

## Notified Concession Officer's Report to Decision Maker

Officer's Report to Decision Maker: Rolien Elliot, Operations Manager of Bay of Islands District

### Application for a Notified Lease Concession

Applicant: Te Runanga o Ngati Rehia Trust

Permission Record Number: 52507-OTH

The purpose of this report is to provide a thorough analysis of the application within the context of the legislation, the statutory planning framework and actual and potential effects, so the Decision Maker can consider the application; and confirm that it should be notified; and make a decision in principle whether it should be granted or declined.

#### 1.0 Summary of proposal

##### Background:

The activity being applied for is the continued voluntary administration of Rewa's Village, a replica Māori fishing village on the Kerikeri Basin Recreation Reserve.

The site has been used for this activity since the 1960's. It was originally undertaken by the Society for the Protection of the Kerikeri Stone Store Area Incorporated, however, Te Runanga o Ngati Rehia Trust ('the Applicant') acquired the activity and was assigned the most recent 5-year lease concession (NO29556-OTH) in 2012. This concession expired on 31<sup>st</sup> December 2015.

Since taking over the activity, the Applicant has undertaken work to the site in terms of renovations and the development of the Village's narrative and history by improving existing services. The Applicant has future plans to expand the cultural experience of the Village by introducing carving and weaving areas, and developing a new visitor's centre.

Information about the applicant: The Applicant is tangata whenua of the site being applied for and are a member of the governance and management groups for the Conservation Management Plan for the region. The activity is based on their ancestry.

Type of concession sought: Notified Lease

Term sought: 5 years

Description of the proposed activity: The administration of Rewa's Village — a replica māori fishing village on the Kerikeri Basin Recreation Reserve.

Description of locations where activity is proposed:

Location	Activity
Kerikeri Basin Recreation Reserve	The administration of Rewa's Village (replica māori fishing village)

Permission Holder:  
Te Runanga o Ngati Rehia  
Trust  
Permissjon Number: 52507•OTH  
Location ID: 25859

Permis Sion  
 Public conservatia•land

This map is to inform and may be unusable for other purposes e.g. engineering, surveying, navigation  
 Department of Conservation  
 Te Papa Ataturu  
 New Zealand Government  
 Te Kawanatanga o Aotearoa

2.0 Information available for consideration

Information received:

● From Applicant

As per [DOC-2911109](#), the Applicant submitted a complete application form, a map, two photos of the area and a supporting letter. The Applicant stated in their supporting letter that since the concession for the Village was transferred to Ngati Rehia in 2012, considerable work has been undertaken and that the Village provides it with an opportunity to develop and operate a venture that recognises core values, including educational and social values, by offering an insight into Māori traditions and heritage.

● From whanau/hapu/iwi

No consultation required in this instance as the Applicant is tangata whenua.

● From Conservation Board

No consultation required in this instance.

● From DOC staff

The District Office comments can be read at [DOC-2925380](#). The District Office has no issues with the concessionaire or the activity on the lease area. It talked through the current activity with the Applicant, discussing ongoing maintenance as well as the Applicant's future plans for the area, and other opportunities within the Kororipo Heritage Park. The District Office notes that the Applicant is happy with how the lease is running and has Treaty settlement interest in the area. There are no management issues, no adverse effects to date and no consultations with Iwi or the Conservation Board required. The District Office states:

"Rewa's Village presents numerous opportunities to share and enhance our cultural heritage to visitors to the Kororipo Heritage Park. It is appropriate that the Village is run by tangata whenua, allowing them to tell their own stories at their place. There is a potential for further development of a cultural visitor experience including

a collective work space for weavers and other cultural crafts. We look forward to working with Te Runanga o Ngati Rehia as they pursue these opportunities."

Requested information not received:

No further information requested.

### 3.0 Acknowledgement of complete application (S17S)

This application is complete for the purposes of section 17S of the Conservation Act 1987.

### 4.0 Analysis of proposal (s17T, 17U, 17V, 17W, 17X, 17Y)

Section 17T requires the Minister to decline an application within 20 working days of it being deemed complete, if "...the application does not comply or is inconsistent with the provisions of this Act or any other relevant conservation management strategy or plan..."

#### Public notification s17(4):

As the activity requires exclusive possession of the land, public notification as per section 49 of the Conservation Act 1987 is required.

#### Analysis of Effects S17U(1) and (2):

The location is a historically significant area (a nationally important historical meeting point between Māori and Pakeha) with educational and social values that make it a popular visitor spot for tourists visiting the Bay of Islands.

The activity compliments and enhances the historical importance of the area, offering an insight into Māori traditions and heritage. The activity could attract more visitors to Kerikeri, increasing tourism and associated benefits for the wider community. The activity is existing, with the current buildings and site established for the purpose of operating the activity and providing visitors with a cultural experience.

There are plans to expand the existing activity by introducing carving and weaving areas and developing a new visitor's centre. Any adverse effects of this development will be temporary in nature and balanced by the increase in the value of the cultural experience.

Therefore, any adverse effects of the activity

on: ● conservation values; ● cultural values;

- existing and future users; and
- cumulative effects of adding this activity to current activity on site are nil or minor and manageable by the standard and special conditions of the concession contract which are outlined later in this report.

#### Monitoring Conditions

The concession contract will allow for up to eight hours of monitoring per annum as required, at a rate of \$115.00 + GST per hour.

#### Purpose for which the land is held s(17U(3):

The land in question is a Recreation Reserve which comes under the Reserves Act 1977 and is to be administered by the Department of Conservation for the purpose of providing, for the preservation and management for the benefit and enjoyment of the public, all areas of New Zealand possessing, among other things, recreational use or potential and historic, cultural, educational, community or other special features of value.

