangia ki te upane o Mangakaretu, tahi toro ki te Marangai-mā-Tonga ki te awa o Puketotara i reira tere noa atu ki Te Kerikeri e whenumi tahi ana ngā wai māori me ngā wai tai, i reira i te tai pari ka anga te ihu ki ngā taumata o Tokerau, i reira ka pae te tauihu o te waka Matahourua ki te one tūpuna o Waitete ki Rangitane.

Te Whiu estate begins at Rangaunu in Te Waimate, heads west to Waihou Valley then follows the track carved out by the ancestral waka of Kupe – Matahourua; through Puketi, Mokau, Mangiangia to the crest of Maungakaretu, then travelling south east to Puketotara awa where the awa follows naturally towards Kerikeri to where fresh water mingles with the salt water, and on the full ebbing tide the waka draws out towards the beckoning wide expanse of Tokerau, where the prow of Matahourua waka, finds rest on the ancestral shoreline, of Waitete in Rangitane.

4.2 Significance of the Rohe

This track forms the **ancestral footprint of Kupe**, and is therefore a taonga tuku iho.

Te Whiu maintain ahi kā and ownership across generations, contradicting interpretations in Sisson et al. (1987).

5. Historical Context and Legal Standing

5.1 Sacred Foundation Documents - He Wakaputanga o te Rangatiratanga o Nu Tireni 1835 and Te Tiriti o Waitangi 1840

Te Whiu Rangatira signatures include:

- **Wiremu Taonui - 28 Whiringa Ā Nuku 1835 – He Wakaputanga o te Rangatiratanga o Nu Tireni**
- **Wi Hau - 6 Hui Tānguru 1840 – Te Tiriti o Waitangi**

5.2 Memorandum of Understanding (MoU) with FNDC (2017)

Signed at Tauwhara Marae between:

- **Te Whiu Tiamana Te Rau Arena**
- **Mayor Hon John Carter**

This was only the third official document Te Whiu has placed their name on—highlighting the rarity and significance of formal agreements.

5.3 Waitete Claim and Crown Failures

The Waitete purchase (1830s) failed to legally transfer property from Te Whiu to settlers, unlawfully disregarding customary ownership.

6. Cultural Values and Environmental Significance

6.1 Marine Ecology – Taonga Species

The Kerikeri inlet is frequented by:

- **Kera (Orca)**
- **Aihe (Dolphin)**
- **Tohorā (Whale)**
- **Hīri**

These mammals use underwater structures for orientation and body maintenance (e.g., scraping barnacles). Obstruction of traditional passages disrupts the inherited navigation patterns encoded in their whakapapa.

Learning in this context can be effectively incorporated into marine studies lessons.

6.2 Kaimoana and Habitat Health

Concerns include:

- sediment deposition around Waitete and Wainiu
- impacts on oyster rocks
- introduction of marine pests via vessels
- effects of reclamation fill

Learning in this context can be effectively incorporated into marine studies lessons.

6.3 Rohe Mahinga Mātaitai – Te Puna (2008–2020)

- 19 km² customary reserve
- Green-lipped, blue, and black mussels protected
- By-law approved 23 March 2020 renewed 2024

Te Whiu are active kaitiaki through Te Komiti Kaitiaki Whakature i ngā Taonga o Tangaroa. Te Whiu funded and facilitated the engagement between the Ministry, Recreational, and hapū, that establish the by-law protecting kūtai within our gazetted Mahinga Mātaitai

7. Cultural Concerns Related to Development

Te Whiu identify key issues:

1. Impacts of reclamation on Waitete, Wainiu, and surrounding waters
2. Increase of watercraft disrupting taonga species
3. Sediment accumulation harming kaimoana habitat
4. Biosecurity risks from external vessels
5. Availability of hard substrate for pest colonisation
6. Uncertainty around fill origin

7. Need for hapū-appointed ecological monitors
8. Monitoring of kaimoana health during and after construction
9. Establishing a hapū-backed marine sanctuary from the reclamation to Aroha Island

Learning in this context can be effectively incorporated into marine studies lessons.

8. Consultation Concerns

Consultation to date has been *insufficient* and *inappropriate*.

- Hui on **28 May 2021**: hapū members had *not been consulted*
- FNHL meeting **17 June 2021**: Ngāti Rangī stated they provided contact details but received no follow-up

Te Whiu Hapu - Cultural Impact ...

This falls short of obligations under:

- Te Tiriti o Waitangi
- Resource Management Act 1991 (sections 5, 6(e), 7(a), 8)

9. Statutory Acknowledgements

9.1 Resource Management Act 1991

Matters of national importance include:

- s6(e) – relationship of Māori with lands, water, wāhi tapu, taonga
- s7(a) – kaitiakitanga
- s8 – Treaty principles

Te Whiu's mana whenua status triggers all these protections.

10. Cultural Impact Assessment Findings

The cultural and environmental impacts of proposed developments (including reclamation and boat ramp works) are assessed as follows:

10.1 High Risk Impacts

- Disruption to taonga species (orca, dolphins)
- Loss of inherited marine navigation pathways
- Damage to long-standing kaimoana beds
- Loss of cultural landscape and seascape integrity
- Intrusion into Te Whiu ancestral rohe

10.2 Medium Risk Impacts

- Biosecurity introduction risks
- Visual and sensory pollution of ancestral waters
- Increased recreational pressure

10.3 Low–Medium Risk

- Impacts mitigable with careful construction practices

Learning in this context can be effectively incorporated into marine studies lessons.

11. Cultural Strengths of Te Whiu Hapū and Enabling Foundations for Te Waimate Kura

11.1 Environmental and Cultural Landscapes as Learning Platforms

Te Whiu’s rohe is characterised by a network of maunga, awa, repo, and coastal taiao that have long served as sites of sustenance, identity, and cultural expression. These environments are not passive spaces—but active classrooms for ecological, scientific, cultural, and spiritual learning.

11.2 Puketōtara Farm as a Learning Environment

Puketōtara Awa and the surrounding whenua are central markers within Te Whiu identity.

The farm environment provides opportunities for:

- **Hands-on environmental kaitiakitanga**—stream restoration, soil health, regenerative farming.
- **Cultural mapping**—learning traditional boundaries, tracks, and the ancestral route of Matahourua.

- **Integration of mātauranga Māori and western science**—water testing, biodiversity monitoring, climate resilience.
- **Native planting** – establishment of kauri, kaikkouka, taraire groves.

This strongly supports teaching hapū kaitiaki responsibilities.

11.3 Waterways as Taiao Classrooms

The rohe’s waterways—Waitangi, Puketōtara, Waipekakoura, Maungapareru, and Kerikeri—carry deep ecological and cultural significance. They are ideal teaching grounds for:

- **Freshwater ecology – freshwater mussels, tuna, and kokopu**
- **Traditional navigation and waterway use**
- **Kaimoana habitat protection and sustainable harvest practices**

These waterways are also directly tied to Te Whiu Hapū statutory responsibilities under the RMA and customary management roles, all of which can be embedded into the curriculum.

11.4 Coastal Kainga: Waitete–Rangitane

The coastal areas at Waitete and Rangitane hold exceptional cultural value—identified as:

- the landing and resting place of the Matahourua waka
- a place of taonga species such as kera (orca), aihe, and tohorā
- a critical kaimoana habitat central to hapū identity and practice

For Te Waimate Kura, these coastal areas provide:

- **Marine studies** grounded in mātauranga and contemporary science
- **Navigation and moana safety education**
- **Cultural landscape learning** tied to oral histories, place names, and hapū narratives
- **Water safety, snorkelling, and fishing practice**

11.5 Positive Cultural Impacts for Te Waimate Kura

The establishment of Te Waimate Kura within Te Whiu ancestral rohe is not only appropriate—it is culturally strengthening and strategically aligned to hapū aspirations.

Positive cultural contributions include:

- **Revitalisation of Te Whiu dialect, histories, and mātauranga** through curriculum grounded in place-based learning.
- **Strengthening of kaitiakitanga** by enabling tamariki to engage directly with their ancestral environments.
- **Intergenerational transmission of whakapapa and cultural identity**, ensuring cultural continuity.
- **Reinforcement of mana whenua roles**, acknowledging Te Whiu as tangata tiaki of their lands and waters.
- **Creation of strong educational–hapū partnerships**, building pathways for whānau-led governance, curriculum design, and long-term development.

The richness of Te Whiu cultural landscape means that Te Waimate Kura will not merely be situated within a community—it will actively uplift and be uplifted by the identity, history, and mana of tāngata whenua.

11.6 Summary

Te Whiu Hapū cultural strength—anchored in whakapapa, ahi kā, and deep environmental relationships—creates an unparalleled foundation for a kura grounded in mātauranga Māori. The rohe itself is a living encyclopaedia of cultural, historical, and ecological knowledge.

