

Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ 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?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Kordia Limited – Contact Persons - Leah Nicol

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☒ **Yes** ☐ **No**

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Integrated Planning Solutions Ltd - Paul Sousa

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:

Florence and Richard Berghan

Property address/
location:

24B Roma Road, Ahipara

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

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.

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

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

16. Billing Details:

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

Name/s: (please write in full)

Kordia Limited – Contact Persons - Leah Nicol

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)

Leah Nicol

Signature:

(signature of bill payer)

Date 04-Sep-2026

MANDATORY

17. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Paul Sousa

Signature

Date 04-Sep-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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



**To Extend the Existing Tri-Tower, Add Antenna,
Install Ancillary Cabinetry on a Suspended Platform
and Undertake Associated Earthworks at Kordia
Telecommunications and Broadcasting Facility at
24B Roma Road, Ahipara**

**APPLICATION FOR LAND USE CONSENT
&
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

SEPTEMBER 2026



Integrated Planning Solutions

RESOURCE CONSENT APPLICATION

1. THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Applicant's Name:	Kordia Limited
Address for Service:	As per application form
Site Address:	24B Roma Road, Ahipara
Legal Description:	Ahipara A2 Block
Owners of Site:	Florence and Richard Berghan
Site Area:	86.5623 hectares more or less
Operative District Plan Zoning & Overlays:	Operative Far North District Plan 2009 - Rural Production Zone - Site of Significance to Māori – MS07-09 – whole site - Site of Significance to Māori – MS07-05 – Part of site - Outstanding Natural Landscape Feature - Outstanding Natural landscape
Proposed District Plan Zoning:	Proposed Far North District Plan – Decisions Version 30 June 2026. - Māori Purpose – Rural Zone - Site of Significance to Māori – MS07-09 – whole site - Site of Significance to Māori – MS07-05 – Part of site - High Natural Character – HNC273 – Part of site.
Limitations or Restrictions:	Treaty Settlement Area of Interest - Te Rarawa
Locality diagram:	Refer to Site Description.
Brief description of proposal:	Consent is sought to extend the existing tri-tower, add antenna, install ancillary cabinetry, construct a gantry and undertake associated earthworks.
Summary of reasons for obtaining consent:	

The proposed works are regulated activities under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (**NES:TF**) that meet permitted activity bulk and location standards but are located in an area with historic heritage values and outstanding natural features or landscapes requiring resource consent for the following reasons:

Operative District Plan (2009)

Cultural Sites of Significance to Māori

Rule 12.5.6.2.2 Activities which applies to sites of cultural significance to Māori provides for any building and excavations etc on any site of cultural significance to Māori as a **restricted discretionary activity**.

Outstanding Landscapes and features

Under the operative district plan the works area has outstanding natural landscape and feature overlays.

This being the situation any above ground structures including utilities requires resource consent as a **discretionary activity** under 12.1.6.3 'Discretionary Activities' as above ground utilities are not provided for as any other activity class.

Proposed District Plan (2024)

Sites of significance to Māori

As the structures and works are within the MS07-09 overlay and are not being undertaken by *Te Runanga o Te Rarawa* who are the recorded 'requesting party' resource consent is required for a **restricted discretionary activity** under SASM-R1 New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures, earthworks or indigenous vegetation clearance in the proposed District Plan (2024)

Overall, this application requires consideration as a **Discretionary Activity**.

Other types of consents required or obtained: **None.**

I attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of other information attached:

- Attachment 1: Application Plans
- Attachment 2: Cultural Impact Assessment – Inclusive of letter of support from Te Runanga o Te Rarawa who are the recorded 'requesting party'
- Attachment 3: Correspondence from Roma Marae acknowledging agreement between applicant and the marae on conditions
- Attachment 4: Record of title.

2.0 BACKGROUND & PROPOSAL

Background

Kordia Limited (the applicant) are responsible for the construction and ongoing maintenance of the national broadcasting and telecommunications network throughout New Zealand. Accordingly, their objective is to protect and manage infrastructure required to ensure the provision of a stable national communications network crucial to the everyday living of society and, in particular, during times of disaster or emergency to ensure ongoing public safety and wellbeing.

The site at 24A & B Roma Road, Ahipara has been a broadcasting facility for many years pre-2005. However, the current tower and buildings were established under consent number RC-2060117-RMALUC granted in August 2005 to *install and operate a new 15 metre broadcasting and telecommunications mast with associated antennae and an equipment shed*. Subsequent upgrading works for the *'installation of replacement antenna, at Ahipara Broadcasting and telecommunications Facility'* were granted by the Council under consent number RC-2090582-RMALUC in May 2009.

Along with Kordia's telecommunications and broadcasting equipment, the facility also hosts telecommunications and emergency communications antenna and equipment operated by other requiring authorities and emergency services that are overseen by the applicant and hence the reason for this application.

The site is recognised as a site of significance to Māori under both the operative and proposed district plan being recorded as MS07-09 Ahipara Whangatauatia Historic Reserve & maunga tapu - Te Runanga o Te Rarawa - Ahipara A2.

Proposal

As identified above, although it is a Kordia operated site, the facility, being located on a local high point, hosts several telecommunications/emergency services and network operators so the need for multiple towers and installations are not necessary.

In this instance the additional antennas are being installed on behalf of Tait Systems NZ to maintain the Public Safety Network (PSN) for first responders and emergency services throughout the far north region and on behalf of Spark and Two Degrees Ltd as part of their nationwide 5G upgrade to improve the connectivity of the far north with the wider telecommunications network.

The proposed works are shown on the plans attached with the antenna being colour coded to represent the organisation they are being installed on behalf of. The works are detailed as follows:

- The existing tri-tower, which was consented to a height of 15m but constructed to a height of 13.2m is proposed to be extended by one section to a height of 16.7m with the lightning rod on top extending to 18.2m high.

The remainder of the works and their heights/locations are set out as follows:

Tait Systems – PSN network (Shown as blue on the plans)

- Install two new 0.15m wide Dipole antennas providing VHF coverage for the PSN network at 14.8m and 16.8m high on the extension to the tower
- Install new dish antenna at 7.7m - 0.6m on a new mount

- Install four outdoor cabinets adjoining one another on a new platform approximately 700mm off the ground and cantilevered off the tower foundations to purposely limit ground disturbance in the Pa site to only one hand dug support post. Inclusive of the platform the total height of the cabinets will be 2.505m and 2.955m above ground level.

Spark (Shown as red on the plans) – upgrading to provide 5G coverage to the area

- Two existing antennas to be removed from the tower at 11m – they are 2.4m long and 0.4m wide
- Two new panel antennas will to be installed in the place of the two that are to be removed but a marginally lower height of 10.5m high that are 2.7m long and 0.5m wide
- Two new panel antennas will be installed at 9.2m and 11.2m high that are 1.8m long and 0.6m wide
- Existing spark cabinets x3 to be replaced with one new cabinet having two cabinets are to be removed.

Two Degrees (shown as green on the plans) - upgrading to provide 5G coverage to the area

- One new dish antenna to be installed at 6.5m high that is 0.6m wide
- Four new panel antennas are to be installed at 6m and 6.5m high on different legs of the tower that are 2.7m long. Two are 0.4m wide and two are 0.6m wide
- Two outdoor cabinets to be installed on a proposed platform that will extend out from the existing TS platform. This platform has been designed to largely cantilever off the existing structure to avoid unnecessary ground disturbance of the Pa site requiring only one support post in the ground, which the applicant will obtain approval for from Heritage New Zealand Pouhere Taonga prior to installing the post.

Kordia works

- Tower foundation upgrade required to support the works on the tower as noted above for TS, Spark and Two Degrees.
- 6 x rock anchors to be places in the existing tower foundation slab – either side of the existing anchors. Noted on dwg 27828/7
- Main power cable to be upgraded from the farm building area up the hill to the Kordia site. The upgrade is required to provide power to support the new equipment set out above.
 - First 275m from the power cabinet amongst the farm buildings toward the installation is through pastoral land and is currently underground and will be upgraded by way of trenching along the same route in the existing services easement. Trenching of approximately 600mm deep disturbing approximately 89m³ of earth to lay the upgraded power cable is proposed in this area.
 - From the end of the trenching at the commencement of the vegetated area, the upper 220m section 220m toward and through the old par site on which the facility is located the upgraded power cable will be continued over ground as is the current situation.
 - At the top of the hill adjacent to the Kordia Facility, the cable will continue above ground on precast concrete blocks set on top of the ground with the cable in protective conduit to feed into the existing Kordia hut on site to avoid ground disturbance.

Te Runanga o Te Rarawa

In preparing the Cultural Impact Assessment (CIA) and providing their support, Te Runanga o Te Rarawa, the requesting party who requested the site be recorded as one of significance to Māori have identified that they wish to install a piece of artwork to adorn the tower that will symbolise Kordia and the hapū working in partnership and looking ahead to the future.

The nature of this work has not yet been established. However, noting that under the Proposed District Plan, buildings and works undertaken by the requesting party are a permitted activity, it is requested that Council include the ability for the requesting party to undertake the installation of the art piece in the granting of consent to this activity.

In making this application, the applicant agrees to the conditions set out in the CIA on pages 7 and 8 and accordingly the Council may consider these to form part of the application and to mitigate potential adverse cultural and archaeological effects.

The works described above are shown on the plans pre-pared by Kordia Limited with the marked-up elevations reproduced below:



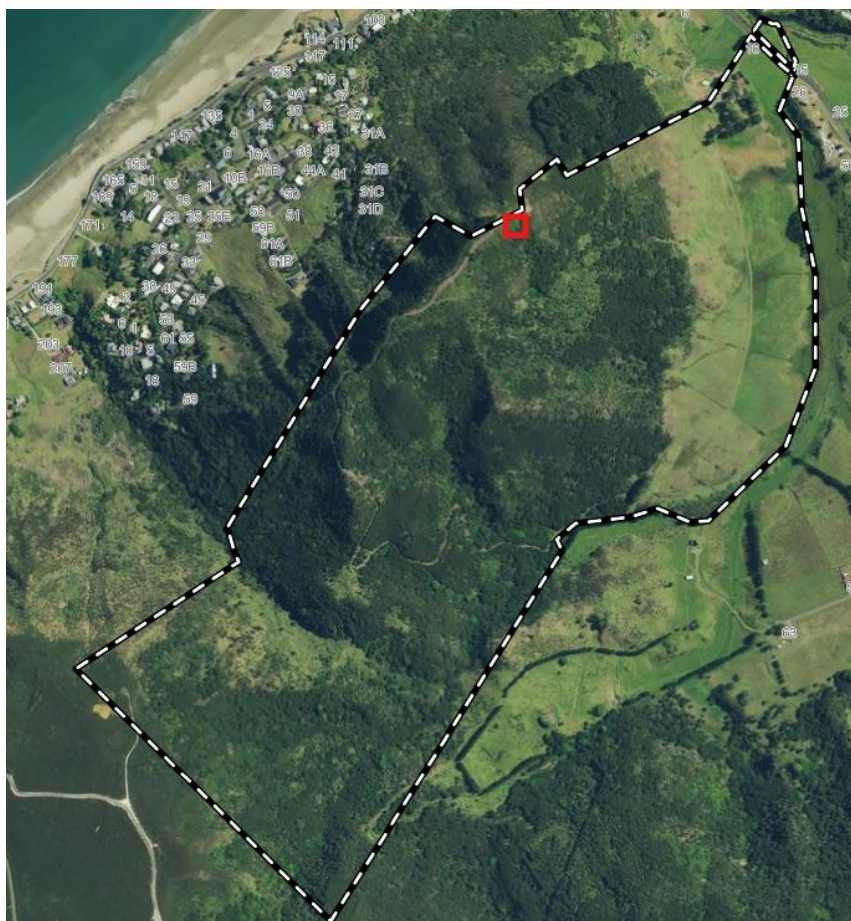
3.0 SITE DESCRIPTION

In addition to the detail stated above; the telecommunications facility (site) is located at the top of a steep escarpment at 24B Roma Road Ahipara that is a historic pa site recorded by the Council as MS07-09 Ahipara Whangatautia Historic Reserve & maunga tapu - Te Runanga o Te Rarawa - Ahipara A2

The site is set amongst a larger rural holding of 86.5623 hectares with the extent of the property shown below:



Below: Shows the approximate location of the site on the larger property.



As can be seen below, the property has rolling pastoral grazing and the farmhouse and buildings at the lower lying area. As the land rises to the site, the slopes are comprised of regenerating Kanuka, with invasive weed species infiltration and pine trees.



The site is a cleared area at the highest point with the immediately surrounding area comprised of gorse. A farm track winds its way up to the site as can be seen below:



The current state of the site is shown in the photographs that follow:





Below is the track to the site, which shows the extent of the invasive plant species.



4.0 THE SURROUNDS

As can be determined from the aerial photograph, the land immediately surrounding the site is comprised of regenerating native vegetation and a pine tree plantation with the land to the east and south larger farm and bush holdings with the land to the west being bush clad escarpments with the coast and sand dunes beyond.

To the north and northeast is the settlement of Ahipara which is overlooked by the site as shown in the photograph below. Those properties on the northern slopes beyond the site have elevated views of the coast away from the site.



5.0 NATIONAL STANDARDS AND DISTRICT PLAN ASSESSMENT - REASON FOR APPLICATION

Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016. (NES:TF)

The addition of antennas to an existing pole and the establishment of cabinets on rural zoned land is a regulated activity under the NES:TF to which permitted standards apply that override those of the local district plan. However, there are instances where the standards/rules of the local district plan are relevant, particularly where the site is subject to overlays in the district plan pertaining to historic heritage, visual amenity landscapes, significant habitats for indigenous vegetation or outstanding natural features or landscapes.

In this regard, the proposed activity is assessed against the relevant standards of the NES:TF and the relevant District Plan provisions as follows:

Standard	Compliance	Comment
Cabinets: serving the antenna on the mast (not the building)		
The height, footprint, and grouping rules are as follows: 20(3)(d) if the cabinet is not in a road reserve and is not in a residential zone,—	Does not Comply	Although the height of the cabinets themselves is less than 2.5m in height, in locating the cabinets on a cantilevered platform to minimise ground

i) the height of the cabinet must not be more than 2.5 m; and (ii) the footprint of the cabinet must not be more than 5 m².		disturbance results in the cabinets having a height above ground level of 2.505m and 2.955m exceeding the permitted height of 2.5m. the footprint of the cabinets meets the 5m² permitted activity threshold. Section 16 of the NES:TF states that regulated activity is a discretionary activity if it is carried out not in accordance with the standard and under the relevant district plan or proposed district plan, the activity is a discretionary activity. For the reasons set out in the tables below that follow, the proposed activity is otherwise provided for as a discretionary activity in the operative district plan and as a restricted discretionary activity in the proposed district plan. Therefore, this matter too shall be considered as a discretionary activity.
Antennas on existing poles with antennas not in road reserve and not in residential zone		
(2) The standard for the activity is that— (a) regulation 33 must be complied with; and (b) each regulation in subpart 5, if it applies, must be complied with; and (c) if the activity includes earthworks, regulations 53 and 54 must be complied with; and (d) if the antenna is an RFG facility, regulation 55 must be complied with		
33 Antenna on existing pole with antenna not in road reserve and not in residential zone:	Antenna Size - Complies	Based on the drawings provided:

in reliance on regulation 34, the lesser of— (i) the height of pole D and all antennas on date D plus the permitted height increase; and (ii) 25 m; or (b) otherwise, the height of the baseline pole and all antennas on the baseline date plus the permitted height increase. (8) In this regulation, the permitted height increase is,— (a) if the facility operator for antenna D is the facility operator for all antennas attached to the final pole, 3.5 m; or (b) otherwise, 5 m		the tower was only constructed to a height of 13.2m high. As the tower hosts various operators, the maximum increase of the existing pole permitted by the NES is 5m. The total height of the tower and all the antenna on it, including the lightning rod is 18.2m and so complying with the 5m maximum height increased permitted under his standard of the NES:TF.
Subpart 5—Application of district and regional rules As directed in the standards foregoing, these provisions also apply as dictated by the District Plan Overlays.		
44 Trees and vegetation in road reserve	Not Applicable	
45 Significant trees	Not Applicable	The proposed activity does not affect any significant vegetation listed in the district Plans
46 Historic heritage values (1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to historic heritage rules. (2) This regulation is complied with if the regulated activity is carried out in accordance with the historic heritage rules that apply to that place.	Section 12.5 HERITAGE in Operative District Plan and PART 2 – DISTRICT-WIDE MATTERS HISTORIC AND CULTURAL VALUES/ Sites and areas of significance to Māori in the Proposed District Plan	As identified in the district plan tables below, the facility is located within Site of Significance to Māori - MS07-09 Ahipara Whangatauatia Historic Reserve & maunga tapu - Te Runanga o Te Rarawa in both the operative and proposed district plans requiring consent as a restricted discretionary activity under each.

