

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☐ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- ☒ Land Use ☐ Discharge
☐ Fast Track Land Use* ☐ Change of Consent Notice (s.221(3))
☐ Subdivision ☐ Extension of time (s.125)
☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
☐ Other (please specify) _____

* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☐ Yes ☒ No

4. Consultation

Have you consulted with Iwi/Hapū? ☒ Yes ☐ No

If yes, which groups have you consulted with?

Ngati Kawa

Who else have you consulted with?

Heritage NZ

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

5. Applicant Details

Name/s:

Waitangi Limited c/- Lara Thorne

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development c/- Rochelle Jacobs

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Waitangi National Trust Board */- Nicole Wihongi*

Property Address/
Location:

26 Tau Henare Drive, Waitangi

Postcode

8. Application Site Details

Location and/or property street address of the proposed activity:

Name/s:

Waitangi National Trust Board

**Site Address/
Location:**

26 Tau Henare Drive, Waitangi

Postcode

Legal Description:

Lot 1 DP 326610

Val Number:

Certificate of title:

108096

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☐ Yes ☒ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Prior to a site visit, please make an appointment with Lara Thorne at Waitangi Limited - 0210302500

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed replacement workshop building requiring resource consent for visual amenity in the General Coastal Zone.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

☒ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ Yes ☐ No ☐ Don't know

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? ☒ Yes ☐ No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full) Waitangi Limited

Email:

Phone number:

Postal address:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Nicole Wihongi

Signature:

(signature of bill payer)

Date 28/5/2025

MANDATORY

15. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

15. Important information continued...

Declaration

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

Name: (please write in full)

Rochelle Jacobs

Signature:

Date

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

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☒ Details of your consultation with Iwi and hapū
- ☐ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☐ Written Approvals / correspondence from consulted parties
- ☒ Reports from technical experts (if required)
- ☐ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☐ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Land Use Resource Consent Proposal

Waitangi Limited

Lot 1 DP 326610

29 May 2025

Attention: Liz Searle and Whitney Peat – Team Leaders Resource Consents

Please find attached:

- A completed application form for a land use resource consent to construct a new workshop building on the Waitangi Estate; and
- An Assessment of Environmental Effects.

Waitangi Limited are seeking a resource consent to construct a replacement workshop building on the Waitangi Estate, north-west of the Waitangi boat ramp. A **restricted discretionary** resource consent for visual amenity under the Operative District Plan is required for new building exceeding 50m² in the General Coastal zone. The proposed activity is a **Discretionary activity** under the Proposed District Plan due to infrastructure changes as a result of the redesign.

The replacement workshop building will provide larger covered workshop facilities, storage, laundry and Waitangi Estate ground maintenance staff facilities.

If you require further information, please do not hesitate to contact me.

Regards,



Rochelle Jacobs
Director/Senior Planner
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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1. Far North District Council Application Form
2. Certificate of Title – Lot 1 DP 326610
3. Waitangi Workshop Application Plans – HB Architecture
4. Archaeological Report - Time Depth Enterprises
5. Correspondence - Heritage New Zealand Pouhere Taonga
6. Correspondence – Ngati Kawa Taituha

Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. Waitangi Limited seeks a resource consent to construct a new replacement workshop building on the Estate lands as illustrated on the concept design plans prepared by HB Architecture 5510 CD_10, CD-11, CD_20, CD_21, CD_30, CD_31, CD_40 Rev 05 dated 27 May 2025 (refer **Figure 1** below). The application plans are attached at **Appendix 3**.

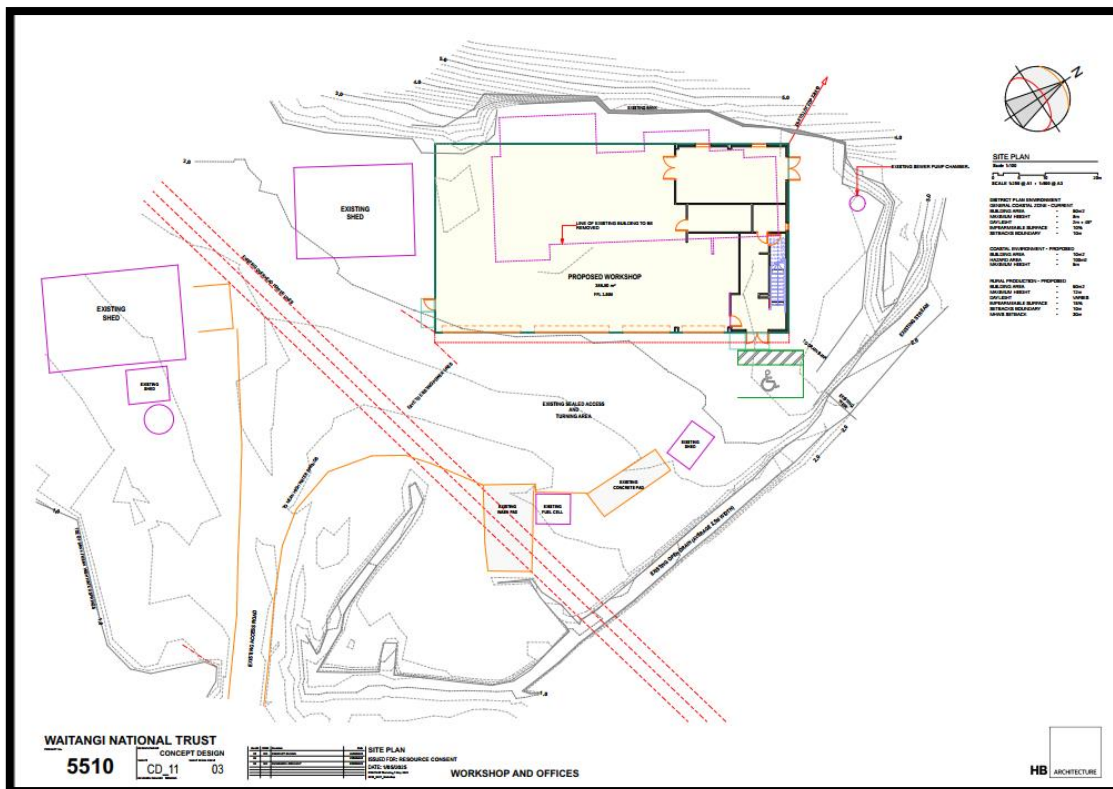


Figure 1 – Proposed workshop

- 1.2. The proposed workshop building has a gross floor area of 501.39m² and a maximum height of 6.650m. The ground floor of the building will include a large maintenance workshop, laundry facilities to service Waitangi Estate activities, and a wood working and storage area. The first floor includes office and staffroom amenities.
- 1.3. The proposed workshop building is a mono-pitch, shed style building clad in coloursteel profiled metal coloured 'Flaxpod' (black - LRV 7%).

- 1.4. The existing workshop building will be removed. Approximately 200m³ of earthworks are required to construct the foundation of the new building. No earthworks or disturbance of surfaces outside of the building foundation are proposed.
- 1.5. The proposed building will occupy an enlarged footprint of the existing building that will be positioned further away from the vegetated bank at the rear. The building will be located on an existing building and paved (chipseal) area. There will be no overall increase in impermeable surface areas on the site. The new building will be located 30.1m from the surveyed mean high-water springs.

2. Description of the Site and Surrounding Environment

- 2.1. As illustrated in **Figure 2** below, the proposed workshop would be located on the Waitangi Estate Lot 1 DP 322610 site, to the north-west of the Waitangi boat ramp. A copy of the record of title is attached at **Appendix 2**.



Figure 2: Workshop location

- 2.2. An existing workshop building, smaller machinery storage sheds and a refuelling facility are located in this area. An internal metal road that extends from Te Karuwha Parade past the Waitangi boat ramp and Copthorne staff housing provides vehicle access to the workshop site.

The area around the workshop buildings and refuelling facilities is sealed with impermeable chipseal.



Figure 3: Workshop site – Existing workshop building and other storage shed facilities



Figure 4 : Workshop location – existing overland flow path / drain and above ground refuelling facility

- 2.3. The workshop site is adjacent to the coastal inlet margin that is the outlet of the Waitangi River. This part of the river is tidal. The location of mean high-water springs is illustrated on the Williams and King site survey (location) plan attached at **Appendix 3**.
- 2.4. The vegetated area behind the workshop is identified in the PDP as having high natural character.
- 2.5. The surrounding Waitangi Estate site is part of a larger 411-hectare property that extends from the mouth of the Waitangi River to north of the Waitangi golf course and west to Haruru Falls Road. This part of the Estate is accessed from Tau Henare Drive, on the northern side of the Waitangi one-way bridge.
- 2.6. The Waitangi Estate site is owned by the Waitangi National Trust Board and day to day operations are managed by Waitangi Limited. All of the existing activities within the site are mandated under the Waitangi National Trust Board Act 1932. As intended by Lord and Lady Bledisloe who gifted the land to all New Zealanders, it is:
- “a place of historic interest, recreation, enjoyment and benefit in perpetuity to the inhabitants of New Zealand.”*
- 2.7. The historic Treaty Grounds contain the Treaty (Busby) House, Te Whare Runanga, Hobson’s Memorial and the Flagpole. These are Heritage NZ Pouhere Taonga and Far North District Council scheduled historic heritage buildings and structures. The Waitangi Treaty Grounds, also known as Te Pitowhenua, is a national heritage landmark under the Heritage New Zealand Pouhere Taonga Act 2014. The workshop is located away from the landmark site and is required for workshop activities relating to the maintenance and upkeep of the Waitangi Estate.

3. Reasons for Consent

Operative District Plan (ODP)

- 3.1. The workshop site is zoned ‘General Coastal’ under the Operative Far North District Plan (ODP). There are no resource layers that apply to this part of the site.

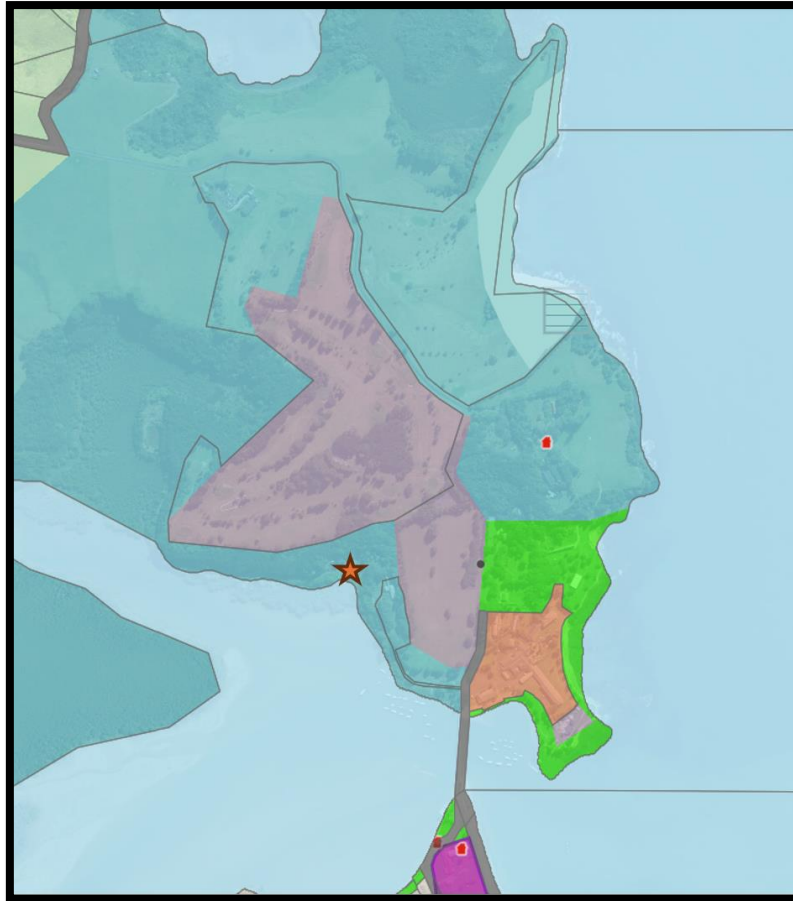


Figure 7 -Operative District Plan Zone(s)