Puketōtara Farm, the interconnected waterways, and the coastal sites of Waitete–Rangitane are key educational assets that align naturally with the kura purpose and offer transformative learning opportunities rooted in Te Whiu identity and kaitiakitanga.

These attributes strongly support, enrich, and justify the establishment of Te Waimate Kura within its ancestral landscape.

12. Conclusion

Te Whiu Hapū, as autochthonous tāngata whenua of Te Waimate, hold deep cultural, historical, and genealogical relationships to the lands and waters of Waitete, Puketōtara, Wainiu, Kerikeri Inlet, and surrounding areas. Their whakapapa is interwoven with Kupe, Matahourua, Te Wahineiti, Turou, and successive generations who have sustained ahi kā across centuries.

Any proposed development must respect:

- Te Whiu Hapū Rangatiratanga
- Environmental and cultural integrity of the rohe
- He Wakaputanga o te Rangatira o Nu Tireni me Te Tiriti o Waitangi



Prepared for Ministry of Education

Environmental Impact Assessment for proposed Kura ā Iwi, Waimate North

Report NZEM.J189.v2FINAL



NZ Environmental
Management

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1. Executive Summary

This Environmental Impact Assessment (EIA) is to accompany a lease application for crown land currently administered by Department of Conservation at 421 Ahu Ahu Road in Waimate North.

Due to the inclusion of structures in the proposal, a 'high impact' EIA was undertaken.

The EIA found:

- the site has low conservation, historic and visitor values.
- approving a lease application for development of a Kura ā Iwi on this site would have positive cultural impacts.
- development of the proposed Kura ā Iwi potentially could have negative impacts, including on protected wildlife, but these impacts can be avoided, remedied or mitigated to ensure compliance with the Wildlife Act 1953.
- due to the nature of the proposal, potential impacts related to 'education' and 'structures' identified in DOCDM-367160 'Guide to preparing EIA for Concession Applications' are largely managed through the Resource Management Act 1991, the operative Far North District Plan, the Land Transport Act 1998, the Building Act 2004, the Hazardous Substances and New Organisms Act 1996, the operative New Zealand Standard NZS8409, and Ministry of Education policies and standards.

Proposed lease conditions to ensure any residual potential negative impacts are avoided, remedied or mitigated are included.

2. Introduction

2.1 Proposed lease for Public Conservation Land (PCL) currently administered by Department of Conservation

The Ministry of Education (the Ministry) is working with local hapū to establish a new Kura ā Iwi to increase educational options, capacity and accessibility for tamariki and rangatahi living in the central Northland area.

The proposed kura site is located at 421 Ahu Ahu Rd in Waimate North (Figure 2-1, below). This land is near Tauwhara marae, has been used for educational purposes since transfer to the Crown, and is currently managed by the Department of Conservation. Use would be under a lease agreement with the Department of Conservation. This site is subject to Treaty claim.

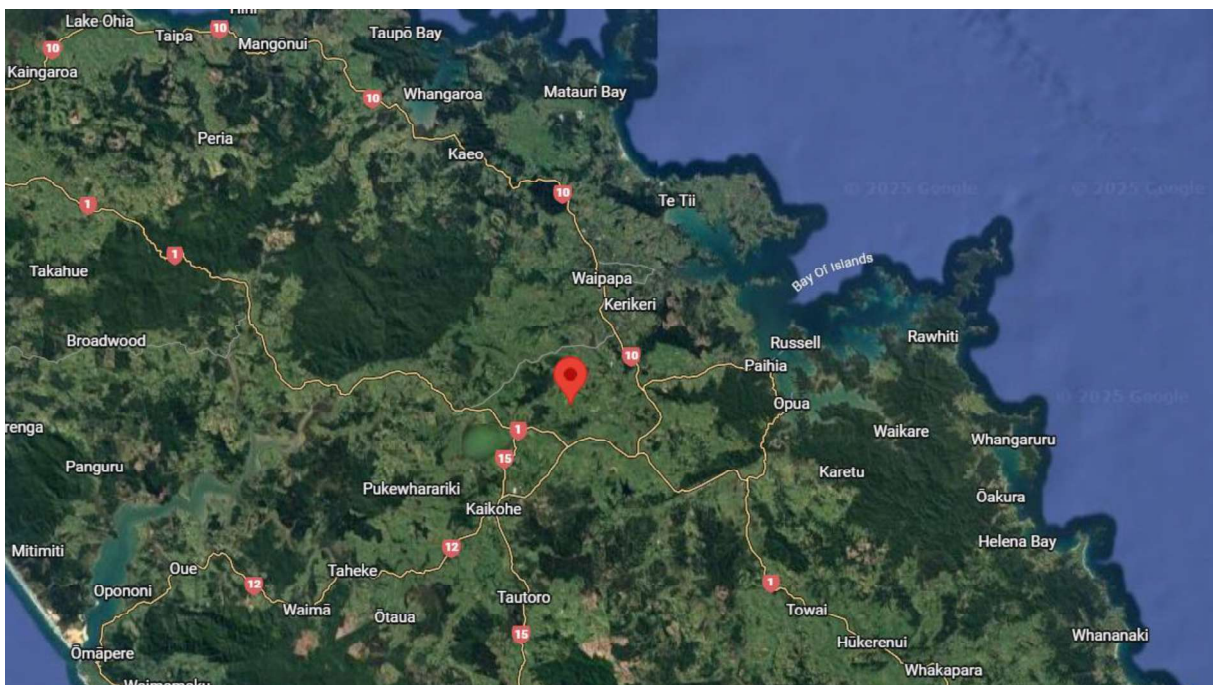


Figure 2-1: Proposed lease location

2.2 Current site use

This site was originally transferred to the Crown for use as an educational facility and was used for some time as a public school.

After the public school closed, the site was leased by Harvest Christian School. Harvest Christian School has since relocated closer to Kerikeri, leaving the site unused.

Current site layout is shown in Figure 2-2a, with 2-2b to 2-2g showing existing structures and grounds.



Figure 2-2a: Current site layout at 421 Ahu Ahu Road, Waimate North.



Figure 2-2b: View of site from south west corner of site (Ahu Ahu Road on left, driveway to neighbouring property on left)



Figure 2-2c: View from vehicle entry on the southern side of the site. Existing bus and car park area in middle of site. Buildings shown are admin building proposed for replacement with 2xOBM teaching spaces (rear right), existing classroom proposed repurposed as Wharenuī (centre), buildings proposed for replacement with new Admin / Library (left)



Figure 2-2d: View from existing "admin / classroom" building across "playground" area to derelict swimming pool, with northern field area to left



Figure 2-2e: Play area in the south east area of the site. Trees proposed to be retained for shade where possible.



Figure 2-2f: Some ancillary buildings require repair or replacement



Figure 2-2g: Roof water is retained for use on site

2.3 Proposed site use – immediate term

It is proposed to continue use of the site as an educational facility. Of the buildings remaining on site, it is proposed to retain and refurbish some for continued use. It is also proposed to remove buildings and other structures (e.g., the derelict swimming pool) that are not cost effective to repair or are no longer fit for purpose. Proposed Stage 1 is shown in Figure 2-3.