(3) In this regulation, historic heritage rules means district rules about the protection of historic heritage values (however described).	Restricted Discretionary Activity	
47 Visual amenity landscapes (1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to visual amenity landscapes rules. (2) This regulation is complied with if the regulated activity is carried out in accordance with the visual amenity landscapes rules that apply to that place. (3) In this regulation, visual amenity landscapes rules means district rules about the protection of landscape features (such as view shafts or ridge lines) identified as having special visual amenity values (however described).	Complies	As Identified in the Proposed District Plan assessment table below, under the Proposed District Plan a specific area of the site is subject to a 'High Natural Character' overlay. However, the facility and the proposed activity are located well away from this area and so this matter does not trigger the need for resource consent. The site is not subject to a character natural character overlay in the operative district plan.
49 Significant habitats for indigenous fauna	Not Applicable	The site is not identified as containing significant fauna in either the operative or proposed district plans.
50 Outstanding natural features or landscapes (1) This regulation applies to a regulated activity if it is carried out at a place identified in the relevant district plan or proposed district plan as being subject to outstanding natural features or landscapes rules. (2) This regulation is complied with if the	12.1 LANDSCAPES AND NATURAL FEATURES – Operative District Plan Discretionary Activity	The outstanding natural landscape and feature overlay applying to the site under the operative district plan has been removed under the Proposed District Plan. However, until such time as the proposed plan becomes operative in part then both plans continue to apply.

regulated activity is carried out in accordance with the outstanding natural features or landscapes rules that apply to that place. (3) In this regulation, outstanding natural features or landscapes rules means district rules about the protection of outstanding natural features or landscapes (however described		As identified in the table below in respect of the operative district plan, the proposed works are not provided for as a permitted activity in the outstanding landscapes overlay and are also not otherwise provided for being for utility services in an outstanding landscape listed in Appendix 1B. Therefore, the proposed extension to the tower, additional antenna, structures, cabinet and platform (built elements) require consent as a discretionary activity under 12.1.6.3(a) and(b).
51 Places adjoining coastal marine area	Not Applicable	The site does not adjoin the coastal marine area
52 Rivers and lakes	Not Applicable	The site is not in proximity to a lake or river.
53 Earthworks (2)(b) each time rural earthworks are carried out in relation to the facility,— (i) the volume of the earthworks is not more than 450 m ³ ;	Complies	The extent and volume of the earthworks set out in the description of the activity meet the thresholds of the standard.
54 Earthworks: regional rules apply	Not Applicable	Extent of the works is below regional rule triggers.
55 Radio Frequency	Complies	The facility will continue to meet the national radio frequency standards.

District Plan

With the release of its decisions version of the Proposed Far North District Plan on 30 June 2026 (**Proposed District Plan**) both it and the Operative Far North District Plan 2009 (**Operative District Plan**) are relevant until such time as the appeals to Proposed District Plan are resolved and the Proposed District Plan becomes partly or fully operative.

Operative Far North District Plan 2009 (**Operative District Plan**)

Zoning:

- Rural Production Zone

Overlays

- Site of Significance to Māori - MS07-09 Ahipara Whangatauatia Historic Reserve & maunga tapu - Te Runanga o Te Rarawa - Ahipara A2
- Site of Significance to Māori - MS07-05 Ahipara: Waitehuia Rd Puketutu & Waitehuia Pa & waahi tapu Roma Marae Committee end of Waitehuia roadway
- Outstanding Natural Landscape Feature – landscape ID 16 - Ahipara (Whangatauateia Pa) Escarpment cone area overlooking Ahipara
- Outstanding Natural landscape - Herekino Forest

As identified in the foregoing, the activity is one that is regulated under the NES:TF and meets all the bulk and location performance standards of the NES:TF with only those standards of the Operative District Plan pertaining to historic heritage values and outstanding natural features and landscape applicable.

The relevant rules/standards of the District Plan are considered in the table below.

Standard	Compliance	Comments
12 NATURAL AND PHYSICAL RESOURCES		
12.1 LANDSCAPES AND NATURAL FEATURES		
12.1.6.1.4 EXCAVATION AND/OR FILLING WITHIN AN OUTSTANDING LANDSCAPE Excavation and/or filling on any site within an Outstanding Landscape as shown on the Resource Maps, is permitted provided that: (a) it does not exceed 300m³ in any 12-month period per site; and (b) it does not involve a cut and/or filled face exceeding 1.5m in height i.e. the maximum permitted cut and/or fill height may be 3m; and (c) any cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area or the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as	Will Comply	The proposed earthworks will disturb approximately 89m³ of ground for the trenching of the power cable in the lower reaches of the property outside of the identified pa site with only one hand dug post foundation required to support the mostly cantilevered gantry supporting the cabinetry. Therefore, the works are well below the thresholds allowable as a permitted activity.

practicable in the spring or autumn immediately following construction.		
12.1.6.1.6 UTILITY SERVICES IN OUTSTANDING LANDSCAPES The installation of utility services is permitted in Outstanding Landscapes as shown on the Resource Maps, provided that these services are underground.	Does not comply	The definition of utility services includes <i>the operation of a network for the purpose of telecommunication and radio communication as defined in s2(1) of the Telecommunications Act 1987 (including amateur radio networks)</i>; Accordingly, as the works are above ground, they are not permitted activities in an outstanding landscape.
12.1.6.3 DISCRETIONARY ACTIVITIES – An activity is a discretionary activity if: (a) it does not comply with one or more of the rules stated in Sections 12.1.6.1 and 12.1.6.2 above; and/or (b) it complies with Rules 12.1.6.3.1 Development Bonus, 12.1.6.3.2 Buildings Within Outstanding Landscapes or 12.1.6.3.3 Development in an Outstanding Natural Feature below; 12.1.6.3.2 BUILDINGS WITHIN OUTSTANDING LANDSCAPE FEATURES Any new building, or any alteration or extension to an existing building, in an Outstanding Landscape Feature, as listed in Appendix 1B and shown on the Resource Maps is a discretionary activity. Note: Utility services within Outstanding Landscape Features, as listed in Appendix 1B, and shown on the Resource	Discretionary Activity	As identified above, the proposed works are not provided for as a permitted activity and are also not otherwise provided for being for utility services in an outstanding landscape listed in Appendix 1B. Therefore, the proposed extension to the tower, additional antenna, structures, cabinet and gantry (built elements) require consent as a discretionary activity under 12.1.6.3(a) and(b).

Maps, are also a discretionary activity.		
12.5 HERITAGE 12.5.6.2 RESTRICTED DISCRETIONARY ACTIVITIES An activity is a restricted discretionary activity if: (b) it complies with Rule 12.5.6.2.1 Heritage Resources – Permanent Protection and/or 12.5.6.2.2 Activities Which Could Affect Sites of Cultural Significance to Māori below; 12.5.6.2.2 ACTIVITIES WHICH COULD AFFECT SITES OF CULTURAL SIGNIFICANCE TO MAORI Building, excavating, filling, planting of trees or clearance of vegetation within any Site of Cultural Significance to Māori, as listed in Appendix 1F and shown on the Resource Maps, is a restricted discretionary activity, unless the activity is proposed by the requesting party, in which case this rule does not apply.	Restricted Discretionary Activity	As identified above, the facility is located within Site of Significance to Māori - MS07-09 Ahipara Whangatauatia Historic Reserve & maunga tapu - Te Runanga o Te Rarawa - Ahipara A2 listed in Appendix 1F and the works are not being undertaken by the requesting party. Therefore, the activity requires resource consent as a restricted discretionary activity.

Proposed Far North District Plan on 30 June 2026 (**Proposed District Plan**)

Zoning:

- Māori Purpose – Rural Zone

Overlays

- Site of Significance to Māori – MS07-09 – whole site
- Site of Significance to Māori – MS07-05 – Part of site – **facility located outside of this area.**
- High Natural Character – HNC273 – Part of site. **(facility located well away from this area)**

As identified in the foregoing, the activity is one that is regulated under the NES:TF and meets all the bulk and location performance standards of the NES:TF with only those standards of the Proposed District Plan pertaining to historic heritage values applicable

The relevant rules/standards of the District Plan are considered in the table below.

Standard	Compliance	Comments
PART 2 – DISTRICT-WIDE MATTERS HISTORIC AND CULTURAL VALUES/ Sites and areas of significance to Māori		
SASM-R1 - New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures, earthworks or indigenous vegetation clearance - Scheduled sites and areas of significance to Māori Activity status: Permitted Where: PER 1: The activity is undertaken by the requesting party (or parties in the case of the Waitangi Estate zone) listed in Schedule 3. PER 2: Any indigenous vegetation clearance is for customary purposes. PER 3: The activity is undertaken by a network utility provider for the operation, maintenance, repair or upgrading of existing above ground infrastructure where this is: - no greater than the height of the existing structure; - no greater than 20% of the GFA of the existing lawfully established building or structure; and - not replacing a pole with a Pi-Pole.	Restricted Discretionary Activity	The proposed extension to the tower, antenna, structures, cabinets and ancillary earthworks do not meet the permitted activity standards as: PER 1: Although the requesting party have given their approval, the activity is not being undertaken by the requesting authority – Does not Comply PER 2: Not applicable as the vegetation removal is limited to the removal of gorse. PER 3: Although the Applicant is a network utility provider, the proposed works do not meet the permitted activity standards as: - Does not comply as the height of the tower is being increased to 16.7m and up to 18.4m when the lightning rod is included. - The total cabinet floor area and gantry area to minimise ground disturbance will exceed 20% of the existing structure and building coverage. - Not applicable as the tower is tri-tower consisting of three vertical supports. As the permitted activity standards are not met, the proposal is restricted discretionary activity under SASM-R1.

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Reasons for Application

Section 16 Discretionary Activities of the NES:TF provides for the following:

A regulated activity is a discretionary activity if—

(a) it is carried out not in accordance with the standard; and

(b) under the relevant district plan or proposed district plan, the activity—

(i) is a discretionary activity; or

(ii) is not classified as a controlled, restricted discretionary, discretionary, non-complying, or prohibited activity.

As can be seen from the tables above, extension to the tower, addition of antenna, ancillary cabinets, platform structure and earthworks (overall activity) on a site of significance to Māori and within an Outstanding Natural Features and Landscapes area require resource consent as a discretionary activity under the respective district plans identified above.

Therefore, the proposed activity requires resource consent as a discretionary activity.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS (95A, S95B & 104(1)(a))

Permitted baseline

District Plan:

Given the nature of the facility as a telecommunications installation and the two overlays affecting the site, any above ground additions or alterations to the facility will require resource consent.

Therefore, it is considered that the District Plan does not provide for permitted activities that could establish a permitted baseline of effects to be discounted.

Unimplemented Resource Consents:

There are no approved but unimplemented consents affecting this property.

Existing Environment:

The existing site and surrounds have been described in the foregoing and represents a benchmark against which all effects arising from this activity shall be assessed.

Of particular relevance to the consideration of this proposal and the assessment of effects generated is the long established existence of the facility that formed part of the landscape before the area was identified as an outstanding natural landscape in the operative district plan in 2009 and so can be considered to form part of the outstanding landscape noting, however that the proposed district plan removes this overlay from the area containing the facility. The existing facility consists of:

- The existing tri-tower was granted consent for a height of 15m but presently has a constructed height of 13.2m
- The pole accommodates several existing antennae that are lawfully established by way of the 2005 and 2009 resource consents.
- The ancillary building was established at the same time as the tower and is not subject to change.
- The manner in which the site is supplied with power is replicated in the proposed upgrade.

Consultation and written approval

The Applicant has held hui with local Iwi in consultation regarding the activity that has culminated in the preparation of a CIA prepared by Ahipara Takiwa, which encompasses the three marae Roma, Wainui and Korou Kore, and the seven hapu of Te Rarawa iwi and many whanau, in the Ahipara rohe. The written support of Te Runanga o Te Rarawa, being the requesting party for the site of significance to Māori, has been provided as part of the CIA prepared by the Iwi.

The applicant has also engaged with Heritage New Zealand Pouhere Taonga in respect of the proposed works on a historic Pa site. This consultation is presently ongoing with no works to be undertaken without the required authority from Heritage New Zealand Pouhere Taonga.

As the potential adverse effects on all persons are less than minor for the reasons set out in the assessment of effects that follows, no other person's written approval has been sought in respect of this activity.

Assessment

As a discretionary all relevant effects are required to be assessed. However, given the specifics of the proposed works and the reasons for consent being that they are located within an area identified as being an outstanding landscape under the operative district plan (but not under the proposed plan) and that they are located on a site of significance to Māori recognised under both the operative and proposed district plans, the relevant effects to be assessed for this activity are the visual effects arising from the changes to the built form and the potential effects on cultural and archaeological environments arising from the overall activity including ground disturbance with the potential positive effects for the community also relevant to holistic assessment of the activity.

Visual Character and Amenity Effects

Of particular note is that, under the operative district plan, the entire site is subject to an outstanding landscape feature overlay. However, this has been largely removed by the appeals version of the proposed district plan with a relatively small area of High Natural Area (82/13) located in the south-west of site still being recognised but which is well removed from the location of the existing facility and the works being proposed.

The facility formed part of the landscape when the outstanding landscape overlay was applied in 2009 with the facility being established in 2005 and so formed part of the landscape considerations at the time. Of particular note is that the tower was originally consented for a height of 15m at that time. However, the removal of the overlay from the majority of the site as part of the proposed plan process, in particular its removal from the north-eastern area of the site in which the facility is located, reflects the most recent review of the area and its qualities, which the Council has determined through

the public plan change process that the landscape does not have the qualities required to support an outstanding landscape overlay.

In this context, but acknowledging the elevated positioning of the existing telecommunications facility on the highest point in the area due to its point to point transmitting necessity, the proposed extension to the tri-tower and installation of additional antenna and cabinets as well as the platform suspending them above the ground to minimise ground disturbance will have less than minor adverse effects on the quality and character of the landscape in which the facility is located and the surrounding environment due to the combination of the following factors:

- The extension will only accommodate the two 0.15m wide di-pole antenna that, along with the extension to supporting structure, are slender resulting in extensive visually permeability at the new upper level of the tri-tower that will continue to be finished in recessive colouring to further lessen its visibility from beyond the site.
- Other than the two di-pole antenna, the remaining proposed antenna will be accommodated on the existing tower and its height and will be grouped with the current antenna at between 6m and 10.5m above ground level. Given the small size of the di-pole antenna on the extension and the non-reflective recessive colouring of the other proposed antenna and their grouping amongst the existing antenna at the lower level, the installation of the new antenna will not be legible when viewed from the wider environment that takes in the setting of the facility amongst the landscape generally maintaining perceived size, scale and appearance avoiding adverse effects on the quality and character of the outstanding landscape area.
- The land is private farmland with no public walkways or tracks near or through the facility. Given the large area of the site and expanse of the vegetation on adjoining properties, in particular the tall pine trees to the north-west, the wrapping around the facility, any public views of the increased tower height and antenna in the context of its setting will be relatively distant ones. As can be seen in the photographs below, although visible, the tower and antenna do not visually dominate the landscape due to the visually transparent and recessive colouration of the structure combined with the distance from which it can be viewed.

Photographs of the landscape and facility:

Below: On approach to Ahipara from Ahipara Road



Below: View from Local School



Below: the view from below the facility along the route the power cable is to be installed.



- As can be seen in the photographs below, the properties located on the northern side of the escarpment face out toward the coast away from the facility located beyond the brough of the escapement where the facility is located avoiding adverse effects on their outlook and amenity.



- The positioning of the cabinetry at the base of the tower and their low-level of 2.995m high above the ground, inclusive of the supporting platform, ensures that these structures will not be readily visible despite the removal of the gorse immediately surrounding the facility with the native vegetation on the slopes and larger vegetation adjacent to be retained either further visually softening these buildings or screening them so that any views are distant.
- The facility is located outside of the Coastal Environment Overlay and, given its separation from the coastline and the residential development that has occurred between the site and the coast and the reasons set out above, the addition of the antenna and cabinets on site will have a negligible effect on the character and qualities of the coastal environment located to the east of the facility.