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

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE ODP ZONE RULES:		
PERFORMANCE STANDARDS – GENERAL COASTAL ZONE		
10.6.5.1.1	Visual Amenity	<p>Restricted Discretionary</p> <p>The proposed workshop is a new replacement building. As a replacement building criteria (a) is relevant rather than criteria (c).</p> <p>The building exceeds 50m².</p> <p>The proposed exterior colour of the shed complies with (b) having an LRV value less than 30%.</p>

10.6.5.1.2	Residential Intensity	Permitted The proposed building is not for residential purposes.
10.6.5.1.3	Scale of Activities	Permitted The proposal is for a replacement workshop building. There will be no change to the activity or number of persons employed in maintenance activities on the site.
10.6.5.1.4	Building Height	Permitted The proposed workshop building has a maximum height of 6.6m.
10.6.5.1.5	Sunlight	Permitted The proposed building will comply with sunlight recession plane building setback requirements.
10.6.5.1.6	Stormwater Management	Permitted The permitted threshold for impermeable surfaces on a site is 10% of the gross site area. The addition of the replacement workshop building will not increase the overall area of impermeable surface on the site as it is being located on an area that has an existing paved surface.
10.6.5.1.7	Setback from boundaries	Permitted The proposed building is located more than 10 metres from external site boundaries.
10.6.5.1.9	Keeping of Animals	Not applicable
10.6.5.10	Noise	Permitted
0.6.5.1.11	Helicopter Landing Area	Permitted No applicable

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

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Not applicable The application site is not within any identified outstanding natural or landscape feature.
12.2	INDIGENOUS FLORA AND FAUNA	Not applicable Vegetation removal is not required.
12.3	SOILS AND MINERALS Rule 12.3.6.1.2 Excavation and / or filling in the General Coastal Zone	Permitted 200m ³ of earthworks are required to construct the workshop building foundation. No other earthworks or land disturbance is proposed. The excavated soil material will be removed off-site to an approved facility.
12.4	NATURAL HAZARDS	Permitted Activity Not applicable
12.5	HERITAGE	Permitted There are no scheduled (Appendix 1D) notable trees that will be affected by the proposal. The Appendix 1E #100 listed heritage items including the Treaty House, Hobson Memorial, Te Whare Runanga and the Flagpole, which are located more than 300 metres from the activity(s) site will not be affected. The proposed activities will not affect any scheduled (Appendix 1F) Site of Cultural Significance to Māori. Written approval from Ngati Kawa Taituha for the proposed replacement workshop has been received at Appendix 6 .

		<p>The proposed activity does not affect a registered (Appendix 1G) archaeological site.</p> <p>An archaeological authority for the proposed works is not required, see email from HNZPT at Appendix 5.</p>
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable
15.1	TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)	<p>Permitted</p> <p>The proposed activity is a workshop designed for the storage and maintenance of Waitangi Estate machinery, grounds staff offices, laundry facilities and grounds staff staffroom / bathroom facilities.</p> <p>There is established road access to the workshop site.</p> <p>There is sufficient area on-site area to accommodate any required carparking associated with industrial type workshop building activities.</p>
16.6	SIGNS AND LIGHTING	<p>Permitted</p> <p>No new signs are sought as part of this activity.</p>

Operative District Plan Activity Status

- 3.3. The proposed replacement workshop building is a '**Restricted Discretionary**' activity under the ODP. This relates to visual amenity aspects of the new building proposal.

3.4. Under the Proposed Far North District Plan (PDP), the workshop site is zoned 'Rural Production'. The proposed 'Coastal Environment' overlay applies to this part of the site. The rear of the workshop is adjacent to land and vegetation identified as having 'high natural character'.



Figure 5 - Proposed District Plan Zone and Overlays

3.5. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are currently underway and are scheduled to finish later this year. No decision on the PDP or any sections within the PDP has been made. For this reason, little weight is given to the PDP provisions.

3.6. An assessment against PDP rules that have had immediate legal effect is set out in **Table 3** below.

TABLE 3 - ASSESSMENT AGAINST THE PDP RULES THAT HAVE IMMEDIATE LEGAL EFFECT¹

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9</p>	Not applicable.
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable</p> <p>The application site is not within a proposed Heritage Area.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Permitted</p> <p>The wider site Lot 1 DP 326610 includes a proposed Scheduled Historic Heritage item (#100), which includes ‘Treaty House’, ‘Hobson Memorial’, ‘Whare Runanga’ and the ‘Flagpole’.</p> <p>The proposed activities are located more than 100 metres from these scheduled features such that rules HH-R4 and HH-R5 are met.</p> <p>Regarding rule HH-R6 as the building is changing shape the existing location of wastewater pipeline will need to change.</p>

¹ As updated by PDP Plan Variation 1 dated 14 October 2024

		<p>With the current building stormwater from the roof runs directly off the roof to the ground where it sheet flows to the drain. This will be upgraded to an inground pipe.</p> <p>Both stormwater and wastewater pipes are defined as infrastructure under section (f) of the PDP. As such there is an infringement to this standard.</p> <p>Power supply to the building will also be disconnected and re-established which is also captured under item (d) in the definition of infrastructure in the PDP.</p> <p>(Discretionary Activity)</p> <p>Heritage NZ is supportive of the workshop proposal and has provided correspondence in this regard. (Refer Appendix 5)</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any scheduled notable trees.</p>

Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Permitted</p> <p>The application site that is legally described as Lot 1 DP 326610 contains a site of cultural significance to Maori on the Treaty Grounds (MS09-49) notated as a red circle on the PDP maps.</p> <p>The proposed workshop is located well away from the scheduled area.</p> <p>Notwithstanding the above, Waitangi Limited has obtained written approval of Te Tii Marae (Ngati Kawa Taituha - Chairman) for the proposed workshop building activity and written approval from HNZPT as the requesting party to the SCSM.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable</p> <p>There are no areas of SNA that would be affected by the proposed workshop development.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p>The proposal does not include a subdivision.</p> <p>Not applicable.</p>
Activities on the Surface of Water	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>The proposal does not involve activities on the surface of water.</p> <p>Not applicable.</p>
Earthworks	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p>	<p>Permitted</p>

	The following standards have immediate legal effect: EW-S3, EW-S5	200m ³ of earthworks are required to construct the foundation of the workshop building. These works fall within the PDP definition of earthworks. The proposed earthworks will adhere to the accidental discovery protocol (EW-12) and erosion and sediment control (EW-13) rule standards that have immediate legal effect.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	No signs are proposed. Not applicable.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	The site is not located in the Orongo Bay Zone. Not applicable.

Proposed District Plan Activity Status

3.7. The proposed workshop redevelopment is a **Discretionary** activity under the PDP.

National Environmental Standards

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

3.8. The redevelopment of the workshop involving foundation earthworks and the construction of a larger new building would not involve any part of the site that could be considered a HAIL site. The development works remain outside the curtilage of the above ground fuel bowser.

Moreover, there is no change of use, with the workshop activity being a like for like activity. As such no further consideration of the NESCS regulations is required.

National Environmental Standards for Freshwater Management 2020

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

Overall Activity Status of the Proposal

- 3.10. The proposed workshop redevelopment is a **Restricted Discretionary** activity under the ODP and a **Discretionary Activity** under the PDP.

4. Statutory Assessment

Section 104C of the Resource Management Act 1991 (RMA)

- 4.1. Section 104C governs the determination of applications for **Restricted Discretionary Activities**. A consent authority must consider only those matters over which-
- (a) *A discretion is restricted in national environmental standards or other regulations:*
 - (b) *It has restricted the exercise of its discretion in its plan or proposed plan*
- 4.2. The consent authority may grant or refuse the application, and it may impose conditions under section 108 of the RMA. This activity status is applicable to the application under the ODP.

Section 104B of the Resource Management Act 1991 (RMA)

- 4.3. Section 104B governs the determination of applications for **Discretionary Activities**. With respect to Discretionary Activities, a consent authority may grant or refuse an application, and impose conditions under section 108.
- 4.4. This relates to the resource consent required for activities under the PDP.

Section 104(1) of the RMA

- 4.5. Section 104(1) of the RMA states that when considering an application for resource consent –
“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.6. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal are that the existing dilapidated workshop facility will be improved and will better cater to the activities undertaken by grounds staff at the Estate.

4.7. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. In this case the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment.

4.8. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the relevant statutory documents. An assessment that corresponds with the scale and significance of the effects that the activity may have on the environment is set out below.

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

5. Assessment of Effects on the Environment

Operative District Plan

- 5.1. A broader assessment of adverse environmental effects beyond the visual effects of the building is not required in accordance with section 104C.
- 5.2. In respect of building activity in the General Coastal zone, the Council has limited its discretion to the matters specified in the relevant rule.
- 5.3. An assessment against the Rule 12.3.7 matters for discretion is set out in the paragraphs below.

- (i) *the size, bulk, and height of the building in relation to ridgelines and natural features;*

The proposed workshop building will replace an existing building that is no longer fit for purpose. The proposed building will comply with the General Coastal one permitted standards for building size, bulk and height. The building is located at sea level on the site and will not be positioned on any ridgeline, nor will it adversely affect any identified natural features. Construction of the building does not require an vegetation removal. The building will be setback more than 30m from the surveyed mean high water springs on the Waitangi River coastal inlet.

- (ii) *the colour and reflectivity of the building;*

The proposed workshop building will be clad in coloursteel profiled metal coloured ‘Flaxpod’, which has an LRV of 7%. The building will not be visible from the more prominent areas on the Waitangi Estate that are frequented by the public, including the Treaty Grounds and the boat ramp.

- (iii) *the extent to which planting can mitigate visual effects;*

The site is a discretely located maintenance facility on the Estate. Visual mitigation planting is not necessary.

(iv) *any earthworks and/or vegetation clearance associated with the building;*

Vegetation clearance is not required or proposed. Earthworks are for building foundations only. These works will not be visible from the surrounding area or the Waitangi River coastal inlet which is screened by existing mangrove vegetation.

(v) *the location and design of associated vehicle access, manoeuvring and parking areas;*

Vehicle access is from the existing internal roadway. Other than increasing the size of the buildings occupying the existing paved areas, no changes are proposed to the vehicle manoeuvring or parking areas.

(vi) *the extent to which the building and any associated overhead utility lines will be visually obtrusive;*

The proposed workshop building is not visible from the surrounding area or any public viewing place.

(vii) *the cumulative visual effects of all the buildings on the site;*

The workshop maintenance site is visually contained and is not visible from other parts of the Estate or from the Waitangi River coastal inlet. The new workshop will replace the existing building with a modern structure that better accommodates the maintenance needs of the Waitangi Estate. There will be no adverse visual effects arising from this proposal.

(viii) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*

There will no change to the existing landscape values, naturalness or amenity values on the Waitangi Estate

- (ix) *the extent to which private open space can be provided for future uses;*

Not applicable

- (x) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*

The workshop site is visually contained and located at sea level away from other Waitangi Estate activities. There will no visual dominance effects on the Estate landscapes, adjacent site or the surrounding environment.

- (xi) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites*

There will be no adverse effect on the privacy or outlook from adjoining sites. The Waitangi Estate is very large. The workshop site is discretely located away from areas frequented by the public.

Proposed District Plan

6. Assessment against any relevant policy documents

- 6.1. In accordance with Section 104(1)(b) of the Act, the following documents have been assessed for relevance to this application:

- i. A national environmental standard;*
- ii. Other regulations;*
- iii. A national policy statement;*
- iv. A New Zealand coastal policy statement;*
- v. A regional policy statement or proposed regional policy statement;*
- vi. A plan or proposed plan*

National Environmental Standards

- 6.2. As stated earlier in this report, the re-development area is not a HAIL site and as such is not subject to provisions in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
- 6.3. No other National Environmental Standards apply to this development.

National Policy Statement(s)

- 6.4. There are currently five operative National Policy Statements. These are as follows:
- National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management
 - National Policy Statement for Renewable Electricity Generation
 - National Policy on Electricity Transmission
 - National Policy Statement for Highly Productive Land
 - New Zealand Coastal Policy Statement
- 6.5. The proposed works location is identified as being soil type LUC 2s1. This type of soil is defined as highly productive land under the National Policy Statement for Highly Productive Land (NPZ-HPL).
- 6.6. The objective of the NPS-HPL is that: *“Highly protected land is protected for use in land-based primary production, both now and for future generations.”* The management focus of the NPS-HPL is to ensure that the loss of highly productive land for primary production is avoided. Clause 3.9 states that territorial authorities must avoid the inappropriate use and development of highly productive land. It is considered that the proposed redevelopment activities would have no effect on the productive potential of the subject land. Furthermore, as this part of the Waitangi Estate site is not used for primary production and has no productive function, the proposed activities are considered appropriate under Clause 3.9(2)(c) as activities that are *‘for a purpose associated with, a matter of national importance under section 6 of the Act.’* Preservation and appropriate management and upkeep of the historic Waitangi site is a matter of national importance under section 6(f) of the RMA which includes: *“the protection of historic heritage from inappropriate subdivision, use and development.”* The proposed redevelopment of the workshop is directly related to improving Waitangi Limited’s ability to

manage and look after the site for the promotion of its historic heritage and for improved visitor experiences at the site.

Regional Policy Statement for Northland

- 6.7. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is located outside of outstanding landscape and areas of high natural character. It is located within the mapped RPS coastal environment boundary. The upgrade to the workshop building will not affect the regional values, including heritage values that are associated with the site and it will not be contrary to any RPS objective or policy.

Far North Operative District Plan

- 6.8. The ODP General Coastal zone objectives and policies contemplate appropriate building development where adverse effects on the natural character of the coastal environment can be avoided, or where effects are compatible with its preservation. The proposed workshop building will accommodate storage, repair and maintenance facilities necessary for the day-to-day management of the Waitangi Estate. This previously modified site is discretely located away from any publicly visible parts of the coastal environment. The building will be setback the required distance from mean high-water springs.

Proposed Far North District Plan

- 6.9. Under the PDP, those parts of the Waitangi Estate site affected by the proposal are to be zoned 'Rural Production', along with 'Coastal Environment' and 'Coastal Flood – Zone 1 – 50 year, zone 2- 100 year and zone 3 – 100 year rapid'. There are also scheduled heritage items, sites and areas of significance to Maori, high natural character and Outstanding Natural Landscape overlays that are within the site.
- 6.10. As assessed above, the PDP currently has limited legal effect. Applicable rules only include provisions relating to the protection of historic heritage, sites and areas of significance to Māori and earthworks standards. The proposed activities would breach rules that relate to the protection of scheduled heritage resources.

- 6.11. A summary assessment of the applicable zone and district-wide PDP objectives and policies is set out below.

Assessment of objectives and policies in the Rural Production zone

RPROZ-O1 –

The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2

The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

RPROZ-P1

Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5

Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6

Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities;*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;**
- (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h) the adequacy of roading infrastructure to service the proposed activity;*
- (i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*

(j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- 6.12. The site is proposed to be zoned 'Rural Production' however this part of the Waitangi Estate is not intended for primary production purposes and is instead the back of house services for the nationally significant historic setting for the signing of the Treaty of Waitangi. The purpose of this part of the site is to house machinery such as mowers, tractors, weed eaters and vehicles away from the historic buildings and items which provide a visitor experience. It is intended that the existing use of the site as a workshop area and back of house services to the historic visitor destination is retained with no primary production purpose. Avoidance policies that suggest that the historic protection activities of the Waitangi Estate are incompatible with the purpose of the Rural Production Zone are unworkable and contradictory. Resolution of this zoning matter is required before a practical approach to land use management of the site can be implemented.
- 6.13. Waitangi Limited has lodged a submission on the PDP seeking an alternative zoning and suite of rule provisions for the Waitangi Estate. Until such time as a decision is made on that submission, the proposed RPZ objectives and policies should be given little, or no weight as applied to a decision on this application.

Assessment of objectives and policies relating to District-wide – Natural Environment values

- 6.14. The proposed activities are within those parts of the site that are subject to a proposed 'Coastal Environment' overlay and 'Coastal Flood Hazard', and trigger consent under the 'Historic Heritage' chapter.
- 6.15. The relevant objectives and policies are set out below:

CE-O1 - The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.

CE-O2 - Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;***
- b. is consistent with the surrounding land use;***
- c. does not result in urban sprawl occurring outside of urban zones;***

- d. *promotes restoration and enhancement of the natural character of the coastal environment; and*
- e. *recognises tangata whenua needs for ancestral use of whenua Māori.*

CE-O3 - Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

CE-P1 - Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.

CE-P2 - Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as:

- a. *outstanding natural character;*
- b. *ONL;*
- c. *ONF.*

CE-P3 - Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a. *outstanding natural character;*
- b. *ONL;*
- c. *ONF.*

CE-P4 - Preserve the visual qualities, character and integrity of the coastal environment by:

- a. *consolidating land use and subdivision around existing urban centres and rural settlements; and*
- b. *avoiding sprawl or sporadic patterns of development.*

CE-P5 - Enable land use and subdivision in urban zones within the coastal environment where:

- a. *there is adequacy and capacity of available or programmed development infrastructure; and*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P6 - Enable farming activities within the coastal environment where:

- a. *the use forms part of the values that established the natural character of the coastal environment; or*
- b. *the use is consistent with, and does not compromise the characteristics and qualities.*

CE-P7 - Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:

- a. *the use is consistent with the ancestral use of that land; and*

- b. the use does not compromise any identified characteristics and qualities.**

CE-P8 - Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P9 - Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.

CE-P10 - Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the presence or absence of buildings, structures or infrastructure;**
- b. the temporary or permanent nature of any adverse effects;**
- c. the location, scale and design of any proposed development;**
- d. any means of integrating the building, structure or activity;**
- e. the ability of the environment to absorb change;**
- f. the need for and location of earthworks or vegetation clearance;**
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;**
- h. any viable alternative locations for the activity or development;**
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;**
- j. the likelihood of the activity exacerbating natural hazards;**
- k. the opportunity to enhance public access and recreation;**
- l. the ability to improve the overall quality of coastal waters; and**
- m. any positive contribution the development has on the characteristics and qualities.**

HH-O1 - Heritage Resources are identified and managed to ensure their long-term protection for current and future generations.

HH-O2 - Land use and subdivision does not result in the loss or degradation of Heritage Resources.

HH-O3 - The community is aware of, appreciates and celebrates its Heritage Resources and the sense of place it fosters.

HH-P1 - Identify Heritage Resources which contribute to an understanding of the Far North's history, identity and historic values and themes, and assess significance using the criteria in the Northland Regional Policy Statement.

HH-P2 - Protect scheduled Heritage Resources by:

- a. avoiding significant adverse effects and avoiding, remedying or mitigating any other adverse effects on the recognised heritage values of scheduled Heritage Resources;**
- b. undertaking land use and subdivision in accordance with:**

- i. *any recognised heritage guidelines for that resource;*
- ii. *any iwi / hapū management plan lodged with Council;*
- c. *retaining buildings, structures or any other scheduled Heritage Resources that contribute to the values of the Heritage Resource; and*
- d. *restricting activities that compromise important spiritual, heritage or cultural values held by tangata whenua and/or the wider community.*

HH-P3 - Enable maintenance and repair, additions or alterations and the restoration of scheduled Heritage Resources where it:

- a. *is consistent with the heritage values of the resource and any surrounding heritage values;*
- b. *is undertaken in accordance with best practice heritage conservation principles and methods;*
- c. *recovers or reveals heritage values of the resource;*
- d. *supports seismic strengthening, fire protection or accessibility upgrades;*
- e. *removes features or additions that compromise the heritage values of the scheduled Heritage Resource; and*
- f. *secures the long-term viability and retention of the scheduled Heritage Resource.*

HH-P4 - Protect nationally significant scheduled Heritage Resources by prohibiting their demolition.

HH-P5 - Avoid the demolition or destruction of scheduled Heritage Resources, unless:

- a. *the demolition or destruction is only part of the scheduled Heritage Resource and it is demonstrated that the part to be demolished or destroyed detracts from the Heritage Resource values; or*
- b. *the scheduled Heritage Resource is a serious risk to health and safety of people or property, or is in a serious state of disrepair and interim protection measures would not remove that threat; and*
- c. *all other reasonable alternatives to retain the scheduled Heritage Resource have been explored including:*
 - i. *repairs;*
 - ii. *earthquake strengthening;*
 - iii. *heritage alterations and additions, including for adaptive reuse;*
 - iv. *repositioning or relocation;*
 - v. *whether demolition or destruction could occur in part without adverse effects on the heritage values for which the scheduled Heritage Resource was scheduled; and*
 - vi. *whether the costs of the alternatives would be unreasonable.*

HH-P6 - Avoid repositioning or relocation of scheduled Heritage Resources, unless its heritage values are protected and maintained taking into account:

- a. *whether there are opportunities to enhance the physical condition of the scheduled Heritage Resource and its heritage values and the public's appreciation of those values, including being more publicly accessible and/or within public view;*

- b. any measures to minimise the risk of damage to the scheduled Heritage Resource;**
- c. whether the new location of the scheduled Heritage Resource is within a heritage setting that is as close to the original location as practicable or, where this is not possible, the new location maintains the heritage values and significance of the scheduled Heritage Resource;**
- d. whether the new location is beyond a heritage setting and:**
 - i. the new location is related to the heritage values of the scheduled heritage resource; or**
 - ii. the new location provides a heritage setting compatible with the heritage values of the scheduled heritage resource;**
 - iii. any other alternatives, including repairs, earthquake strengthening, heritage alterations and additions, including for adaptive re-use, to relocation have been explored and it is concluded that relocation is the only reasonable option; and**
- e. whether the relocation is necessary due to threats to the scheduled Heritage Resource from a natural hazard that cannot be practicably mitigated.**

HH-P7 - Provide for new use, including adaptive reuse, of scheduled Heritage Resources, where:

- a. the new use is undertaken in a manner that retains the heritage values of the time, area or place; and**
- b. the new use protects the heritage values of the site, buildings or structures.**

HH-P8 - Allow earthworks in proximity to scheduled Heritage Resources only where it can be demonstrated that its heritage values will be protected, having regard to the:

- a. extent of the earthworks;**
- b. manner in which the earthworks will be undertaken;**
- c. monitoring of earthworks;**
- d. avoidance of archaeological sites; and**
- e. need for small-scale earthworks for burials within an existing cemetery or for landscaping within historic heritage sites and places.**

HH-P9 - Encourage maintenance and repair and support the use and appropriate adaptation of scheduled Heritage Resources, including consideration of the following additional measures:

- a. reducing or waiving consent applications costs;**
- b. providing funding, grants and other incentives;**
- c. obtaining, recording and sharing information about historic heritage; and**
- d. encouraging mataurangi māori, tikanga and kaitiakitanga to manage and maintain waahi taonga.**

HH-P10 - Provide for additions and alternations to, or the restoration of scheduled Heritage Resources where these changes:

- a. minimise the loss of historic fabric that contributes to the heritage values and level of significance of the scheduled Heritage Resource;**

- b. do not compromise the ability to interpret the resource and the relationship to other scheduled Heritage Resources;*
- c. complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the scheduled Heritage Resource;*
- d. retain and integrate with the heritage values of the scheduled Heritage Resource;*
- e. avoid significant adverse effects, including from loss, destruction or subdivision, that would reduce or destroy the heritage values of the scheduled Heritage Resource; and*
- f. avoid, remedy or mitigate other adverse effects on the heritage values of the scheduled Heritage Resource.*

HH-P11 - Protect archaeological sites where there is a reasonable cause to suspect they are present, by ensuring land and subdivision activities have regard to:

- a. the outcomes of any consultation undertaken with tangata whenua and the need to undertake a Cultural Impact Assessment;*
- b. any assessments or advice from a suitably qualified and experienced archaeological expert; and*
- c. the outcomes of any consultation undertaken with Heritage New Zealand Pouhere Taonga and the Department of Conservation.*

HH-P12 - Provide for the operation, maintenance, repair and minor upgrading of infrastructure and domestic small scale renewable electricity generation and connections to buildings for network utilities within scheduled Heritage Resources in a manner that avoids, remedies or mitigates adverse effects on the heritage values of the resource.

HH-P13 - Provide for the establishment of new network utilities and community scale renewable electricity generation in proximity to a scheduled Heritage Resource or within a Heritage Overlay, where all of the following apply:

- a. there is a functional need for its establishment;*
- b. there is no practicable alternative;*
- c. the infrastructure will provide a significant public benefit that could not otherwise be achieved; and*
- d. the adverse effects on the heritage values of the scheduled Heritage Resource or Heritage Overlay are minimised.*

HH-P14 - Only allow subdivision of sites that contain a scheduled Heritage Resource where it can be demonstrated that:

- a. the heritage values for which the Heritage Resource is scheduled are maintained and protected in the future;*
- b. sufficient land is provided around the scheduled Heritage Resource to protect associated heritage values;*
- c. there are measures to minimise obstruction of views of the scheduled Heritage Resource from adjoining and surrounding public spaces that may result from any future land use; and*

- d. *the remainder of the site associated with the scheduled Heritage Resource is of a size which continues to provide it with a suitable heritage setting to maintain the heritage values associated with the scheduled Heritage Resource.*

HH-P15 - Manage land use and subdivision involving a scheduled heritage resource to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. *the particular heritage values of the scheduled Heritage Resource and its significance;*
- b. *the scheduled Heritage Resource's sensitivity to change or capacity to accommodate changes without compromising the heritage values;*
- c. *any heritage alterations and additions to buildings or structures, including for an ongoing use or any adaptive re-use, are compatible with the form, character and scale and materials of the scheduled Heritage Resource and maintain its heritage values;*
- d. *architectural features and details that contribute to the heritage values of the scheduled Heritage Resource are not lost or obscured by new materials or changes;*
- e. *whether any new building or structure, including its location, form, design and materials, is compatible with the original architectural style, character and scale of the Heritage Resource and the impact of the new building or structure on the heritage setting;*
- f. *the extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the scheduled Heritage Resource;*
- g. *the reduction or loss of any heritage values, including the ability to interpret the place and its relationship with other features/items;*
- h. *the extent or degree to which any changes are reversible;*
- i. *any opportunities to enhance the heritage values of the scheduled Heritage Resource and any surrounding historic heritage;*
- j. *the extent to which an activity affects or destroys any archaeological site; and*
- k. *effects on landforms and cultural and heritage landscapes; and*
- l. *the extent to which landscaping affects the heritage values, either visually or because of disturbance of archaeological sites;*
- m. *any assessments or advice from a suitably qualified and experienced heritage expert or the need to require an expert report;*
- n. *any consultation with tangata whenua and requirement to prepare a Cultural Impact Assessment;*
- o. *any iwi / hapū management plan lodged with Council;*
- p. *any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation.*

NH-O1 - The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2 - Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

NH-O3 - New infrastructure is located outside of identified natural hazard areas unless:

- a. *it has a functional or operational need to be located in that area;*
- b. *it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and*
- c. *adverse effects resulting from that location on other people, property and the environment are mitigated.*

NH-O4 - Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

NH-P1 - Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise:

- a. *flooding;*
- b. *coastal erosion;*
- c. *coastal inundation; and*
- d. *land instability.*

NH-P2 - Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following:

- a. *the nature, frequency and scale of the natural hazard;*
- b. *not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;*
- c. *the location of building platforms and vehicle access;*
- d. *the use of the site, including by vulnerable activities;*
- e. *the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards;*
- f. *earthworks, including excavation and fill;*
- g. *location and design of infrastructure;*
- h. *activities that involve the use and storage of hazardous substances;*
- i. *aligning with emergency management approaches and requirements;*
- j. *whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and*
- k. *reduction of risk relating to existing activities.*

NH-P3 - Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

NH-P4 - Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.

NH-P5 - Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:

- a. *the nature, frequency and scale of the natural hazard;*

- b. the temporary or permanent nature of any adverse effect;*
- c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change;*
- d. the consequences of a natural hazard event in relation to the activity;*
- e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated;*
- f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards;*
- g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and .*
- h. the use of natural features and natural buffers to manage adverse effects.*

NH-P7 - Manage new land use and subdivision in coastal hazard areas so that:

- a. new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so;*
- b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless:*
 - i. there is no other suitable location available on the existing site;*
 - ii. hazard risks can be mitigated without the need for hard protection structures.*
- c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that:*
 - i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either*
 - ii. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or*
 - iii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.*
- d. hazard risk is not transferred to, or increased on, other properties;*
- e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures;*
- f. safe vehicle access within the site is provided; and*
- g. services are located and designed to minimise the risk of natural hazards.*

6.16. As stated above, the proposed works do not involve a subdivision, nor are they within an urban zone. The PDP distinguishes between urban and non-urban coastal land in terms of where more concentrated development may occur and where development could adversely affect

the natural character of the coastal environment. The relevant values expressed in Objective CE-O2 will be achieved by continuing to preserve the character and quality of the coastal environment, being consistent with the surrounding land use which includes activities that are enabled and managed within the wider Waitangi Estate. The appropriate management of development and land use activities within the Waitangi Estate is of interest to New Zealanders with both Pakeha and Maori ancestry. This principle is embodied in the purpose of the Waitangi National Trust Board Act 1932.

- 6.17. The minor nature of the excavation earthworks and the redevelopment of an existing building is such that any potential adverse effects on the character of this part of the coast can be avoided. The works will not be easily visible beyond the site boundary, or the coastal marine area given the presence of mangroves and will have only temporary visual effects within the site itself.
- 6.18. The proposed works do not include any demolition, relocation, repair or maintenance of a scheduled heritage resource, nor will they affect any archaeological site. The proposed redevelopment of the workshop building has been located such that there are minimal views from the coastal marine area, no vegetation clearance and minimal earthworks. As a redevelopment the building scale is consistent with existing built development. The redeveloped workshop is located more than 100m from those heritage resources on the treaty grounds. It cannot be viewed from the treaty grounds and given the separation distance it will not have any impact on those resources. In fact, the updated facilities better enable upkeep and management of the grounds.
- 6.19. While the development area is located within the mapped coastal flood hazard area there will be no increase in risk to natural hazards as the activity is existing. The building does not contain a vulnerable activity. The decision has been made to set the ground floor level as per the existing situation. The hazard risk will not be transferred to or increased on other properties. No hard protection structures are proposed. There are no changes to vehicle access. New service connections will be located underground such that there will be no impact on these in a natural hazard event.

Conclusion on PDP objectives and policies

- 6.20. The above assessment indicates that the proposed activity is generally consistent with the relevant PDP objectives and policies. The development will avoid adverse effects on the coastal environment and heritage values within the site.

7. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 7.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3)

and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 7.1.1. Notification of this application is not requested. Step 1 does not apply. Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5)

and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 7.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities that are not boundary activities. Therefore Step 3 must be considered.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 7.1.3. No applicable rules require public notification of the application. The proposal would not have a more than minor effect on the environment as detailed in the sections above.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 7.1.4. There are no special circumstances that would warrant public notification of the application.

Public Notification Summary

- 7.1.5. Based on the assessment above, the application does not require public notification, however an assessment of limited notification is still required.

Limited Notification Assessment

- 7.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 7.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are affected by this application.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 7.2.2. There is no rule in any relevant plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The proposal is not for a boundary activity nor is it a prescribed activity.

- 7.2.3. The proposal does not involve a boundary activity.

- 7.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 7.2.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

- 7.2.6. The proposed works are internal to the site. There are no external landowner parties that are directly affected by this proposal. Under the Heritage New Zealand Pouhere Taonga Act 2014, Heritage NZ in conjunction with local authorities, has national management responsibility for the maintenance and preservation of historic heritage and, where appropriate, wahi tupuna, wahi tapu, or wahi tapu areas. The Waitangi Treaty grounds contain scheduled historic heritage that in which Heritage NZ has an interest. Waitangi Limited has consulted with Heritage NZ, who support the proposal and have provided written confirmation.
- 7.2.7. Written approval has also been obtained from the chairman of Te Tii Marae – Ngati Kawa Taituha.
- 7.2.8. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 8 of this report, which found that the potential adverse effects on the environment will be minor. The proposed activity is permitted by the ODP.
- 7.2.9. Therefore, no persons will be affected to a minor or more than minor degree.
- 7.2.10. Overall, the adverse effects on any persons will be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 7.2.11. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 7.2.12. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no directly affected persons.

Notification Assessment Conclusion

- 7.3. Pursuant to sections 95A to 95G the applicant requests that the application be processed on a non-notified basis.

8. Part 2 Assessment

- 8.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 8.2. The proposal will meet Section 5 of the RMA by promoting the sustainable management of identified heritage resources that have nationally significant heritage value. The improved back of house workshop facilities within the site will enable machinery to be properly housed, provide upgraded services for staff which in turn will ensure visitor experiences of the Waitangi Estate and its history are not compromised.
- 8.3. Section 6 of the Act sets out matters of national importance. Of direct relevance to this application is the fact that the Waitangi is a site of national historic heritage (s6(f)) and a place of cultural significance to Maori (s6(e)). The minor nature of works is such that the protected features of the site will not be adversely affected to any minor or more than minor extent. Furthermore, improvements to the existing workshop will ensure visitor enjoyment of the site, are not compromised.
- 8.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 8.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti. While the subject site contains an area that is of significance to Māori, the proposed workshop is located outside of this area.
- 8.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

9. Conclusion

- 9.1. Waitangi Limited are seeking resource consent for a new replacement workshop building on the Estate site that is Lot 1 DP 326610. The proposal would provide upgraded and larger machinery storage and maintenance facilities for the day to day running of the Estate. This includes office and staffroom facilities for staff.
- 9.2. The proposal requires a restricted discretionary resource consent under the Operative District Plan for visual amenity in the General Coastal Zone, and discretionary resource consent under the Proposed District Plan for the installation of infrastructure associated with the building. Written approval from Heritage NZ Pouhere Taonga has been obtained and is attached to this application.
- 9.3. The proposed workshop has been assessed against visual amenity matters for which the Council has discretion. It is considered that these are met and / or will not generate adverse effects that are more than minor.
- 9.4. The proposed infrastructure associated with the workshop redevelopment has been assessed in terms of its potential impact on heritage resources on the site. It is considered that the effects of this are less than minor.