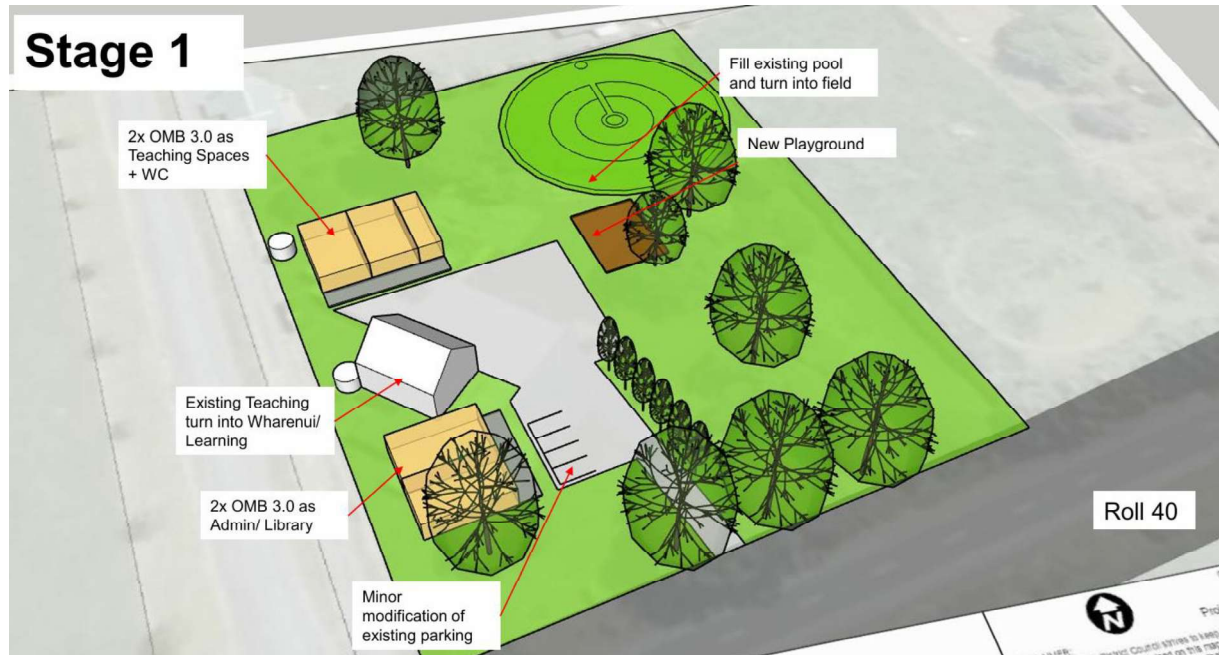
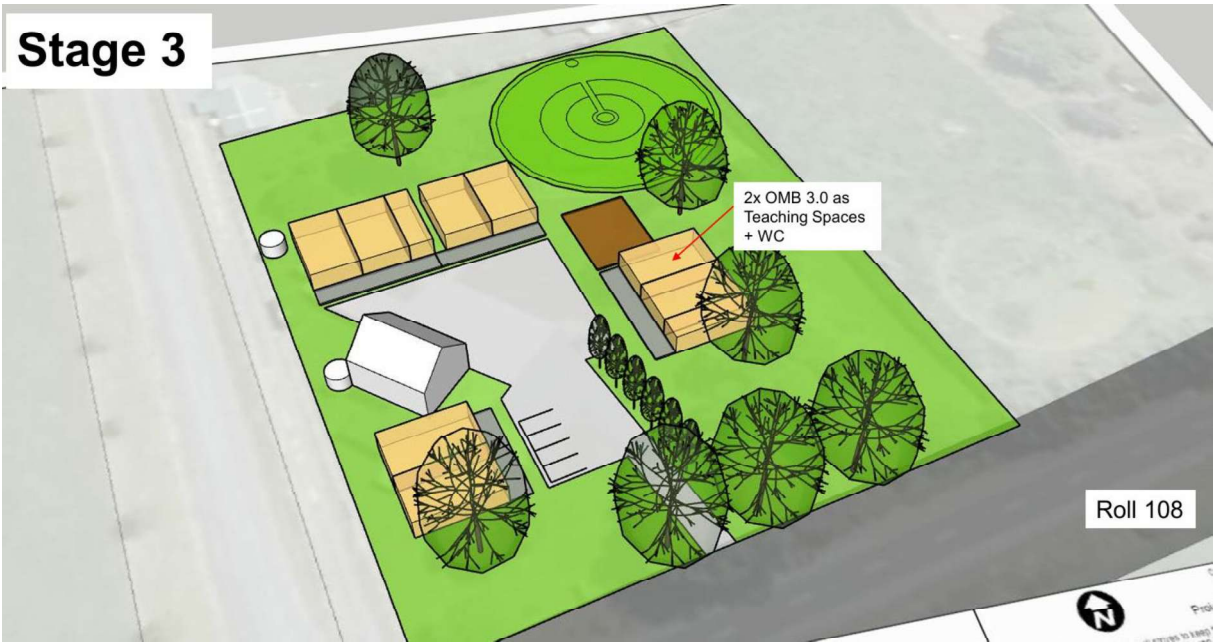
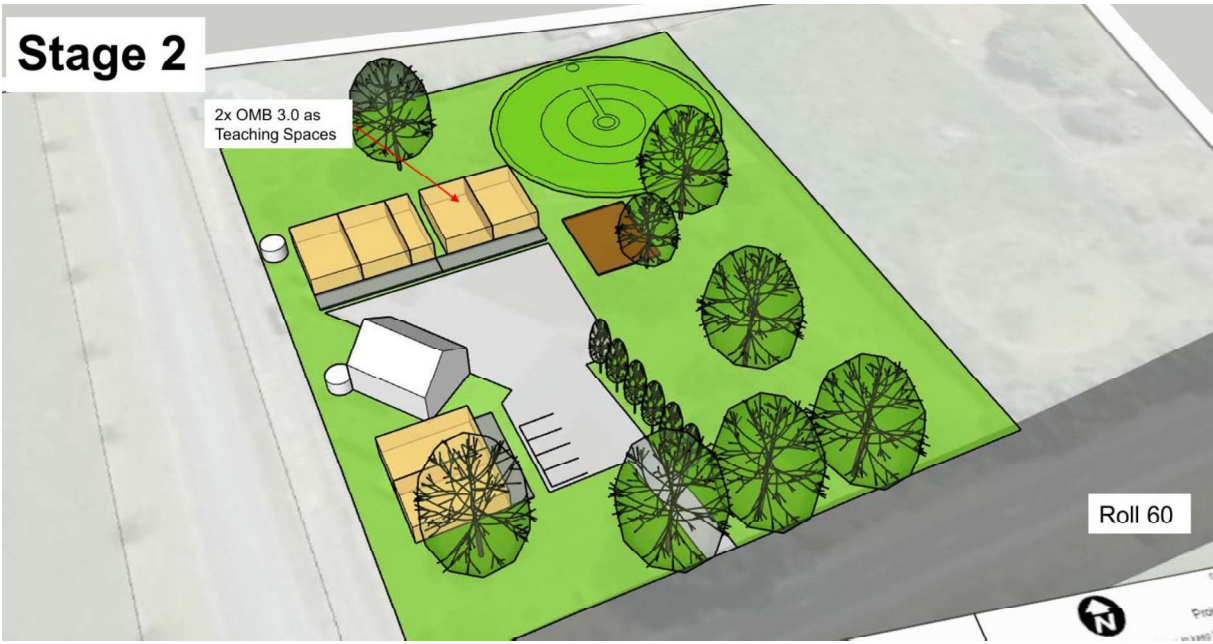


Figure 2-3: Proposed Stage 1 at 421 Ahu Ahu Road, Waimate North.

There are multiple mature trees on site, some of which may present a potential hazard to students if a branch or tree fails. Arboriculture assessment will be sought if pruning or removal may be required. No large native trees appear to require pruning or removal. The intention is to retain trees where possible to provide shade in summer.

2.4 Proposed site use – longer term

The Ministry of Education plans to bring in additional buildings in time, as required in response to expected school roll growth (see Figure 2-4: Projected Stages 2-4, following).



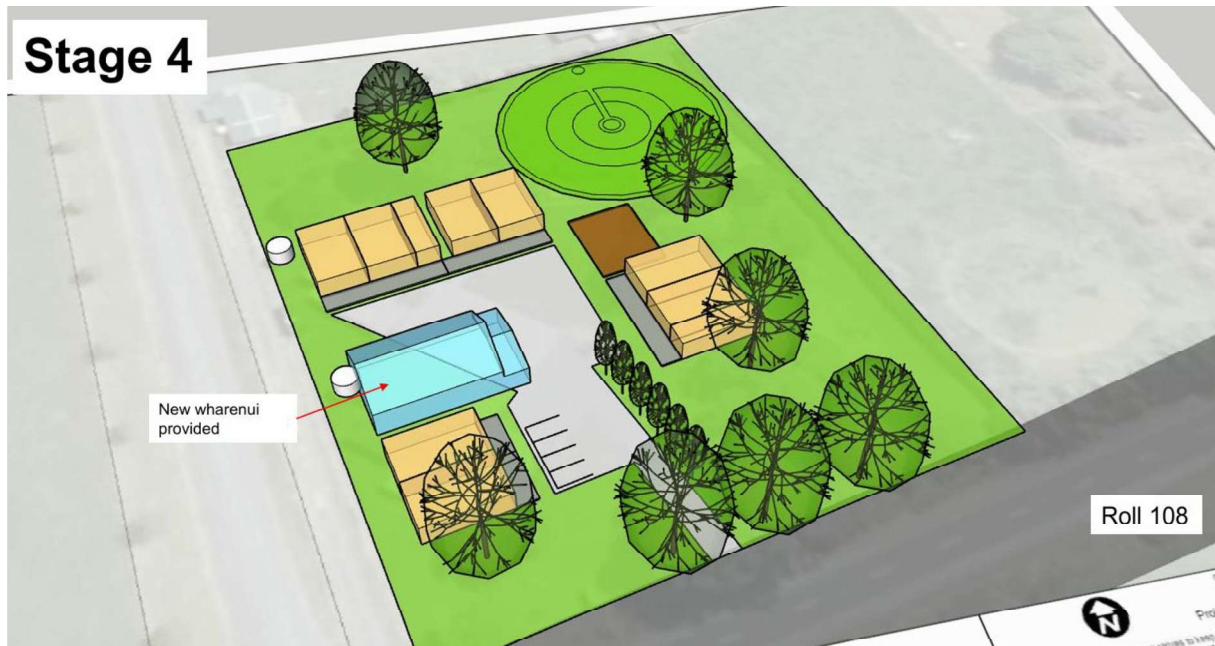


Figure 2-4: Proposed Stages 2-4 at 421 Ahu Ahu Road, Waimate North.