Cultural and heritage Effects

The existing facility and proposed works are located within a site of significance to Māori recorded as being MS07-09 Ahipara Whangatautia Historic Reserve & maunga

tapu - Te Runanga o Te Rarawa - Ahipara A2 in both the operative and proposed district plans.

A Cultural Impact Assessment (CIA) has been prepared on behalf of the Ahipara Takiwa, which encompasses the three marae Roma, Wainui and Korou Kore, and the seven hapu of Te Rarawa iwi and many whanau, in the Ahipara rohe. Accompanying the CIA is correspondence from Te Runanga o Te Rarawa who are the party that requested the site be acknowledged as a site of significance to Māori and, as stated in their letter regard *the CIA and the effects on the cultural and spiritual values of the Maunga Tapu and recommendations, provided by the Ahipara Takiwaa to be an appropriate response.*

This assessment of effects does not make a determination on the effects of the proposed activity on the culture of Māori as only Māori can determine this and accordingly defers to the CIA prepared by on behalf of the local Iwi, which states:

'The Ahipara Takiwa support the proposed land use provided the following recommendations for avoidance or mitigation of cultural impacts are agreed to by the applicant...'

The recommendations in the CIA are:

- *An Accidental Discovery Protocol to be agreed and signed between nga Marae o Ahipara and the applicant before any earthworks commence*
- *All contractors to be made aware of and adhere to the Accidental Discovery Protocol.*
- *Local kaumatua to provide karakia and share the history of the maunga with workers before works begin and again at the close of works, with a minimum of three hours remuneration for each occasion.*
- *Ensure a community observer is present during any soil removal, with a minimum engagement period of four hours.*
- *If any koiwi (human remains) subsurface archaeological features or artefacts associated with Maori are exposed during works, works must be ceased and representatives of Ahipara Takiwa must be notified immediately.*
- *Prioritise local procurement for works undertaken, where practicable.*
- *Engage local artist(s) to create artwork at the base of the tower to pay homage to Whangatauatia, with costs covered by Kordia.*
- *Discuss remuneration and/or scholarship fund contributions with nga Marae o Ahipara before works start.*

The applicant has agreed to the recommendations of the CIA with a letter from Roma Marae attached confirming that agreement has been reached.

Although a discretionary activity, it appropriate to provide comment in respect of the matters to which the Council generally restricts its discretion under the proposed district plan when considering this type of activity on a site of significance to Māori to further demonstrate the suitability of the proposal in respect of potential adverse effects on cultural and spiritual values. The matters for discretion are addressed in the table below.

Matter to be considered	Comment
<i>a. whether the requesting party listed in Schedule 3, the relevant iwi authority, or Heritage New Zealand Pouhere Taonga,</i>	The applicant has been consulting with the Te Runanga o Te Rarawa the requesting party and the other hapu

<i>have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation;</i>	with marae in this area as detailed in the CIA. This consultation has culminated in the preparation of the CIA and letters of support being provided from the requesting authority.
<i>b. whether a cultural impact assessment has been undertaken and the extent to which the proposal responds to or incorporates the recommendations in that assessment</i>	A Cultural Impact Assessment (CIA) has been prepared on behalf of the Ahipara Takiwa which encompasses the three marae Roma, Wainui and Korou Kore, and the seven hapu of Te Rarawa iwi and many whanau, in the Ahipara rohe. The applicant has agreed to the recommendations of the CIA in their entirety to observe the cultural values of the local hapu and requesting party.
<i>c. the extent to which the activity may adversely affect cultural and spiritual values;</i>	In their letter of support <i>Te Runanga o Te Rarawa</i> (the requesting authority), <i>regards the CIA and the effects on the cultural and spiritual values of the Maunga Tapu and recommendations, provided by the Ahipara Takiwaa to be an appropriate response.</i>
<i>d. whether the activity will have an adverse <u>effect</u> on the <u>site and area of significance to Māori</u>; and</i>	The applicant has worked with the Iwi and also incorporated design measures to ensure that the physical adverse effects on the site of significance will be less than minor by: - running the power cable over ground in the upper reaches of the tree clad escapement and into the Pa site to avoid ground disturbance; - constructing a low-level platform that is largely cantilevered off the base of the tower to support the proposed cabinets required for the additional antenna with only one hand dug post required to minimise disturbance of the ground within the par site. - All the antenna except the slender dipole antenna will be located at the lower level grouped with the existing antenna. Given the lightweight tubing construction of the tower extension, the slender di-pole design and the recessive colouration of these, the increase in height will not appreciably increase the visual or physical dominance of the facility on its surrounds;
<i>e. the means by which any adverse <u>effects</u> on cultural, spiritual</i>	The applicant has agreed to the recommendations of the CIA for

<i>and heritage values can be avoided, remedied or mitigated</i>	avoidance or mitigation of cultural impacts as set out in the CIA. In particular, the applicant has agreed to installation of an art piece prepared by the local Iwi to symbolise Kordia and the hapū working in partnership and looking ahead to the future.
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Overall, the proposal recognises and provides for the cultural and spiritual values of the site and the requesting party with the CIA deeming the measures appropriate and satisfactory *for avoidance or mitigation of cultural impacts*.

Archaeological Effects

The works have been carefully designed so that works within the historic Whangatauateia Pa site and its surrounds have minimal ground disturbance. Accordingly, the adverse effects on the archaeology of the pa and its surrounds will be less than minor as:

- On the slopes below the pa and through the pa up to tower and ancillary building and cabinetry the power cable will be located above ground avoiding any ground disturbance or the need to remove any native vegetation.
- The design of the cabinets was changed during the application preparation phase from being located on the ground adjacent to the tower with a concrete base to now being accommodated on a low-level platform mostly cantilevered from the base of the tower with only one support post at the corner of the platform to penetrate the ground. The sole pile foundation will be hand dug to further minimise disturbance.
- The applicant is accepting of discovery protocol conditions being imposed on the granting of consent.
- Prior to undertaking the works, the applicant will obtain the necessary authority from Heritage New Zealand Pouhere Taonga,

Positive Effects

The increase in the height of the tower is necessary and required to enable the di-pole antenna to achieve a direct line of sight to the next transmitter and the surrounding emergency service facilities with the other antenna able to be accommodated at the lower level. The purpose of the installation of the antenna and their ancillary equipment is to enhance the first responder communications in remote locations as part of nationwide upgrade being undertaken by Tait Systems NZ and to also provide improved telecommunications for the community of the far north by Spark and Two-degrees seeking to provide a 5G network that achieves greater reach and reliability for people in remote areas of the far north. Accordingly, the proposed installation will have significant positive social effects for both the local and wider community as it will potentially result in life saving outcomes due to the improved coverage that will be provided to the essential rescue and emergency services as well as the general public.

7.0 NOTIFICATION DETERMINATION

Public Notification:

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

The applicant does not request that the application is publicly notified (s95A(3)(a))

The application does not involve any exchange of recreation reserved land under s15A of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- The activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)), and
- The application does not involve one or more of the following activities exclusively: a controlled activity; a restricted discretionary or discretionary activity for a residential activity (as defined in s95A of the RMA) or a subdivision; a boundary activity; or a prescribed activity (s95A(5)(b)).

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

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The above assessment of environmental effects addresses the adverse effects of the activity on the environment. For the reasons set out on the foregoing assessment, any adverse effects on the environment will be less than minor and therefore public notification is not required under s95A(8)(b).

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications of this nature, or
- circumstances which makes notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, as the proposal is for an activity that is ancillary to the existing activity occurring on this site and is an essential and expected part of any such activity, there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for an activity other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for an activity that is not subject to a rule that specifically requires it, and it is considered that the activity will have or is likely to have adverse effects on the environment that are less than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

Therefore, this application can be processed without public notification.

Limited Notification Assessment

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

In addition, the council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)).

In this instance, the proposal and site are located on land that has been the subject to a treaty of Waitangi settlement and is understood to be a Statutory Acknowledgment Area. Te Rarawa are the requesting party for the Statutory Acknowledgment Area. Te Rarawa, as the requesting authority in respect to the site being of significance to Māori and being a party to the preparation of the CIA have been consulted as part of preparing this resource consent application.

A letter of conditional support from Te Rarawa accompanies the CIA with the applicant agreeing to the conditions in the CIA.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)), and
- the application is not exclusively for one or both of the following: a controlled activity, other than a subdivision, that requires consent under a district plan; or a prescribed activity (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity or a prescribed activity, there are no affected persons related to those types of activities (s95B(7)).

The foregoing assessment of effects on the environment, including people, assessed whether there are any affected persons and determined that any adverse effects on people will also be less than minor and as such the application does not need to be limited notified under s95B(8)).

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance, as the proposal is for an activity that is ancillary to the existing activity occurring on this site and is an essential and expected part of any such activity, there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that limited notification should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any persons.

Therefore, this application can be processed without limited notification.

8.0 SECTION 104 ASSESSMENT

Statutory Matters

Section 104(1) of the Resource Management Act 1991 [the Act] requires that when considering a resource consent application for a discretionary activity, the consent authority must, subject to Part 2, have regard for the following:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of-*

- (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

- 104(2) of the Act directs that, when forming an opinion as to any actual or potential effects on the environment, a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.
- The Plans relevant to this application are:
 - The operative Far North District Plan (2009); and
 - The proposed Far North District Plan (2026) – Appeals version.

Actual and Potential Effects on the Environment (section 104(1)(a))

An assessment of actual and potential effects has been undertaken at Section 6 of this report. For the reasons set out in that assessment, in the context of the existing environment, the proposal will have a less than minor adverse effect on the natural qualities and character of the natural landscape and in respect cultural and heritage values and will potentially have significant positive social effects for both the local and wider communities as a result of better communication for emergency services and as such the additions to the existing telecommunications facility will be acceptable in this environment.

District Plan and any Relevant Statutory Documents (section 104(1)(b))

The relevant district plans are:

- The operative Far North District Plan (2009); and
- The proposed Far North District Plan (2026) – Appeals version.

Rules

An assessment of the relevant rules/provisions of both the District Plans applicable under the NES:TF has been undertaken in the foregoing establishing the discretionary activity status.

Assessment Criteria & Objectives and Policies

In respect of assessing a discretionary activity; the relevant provisions of each district plan pertaining to the reasons why consent is required under the NES:TF are considered as follows:

Operative Far North District Plan (2009)

The relevant assessment criteria and/or objectives and policies of the operative district plan are considered in the table below:

12.1 LANDSCAPES AND NATURAL FEATURES	
12.1.7 ASSESSMENT CRITERIA (a) the rarity of the landscape, landscape features or natural features;	The criteria in 12.1.7 are satisfied for the reasons set out in the assessment of effects in Section 6. The proposal will maintain the identified landscape and natural feature values, will result in less

(b) the visibility of outstanding landscapes, outstanding landscape features or outstanding natural features; (c) the aesthetic, heritage, cultural and natural values of the outstanding landscapes and natural features; (d) the elements which make up the distinctive character of the outstanding landscape or outstanding landscape features; (e) the extent of visible change to the landscape which may result from an activity; (f) the extent to which adverse effects may be mitigated through screening or other means; (g) the degree of visual intrusion in the landscape; (h) the siting of the activity in relation to ridgelines or natural landscape features; (i) the design of any building, structure, landform or any development; (j) the location and design of vehicle access, manoeuvring and parking spaces; (k) the potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity; (l) the extent to which the activity will protect and/or enhance the outstanding natural feature or landscape; (m) the extent to which the activity may adversely affect ecological values of indigenous flora and fauna; (n) provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature; (o) the environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature; (p) the extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long-term sustainability of the revegetation and/or enhancement;	than minor adverse effects, and will deliver positive community benefits through improved telecommunications and emergency services coverage. In particular: • In relation to the rarity of the landscape, landscape features and natural features, the proposal is a modest upgrade to a long-established telecommunications facility that formed part of the existing environment when the operative outstanding landscape overlay was applied, and the Proposed District Plan has removed the outstanding landscape overlay from the part of the site containing the facility. • In relation to the visibility of the outstanding landscape and the degree of visual intrusion, public views of the facility will remain distant and limited by the site's topography, large rural setting and surrounding vegetation, and the existing tower does not visually dominate the landscape. • In relation to aesthetic, heritage, cultural and natural values, the works have been designed and will be undertaken in a manner that recognises the Site of Significance to Māori, responds to the Cultural Impact Assessment, incorporates the recommendations of Te Rūnanga o Te Rarawa and requires the necessary engagement with Heritage New Zealand Pouhere Taonga. • In relation to the elements that make up the distinctive character of the outstanding landscape, the proposal will not materially alter the open rural escarpment character or the broader landscape setting because the additional built elements will be read as part of the existing telecommunications facility. • In relation to the extent of visible change, the tower extension and antenna will be slender, open, non-reflective and visually permeable, with most new antenna grouped at lower levels amongst existing antenna, so the change in perceived size, scale and appearance will be limited.
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(q) the characteristics of the application site, including its size, shape and topography; (r) the effectiveness of any proposed pest control programme; (s) the relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features.	• In relation to mitigation through screening or other means, the distance of public views, surrounding vegetation, retained native vegetation on the slopes, and the low-level siting of cabinets and platform will ensure the additional structures remain visually recessive. • In relation to siting, ridgelines and natural landscape features, the facility is already located on the high point because of its functional line-of-sight transmitting requirements, and the proposed works remain within and immediately beside that existing facility rather than extending development into a new or more sensitive part of the landscape. • In relation to the design of buildings, structures, landform or development, the tower extension, antenna, cabinets and gantry have been designed to be lightweight, recessive, grouped with existing infrastructure, and low in height at ground level where practicable. • In relation to vehicle access, manoeuvring and parking, the proposal does not require new public access, parking areas or changes to access arrangements, and there are no public walkways or tracks through or near the facility. • In relation to the potential for more than minor adverse effects on the outstanding natural feature or landscape, the assessment of effects concludes that adverse effects on landscape character, visual amenity, cultural values and heritage values will be less than minor. • In relation to protection and enhancement of the outstanding natural feature or landscape, the proposal maintains the landscape values of the site by avoiding unnecessary expansion of the facility footprint, minimising ground disturbance and retaining surrounding vegetation. • In relation to ecological values of indigenous flora and fauna, only gorse is to be cleared from the immediate surrounds and no indigenous vegetation clearance is proposed, the works are largely within
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	or beside the existing cleared facility area, and the upper power cable will remain above ground to avoid disturbance of native vegetation and the pā site. • In relation to permanent legal protection, residential intensity, extra lots, revegetation, enhancement and pest control, those matters are not materially engaged because the application is for the upgrade of an existing telecommunications facility and does not involve subdivision, increased residential intensity, vegetation clearance or a revegetation/pest-control proposal. • In relation to the characteristics of the application site, including its size, shape and topography, the large private rural site, elevated landform and surrounding vegetation assist in absorbing the modest additional built form without materially changing the landscape character or public amenity values. • In relation to the relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features, the proposal recognises the cultural relationship of mana whenua through the CIA process and will also provide positive social and public safety benefits for the Far North community through improved emergency services and telecommunications coverage.
12.1.3 OBJECTIVES & 12.1.4 POLICIES	Given the hierarchical relationship between the assessment criteria and the higher order objectives and policies, for the detailed reasoning set out above and in the assessment of environmental effects, so too is the proposal consistent with the outcomes sought by the objectives and policies at 12.1.3 and 12.1.4.
12.5 HERITAGE	
Under the heritage section of the operative district plan the proposed works are a restricted discretionary activity for which only matters of discretion are set out and which have formed the basis for the assessment of effects on cultural values in the foregoing assessment of effects.	The criteria in 12.5.7 are satisfied because the proposal has been assessed against the archaeological, cultural, spiritual and heritage values of the Site of Cultural Significance to Māori and the Whangatauatia pā/maunga tapu. The assessment and CIA confirm that adverse effects can be