10. Limitations

- 10.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 10.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 10.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

- 10.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **108096**
Land Registration District **North Auckland**
Date Issued 30 November 2007

Prior References
NA26B/893 NA26B/894 NA88C/748

Estate Fee Simple
Area 411.4460 hectares more or less
Legal Description Lot 1 Deposited Plan 326610
Registered Owners
Waitangi National Trust Board

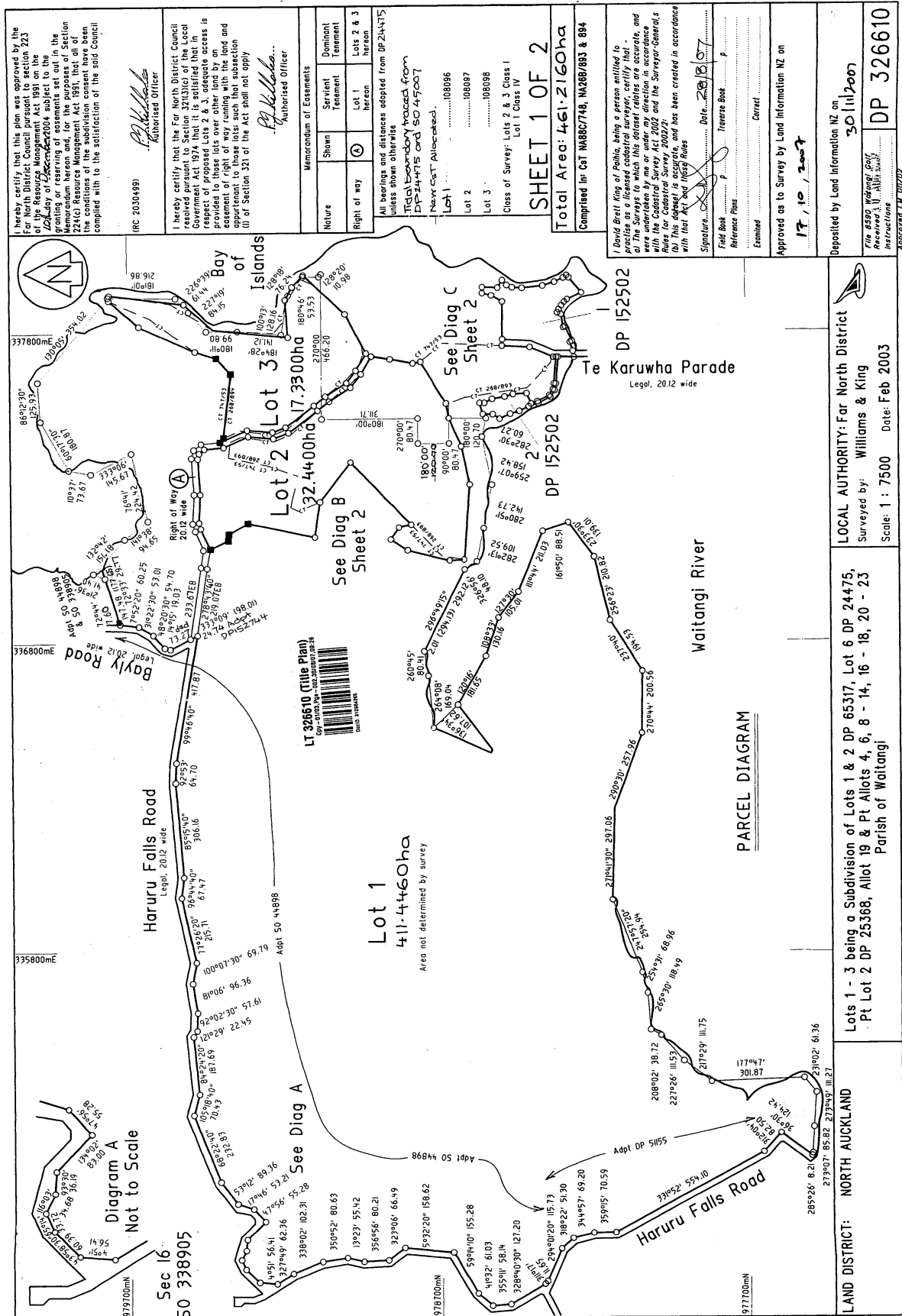
Interests

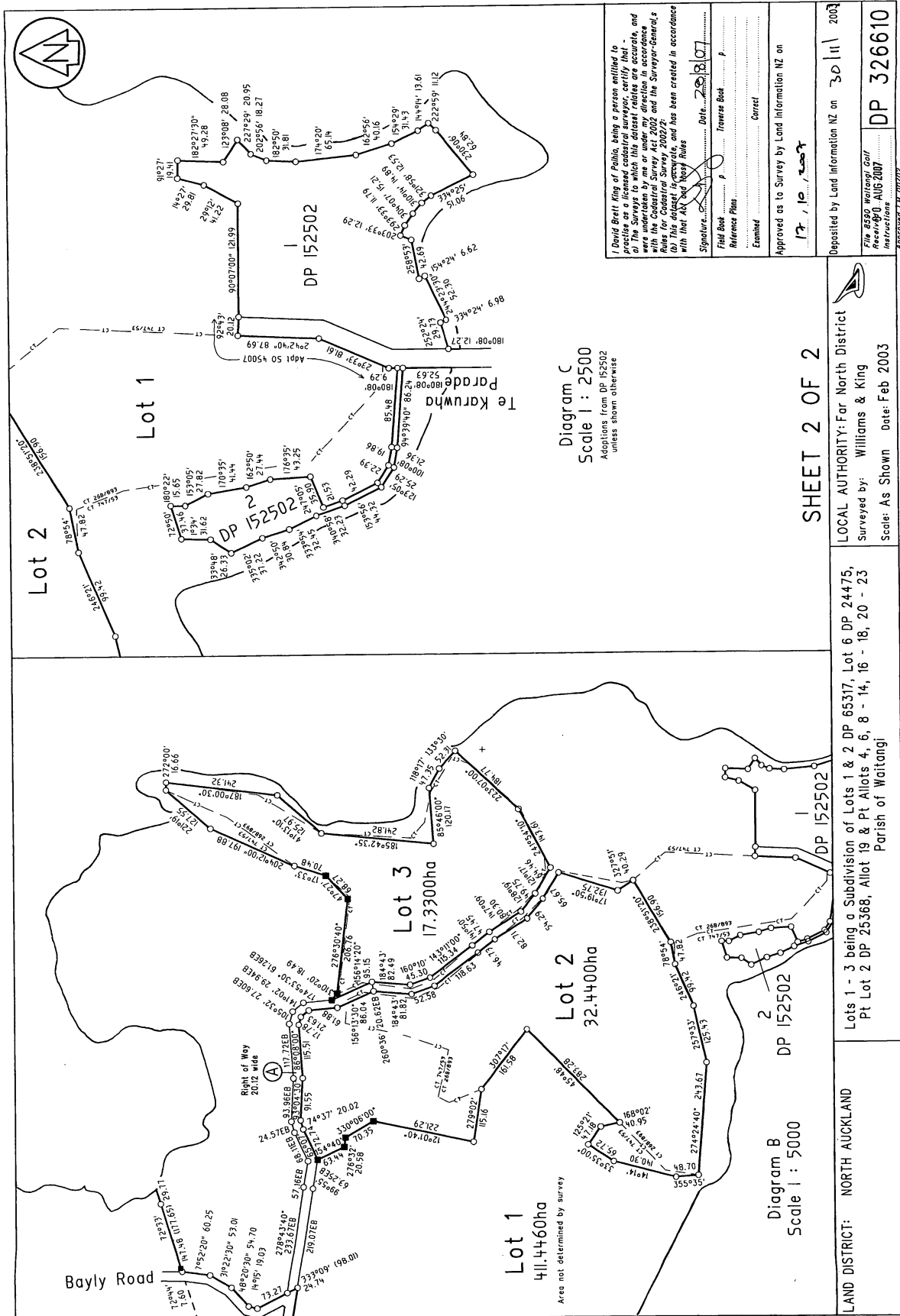
Subject to the provisions of the Waitangi National Trust Board Act 1932

Appurtenant hereto is a right to convey water easement created by Easement Instrument 6457401.4 - 14.6.2005 at 9:00 am(affects part formerly part lot 2 DP 25368)

Subject to a right of way over part marked A DP 326610 created by Easement Instrument 7637990.2 - 30.11.2007 at 9:00 am

The easements created by Easement Instrument 7637990.2 are subject to Section 243 (a) Resource Management Act 1991







WAITANGI NATIONAL TRUST - WORKSHOP AND OFFICES

DRAWING INDEX					
SHEET	REV	SHEET NAME	DESIGN PHASE	ISSUED FOR	DATE
CD_01	05	COVER PAGE	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_10	05	LOCATION PLAN	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_11	05	SITE PLAN	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_20	05	L1 FLOOR PLAN	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_21	05	L2 FLOOR PLAN	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_30	05	ELEVATIONS	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_31	05	ELEVATIONS	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025
CD_40	05	SECTIONS	DETAILED DESIGN	RESOURCE CONSENT	27/5/2025

WAITANGI NATIONAL TRUST

PROJECT No.

5510

DESIGN PHASE:

DETAILED DESIGN

SHEET:

CD_01

SHEET ISSUE / REV:

05

REVISION ISSUED: 27/5/2025

RevID

CHD

Revision

Date

03

CD

CONCEPT DESIGN

01/05/2025

04

RC

RESOURCE CONSENT

02/05/2025

05

27/05/2025

COVER PAGE

ISSUED FOR: RESOURCE CONSENT

DATE: 27/5/2025

PRINTED: Tuesday, 27 May 2025

5510_WNT_Workshop

WORKSHOP AND OFFICES

HB

ARCHITECTURE



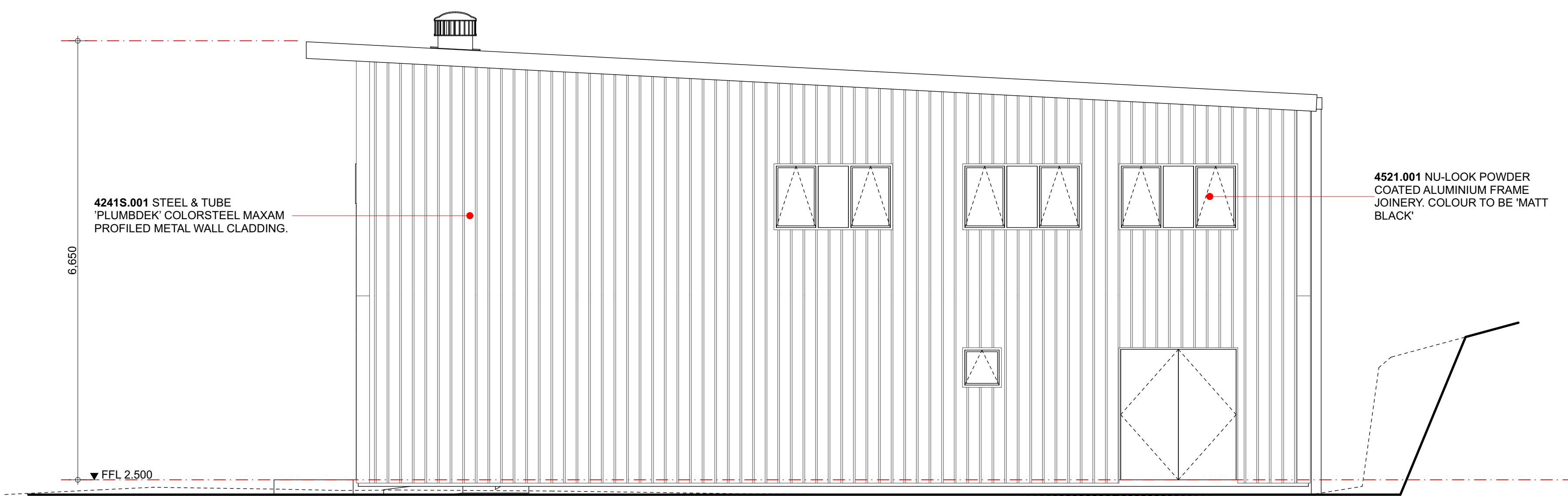
LEVEL L2 FLOOR PLAN

Scale 1:50

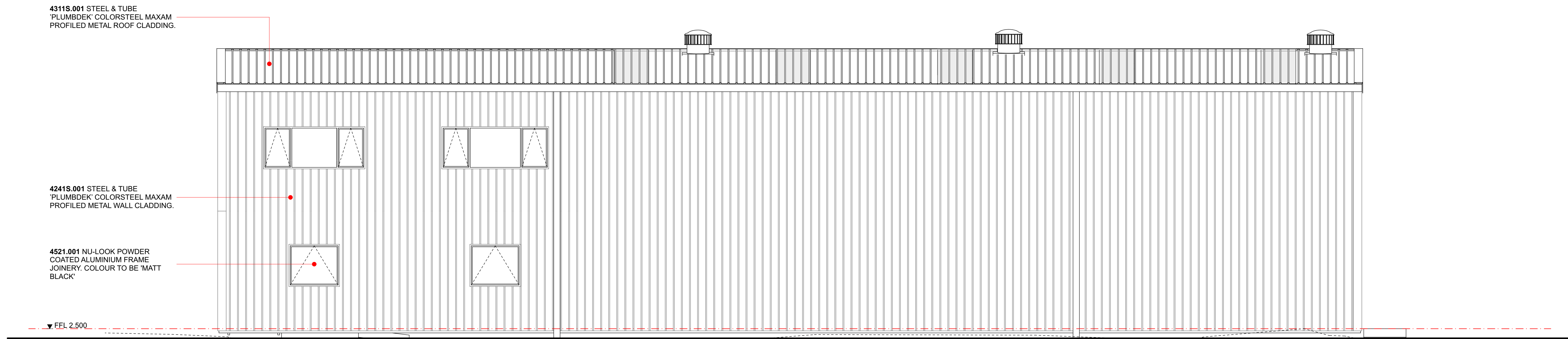
SCALE 1:50 @ A1 - 1:100 @ A3

FLOOR AREAS:
LEVEL 1 = 388.80 m²
LEVEL 2 = 112.59 m²
TOTAL FLOOR AREA = 501.39 m²

RevID	CHD	Revision	Date
01	CD	CONCEPT DESIGN	28/03/2025
02			31/03/2025
03	RC	RESOURCE CONSENT	01/05/2025
04			02/05/2025
05			27/05/2025



E01 NORTH ELEVATION
Scale 1:50



E02 WEST ELEVATION
Scale 1:50

WAITANGI NATIONAL TRUST

PROJECT No.

5510

DESIGN PHASE: DETAILED DESIGN

SHEET: CD 30 SHEET ISSUE / REV: 05

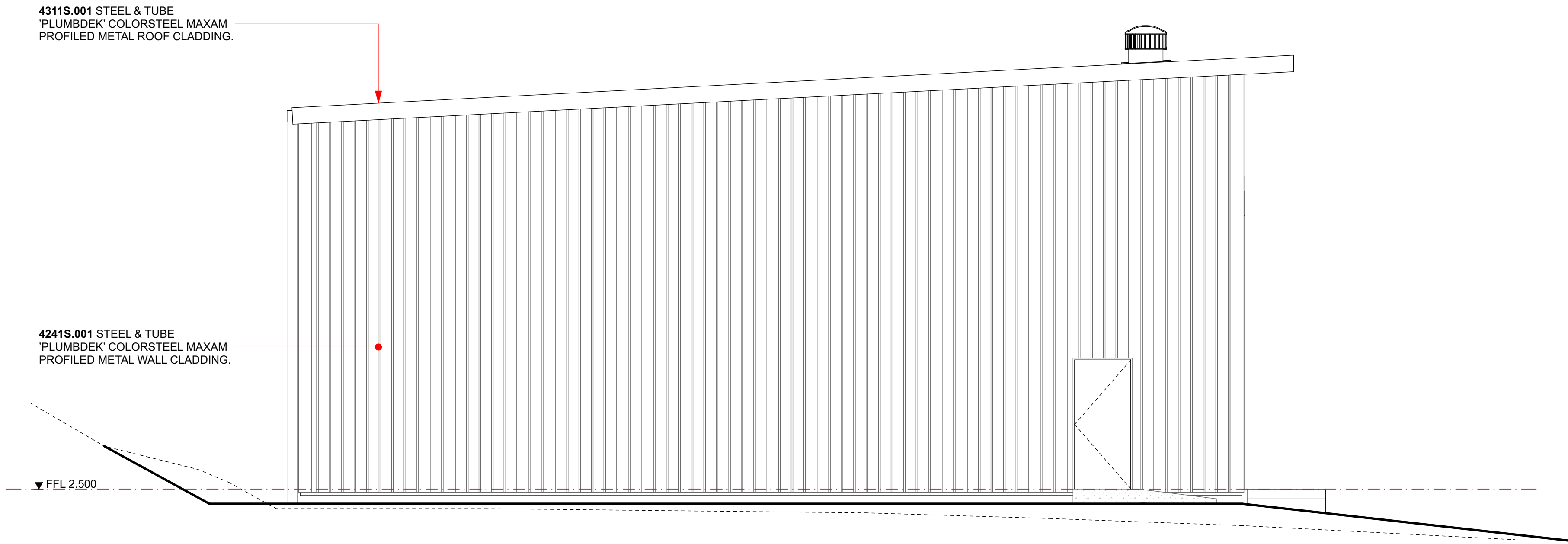
REVISION ISSUED: 27/05/2025

RevID	CHD	Revision	Date
01	CD	CONCEPT DESIGN	26/03/2025
02			31/03/2025
03	RC	RESOURCE CONSENT	01/05/2025
04			02/05/2025
05			27/05/2025

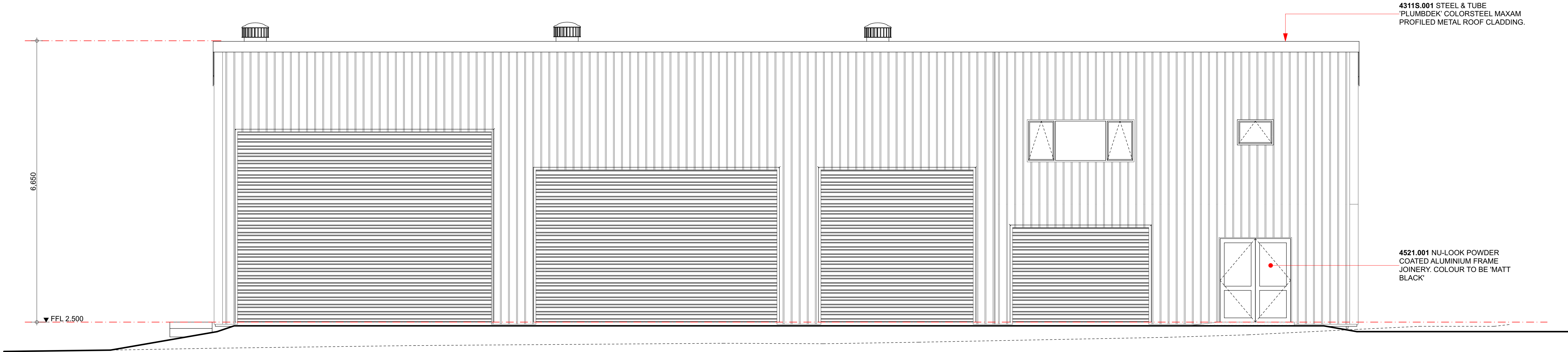
ELEVATIONS
ISSUED FOR: RESOURCE CONSENT
DATE: 27/5/2025
PRINTED: Tuesday, 27 May 2025
5510_WNT_Workshop

WORKSHOP AND OFFICES

HB ARCHITECTURE



E03 SOUTH ELEVATION
Scale 1:50



E04 EAST ELEVATION
Scale 1:50

WAITANGI NATIONAL TRUST

PROJECT No.

5510

DESIGN PHASE: DETAILED DESIGN

SHEET: CD_31 SHEET ISSUE / REV: 05

REVISION ISSUED: 27/05/2025

RevID	CHD	Revision	Date
01	CD	CONCEPT DESIGN	26/03/2025
02			31/03/2025
03	RC	RESOURCE CONSENT	01/05/2025
04			02/05/2025
05			27/05/2025

ELEVATIONS

ISSUED FOR: RESOURCE CONSENT

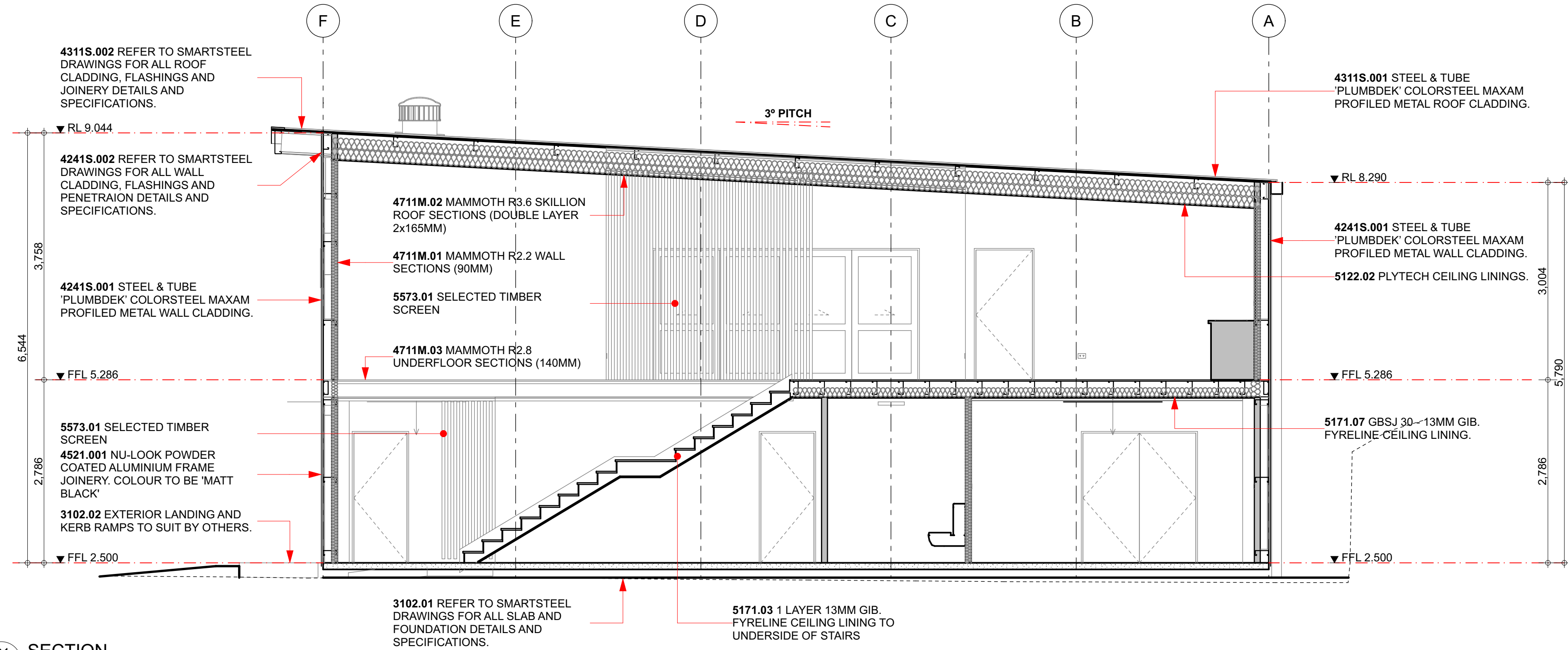
DATE: 27/5/2025

PRINTED: Tuesday, 27 May 2025

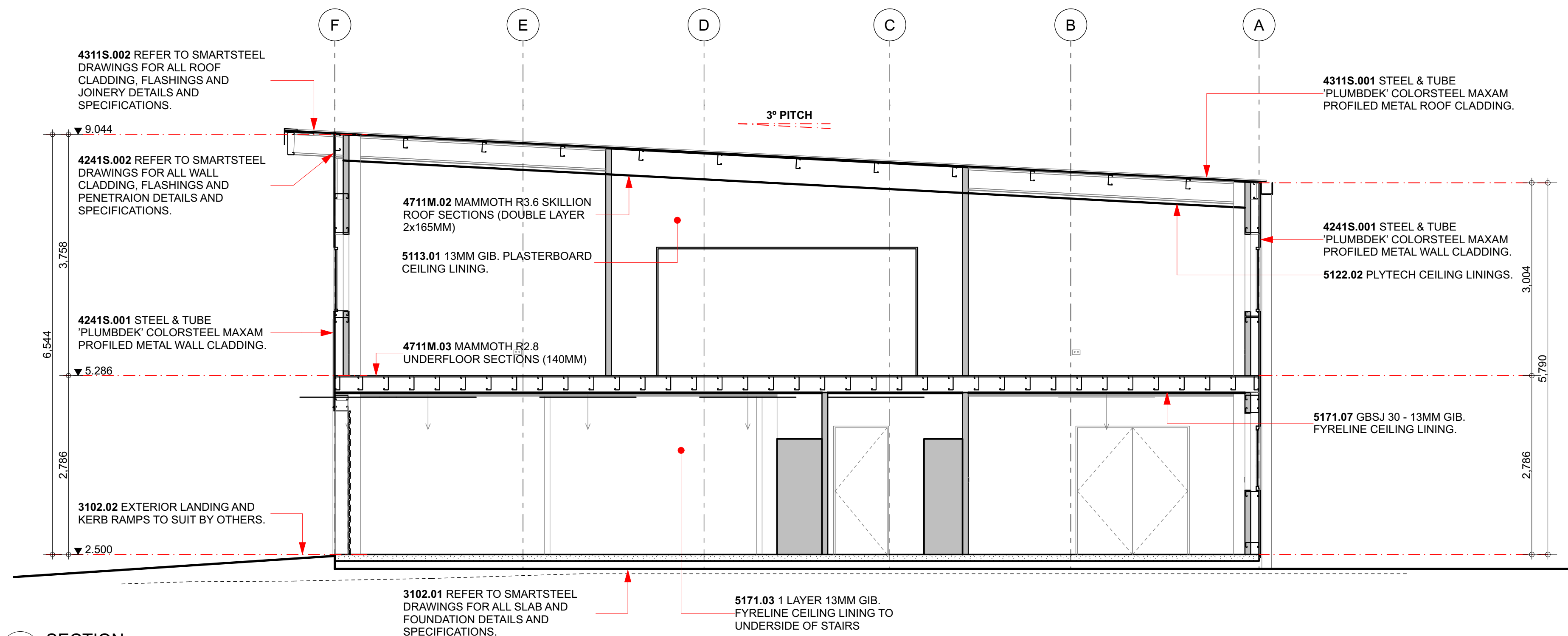
5510_WNTL_Workshop

WORKSHOP AND OFFICES

HB ARCHITECTURE



C1 SECTION
Scale 1:50



C2 SECTION
Scale 1:50

Time Depth Enterprises – Heritage Consultants

May 20, 2025
Lara Thorne
Waitangi Ltd
WAITANGI

Dear Lara,

Re; Workshop Rebuild Project, Waitangi Treaty Grounds, Waitangi.

The following is a summary of an archaeological assessment of effects for the proposed rebuilding of the existing workshop located on the north bank of the Waitangi River.

The rebuild will require earthworks to remove unsuitable organic material in order to produce a level platform of either competent volcanic soils or weathered rock or a minimum of 600mm of compacted hardfill. In addition, a minimum layer of 300mm compacted hardfill extending for at least 2m beyond the building platform (Northland Geotechnical Specialists 2025).

Currently, the site proposed for the new workshop is occupied by an existing workshop with related structures including implement and assorted sheds spread around a level platform bounded by bushed slopes and stream to the north, east and west, and a mangrove colonised inlet of the Waitangi River to the south (Figure 1). The water course currently drains to the Waitangi River by way of an open drain from the slope in the northwest corner of the existing building site. It is understood the original stream course flowed under the existing workshop building but was redirected along the existing open drain through fill from the c.1.5m – 2m high slope cut at the workshops rear.

A search of the NZ Archaeological Association's digital database (ArchSite) failed to identify any previously recorded sites within the immediate vicinity of the proposed works. However, five sites have been recorded within the workshop's general vicinity (Figure 3 & Table 1) and there is a low possibility that ground disturbance associated with the project may encounter undetected subsurface archaeological features. These sites include Hall's Gully immediately to the east where Waitangi's first European occupant, the missionary Hall, constructed a house and outbuildings for sawyers in his employ. Therefore, the Accidental Discovery Protocol (ADP) included below is fully explained to contractors in the

unlikely event that archaeological features are encountered. This to be discussed and explained at a prestart meeting.



Figure 1: Waitangi with project location arrowed (Google Maps 2025).

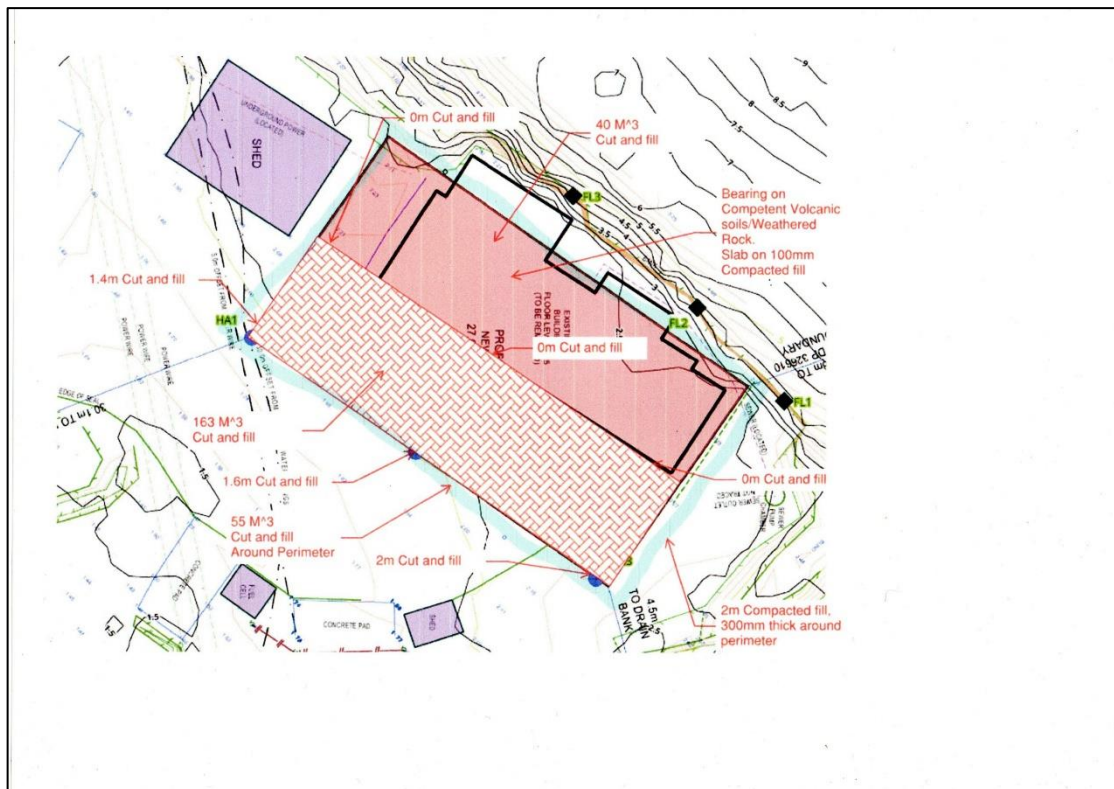


Figure 2: Proposed workshop rebuild plan (2025).

Results

The site was inspected on May 18, 2025, by Don Prince (archaeologist).

It is the opinion of the author that the landscape for the workshop rebuild has been significantly modified. This is based on the evidence of significant benching of the slopes at the rear of the existing workshop and results of minor spade testing undertaken on May 18, 2025, that failed to detect any archaeology, finding a mixed fill profile. It is therefore recommended that the project should proceed as planned under an ADP (see below).

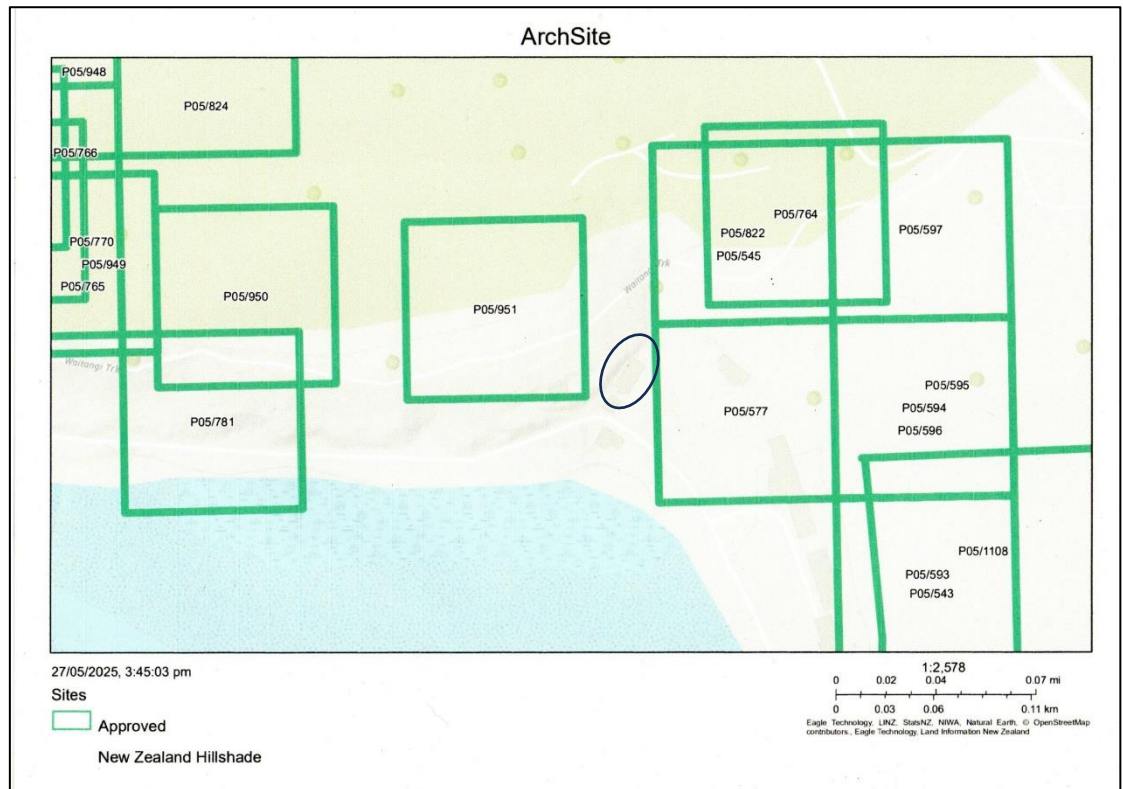


Figure 3: Archaeological sites currently recorded in the vicinity of the project (ArchSite May 2025). NOTE: Workshop circled in black.