2.5 Lease proposal qualifies as a 'high impact' activity

This report is the Environmental Impact Assessment required as part of all applications to lease land managed by Department of Conservation.

The lease proposal is classified as 'high impact' by the Department of Conservation due to the inclusion of structures (see Figure 2-5, below).

Examples of low and High Impact Activities

These are examples only and each case will depend on the size and scale of the activity and its potential effects on conservation values

Low Impact, Non-notified Activities	High Impact, Notified Activities
Hunting and fishing	Any structure
Short and over night guided walks, guided climbing	Low impact activities in sensitive locations
One-off or irregular aircraft landing	Regular aircraft landing
Rafting, kayaking	Jet boating, jet skis
Some filming	Large scale films
Some easements	Telecommunication sites
Short term grazing	Long term grazing
Small one-off events	Large, annual sporting events

Figure 2-5: Examples of low and high impact activities, from DOCDM-367160 'Guide to preparing EIA for Concession Application'

'High Impact' lease applications require an Environmental Impact Assessment to accompany the lease application.

3. Existing environment

3.1 Existing natural environment

3.1.1 Site plan

Although some native specimen trees are present, the site is highly modified (see Figure 3-1-1 below). Most of it is mown introduced grass species or educational infrastructure; building platforms, parking areas the swimming pool, sewage disposal field, water tanks and other infrastructure, and some areas have been modified to create flat playing areas.



Figure 3-1-1: Aerial image of site indicating a high level of modification.

3.1.2 Zoning and land use

The site is zoned 'Rural Production' under the operative District Plan (see Figure 3-1-2a).

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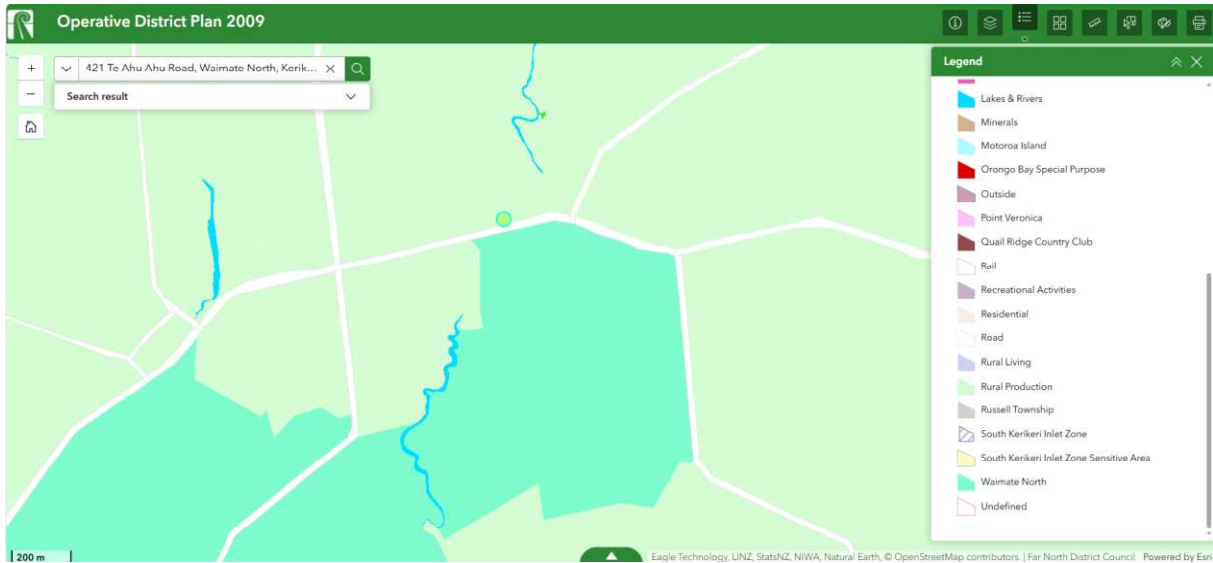


Figure 3-1-2a: Site is zoned "Rural Production" (site shown as green dot)

Far North District Council has classified site landuse as '75 – Grassland – High producing' (see Figure 3-1-2b below).

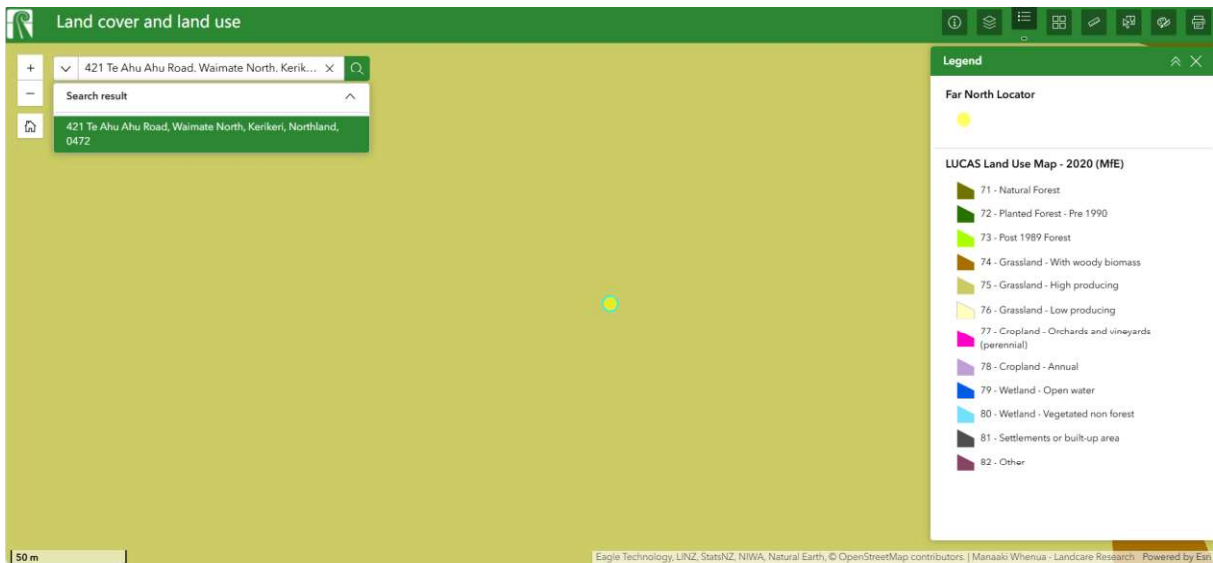


Figure 3-1-2b: Far North District Council land use classification is '75 – Grassland – High producing' (site shown as green dot)

Northland Regional Council has classified site landuse as a mix of '3.1 Plantation forestry', '3.2 Grazing modified pastures', and '5.4 Residential and farm infrastructure' (see Figure 3-1-2c).

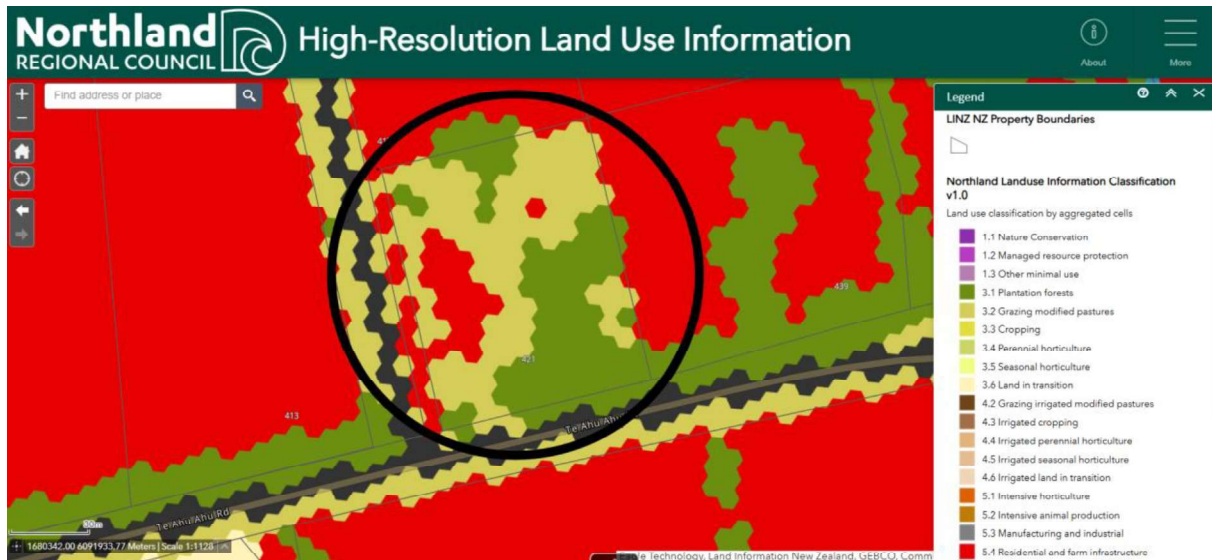


Figure 3-1-2c: Northland Regional Council land use classification (black circle shows site, key denotes LINZ boundaries and land use classifications)

3.1.3 Distribution of native species

Overall, this site has low conservation values, particularly when compared to other Public Conservation Land (PCL) administered by Department of Conservation (DOC).

3.1.3.1 Native vegetation

Some native specimen trees are present on site and there is some use of native species and native hybrids for amenity landscaping. As shown in section '3.1.2 Zoning and land use', however, the site is highly modified and no extant intact native habitat types are present.

The site does not contain wetland or riparian areas.

3.1.3.2 Native fauna

Pekapeka

The DOC Bat Observation Map was searched within a date range January 1900 to December 2025 (see screen shot Figure 3-1-3a).

While no long tailed bat (*Chalinolobus tuberculatus*; Threatened – Nationally Critical) have been recorded near where the Kura ā Iwi is proposed (shown in yellow), 'outlier' observations between this site and Kaikohe indicate this lack of records may be due to a lack of survey effort, rather than an absence of long tailed bats.

Environmental Impact Assessment for Department of Conservation lease application

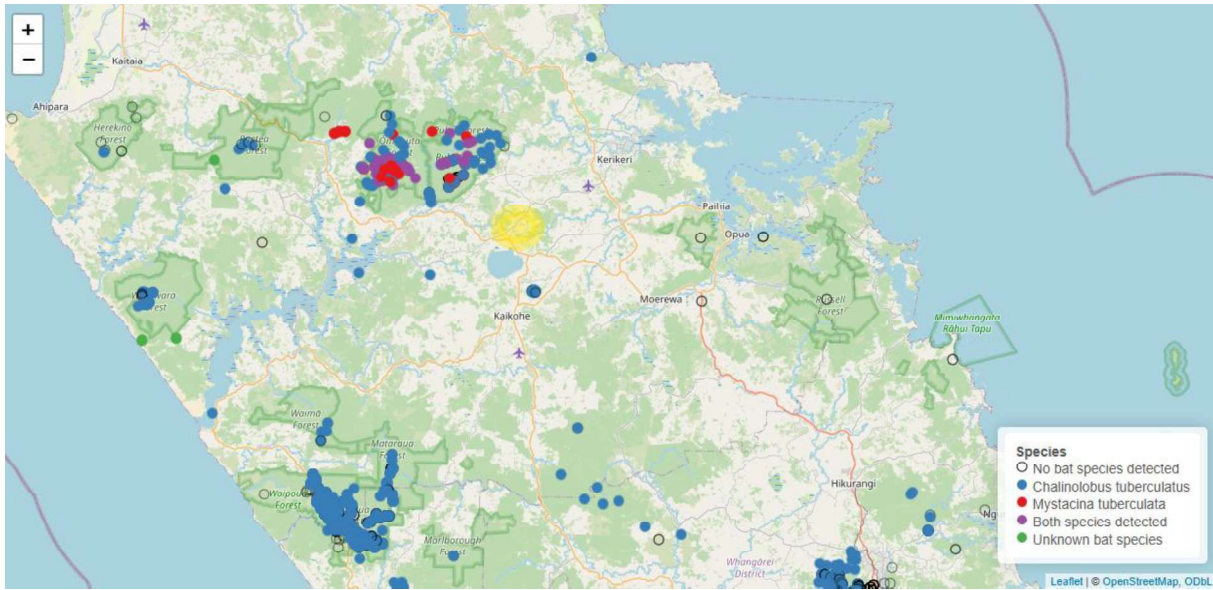


Figure 3-1-3a: Department of Conservation bat database¹ records for the Far North.

Observations in the wider area indicate that long tailed bats may use this area, either transiently or routinely (see Matawii 'outlier' observation with 10km and 25km radius rings shown, Figure 3-1-3b).

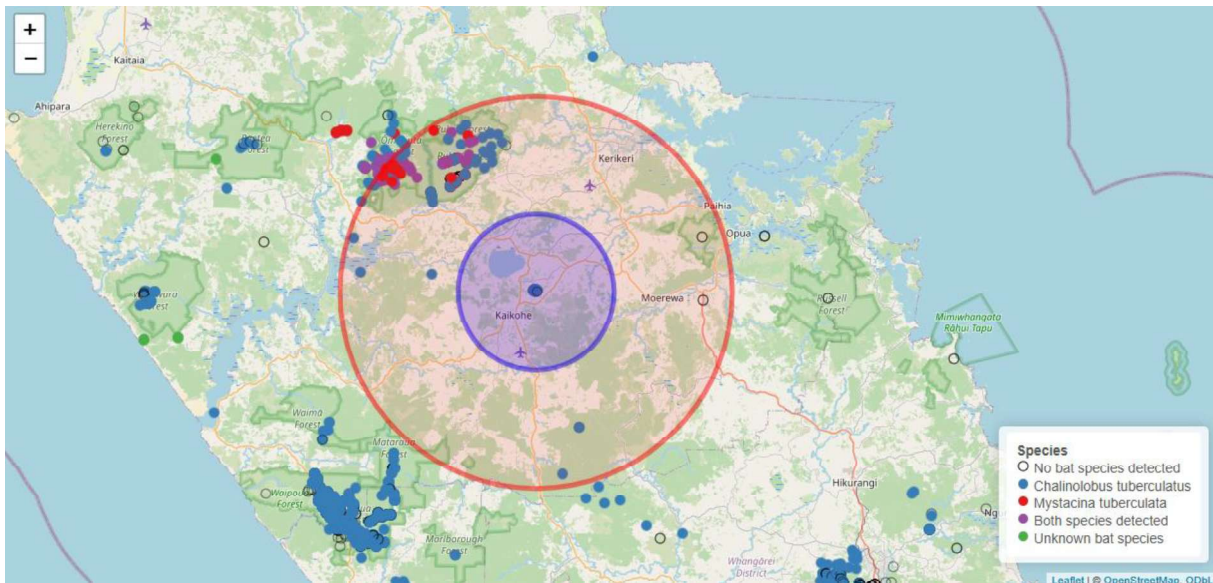


Figure 3-1-3b: Matawii long tailed bat sighting with 10km radius (purple circle) and 25km radius (red circle), indicating bats may use the proposed lease area

¹ <https://docnewzealand.shinyapps.io/shiny/>

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The Matawii observations in March 2020 included nine positive records for *Chalinolobus tuberculatus* and four 'no bat species detected' records (Figure 3-1-3c), indicating a local population is likely present, but may be small and have a restricted distribution. An additional positive record *Chalinolobus tuberculatus* from March 2021 was also in the database².