Therefore, as the activity is a discretionary activity overall, the relevant assessment criteria are at 12.5.7 ASSESSMENT CRITERIA and are: (a) whether an assessment by a qualified archaeologist has been carried out; (b) whether the requesting party for the Site of Cultural Significance have been consulted, and whether the consultation supports the application; (c) whether the proposal is consistent with the objectives of any hapu or iwi management plan relating to the area; (d) whether the New Zealand Historic Places Trust has been consulted and whether an Authority to Modify an archaeological site has been obtained under the Historic Places Act 1993; (e) whether the activity will have any adverse effect on an archaeological site; (f) the extent to which the activity may adversely affect cultural and spiritual values; (g) the extent to which the activity may adversely affect design and appearance of the building or object; (h) the extent to which the activity will adversely affect any cemetery; (i) the extent to which heritage values can be permanently protected and enhanced; (j) the effect of the proposed activity on the integrity or heritage values associated with the resource; (k) the significance of heritage values associated with the heritage resource; (l) the registration (if applicable), and the reasons for this registration, of the heritage resource under the Historic Places Act 1993; (m) the purpose of the proposed activity and whether there are other means of achieving the same or similar ends; (n) the policies of any conservation plan and heritage inventory relating to the heritage resource; (o) the importance (if any) of land surrounding the heritage resource; (p) the importance attributed to the heritage resource by tangata whenua and the wider community; (q) the	appropriately avoided, remedied or mitigated, subject to the agreed CIA recommendations and the support of the requesting party. • In relation to whether an assessment by a qualified archaeologist has been carried out, given the insignificant ground disturbance arising from the proposed works, an archaeological report has not been prepared with the applicant actively consulting with Heritage New Zealand Pouhere Taonga and agreeing to obtain their approval before undertaking works that may affect the archaeological site. • In relation to whether the requesting party for the Site of Cultural Significance has been consulted and supports the application, the applicant has consulted with Te Rūnanga o Te Rarawa, the requesting authority and the CIA records support for the proposed land use subject to the agreed recommendations for avoidance or mitigation of cultural impacts. • In relation to consistency with hapū or iwi management objectives for the area, the proposal responds to the cultural values identified by Ahipara Takiwā by minimising ground disturbance, providing for tikanga through karakia and community observation, and recognising the maunga through a locally created artwork to be installed at the base of the tower. • In relation to whether the activity will have any adverse effect on an archaeological site, the design deliberately minimises disturbance within and near the pā site by keeping the power cable above ground and supporting the cabinet platform predominantly from the existing tower foundation with only one hand-dug support post. • In relation to the extent to which the activity may adversely affect cultural and spiritual values, the CIA concludes that the local Iwi support the land use provided the recommended avoidance and mitigation measures are agreed to,
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recommendations made by the New Zealand Historic Places Trust and any other person or organisation with recognised expertise in heritage conservation issues; (r) in considering any proposal the Council shall also have regard to the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value; (s) the extent to which restoration and rehabilitation of heritage resources is likely to be achieved.	and the applicant has agreed to those recommendations in full. • In relation to the design and appearance of the building or object, the additional antenna, tower extension, cabinets and gantry will remain visually associated with the established telecommunications facility, with lightweight and recessive built form and low-level cabinetry to reduce dominance within the heritage and cultural setting. • In relation to whether the activity will adversely affect any cemetery, no cemetery effects are identified with the accidental discovery protocol and immediate notification requirements to be observed if koiwi, archaeological features or Māori artefacts are exposed during works. • In relation to the effect of the proposed activity on the integrity or heritage values associated with the resource, the works are confined to and immediately around an existing lawfully established telecommunications facility and will not materially alter the integrity of the pā site or the cultural heritage values recognised in the plan. • In relation to the significance of the heritage values associated with the heritage resource, the proposal recognises the importance of MS07-09 Ahipara Whangatauatia Historic Reserve and maunga tapu by through its considered design following engagement with Iwi through the CIA process and holding hui. • In relation to the purpose of the proposed activity and whether there are other means of achieving the same or similar ends, the works are required to improve public safety and telecommunications coverage from an established high-point facility, avoiding the need for additional towers or separate installations elsewhere in the landscape. • In relation to the importance of land surrounding the heritage resource, the design keeps the more sensitive
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	upper power cable route above ground, avoids native vegetation removal, confines earthworks largely to the lower pastoral area, and uses the existing facility footprint as far as practicable. • In relation to the importance attributed to the heritage resource by tangata whenua and the wider community, the CIA process, the support of Te Rūnanga o Te Rarawa, the involvement of Ahipara Takiwā, and the proposed locally created artwork all recognise the cultural relationship with Whangatauatia and the wider community benefits of improved emergency services communications. • In relation to recommendations made by Heritage New Zealand Pouhere Taonga and other recognised experts, the applicant will obtain the necessary Heritage New Zealand Pouhere Taonga authority and will implement the CIA recommendations, including contractor briefing, karakia, community observation, accidental discovery procedures, local procurement where practicable, artwork, and remuneration or scholarship fund discussions. • In relation to the ICOMOS New Zealand Charter and restoration or rehabilitation of heritage resources, the proposal adopts a cautious, minimum-intervention approach by retaining the existing facility context, minimising physical disturbance, requiring cultural and archaeological protocols, and providing opportunities for cultural recognition and enhancement through the artwork and agreed CIA measures.
12.5.3 OBJECTIVES & 12.5.4 POLICIES	Given the hierarchical relationship between the assessment criteria and the higher order objectives and policies, for the detailed reasoning set out above and in the assessment of environmental effects as well as the CIA provided, so too is the proposal consistent with the outcomes sought by the objectives and policies at 12.5.3 and 12.5.4.

17.2 UTILITY SERVICES 17.2.3 OBJECTIVES & 17.2.4 POLICIES 17.2.3.1 To provide for the efficient development, use, maintenance and upgrading of utility services to meet the reasonable needs of residents and businesses throughout the district while ensuring that significant adverse effects are avoided, remedied or mitigated. 17.2.4.1 That the maintenance and upgrading of utility services and radio communication facilities is provided for. 17.2.4.2 That any significant adverse effects of proposed utility services and radio communications on amenity values is avoided, remedied or mitigated. 17.2.4.3 That provision be made to enable new/upgraded utility services to meet growth demand 17.2.4.4 That provision be made for utility services corridors (such as roads) and the co-siting of telecommunication and radio communication equipment where technically and commercially practicable. 17.2.4.5 That the safe and efficient development, operation and maintenance of existing utility services is not compromised by incompatible land development.	The proposal is consistent with the Utility Services objectives and policies as: • It provides for the efficient development, use, maintenance and upgrading of an existing telecommunications and radio communication facility to meet the reasonable needs of residents, businesses, emergency services and network operators throughout the district. • The works will improve public safety communications and 5G connectivity while utilising an established high-point facility, thereby supporting co-location and avoiding the need for additional standalone infrastructure elsewhere. • Adverse effects on amenity values, landscape character, cultural values and heritage values have been avoided or mitigated through the use of the existing tower and facility footprint, recessive and visually permeable equipment, low-level cabinetry, limited earthworks, retention of native vegetation, consultation with mana whenua and implementation of the CIA recommendations. • The upgrade will not compromise the safe and efficient operation, development or maintenance of existing utility services.
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The proposed Far North District Plan (2026) – Appeals version

The relevant assessment criteria and/or objectives and policies of the proposed district plan are considered in the table below noting that the area of works is not located in an outstanding natural landscape under the proposed plan but is identified as a place of significance to Māori.

DISTRICT-WIDE MATTERS HISTORIC AND CULTURAL VALUES - Sites and areas of significance to Māori	
Objectives SASM-O1 Sites and areas of significance to Māori are identified, recognised and managed, to ensure their protection. SASM-O2	The proposed works are consistent with the relevant SASM objectives and policies as: • The existing telecommunications facility is located within MS07-09, a scheduled Site and Area of

The culture, traditions and relationships of tangata whenua with sites and areas of significance to Māori is recognised and provided for. SASM-O3 Sites and areas of significance to Māori are protected from inappropriate subdivision, use and development. SASM-O4 Sites and areas of significance to Māori are known to, appreciated by, and acknowledged as important to, the wider community, where it is considered appropriate by tāngata whenua. SASM-O6 The cultural values of scheduled Sites and Areas of Significance to Māori are protected, while existing infrastructure continues to operate and be maintained, repaired and upgraded. Policies SASM-P2 Protect sites and areas of significance to Māori by: ensuring that tangata whenua can actively participate in resource management processes which involve sites and areas of significance to Māori including those identified in Schedule 3 - Sites and areas of significance to Māori; requiring cultural impact assessments for activities likely to result in adverse effects on scheduled sites and areas of significance to Māori; recognition of the holistic nature of the Māori worldview and the exercise of kaitiakitanga; recognition of mātauranga Māori; having regard to Iwi/Hapū environmental management plans; and restricting activities that compromise important spiritual and cultural values	Significance to Māori, and the proposal is for the continued use, operation, maintenance and upgrading of that existing infrastructure rather than the establishment of a new or unrelated activity. The works therefore directly align with SASM-O6 and SASM-P10, which recognise that existing infrastructure within scheduled sites and areas of significance to Māori can continue to operate and be maintained, repaired and upgraded, provided adverse effects on cultural values are avoided, remedied or mitigated. • The proposal protects the cultural values of the scheduled site by minimising ground disturbance within and near the pā/maunga tapu, retaining the upper power cable above ground, limiting new ground penetration to one hand-dug support post, and avoiding indigenous vegetation clearance. • Tangata whenua have actively participated in the resource management process through engagement with the applicant by Te Rūnanga o Te Rarawa, Ahipara Takiwā, the relevant marae and hapū, and through preparation of the CIA. • The proposal incorporates the outcomes of consultation and the CIA recommendations, including cultural protocols, karakia, contractor briefing, community observation during soil removal, accidental discovery procedures, local procurement where practicable, and cultural recognition through artwork at the base of the tower. • The CIA and letter of support confirm that the proposed land use is supported subject to implementation of the recommended avoidance and mitigation measures, demonstrating that the relationship of tangata whenua with the site has been recognised and provided for. • The upgrade is functionally required to improve the Public
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held by tangata whenua and/or the wider community. SASM-P3 Recognise the relationship that tangata whenua have with sites and areas of significance to Māori, if identified in Schedule 3 – Schedule of Sites and Areas of Significance to Māori. SASM-P4 Consider the following when assessing applications for land use and subdivision that may result in adverse effects on the relationship of tangata whenua with sites and areas of significance to Māori: the extent of engagement and outcomes of consultation undertaken with iwi, hapū or marae that has an association to the site or area; whether a cultural impact assessment has been undertaken by a suitably qualified person who is endorsed by the iwi, hapū or relevant marae, and any recommended conditions and/or monitoring to achieve desired outcomes; any iwi/hapū environmental management plans lodged with Council; that tangata whenua are specialists in the tikanga of their hapū or iwi, including when preparing or undertaking a cultural impact assessment; and any protection, preservation or enhancement proposed. SASM-P8 Consider the following matters where relevant when assessing and managing the effects of land use and subdivision involving sites and areas of significance to Māori: the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected;	Safety Network and telecommunications coverage for the Far North, and using the established high-point facility avoids the need for additional infrastructure elsewhere. • Overall, the works provide for the ongoing use, operation, maintenance, repair and upgrading of existing infrastructure in the manner anticipated by SASM-O6 and SASM-P10, while protecting the cultural, spiritual and heritage values of the scheduled site.
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the extent to which the activity may compromise the relationship tangata whenua have with their ancestral lands, water, sites, wāhi tapu and other taonga, and/or the ability to protect, maintain or enhance sites and areas of significance to tangata whenua; the responsibility of tangata whenua as kaitiaki; opportunities for the relationship of tangata whenua with the site or area to be maintained or strengthened on an ongoing or long-term basis, including practical mechanisms to access, use and maintain the identified site; the outcomes of any consultation with and/or cultural advice provided by tangata whenua, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design, development and/or operation of activities that may affect the site; and where the site is also an archaeological site, the relevant objectives and policies in the Historic Heritage chapter. SASM-P10 Provide for the use, operation, maintenance, repair and upgrading of existing infrastructure within scheduled sites and areas of significance to Māori in a manner that avoids, remedies or mitigates adverse effects on the cultural values of these sites and areas.	
DISTRICT-WIDE MATTERS ENERGY, INFRASTRUCTURE, AND TRANSPORT – Infrastructure Objectives I-O1 The district has safe, efficient and resilient infrastructure that services the current and future needs of people and communities in the district. I-O2	The proposal meets the outcomes sought by the relevant Infrastructure objectives and policies as: • It provides for the continued operation, maintenance and upgrading of existing telecommunications infrastructure that forms part of an established communications network. • The works will improve the Public Safety Network for first responders and enhance 5G telecommunications coverage for the Far North, thereby supporting

The benefits of infrastructure, including regionally significant infrastructure, to enhance economic, cultural, environmental and social wellbeing in the district are recognised and provided for. I-O3 Infrastructure is protected from incompatible land use, subdivision and development that may result in reverse sensitivity effects to ensure its effective operation, maintenance, repair and upgrading. I-O4 The adverse effects of infrastructure are managed in a way that recognises and provides for the operational need or functional need for infrastructure to be in particular environments. I-O6 The location of infrastructure does not unnecessarily constrain the ability of tangata whenua to develop land in the Māori Purpose zone or the Treaty Settlement overlay. Policies I-P1 Provide for the continued operation, maintenance, repair, upgrading and replacement of existing infrastructure. I-P2 Recognise and provide for the technical requirements, operational need and functional need of infrastructure when considering and managing adverse effects on the environment. I-P4 Provide for infrastructure where there are benefits such as:	community wellbeing, resilience and connectivity. • The upgrade is functionally required to be located at the existing elevated facility to achieve line-of-sight transmission and to continue enabling co-location of multiple operators, avoiding the need for additional standalone infrastructure elsewhere. • Potential adverse effects on amenity values, landscape character, cultural values and heritage values have been avoided or mitigated through reliance on the existing tower and facility footprint, visually recessive and lightweight equipment, low-level cabinetry, limited earthworks, retention of native vegetation, consultation with tangata whenua, and implementation of the CIA recommendations.
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social, economic and cultural benefits associated with regionally significant infrastructure improved: - quality of life; - standard of living; - public health and safety; - access to latest technology, such as fibre and high-speed wireless internet; - functioning of businesses; and - transportation of freight, goods, people. growth and development of the district; a reduction in the operation and maintenance costs of infrastructure; integration of infrastructure with urban development; and facilitating local, regional, national or international connectivity. I-P6 Where practicable and appropriate for the type of infrastructure, minimise the adverse visual effects of infrastructure by: - co-location or multiple use; - removing redundant facilities or structures; - using landscaping and/or recessive colours and finishes; - encouraging innovative design to maintain the character and amenity of the surrounding area by integrating infrastructure within the site and utilising existing built form and landform; and - requiring the undergrounding of services when locating infrastructure in the coastal environment, a resource overlay, heritage area or an area with high amenity value. I-P11 Avoid new infrastructure where it will unnecessarily constrain the ability to develop and use land in the Māori Purpose zone or in the Treaty Settlement overlay. I-P12	
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Recognise the benefits of new technology in infrastructure that: - improve access to, and efficient use of, networks and services; - increases resilience or reliability of networks and services; - protects the ongoing safety of the community and the integrity of the network; or - results in environmental benefits or enhancements. I-P13 Manage the adverse effects of infrastructure on other land uses and activities by: - avoiding, remedying or mitigating adverse effects on: - sensitive activities; - the safe and efficient operation of other infrastructure; - the health, wellbeing and safety of people and communities; and - avoiding radio, electric and magnetic emissions that do not meet the international and national recognised standards or guidelines. I-P15 Consider the following matters where relevant when assessing and managing the effects of infrastructure: - any locational, technical, and operational requirements; - bulk, height and design of any accessory buildings or structures; - the extent of earthworks and/or indigenous vegetation removal associated with the infrastructure or access to it; - the degree to which the environment has already been modified; - potential for co-location and shared use of services and corridors; - the nature, duration, timing and frequency of the adverse effects; - any adverse effects on areas with historical and cultural values, natural values, coastal values, and recreational value;	
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the health, wellbeing and safety of people and communities, including nuisance from noise, vibration, dust, odour emissions, temperature and light spill; the safe and efficient operation of other infrastructure; stormwater and overland flow path implications; the ability to safely access the infrastructure; the temporary or permanent nature of any adverse effects; whether the infrastructure is nationally or regionally significant; the impact of not operating, repairing, maintaining, upgrading, removing or developing the infrastructure; the benefits derived from the infrastructure at a local, regional and national scale, including the significant environmental, economic, social and cultural benefits of regionally significant infrastructure; the extent to which the infrastructure is integrated with, and necessary to support, planned development within Urban zones and the Settlement zone; and any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.	
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As can be seen in the table above, the proposed is consistent with the outcomes sought by the relevant objectives and policies.

Summary of District Plan Matters

Overall, the proposal is compatible with both the Operative and Proposed District Plans. The activity involves a modest upgrade to an established telecommunications facility and the adverse landscape, visual, cultural and heritage effects have been assessed as less than minor or appropriately avoided, remedied or mitigated. While the Operative District Plan requires assessment against the outstanding landscape and heritage provisions, the Proposed District Plan removes the outstanding landscape overlay from the facility area and expressly provides for the continued operation, maintenance, repair and upgrading of existing infrastructure within scheduled Sites and Areas of Significance to Māori, subject to appropriate management of effects on cultural values. The agreed CIA recommendations, tangata whenua engagement, limited ground disturbance, retention of indigenous vegetation, cultural protocols and Heritage New Zealand Pouhere Taonga processes ensure potential adverse effects on cultural values

are appropriately managed. Accordingly, the proposal is consistent with the relevant planning outcomes under both plans and so no weighting exercise is required.

9.0 OTHER MATTERS

No other matters are considered relevant to this application.

10.0 PART 2 MATTERS

As demonstrated by the foregoing, the proposal enables people and communities to provide for their health, safety and social well-being through improved emergency communications, while maintaining the natural character, outstanding landscape values, indigenous vegetation, public access, cultural values and amenity of the surrounding environment. It is therefore consistent with the purpose and principles of Part 2 of the RMA.

Of note is that the applicant has taken into account Section 8 the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in consulting with the local Iwi and agreeing to work celebratorily on this and future works for the facility in recognition of the statutory acknowledgment of Iwi over this land as well as it being a significant place to Māori

11 CONCLUSION

The applicant seeks to undertake works to and around its telecommunications facility at 24B Roma Road, Ahipara. The works extend the existing tower to accommodate two di-pole antenna serving the emergency services network that require a direct line of sight between transmitter and receivers as well as the installation of additional antenna at a lower level to be grouped with the existing antenna on the current extent of the tower. Additional ancillary cabinetry are to be located on a low-level platform that is cantilevered off the existing tower base to minimise ground disturbance of an historic pa site with an upgraded power supply to be run from the power box amongst the farm buildings below up to the facility.

The purpose of the installation of the antenna and their ancillary equipment is to enhance the first responder communications in remote locations as part of nationwide upgrade being undertaken by Tait Systems NZ and to also provide improved telecommunications for the community of the far north by Spark and Two-degrees seeking to provide a 5G network that achieves greater reach and reliability for people in remote areas of the far north. Accordingly, the proposed installation will have significant positive social effects for both the local and wider community as it will potentially result in life saving outcomes due to the improved coverage that will be provided to the essential rescue and emergency services as well as the general public.

Having undertaken an assessment of the effects, it is considered that, having regard to the existing environment, there will be less than minor adverse effects on the character and quality of the natural landscape, including coastal character, that, based on the CIA and agreement to the conditions there in the potential adverse effects on cultural values can be managed that, overall, the proposal will have a significant positive social effect for the wider community.

The activity has also been assessed against the relevant provisions of the operative and proposed District Plans and is considered to be overall consistent with the outcomes sought, as it represents an upgrade to an existing telecommunications facility

that will maintain the character, amenity, outstanding landscape and coastal natural character of the surrounding environment, while respecting the values of the local iwi while delivering important public safety benefits through improved emergency and general telecommunications.

Therefore, the Council can grant consent to this application having been satisfied that the proposed additions to the existing telecommunications facility is acceptable in this environment.

Should you have any queries regarding the proposal, and its effects please do not hesitate to contact me and I will be happy to assist.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'Paul Sousa', with a stylized flourish at the end.

Paul Sousa BREP, MNZPI
Director

ATTACHMENT 1
APPLICATION PLANS

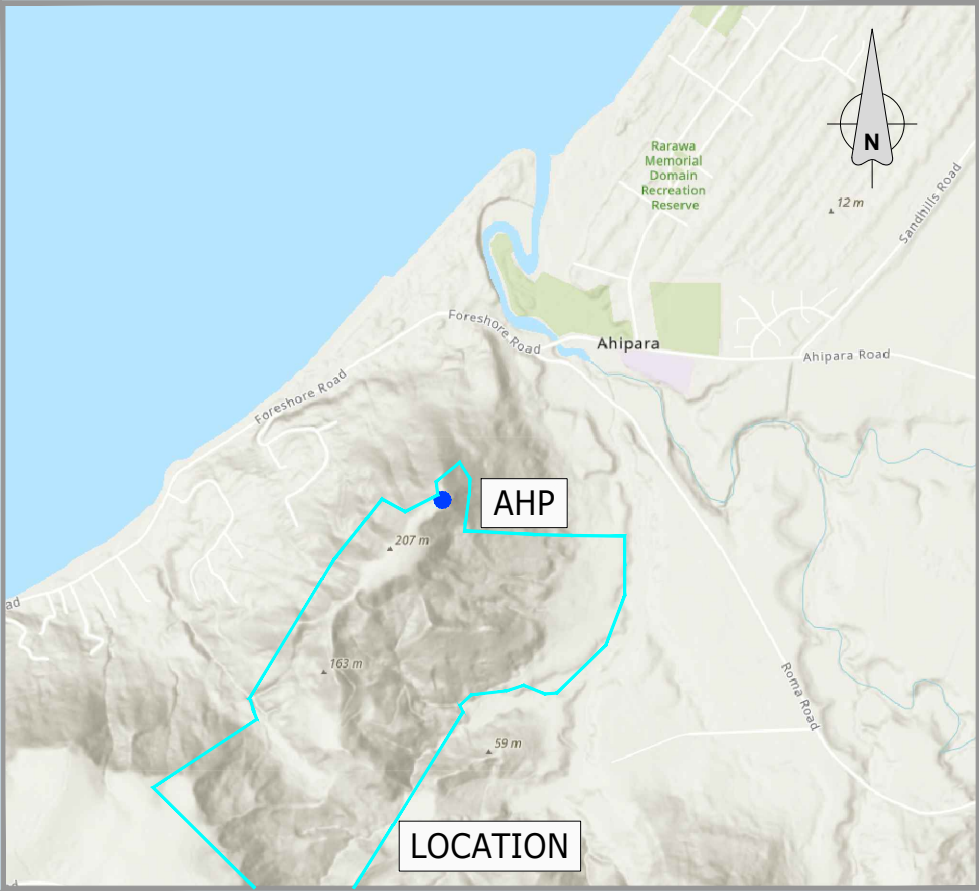
ATTACHMENT 2

**CULTURAL IMPACT ASSESSMENT – INCLUSIVE OF LETTER
OF SUPPORT FROM TE RUNANGA O TE RARAWA WHO ARE
THE RECORDED ‘REQUESTING PARTY’**

ATTACHMENT 3

CORRESPONDENCE FROM ROMA MARAE ACKNOWLEDGING AGREEMENT BETWEEN APPLICANT AND THE MARAE ON CONDITIONS

ATTACHMENT 4
RECORD OF TITLE

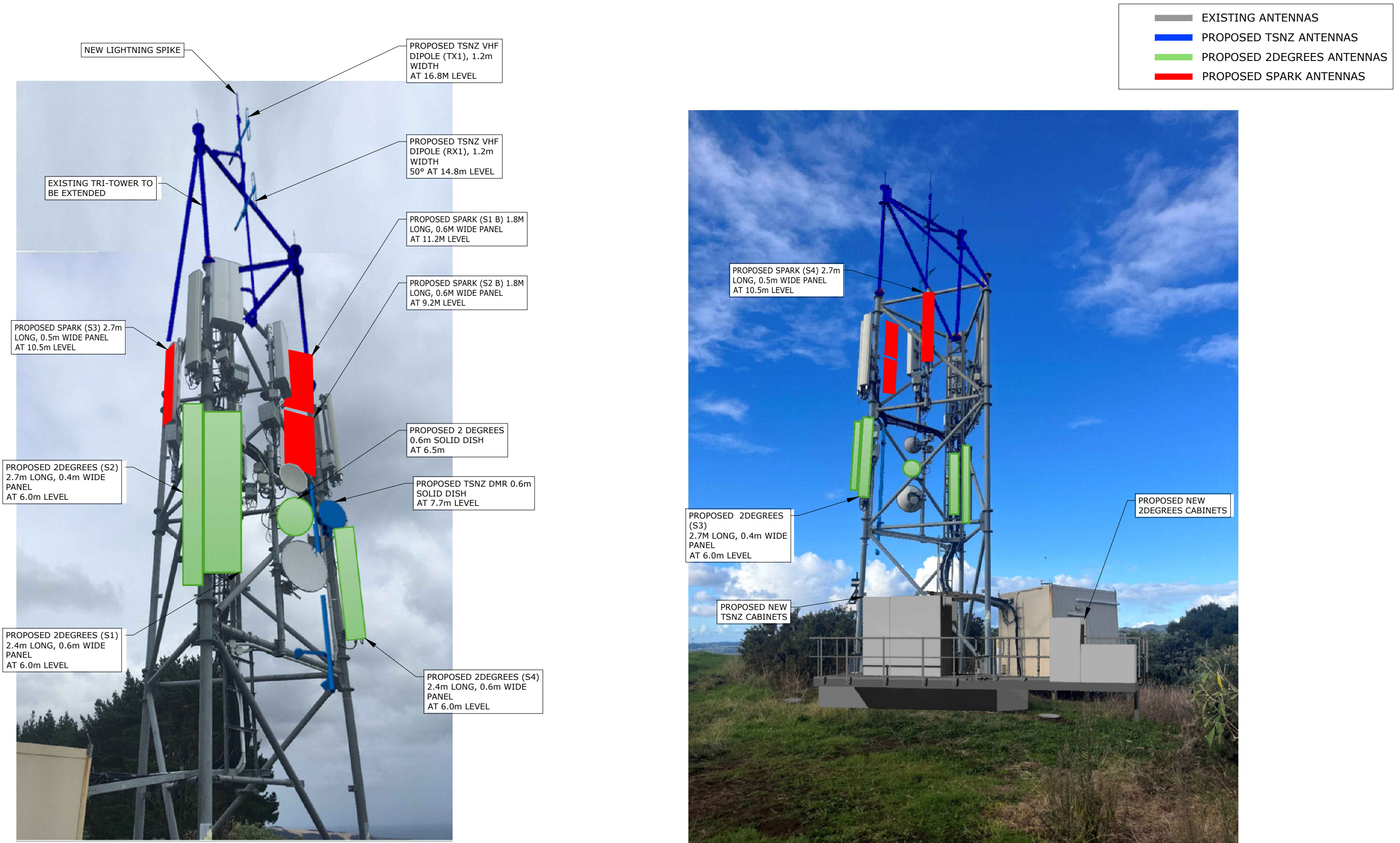


AHIPARA

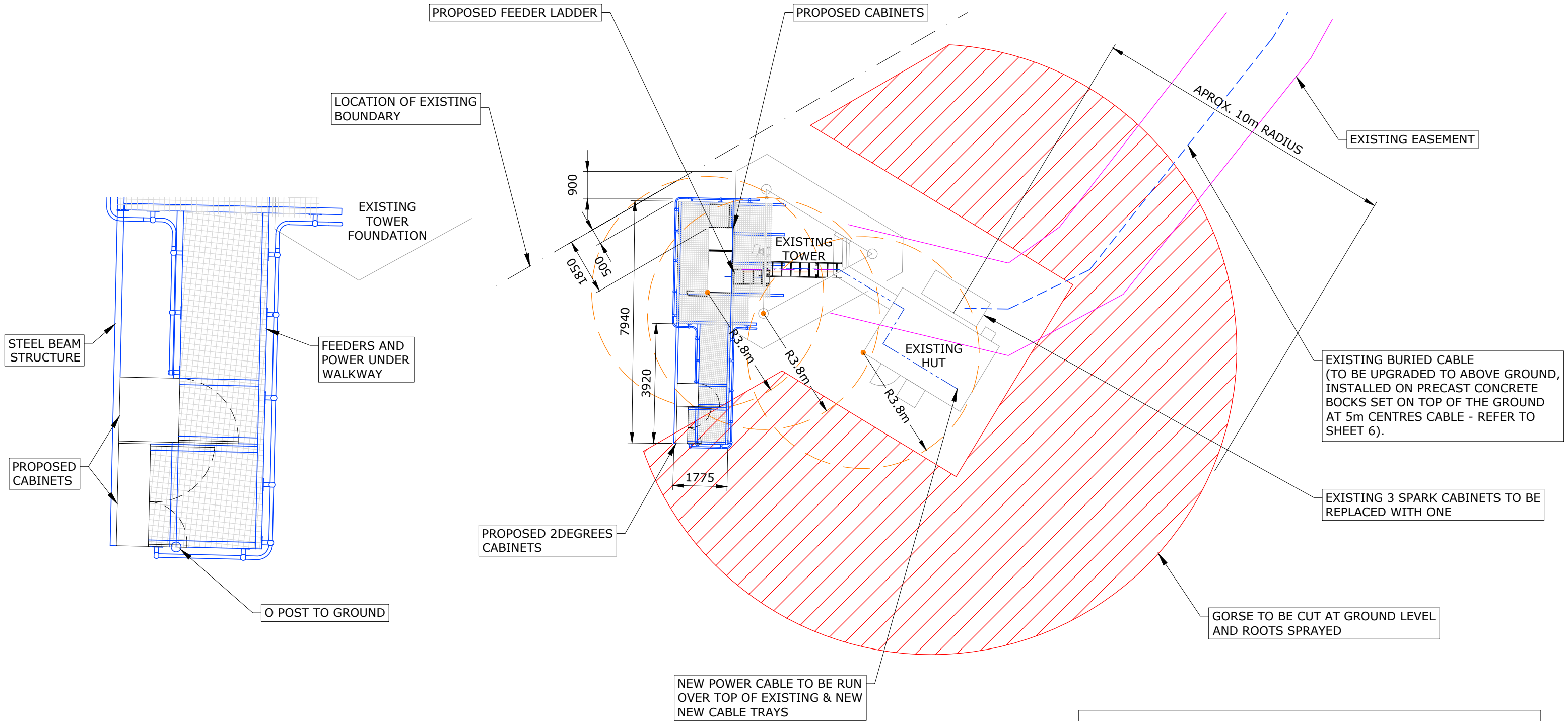
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SITE ACCESS	4WD
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LONGITUDE	173.146819
MSL AT TOWER BASE	207m
CT	3384829
LEGAL	FEE SIMPLE, 1/1, AHIPARA A2 BLOCK



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								DWG CHK: ---	---		
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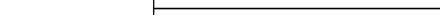


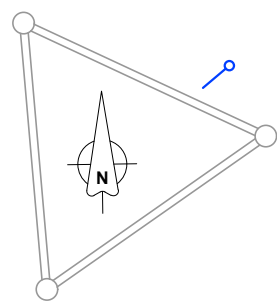
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B	M.WHITE	LJC	14.07.26	---	---	ISSUED FOR INFORMATION		DESIGN CHK:					
C	M.WHITE	LJC	24.07.26	---	---	NEW CABINETS / STRUCTURE ADDED		SUB TITLE PROPOSED WORKS PHOTOMONTAGE	DRG CHK:				DWG No
D	L.NICOL	LJC	03.09.26	---	---	2 SPARK ANTENNAS CHANGED TO 2.7m LONG	APPROVED		Murray V White		27828/1		D
						FOR ISSUE:							



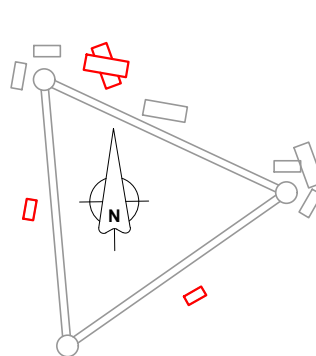
NOTES
1. APPROXIMATE 100m² AREA OF GORSE TO BE REMOVED BY HAND. CUT AT GROUND LEVEL AND SPRAYED

SOIL VOLUME TO BE EXCAVATED	
COMPONENT OF EARTHWORKS	VOLUME EXCAVATED (M ³)
NEW PLATFORM	0.5

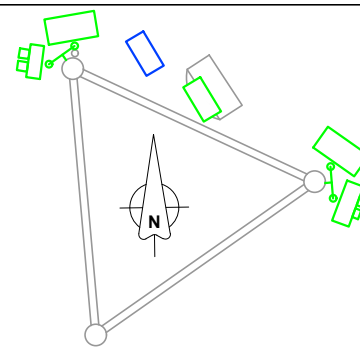
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B	N.JOHNSTONE	LJC	30.06.26	---	---	ADDITIONAL NOTES ADDED		DESIGN CHK:					
C	M.WHITE	LJC	15.07.26	---	---	ISSUED FOR INFORMATION		DRG CHK:				DWG No	ISSUE
D	M.WHITE	LJC	23.07.26	---	---	NEW PLATFORM CONSTRUCTION	SITE PLAN	APPROVED FOR ISSUE:		25.08.2026	27828/2		E
E	M.WHITE	NVG	25.08.26	M.YEE	---	ISSUED FOR INFORMATION, GENERAL UPDATE							



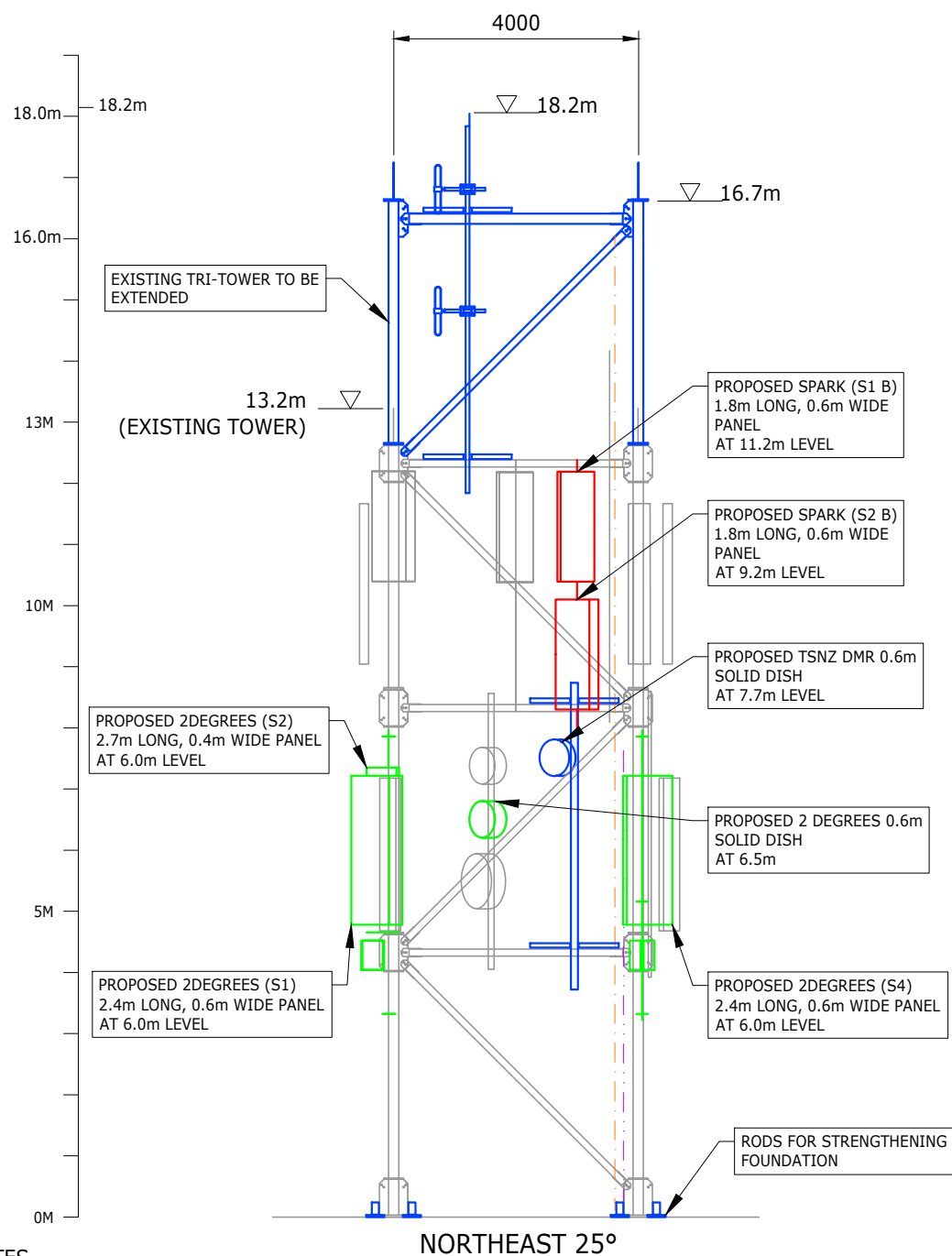
16.8m LEVEL



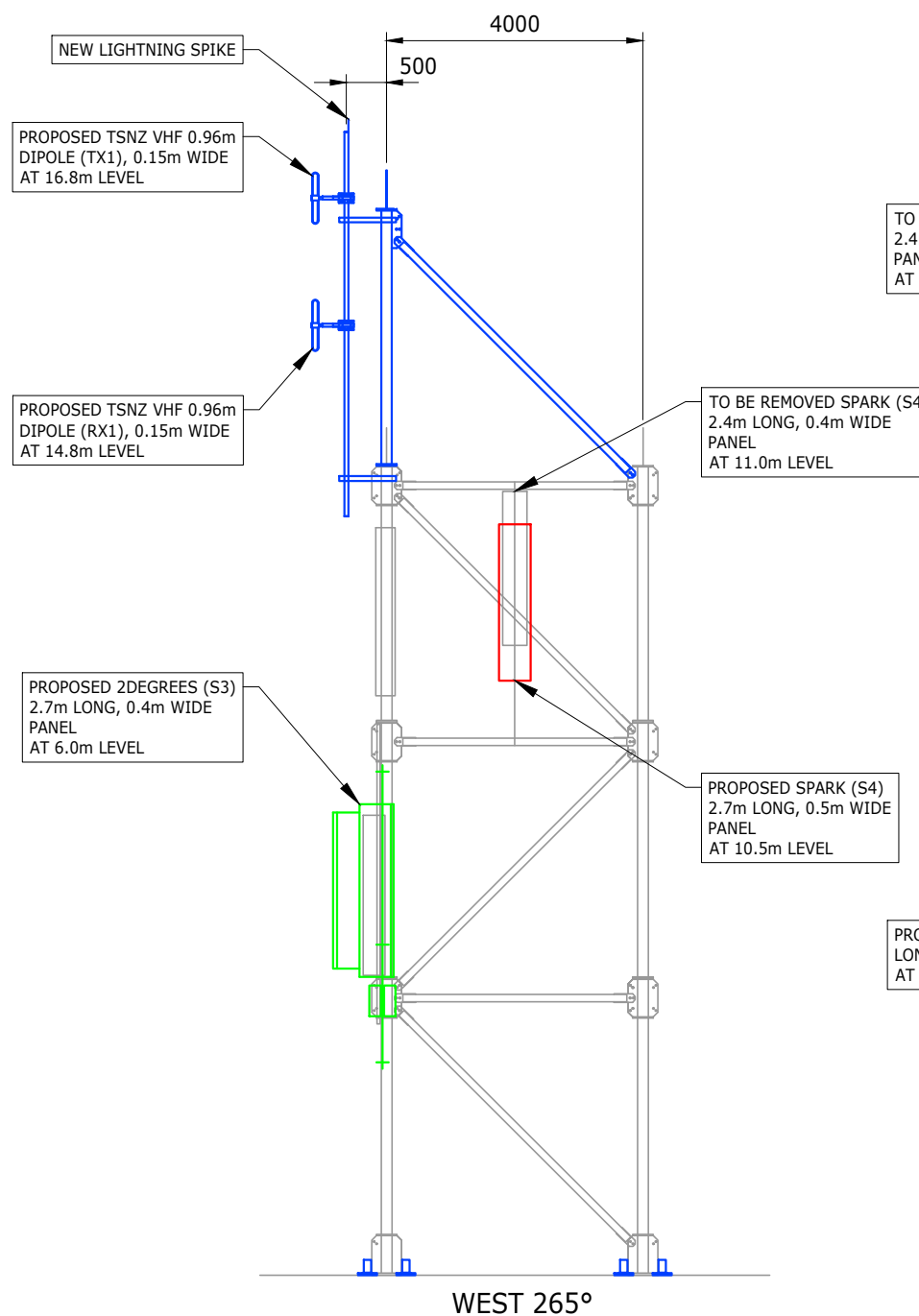
10.5m LEVEL



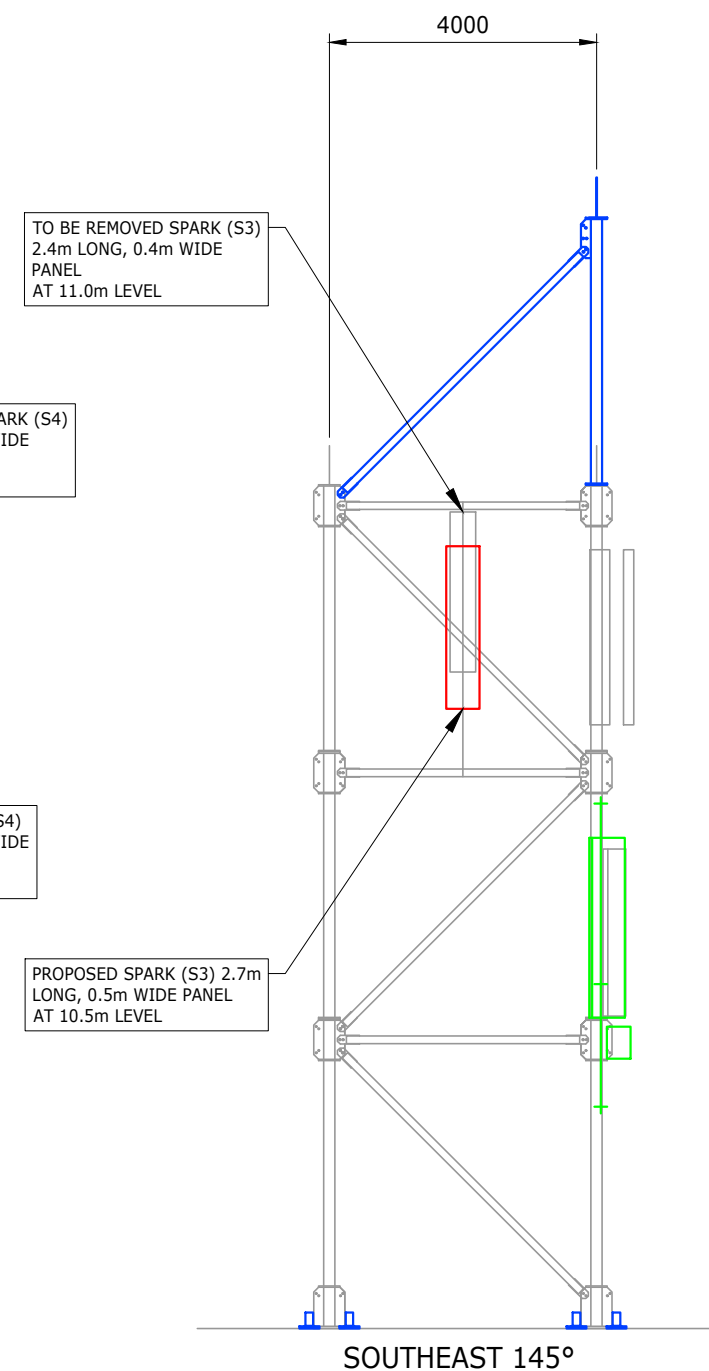
7.5m LEVEL



NORTHEAST 25°



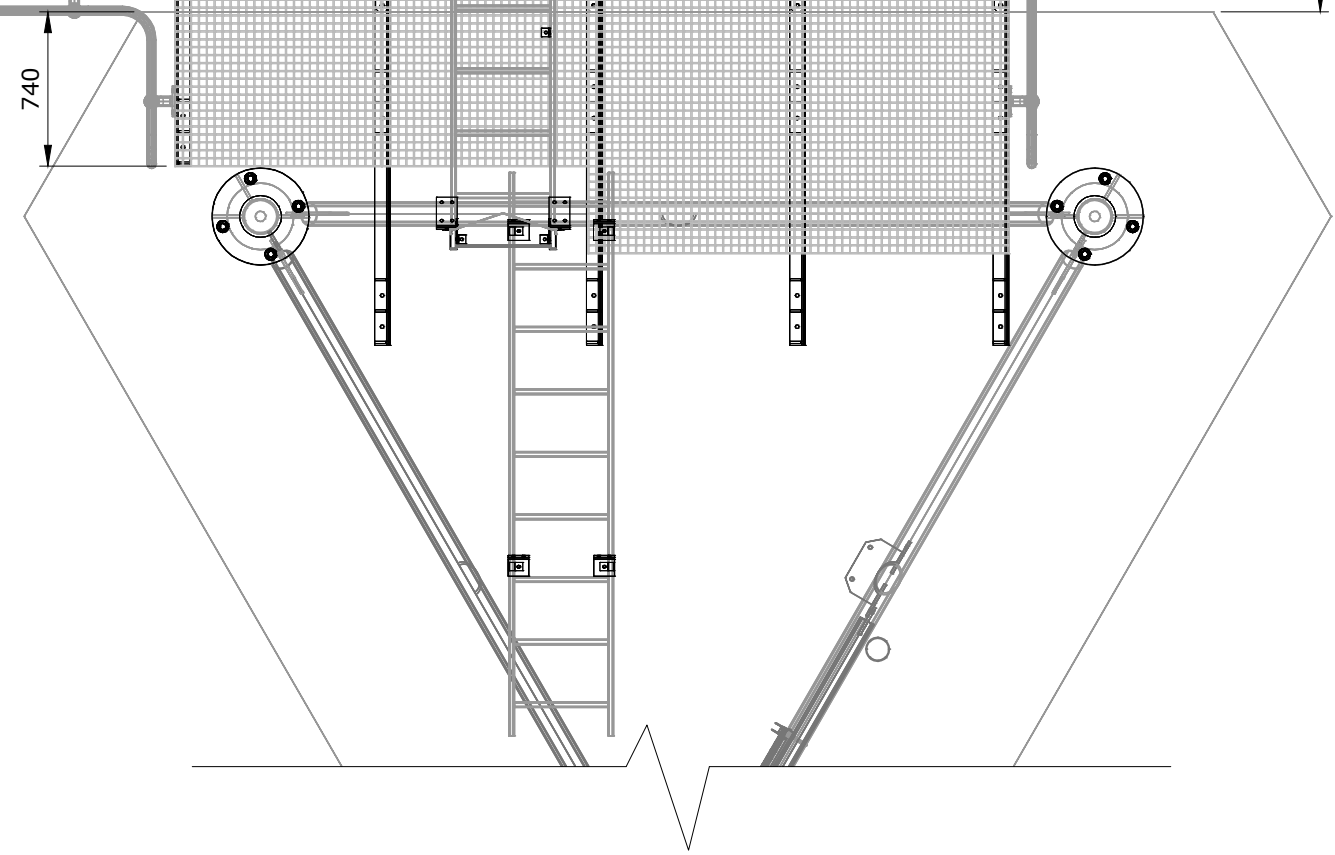
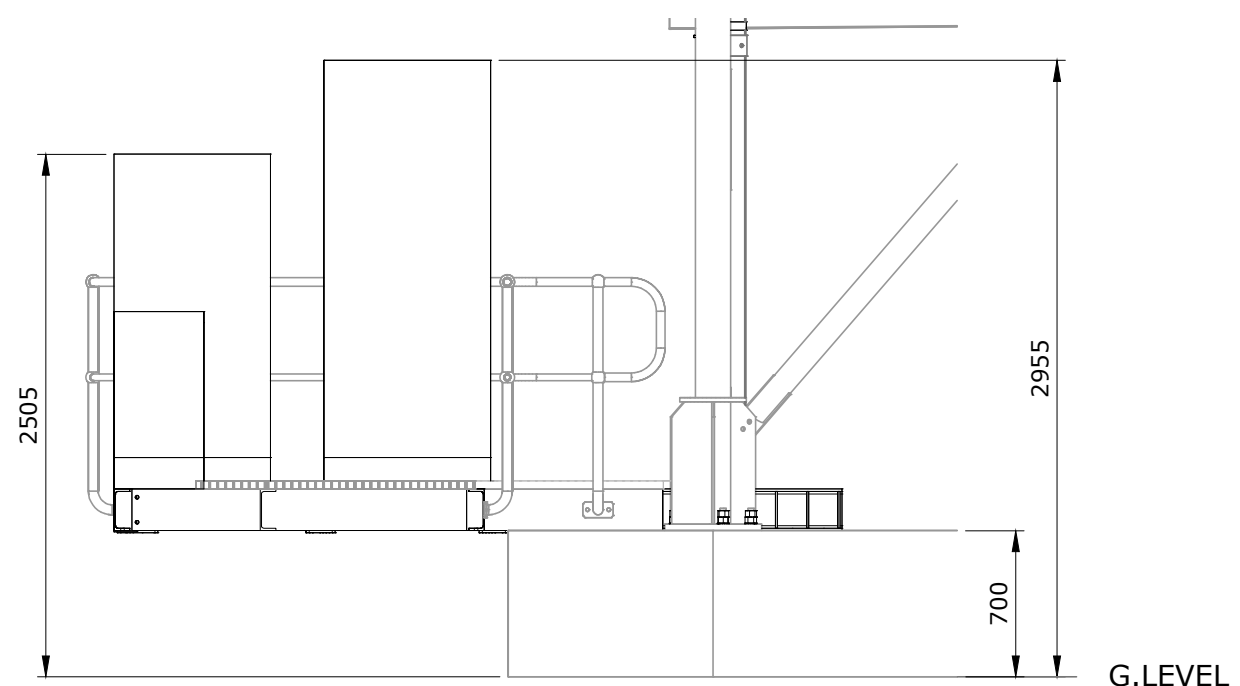
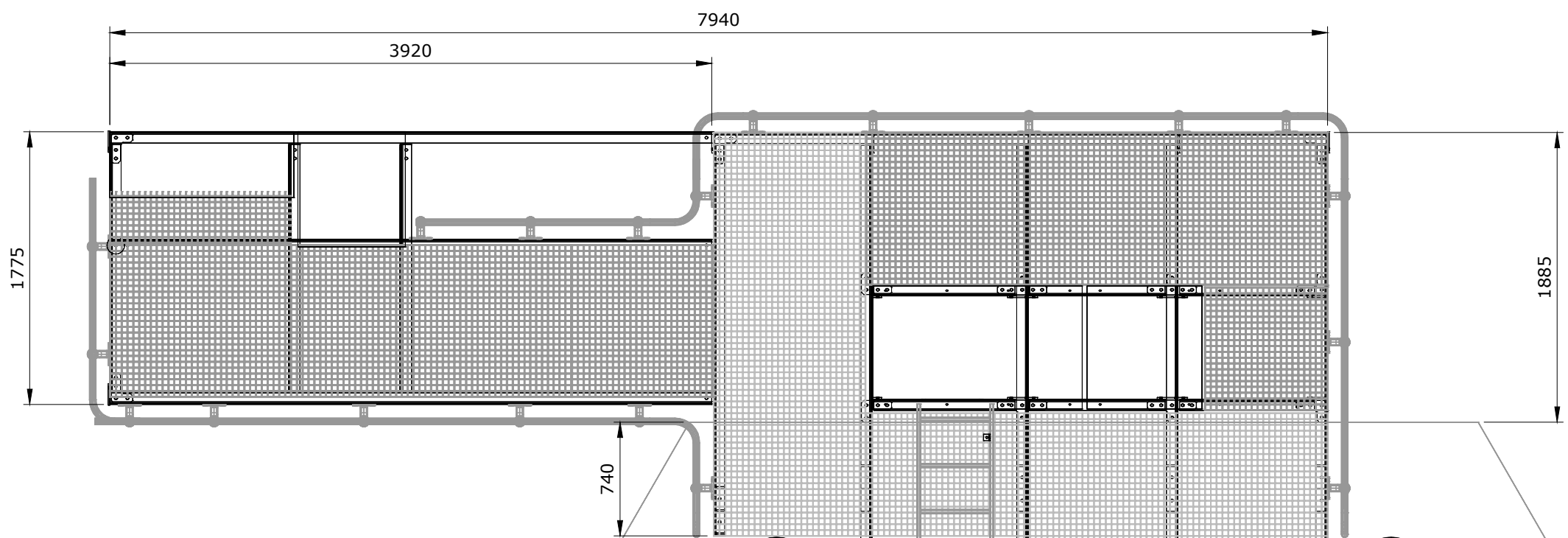
WEST 265°