Site No.	Site Type	NZTM Co-ordinates	Location
P05/545	Shell midden	E1697765/N6096715	Haruru-Waitangi track
P05/577	Historic Halls Gully	E1697965/N6096615	Slopes to the northeast where staff quarters are
P05/596	Shell midden	E1698065/N6096615	Open grass reserve to east
P05/764	Shell midden	E1697995/N6096725	Haruru-Waitangi track
P05/822	Shell midden	E1697965/E6096715	Drain at rear of staff quarters
P05/951	Shell midden	E1697825/N6096675	Haruru-Waitangi track

Table 1: Archaeological sites identified in the vicinity of the project (ArchSite May 2025).

Accidental Discovery of New Archaeological or Cultural Heritage Sites

If any new archaeological or cultural heritage sites are exposed during works, then the following procedures should apply (Note that this protocol does not apply when an archaeological authority issued under the HNZPT Act (2014) is in place):

1. Immediately it becomes apparent that an archaeological or traditional site has been exposed all works within 20m of the site should cease.
2. The contractor must shut down all machinery, secure the area and advise the site manager.
3. The site manager shall secure the site and notify HNZPT Regional Archaeologist. Further assessment by an archaeologist may be required.
4. If the site is of Maori origin the site manager shall notify the HNZPT Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (*HNZPT Act & Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the site manager shall advise the HNZPT Regional Archaeologist, NZ Police, and appropriate iwi groups or kaitiaki representatives and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and HNZPT have responded.
6. Works affecting the archaeological site and any human remains shall not resume until HNZPT gives written approval for the work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as a result of the find such as a description of location and content, is to be provided for their records.
8. HNZPT will determine if an archaeological authority under the HNZPT Act (2014) is required for works to continue.

It is an offence under S87 of the HNZPT Act (2014) to modify or destroy an archaeological site without an authority from HNZPT irrespective of whether the works are permitted, or consent has been issued under the RMA (1991).

Rochelle

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Thursday, 29 May 2025 10:00 am
To: Nicole Wihongi; James Robinson
Cc: Lara Thorne; Bill Edwards; Rochelle
Subject: RE: Workshop rebuild

Thanks Nicole and Lara for the opportunity to meet you both and the opportunity to visit the site of the proposed works shop replacement project.

I confirm that HNZPT has no objection with the proposed works. As we observed on the site visit the footprint of the new building is located within the existing workshop yard. As identified by your project archologist the accidental discovery protocols will manage any risk from HNZPT's interests.

Regards,
Stuart.

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

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

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From: Stuart Bracey
Sent: Tuesday, 27 May 2025 11:45 am
To: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>; James Robinson <jrobinson@heritage.org.nz>
Cc: Lara Thorne <LaraThorne@waitangi.org.nz>; Bill Edwards <BEdwards@heritage.org.nz>
Subject: RE: Workshop rebuild

Great – lets go for 1.30 – meet at the entrance to the workshop area,

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit www.heritage.org.nz and learn more about NZ's heritage places.

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From: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Sent: Tuesday, 27 May 2025 11:42 am
To: Stuart Bracey <SBracey@heritage.org.nz>; James Robinson <jrobinson@heritage.org.nz>
Cc: Lara Thorne <LaraThorne@waitangi.org.nz>; Bill Edwards <BEwards@heritage.org.nz>
Subject: RE: Workshop rebuild

You don't often get email from nicolewihongi@waitangi.org.nz. [Learn why this is important](#)

Kia ora Stuart,

Thanks for your quick response. I have a window between 1pm – 2pm tomorrow, so happy to show you the site at 1.30pm and Lara – Project Manager will be available between 1.30pm – 2.30pm should we require the full hour.

I look forward to seeing you tomorrow.

Ngā mihi

Nicole Wihongi
Head of Operations & Infrastructure
E NicoleWihongi@waitangi.org.nz
M 027 641 3918 DD 09 4027437 ext 202
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Tuesday, 27 May 2025 9:29 am
To: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>; James Robinson <jrobinson@heritage.org.nz>
Cc: Lara Thorne <LaraThorne@waitangi.org.nz>; Bill Edwards <BEwards@heritage.org.nz>
Subject: RE: Workshop rebuild

Kia ora Nicole,
Both Bill and I will be out at Waitangi tomorrow presenting to the FNDC Hearings committee on the Heritage Section of the Proposed District Plan. It would be great to see the site of these works for our benefit if possible tomorrow. We would be free around 1.30 – to 2.30 – how are you placed?

Cheers,
Stuart

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

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From: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Sent: Tuesday, 27 May 2025 9:17 am
To: James Robinson <jrobinson@heritage.org.nz>
Cc: Lara Thorne <LaraThorne@waitangi.org.nz>; Bill Edwards <BEwards@heritage.org.nz>; Stuart Bracey <SBracey@heritage.org.nz>
Subject: Workshop rebuild

Tēnā koe James,

Sounds like the Archaeological team had a great week here last week.

As you are most likely aware we are undertaking a series of maintenance projects through funding received from the Regional Infrastructure Fund and the next project on the list is a full rebuild of the old Workshop building to bring it up to current compliance standards.

The footprint will be slightly bigger than the existing structure and Don is has completed an archaeological assessment of the location (draft report attached).

There are no archaeological features noted in Don's report and therefore as I understand it accidental discovery protocol will apply, we have also consulted with Mana Whenua who have given their verbal support for this project, just awaiting their written confirmation to support our application, and are now seeking support from HNZ for this project.

We are needing to have this resource consent filed by Friday this week to meet our funding milestones.

If you have any questions or require any further information please do not hesitate to contact myself or Lara Thorne cc'd into this email.

Ngā mihi

Nicole Wihongi
Head of Operations & Infrastructure
E NicoleWihongi@waitangi.org.nz
M 027 641 3918 DD 09 4027437 ext 202
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand





Operation Grapple 18 April
We Were There Exhibition - 6 July

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Northland Planning Development

From: Rochelle
Sent: Thursday, 29 May 2025 4:25 pm
To: Northland Planning Development
Subject: FW: FW: Workshop floor plan



Rochelle Jacobs
Director / Senior Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866 | 📠 027 449 8813
Northland Planning & Development 2020
Limited

From: Ngati Kawa Taituha <ngatikawat@gmail.com>
Sent: Thursday, 29 May 2025 2:47 pm
To: Nicole Wihongi <NicoleWihongi@waitangi.org.nz>
Cc: Hama Apiata <hamawaitangi@gmail.com>; Lara Thorne <LaraThorne@waitangi.org.nz>
Subject: Re: FW: Workshop floor plan

Kia ora Nicole,

Apologies for the late response.

Yes, good to go over the resource consent for the workshop which looks like it'll be an amazing upgrade. I'm sure the field staff will get used to all the flash facilities eventually haha

I'm mindful that our marae trustees previously signed a funding agreement with your senior leadership team which I want to acknowledge. The substantial financial contribution became very helpful in terms of getting our Whare tupuna restoration project over the line for 3rd Feb 2025. Actually, I'll be honest, we would never have completed the project on time without your guys backing.

As your resources for this workshop upgrade derive from the exact same central govt infrastructure funding that we were able to access for our marae project, on that basis, we have an obligation to return the favour and support this particular development.

I re-read the details of the legal agreement between our two organisations noted that our marae trustees have already committed to providing support and it's been signed off so on that note I'm comfortable to progress with this resource consent.

Lastly, my personal view is that we should do everything in our power to help Richard Takimoana who continues to represent us at the Waitangi Treaty Grounds. He always does us all proud and is a big legend at our marae. His support for our marae development and Whare tupuna restoration

project was massive. Love his big heart. He deserves our support and that is what I want to add as part of the reason for this mahi moving forward.

Ka pai, I think that's it for now. I'll catch up on a separate email about our marae event for Puanga Matariki 20th June 2025, He Whakaputanga 28th Oct 2025 and Waitangi Week 2026.

Enjoy the rest of your day.

Mauri ora
Ngati Kawa

On Wed, 7 May 2025 at 11:39 AM, Nicole Wihongi <NicoleWihongi@waitangi.org.nz> wrote:

Kia ora korua,

Thank you both for your time this morning, as always good korero and look forward to more regular catchups to discuss various projects and of course Waitangi week.

Ngati Kawa, I already emailed you the plans for the workshop that we discussed in person, but just sending another email to include Hama also.

Thank you both for giving your tautoko verbally for this project, when you get a chance if this can please be shared via email as well so we can use as a supporting document for our Resource Consent application that would be much appreciated.

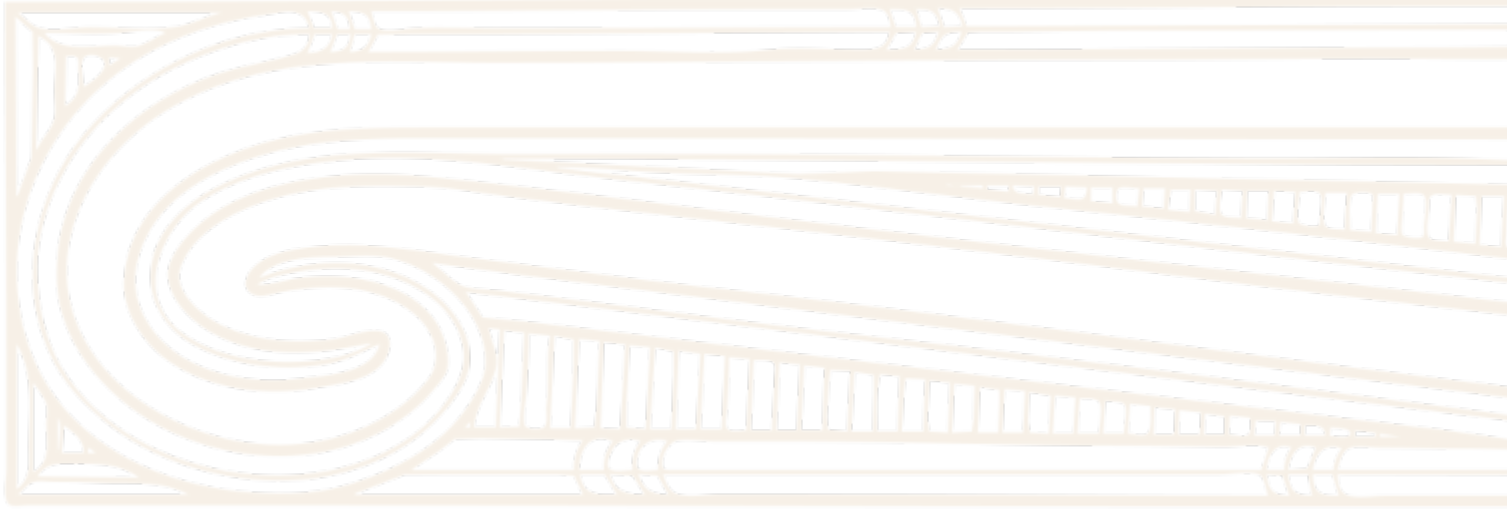
Ngā mihi nui

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From: Nicole Wihongi
Sent: Wednesday, 7 May 2025 9:26 am
To: Ngati Kawa Taituha <ngatikawat@gmail.com>
Subject: FW: Workshop floor plan

Kia ora Ngati Kawa,

Will bring down physical plans for you to sight and discuss shortly, but just sending an email as well, so that once we have discussed if you are happy to give your support on this project we can then include your email as a supporting document for the Resource Consent.

Ngā mihi

Nicole Wihongi
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