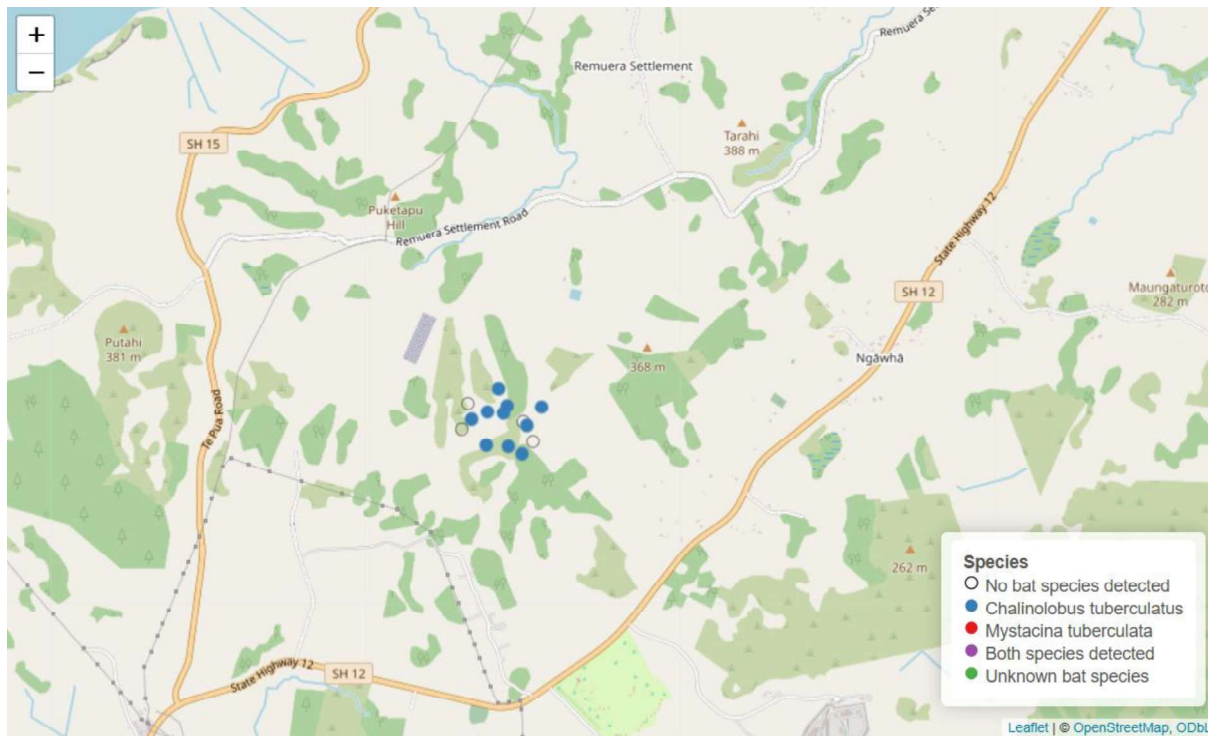


Figure 3-1-3c: Nearest bat records approximately 8km southwest of proposed Kura ā Iwi site

Pekapeka species known to be extant in Northland are long tailed bats (*Chalinolobus tuberculatus*) and northern lesser short tailed bats (*Mystacina tuberculata aupaourica*).

It is noted that the lease application area contains suitable feeding and roosting habitat for long tailed bats (*Chalinolobus tuberculatus*). Based on records within 25km of the site in the DOC database, long tailed bats may use this site, either regularly or occasionally.

The site does not contain habitat suitable for lesser short tailed bats (*Mystacina tuberculata aupaourica*), which require more extensive tracts of intact native forest with interior forest habitat.

² Database was accessed on Thursday 22 January 2026.

Kiwi

Department of Conservation has identified the wider landscape around the proposed lease area as having a 'high density' kiwi population³ (see Figure 3-1-3c below). Kiwi, including juveniles, feed on pasture species such as grass grubs and can reach high densities in farmland areas with low predator numbers and roost sites in bush remnants, riparian vegetation and hedgerows. They can be at risk from construction activities, particularly involving machinery that disturbs or alters potential roosting areas, including drains and low growing vegetation. Kiwi may be present at the site, at least intermittently, noting that the nearest larger tracts of forest are 1.5 kilometres to the north and west.

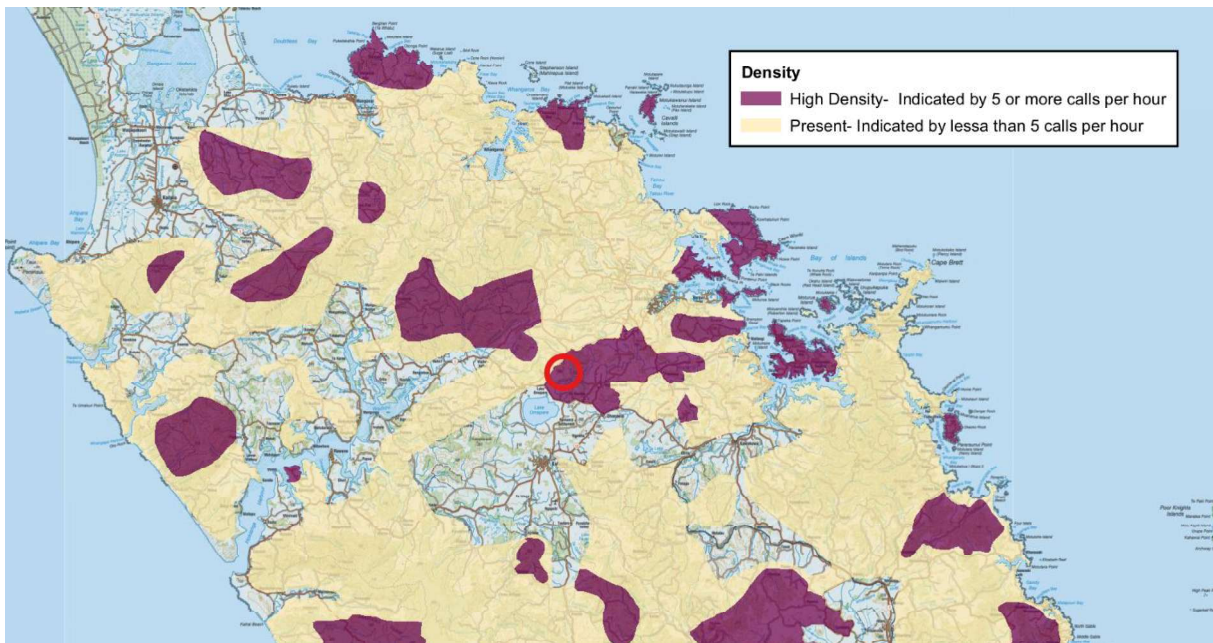


Figure 3-1-3c: A high density of kiwi is locally present

³<https://www.doc.govt.nz/globalassets/documents/conservation/native-animals/birds/northland-brown-kiwi-monitoring-2020.pdf>

Mokomoko

Native mokomoko species whose distribution potentially includes Waimate North include the Northland green gecko (*Naultinus grayii*)⁴, the elegant gecko (*Naultinus elegans*)⁵, copper skinks (*Oligosoma aeneum*)⁶ and ornate skinks (*Oligosoma ornatum*)⁷.

If any indigenous mokomoko were present, the most likely species is copper skink (*Oligosoma aeneum*), that can utilise small patches of habitat in highly modified landscapes (i.e. overgrown road verges).

Introduced plague skinks (*Lampropholis delicata*) are also present in this area. Longer term, plague skinks may outcompete indigenous skinks in modified habitat.

3.2 Archaeological and Historic sites

The general Waimate/Okaihau area is listed as “Heritage Landscape” in Appendix 9 of the 2014-2024 Northland Conservation Management Strategy (page 202), but status, threats and management do not appear well defined.

The site is not within a defined Heritage Precinct, Historic Area, or Mission Area contained within the operative Far North District Plan and there are no Historic Sites or Notable Trees known on this site (see Far North District Council Operative District Plan maps, Figure 3-2– site is shown as green dot in centre of map).

⁴<https://www.doc.govt.nz/our-work/reptiles-and-frogs-distribution/atlas/atlas-details/?SpeciesID=13202>

⁵<https://www.doc.govt.nz/our-work/reptiles-and-frogs-distribution/atlas/atlas-details/?SpeciesID=13199>

⁶<https://www.doc.govt.nz/our-work/reptiles-and-frogs-distribution/atlas/atlas-details/?SpeciesID=13167>

⁷<https://www.doc.govt.nz/our-work/reptiles-and-frogs-distribution/atlas/atlas-details/?SpeciesID=13172>

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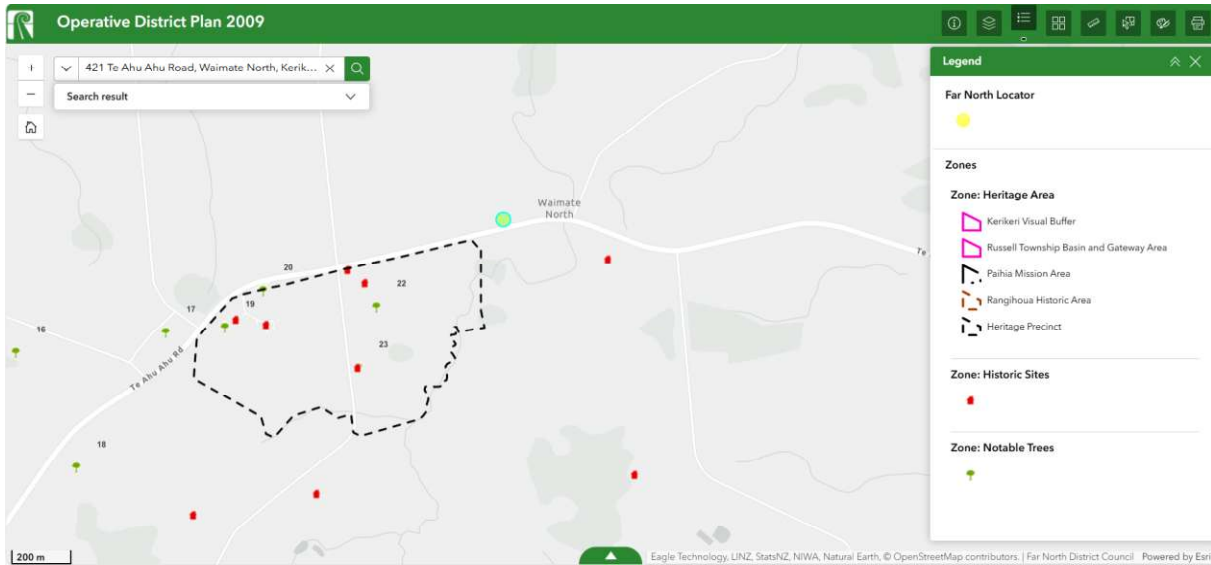


Figure 3-2: No known archaeological or historic features on site

3.3 Existing social environment

3.3.1 Other visitors

Low conservation values and long-standing previous use of the site by educational institutions means there are very limited visitors or other users of this site.

3.3.2 Tangata Whenua

The site was originally transferred from mana whenua to the Crown for use as a school, but was not returned either when the public school closed down or when the lease subsequently held by Harvest Christian School ended. Mana whenua interest in the site is outlined within the Waitete Claim.

Te Whiu hapū from Ngāpuhi iwi are recognised as tāngata whenua for this rohe. The nearest marae is Tauwhara Marae, situated under Whakataha Maunga and near Waitangi Awa, at 140 Whakataha Road. Tauwhara Marae is one of the principal marae of Te Whiu hapū and is also a gathering place for the affiliated hapū of Ngāti Rēhia, Ngāi Tawake ki te Tuawhenua, Ngāti Hineira and Whanautara.

Local hapū are working in partnership with Ministry of Education to develop the proposed Kura ā Iwi.

Ministry of Education commissioned a cultural impact assessment. This was completed by Te Rau Arena of Te Whiu Hapū (see Attachment 1).

4. Potential Effects

The Guide to preparing EIA for Concession Applications (DOCDM-367160) contains guidance in identifying potential impacts for different types of lease applications. Impacts for 'Guiding, Education, Instruction, Concessions' and 'Structures' were considered in this assessment.

Impacts were identified based on distribution of protected species, review of historic and archaeological sites identified as being of local or regional value, review of cultural values (see Attachment 1), a site visit, and assessment of long tailed bats and herpetofauna use of the site.

4.1 Potential effects based on distribution of protected wildlife

The Wildlife Act 1953 provides protection for a range of native fauna. It is an offence to kill, injure or handle protected wildlife without appropriate permits.

Kiwi

There is a high density of kiwi in the wider area, however, there are limited places kiwi could roost within the proposed works area. The biggest risk period would be during earthworks.

Proposed lease conditions to avoid risk of harming kiwi are:

- A registered kiwi dog and approved kiwi handler will sweep the area each morning prior to machine earthworks taking place, especially where earthworks involve any drains kiwi may have entered.
- Building contractors will be made aware that kiwi may be present, asked to check the site each day before starting building works or before moving timber stacked on site, and will be given emergency contact numbers for a local registered kiwi handler and the DOC duty ranger they can call in the event they locate a kiwi on the building site. These requirements and contact details should be included in the contract conditions.

If a kiwi were found and needed to be relocated, bush on the edge of Tauwhara Marae at 140 Whakataha Road is approximately 1.2km from the proposed lease site and would provide similar habitat (Figure 4-1), unless another location is determined to be more suitable by the kiwi handler due to unforeseen circumstances at time of release. The kiwi dog handler would be able to ensure a bird was not released in close proximity to another kiwi and to discuss management of any other dogs present on the marae at the time.

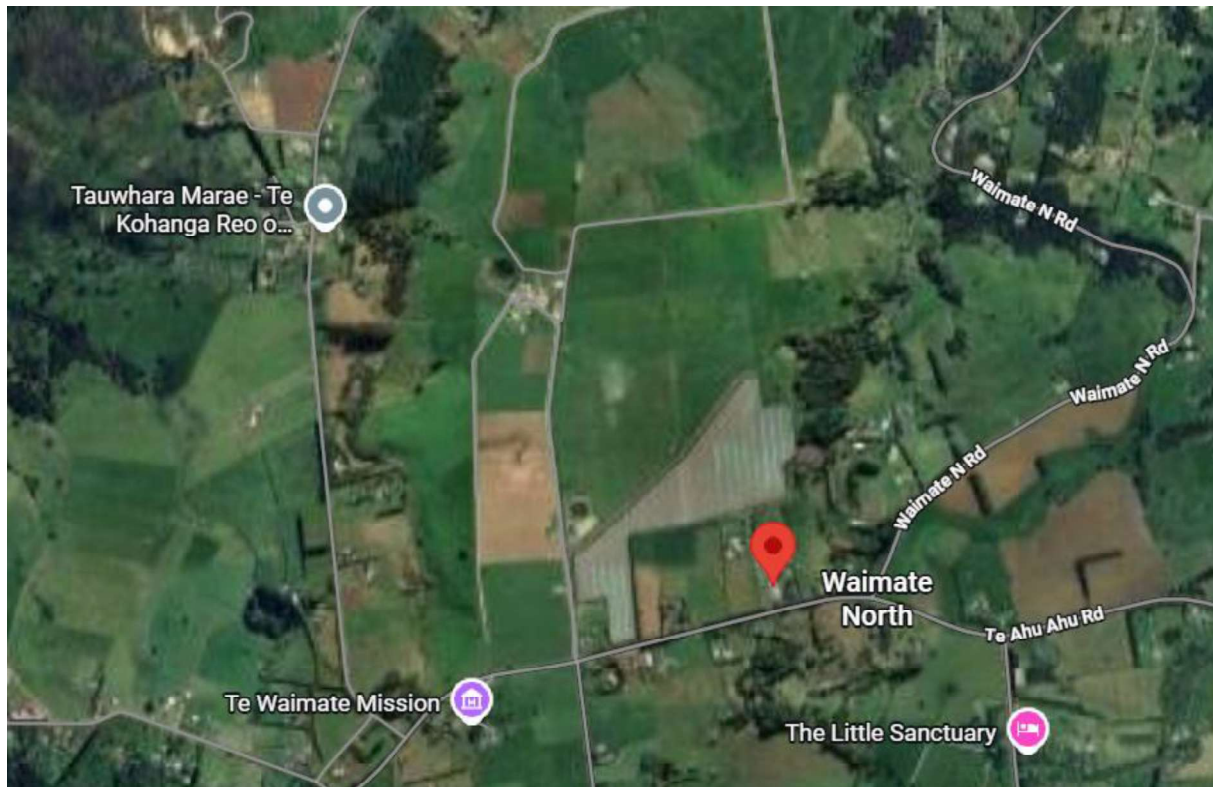


Figure 4-1a: Tauwhara Marae is located at 140 Whakataha Rd and is on the edge of bush habitat and could provide a suitable kiwi receptor site, if required

Pekapeka

Removal of potential roosting trees could have a negative impact on pekapeka species.

Tree pruning or removal is not planned for Stage 1 and 2 construction, but if the roll increases past Stage 2 capacity, may be required for Stage 3 construction.

Tree pruning or removal may be required for safety reasons at times during the lease, particularly in playground areas.

Mokomoko

Limited and targeted vegetation removal is planned during Stage 1 construction, consisting of removal of a small area of amenity garden areas.

Protected indigenous herpetofauna species, in particular copper skink, may use this site.

As the small amount of vegetation clearance means risk to any protected indigenous herpetofauna using the site is still low, a condition of rodent control three months before and nine months after construction to help protect any local population recover from any construction impacts could be considered. Alternatively, the lease could be conditioned on an experienced herpetologist who holds a handling permit being on site when vegetation clearance is planned to enable relocation to another part of the site. Due to the small area of vegetation proposed to be removed, it is proposed the herpetologist be on site two hours

Environmental Impact Assessment for Department of Conservation lease application prior to vegetation removal and during vegetation removal. It is proposed there is sufficient habitat within the site to relocate any native herpetofauna to an area elsewhere on the site that is not affected by vegetation removal or other development activities.

Manu

Tūi and riroriro were observed using the site, pīpīwharau were heard nearby, and it is likely other native birds use the site. To minimise potential disturbance to native birds nesting, any planned tree pruning and removal should only occur at appropriate times of year.

4.2 Potential effects based on cultural, historic and archaeological physical features

While the area has a rich Māori and post-colonial cultural history, no cultural, historic or archaeological physical features were located on site.

4.3 Potential cultural effects

The proposed Kura ā Iwi is being developed through a partnership between mana whenua and Ministry of Education.

A cultural assessment noted increased ability to provide culturally appropriate educational opportunities for local tamariki and rangitahi would be culturally beneficial (Attachment 1).

It is proposed that approval of a lease for the purpose of developing a Kura ā Iwi on this site would have a positive cultural impact.

4.4 Potential effects arising from 'Guiding, Education, Instruction, Concessions'

4.4.1 Measure to minimise toilet waste

The septic waste disposal system was upgraded with one designed for an educational institution with at least 74 people (Attachment B). This was installed and consented in 2019 (Attachment C).

Based on this, current septic waste disposal capacity is sufficient for Stage 1 (40 students plus teachers) and Stage 2 (60 students plus teachers) of the proposed Kura ā Iwi.

Once the number of students and teachers using the site exceeds 74 persons, increased capacity will be required.

It is noted that Ministry of Education responsibilities include ensuring safe educational and workplace facilities are provided for taura, kaiako and other kaimahi.

It is proposed that a condition of lease is that additional septic wastewater disposal capacity is consented and installed prior to the total number of persons using the site exceeds 74.

4.4.2 Water pollution and fuel spillage

It is anticipated use of the site for a Kura ā Iwi poses limited potential risk of water pollution and fuel spillage.

Risk of fuel spills and any other hazardous substances by contractors during construction will be managed by the contractors, including appropriate bunding and use of spill kits as required under NZS8409.

4.4.3 Fire risk

Smoke alarms and fire management systems will comply with the Building Code and Ministry of Education requirements for schools.

4.4.4 Damage to vegetation and soils

While some native shrubs that have been used in landscaping are proposed for removal as part of building removal, renovation and construction, it is not proposed to remove any of the large native canopy trees on site.

Soils on the site have already been highly modified through development of previous structures associated with previous educational facilities on this site. Further development of facilities associated with Kura ā Iwi are largely within the existing development footprint.

It is in the applicant's financial best interest to contain earthworks to the existing footprint where possible and to limit arboriculture work to that required for safety reasons.

4.4.5 Rubbish and 'Leave No Trace' principles

Rubbish will be managed via usual recycling and disposal mechanisms administered by the Far North District Council.

4.4.6 Wildlife disturbance

It is anticipated principles of kaitiakitanga will be integrated into the Kura ā Iwi curriculum.

4.4.7 Protection of especially fragile areas

No fragile areas or areas of high conservation or historic value were identified on this site.

4.4.8 Interpretation of Māori values

Local and regional hapū members will lead development of the Kura ā Iwi curriculum, in partnership with Ministry of Education.

4.4.9 Negative impacts on other visitors

Due to its past history as a school site, this PCL site does not have 'conservation visitors'.

4.4.10 Monitoring

Management of Kura ā Iwi, including site management, will be governed by local hapū and Ministry of Education.

4.5 Potential effects arising from 'Structures'

4.5.1 Design, location and colour scheme

Proposed staged concept plans are shown in Sections 2.3 - 2.4.

More detailed designs that are fit for purpose and within the available kura budget will be developed by local hapū and Ministry of Education.

4.5.2 Transport and access

The existing access points, including bus and car access and parking, will be used. These facilities were developed and used by other schools that have previously used this site.

4.5.3 Construction effects

Construction effects will be addressed through adherence to relevant legislative and planning requirements, including compliance with the operative District Plan (e.g., noise, hours of operation, dust) and Land Transport Act 1998 (e.g., any required traffic management plans). Contractors with a known track record and that are approved by Ministry of Education will deliver works. Compliance with all relevant legislative and planning requirements will be a contract condition.

Construction activities could have potential impacts on kiwi, pekapeka and mokomoko species, all of which are protected under the Wildlife Act 1953. Proposed consent conditions to avoid impacts on protected wildlife are contained in section 5.1 of this report.

4.5.4 Site restoration

Restoration to a site suitable for use by tamariki and rangitahi attending the Kura ā Iwi will form part of the development. Grass playing areas and vehicle access areas will be restored once construction is complete. Amenity landscaping may occur more progressively once the Kura ā Iwi is operational and a caretaker is engaged.

4.5.5 Stormwater and drainage patterns

No significant increase in impervious surfaces is anticipated (see staged concept plans, section 2.3 – 2.4), so no significant changes in site drainage are anticipated.

As the site is rural and not connected to a reticulated town supply, roof water will be collected in tanks for use in the school. Disposal will be to compliant septic systems.

4.5.6 Hazardous substances / contaminants

Hazardous substances (e.g., fuel for generators, paints) will be managed in accordance with NZS8409 by contractors approved by Ministry of Education.

Asbestos and other hazardous materials will not be used as construction materials.

No discharge of hazardous materials to site will be permitted. Management and clean up any accidental spills will be in accordance with NZS8409 and included as a contract condition with contractors engaged.

4.5.7 Operational effects

Noise from children playing is anticipated to have minimal effects due to the rural zoning and limited number of neighbours.

Existing bus and car parking infrastructure is anticipated to be sufficient for the planned roll of 40-108 students. In the event the roll grows beyond 120 students, and the land is still administered by Department of Conservation at this time, alteration to the Department of Conservation lease conditions will be addressed as part of any expansion plans undertaken by local hapū and Ministry of Education.

Existing wastewater disposal capacity is designed for 74 persons (70 students and 4 staff). Additional wastewater disposal capacity will be consented and installed prior to more than 74 persons occupying the site.

NZ Transport Agency has already designated the area as a 'kura speed zone'; This enables reduced traffic speeds at times students are arriving at and leaving the kura.

5. Conclusion and proposed lease conditions

Overall, conservation values of the proposed lease site are low.

Approving the lease application and development of a Kura ā Iwi on this site would have positive cultural outcomes.

The nature of the proposal means potential effects related to construction and operation will largely be addressed through other legislative requirements.

Residual potential impacts can be adequately avoided, remedied or mitigated.

To ensure potential impacts are avoided, remedied or mitigated, the following lease conditions are proposed.

5.1 Proposed lease conditions

	Potential effect	Potential impact	Proposed lease conditions to ensure adequate mitigation
Wildlife	Kiwi	high	As the area is known to be a high density kiwi zone, a registered kiwi dog and registered handler are to check for kiwi presence on site prior to earthworks. In the event a kiwi is located within the works area, it is to be relocated to suitable bush by Tauwhara marae at 140 Whakataha Rd, or other suitable nearby habitat identified by the registered handler.
			Non-earthworks construction workers are to be briefed on potential for kiwi to be present, instructed to be aware kiwi could be present on site, and provided with emergency contact numbers (registered handler and DOC Duty Ranger) to contact in the event a bird is located. This condition is to be included as a contract condition of all construction contracts.
	Pekapeka	high	If tree pruning or felling is planned, the current “Protocols for minimising the risk of felling occupied bat roosts” approved by the New Zealand Department of Conservation’s Bat Recovery Group should be followed.
	Mokomoko	high	Pulsed ANJA ⁸ rodent control three months prior to construction and nine months after construction ends should be undertaken to protect any local population. Alternatively, a herpetologist with a handling permit should be present two hours prior to vegetation removal and during vegetation removal to check for native herpetofauna species.
	Manu	medium	Arboriculture work should be scheduled between March to August inclusive to reduce risk of disturbing nesting native birds. In the event a native bird nest is located, removal of that branch or tree must be delayed until after the chicks have fledged.
Construction of structures and operation of a Kura ā Iwi	Sanitation	high	The existing wastewater disposal system, which has capacity for 74 persons using the site, must be maintained in a manner compliant with the system maintenance, Building Act, operative District Plan, and Ministry of Education requirements.
			Prior to the number of persons using the site exceeding 74 persons, additional septic wastewater disposal capacity must be consented and installed in a manner compliant with the Building Act and any other relevant requirements, then maintained in a manner compliant with the system maintenance, Building Act, operative District Plan, and Ministry of Education requirements.

⁸ August, November, January, April

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Hazardous substances	high	Use and management of any hazardous substances, including fuel, must comply with the Hazardous Substances and New Organisms Act 1996 and the operative New Zealand Standard NZS8409.
Fire	high	Installation and maintenance of fire detection and management systems must comply with the Building Act and Ministry of Education requirements.
Transport	high	Access to the site by construction contractors (including development and implementation of any required traffic management plans during construction) and site users must comply with the Land Transport Act 1998.
Stormwater	medium	Total site coverage and stormwater management must comply with the operative District Plan.
Growth	medium	The lease conditions shall be reviewed and potentially revised in the event the Kura ā Iwi roll grows to exceed 120 students.



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