SOUTHEAST 145°

- NOTES
- EXISTING STRUCTURE/ ANTENNAS SHOWN IN GREY
 - STRUCTURE / ANTENNAS SHOWN IN BLUE ARE TSNZ PROPOSED WORKS
 - ANTENNAS IN GREEN ARE PROPOSED 2DEGREES ANTENNAS TO REPLACE EXISTING ANTENNAS IN SAME LOCATION
 - ANTENNAS IN RED ARE PROPOSED NEW / REPLACEMENT SPARK ANTENNAS

ISS	ORIGIN	BY	DATE	DESIGN CHK	DRG CHK	REVISION DETAILS	TITLE AHIPARA (AHP) RESOURCE CONSENT 2026	ORIGIN:	N.JOHNSTONE	© Copyright Kordia™. All rights reserved.		SIZE	REG
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B	M.WHITE	LJC	23.07.26	---	---	SPARK ANTENNAS ADDED		DESIGN CHK:					
C	L.NICOL	LJC	02.09.26	---	---	LIGHTNING SPIKE REDUCED TO 18.2m		DWG CHK:					
D	L.NICOL	LJC	03.09.26	---	---	2 SPARK ANTENNAS CHANGED TO 2.7m LONG	SUB TITLE TOWER ANTENNA LOCATIONS	APPROVED FOR ISSUE:	Murray V White		27828/3		D



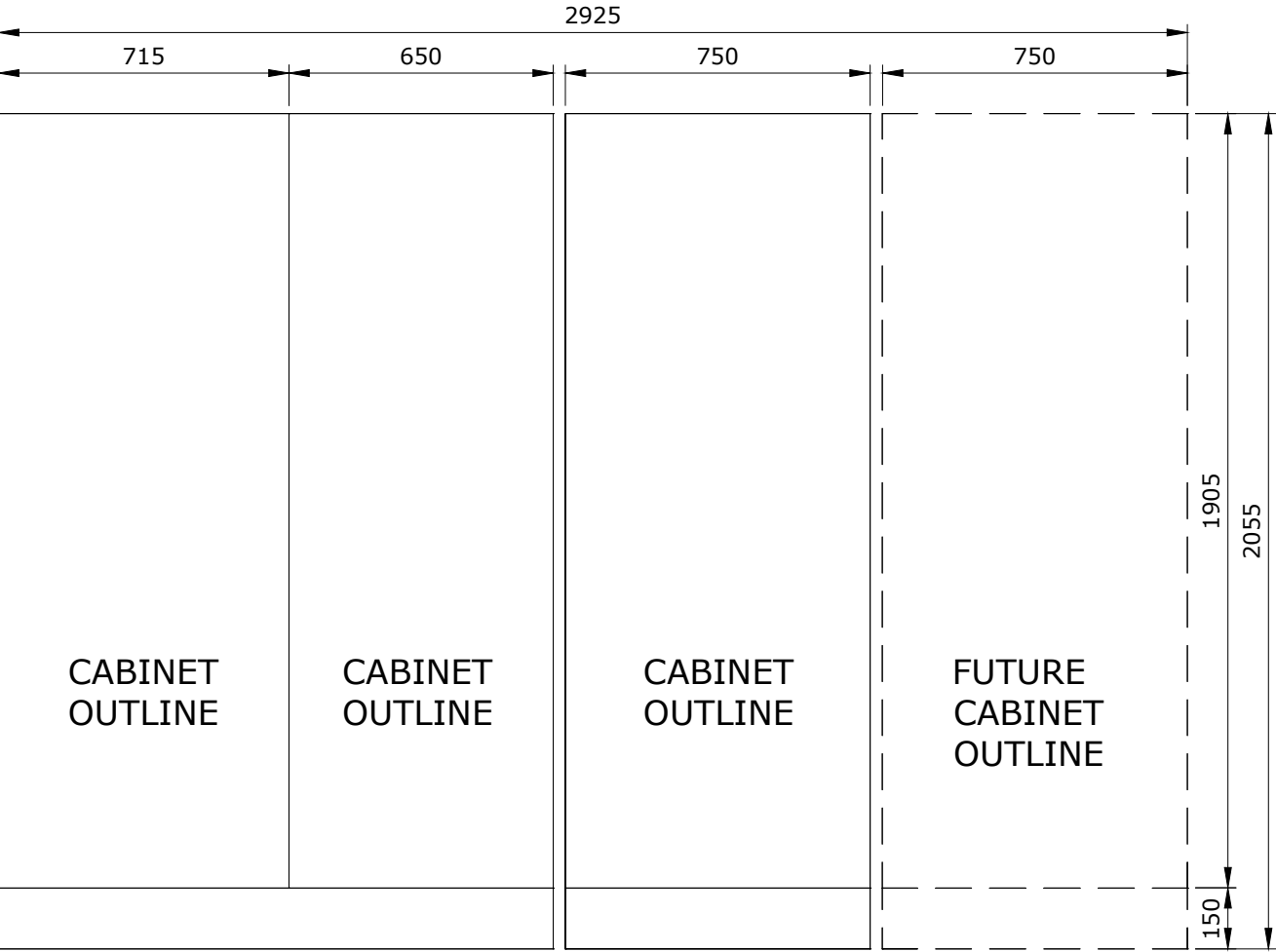
ELEVATION

PLAN VIEW

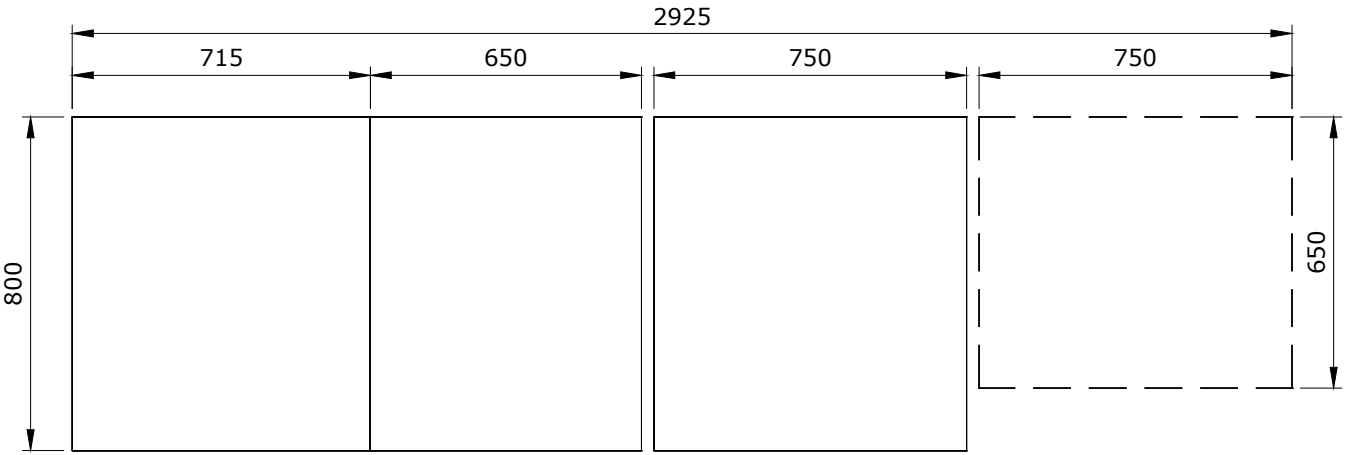
G.LEVEL

ISS	ORIGIN	BY	DATE	DESIGN CHK	DRG CHK	REVISION DETAILS	TITLE AHIPARA (AHP) RESOURCE CONSENT 2026	ORIGIN:	N.JOHNSTONE	© Copyright Kordia™. All rights reserved.		SIZE	REG	
A	N.JOHNSTONE	LJC	25.06.26	---	---	ISSUED FOR INFORMATION		SUB TITLE CABINET & STEEL FRAME DIMENSIONS	DRAWN:	L.J.C.	25.06.26		A3	
B	M.WHITE	LJC	15.07.26	---	---	ISSUED FOR INFORMATION			DESIGN CHK:					
C	M.WHITE	LJC	24.07.26	---	---	STRUCTURE AND CABINETS UPDATED			DRG CHK:		DWG No			
D	L.NICOL	LJC	27.07.26	---	---	CABINETS UPDATED		APPROVED FOR ISSUE:				27828/4	D	

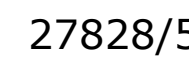


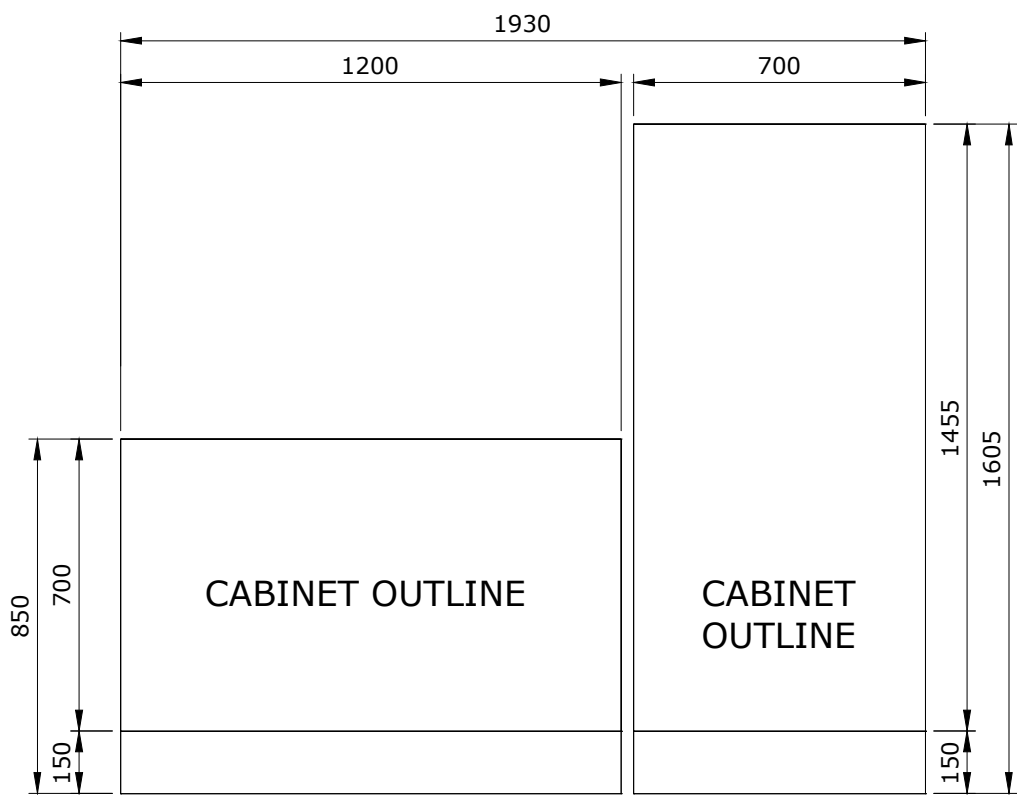


ELEVATION

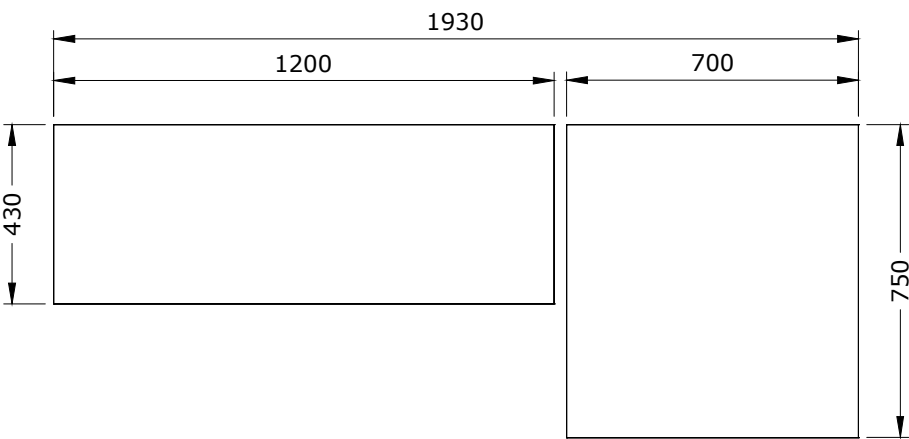


PLAN VIEW

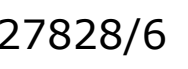
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A	L.NICOL	LJC	27.07.26	---	---	ISSUED FOR INFORMATION		SUB TITLE TSNZ CABINET DIMENSIONS	DRAWN: L.J.C.	27.07.26		A3	
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							APPROVED FOR ISSUE: 		27828/5		A		