The activity here is the administration of a replica māori fishing village carried out by tangata whenua of the land; the activity is carried out to provide the public with education and enjoyment relating to

historic and cultural features of the place. It is therefore consistent for the purpose for which the land is held.

### Consistency with Relevant Management Strategies and Plans S17W:

The relevant documents in this instance are the Northland Conservation Management Strategy 2014/2024 ('CMS') and the Sustainable Development Plan for the Kororipo-Kerikeri Basin 2007 ('CMP').

#### CMS

Section 3-9 of the CMS states that Northland is the birthplace of the nation, with people visiting to experience culture and history and to see the examples of early Māori settlement and early European/Māori co-settlement such as found at the Kororipo-Kerikeri Basin ('the Basin').

As per sections 5-3, 11.1 and 11.2.1, the Kororipo-Kerikeri Basin is culturally and historically one of the most important sites in Aotearoa/New Zealand as it is recognised as one of the country's first Māori and European early contact sites. The Basin is listed as an Icon Visitor Destination whereby the Department, through its membership on the Kororipo-Kerikeri Basin Governance Group, contributes to the protection and management of the cultural and natural values of the place by working with tangata whenua, communities, businesses and other agencies to provide an experience to attract people to Northland.

#### CMP

As per sections 1 and 2, the CMP was written to guide long-term protection and sustainable development for the Kororipo-Kerikeri Basin. The historical, cultural, spiritual and tangata whenua values of the place, due to the early Māori and Pakeha interaction that took place there, are so important that it is considered essential to conserve and interpret them for the benefit of present and future generations. The vision for the basin is that it be recognised as such, with the Applicant being recognised as the Kaitiaki/Ahi kā for the place.

Rewa's Village is noted under one of the principles that guide the CMP — 'Intangible Cultural Heritage' under section 7.1.2. This section notes that there are a number of wāhi tapu sites within the basin whose integrity is compromised by inappropriate development or activities. Rewa's Village and its visitor centre are listed as being on one of these sites; with tangata whenua participation and management being deemed required due to their special and important relationship with wāhi tapu sites.

Section 9 outlines governance and management for the CMP and lists the Applicant as being a member of the governance and management groups responsible for the implementation of the plan. The resolution of the future of Rewa's village and visitor centre is listed as a high priority.

As the activity is being carried out by tangata whenua and exhibits the cultural and historical values of the area, it is consistent with both the CMS and CMP.

## 5.0 Relevant information about the applicant

Convictions on any charge related to the activity applied for or on any conservation related issue:

No convictions on any charge related to the activity applied for or on any conservation related issue.

Past compliance with concession conditions:

No issues with past compliance with concession conditions.

Credit check result: No credit issues.

## 6.0 Proposed operating conditions

Concession Activity:

The administration of Rewa's Village, a replica Māori fishing village on the Kerikeri Basin Recreational Reserve.

Term:

A term of 5 years has been applied for and is recommended as it is the same term as the prior lease was for.

**Fees:**

Activity Fee

No activity fee as per the approved fee waiver application which can be read at [DOC-2940003](#).

Management Fee

No management fee as per the approved fee waiver application which can be read at [DOC-3157030](#).

Environmental Monitoring Fee

Up to eight hours per annum at \$115.00 + GST per hour as and when required.

Processing Fee

No processing fee as per the approved fee waiver application which can be read at [DOC-3157030](#).

**Summary of special conditions as listed in effects assessment above:**

The following conditions are carried forward from the existing concession contract:

**SCHEDULE 3**

**SPECIAL CONDITIONS**

1. The Concessionaire is to ensure that all structures, buildings, tracks and amenity areas are compliant with Local Authority standards (i.e. building codes and resource consents) where appropriate, including adherence to relevant archaeological protocols.
2. No inground work is to be undertaken without the express permission in writing of the Grantor and an approved authority to modify an archaeological site where applicable will be required by the Concessionaire.
3. A list of structures, buildings, signs and tracks will be provided to the Operations Manager, Department of Conservation, Kerikeri.
4. No new additions will be permitted on the site without the prior approval of the Grantor and also from the Local Authority should an appropriate consent be required from that Authority.
5. Any required maintenance upgrade work is to be carried out by the Concessionaire within a time frame acceptable to the Grantor.
6. To set aside a small area for local artists and crafts people to display their wares in rotation for sale on commission.
7. The items in 6 and 7 would be chosen so as not to compete with the Stone Store and other craft outlets.
8. To make Kerikeri a destination for visitors rather than a comfort stop on the way through.
9. The emphasis of the project would be on education and information rather than trading.

**8.0 Summary and Conclusions**

The application is not contrary to legislation and is consistent with statutory plans. Any adverse effects have been avoided, remedied or mitigated by special conditions.

**9.0 Recommendations to decision maker**

Pursuant to the delegation dated 8<sup>th</sup> September 2015 it is recommended that the Operations Manager of Bay of Islands District:

1. Deem this application to be complete in terms of S17S of the Conservation Act 1987; and
2. Agree that if this application is approved in principle then the intention to grant the concession will be publicly notified; and
3. Approve in principle the granting of a Notified Lease concession to Te Runanga o Ngati Rehia Trust subject to the standard concession contract; and the special conditions identified in this report.

Samantha Whittington  
Permissions Advisor  
6<sup>th</sup> November 2017

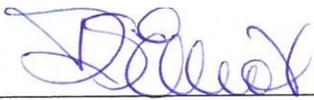
Recommendation: 1

Approve

Declined

2 Approved Declined 3

Approve Declined

Signed:  \_\_\_\_\_

Rolien Elliot

Operations Manager Bay of Islands District

Date: 10/11/17

If the recommendation is declined, please discuss here why this is so: