Appendix 1 Evaluation of Rezoning Submissions – Waitangi Estate Special Purpose Zone

(\$531,008 - \$531,011) and Northland Planning and Development 220 Ltd (\$502,108, \$502,110-112) 2. Doug Boat Yard (\$185,001). 3. Heritage New Zealand (\$409,049) 2. Doughout Planning and Development 200 Ltd (\$502,008, \$502,110-112) 2. Doughout Planning and (\$500,000). 3. Heritage New Zealand (\$409,049) 2. Doughout Planning and (\$500,000). 4. Heritage New Zealand (\$600,000). 5. Heritage New Zealand (\$600,000). 6. Heritage New Zealand (\$600,000).	acceptin		mitter Nature corres submit circula any)		Decision Requested	Site Address	sion No/Point No.	
	direction Costs - I	Alignment with zone outcomes Higher order direction Reasons for the request Assessment of site suitability and potential effects of rezoning Infrastructure (three waters) servicing Transport infrastructure Consultation and further submissions Other relevant matters Relationship with Part 2 – District wide Matters Consultation on the Special Purpose Zone	er to page and 11 in S42A Refer to 42A report Pre-cire eviden Refer to 2 Refer to 4 Refe	Grounds t set aside t and Active ting golf angi Treaty ent is Waitangi mum, land DDP should ral Open eaty coastal o the north gin of the private land. ciated	Grounds (including the Treaty House, Hobson Memorial, Whare Runanga and Flagpole, and regarded as including Lots 1 - 3 of DP 326610, and Lots 1 and 2 of DP 152502) and insert/create a new Waitangi Grounds Special Purpose zone; Or Insert a new Precinct over the Waitangi Treaty Grounds In the event the Waitangi Treaty Grounds is not set aside for special zoning and/or precinct: • rezone Lots 2 and 3 DP 326610 Sport and Active Recreation (to accommodate the existing golf club) • amend the rules applying to the Waitangi Treaty Ground to clarify when resource consent is required. 2. Amend the zoning of the Trust land of the Waitangi National Trust Board, Waitangi - as a minimum, land that was designated Conservation in the ODP should be maintained and/or reinstated as "Natural Open Space" and/or even be extended to the treaty coastal grounds boundary along the golf course to the north and/or even further along the coastal margin of the golf course to wherever that land adjoins private land. 3. Insert new heritage areas (including associated mapping, overview, objectives, policies and rules) as	House, Hobson Memorial, Whare Runanga and Flagpole, and regarded as including Lots 1 - 3 of DP 326610, and Lots 1 and 2	(S531.008 S531.011) and Northland Planning and Development 2020 Ltd (S502.108, S502.110- 112) Doug Boat Yard (S185.001). Heritage New Zealand	2.
	for the WEZ Chapter as of 15 July 2025 agreed with the Waitangi submitters see paragraph 29 of the 42A report.	Section 32AA evaluation						

Recommendation

Accept submission S531.008 – 531.001 and S502.108, 502.110-112 from the Waitangi submitters and the land known as the Waitangi Estate be rezoned as 'Waitangi Estate Special Purpose Zone' or WEZ. (S185.001) be accepted in part from Doug's Boat Yard and the land known as the Waitangi Estate be rezoned as 'Waitangi Estate Special Purpose Zone' or WEZ. S409.049) from HNZPT be rejected and FS (51.34) from HNZPT be accepted in part.