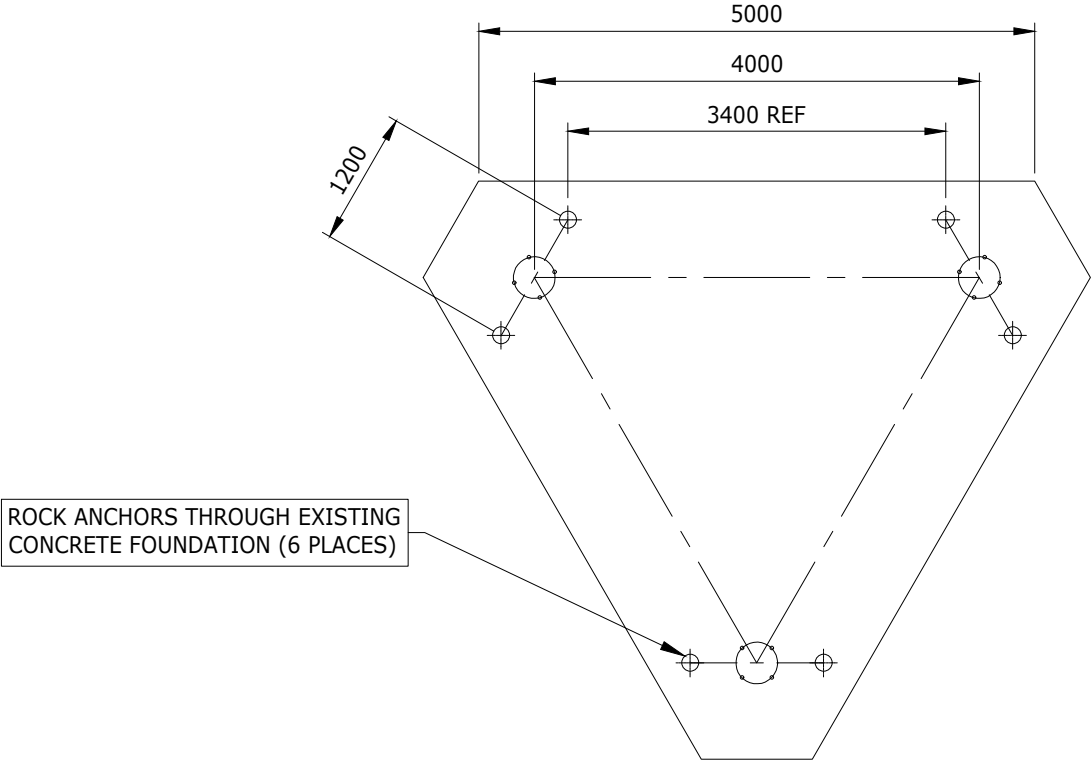


ELEVATION



PLAN VIEW

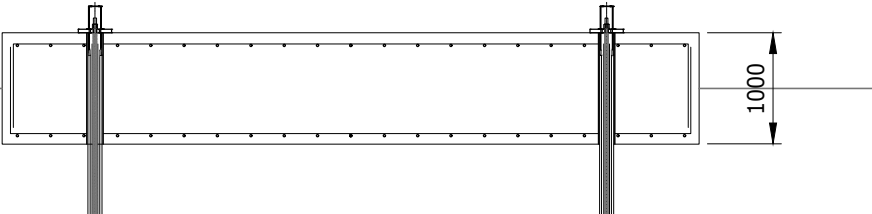
ISS	ORIGIN	BY	DATE	DESIGN CHK	DRG CHK	REVISION DETAILS	TITLE AHIPARA (AHP) RESOURCE CONSENT 2026	ORIGIN: L.NICOL	© Copyright Kordia™. All rights reserved.		SIZE	REG	
A	L.NICOL	LJC	27.07.26	---	---	ISSUED FOR INFORMATION		SUB TITLE 2 DEGREES CABINET DIMENSIONS	DRAWN: L.J.C.	27.07.26		A3	
						DESIGN CHK:						DWG No	
							DRG CHK:						
							APPROVED FOR ISSUE: 		27828/6		A		



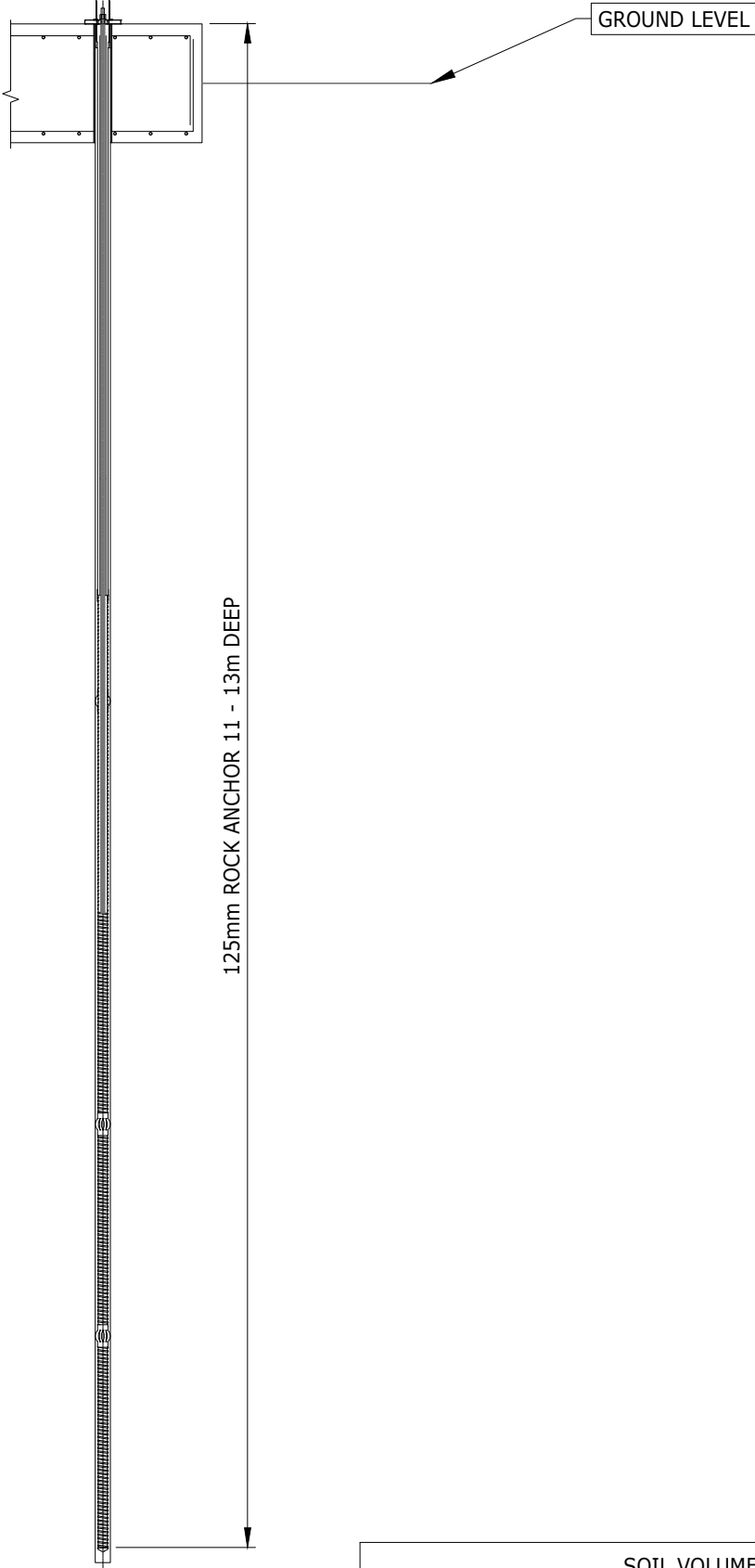
ROCK ANCHORS THROUGH EXISTING
CONCRETE FOUNDATION (6 PLACES)

PLAN - DIMENSIONS

GROUND LEVEL



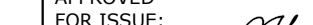
TYPICAL CROSS SECTION

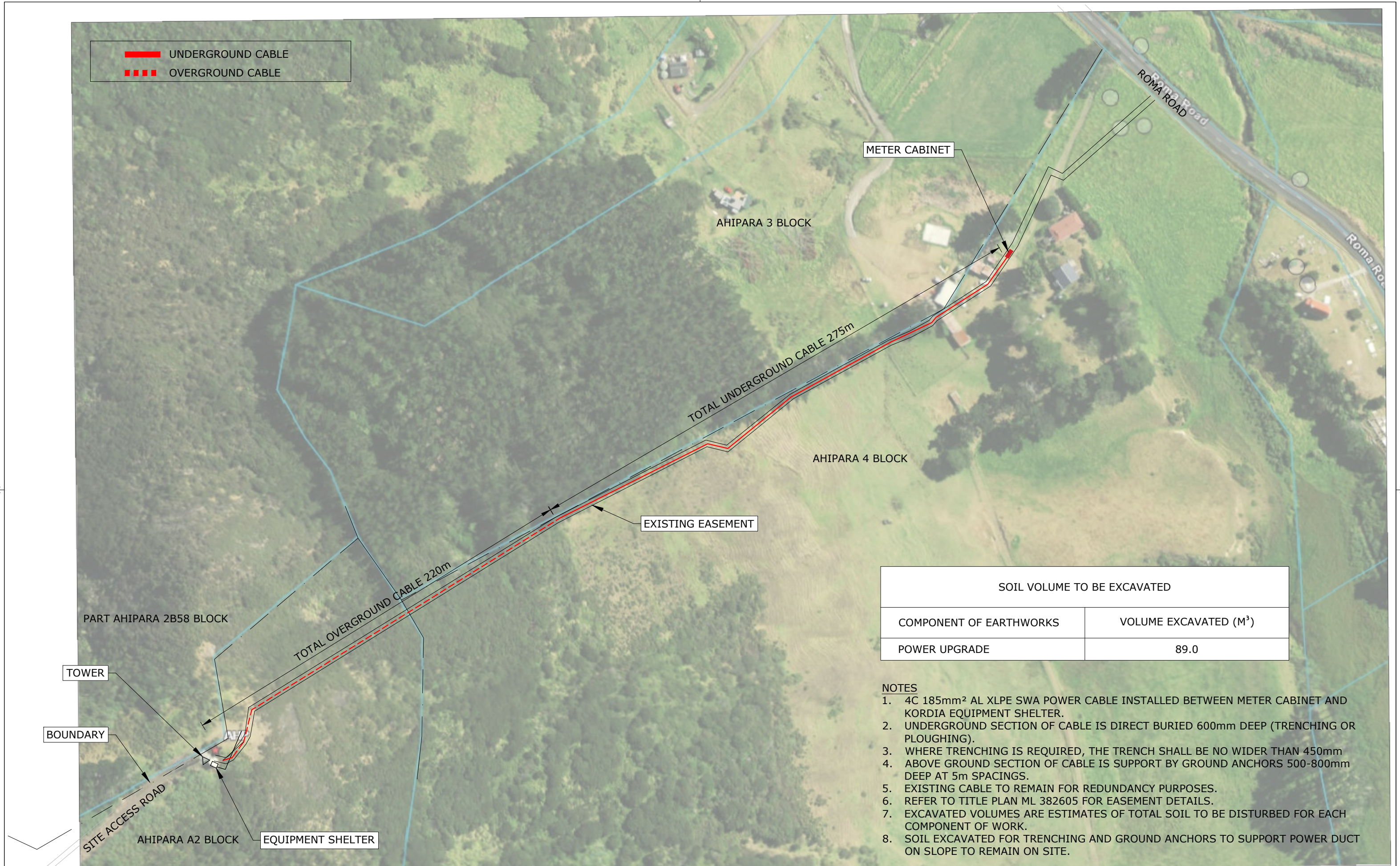


ANCHOR ELEVATION

NOTES
1. EXCAVATED VOLUMES ARE ESTIMATES OF TOTAL SOIL TO BE DISTURBED FOR EACH COMPONENT OF WORK

SOIL VOLUME TO BE EXCAVATED	
COMPONENT OF EARTHWORKS	VOLUME EXCAVATED (M³)
TOWER FOUNDATION ANCHORS	1.0

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A	N.JOHNSTONE	LJC	24.06.26	---	---	ISSUED FOR INFORMATION	AHIPARA (AHP) RESOURCE CONSENT 2026	DRAWN:	L.J.C.	24.06.26		A3	
B	M.WHITE	LJC	14.07.26	---	---	ISSUED FOR INFORMATION		DESIGN CHK:					
								DWG CHK:					
							SUB TITLE	DWG CHK:				DWG No	ISSUE
							TOWER FOUNDATION STRENGTHENING	APPROVED FOR ISSUE:				27828/7	B



SOIL VOLUME TO BE EXCAVATED	
COMPONENT OF EARTHWORKS	VOLUME EXCAVATED (M³)
POWER UPGRADE	89.0

- NOTES
- 4C 185mm² AL XLPE SWA POWER CABLE INSTALLED BETWEEN METER CABINET AND KORDIA EQUIPMENT SHELTER.
 - UNDERGROUND SECTION OF CABLE IS DIRECT BURIED 600mm DEEP (TRENCHING OR PLOUGHING).
 - WHERE TRENCHING IS REQUIRED, THE TRENCH SHALL BE NO WIDER THAN 450mm DEEP AT 5m SPACINGS.
 - ABOVE GROUND SECTION OF CABLE IS SUPPORT BY GROUND ANCHORS 500-800mm DEEP AT 5m SPACINGS.
 - EXISTING CABLE TO REMAIN FOR REDUNDANCY PURPOSES.
 - REFER TO TITLE PLAN ML 382605 FOR EASEMENT DETAILS.
 - EXCAVATED VOLUMES ARE ESTIMATES OF TOTAL SOIL TO BE DISTURBED FOR EACH COMPONENT OF WORK.
 - SOIL EXCAVATED FOR TRENCHING AND GROUND ANCHORS TO SUPPORT POWER DUCT ON SLOPE TO REMAIN ON SITE.

ISS	ORIGIN	BY	DATE	DESIGN CHK	DRG CHK	REVISION DETAILS	TITLE	ORIGIN:	N.JOHNSTONE	© Copyright Kordia™. All rights reserved.		SIZE	REG
A	N.JOHNSTONE	LJC	25.06.26	---	---	ISSUED FOR INFORMATION	AHIPARA (AHP) RESOURCE CONSENT 2026	DRAWN:	L.J.C.	25.06.26		A3	
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C	M.WHITE	LJC	14.07.26	---	---	ISSUED FOR SITE CORRECTION		DRG CHK:				DWG No	ISSUE
D	L.NICOL	LJC	27.07.26	---	---	DRAWING NUMBER UPDATED	SUB TITLE MAINS POWER ROUTE	APPROVED FOR ISSUE:				27828/8	D

T R I B A L L A N D S
TE R A R A W A K A I W H A R E

Ko Whangatauatia te maunga

Ko Karirikura te Moana

Ko Wainui, me Te Wairoa nga awa puta atu kite Oneroa a Tohe

Ko Tinana te waka

Ko Tumoana te tangata

Ko Te Rarawa Kai Whare ki Ahipara te iwi

Cultural Impact Assessment

Ahipara Takiwa

2026

1. He Kupu Whakataki / Introduction

This Cultural Impact Assessment (CIA) has been prepared on behalf of the Ahipara Takiwa which encompasses the three marae Roma, Wainui and Korou Kore, and the seven hapu of Te Rarawa iwi and many whanau, in the Ahipara rohe, in response to the resource consent application yet to be lodged for a proposal for an extension of the telecommunications tower, addition of antenna and the construction of the cabinets, strengthening of the tower foundation, replacement of the mains power cable from Roma Road and associated earthworks.

The purpose of this report is to ensure that the actual or potential impacts of the proposal on the Maori cultural values associated with the subject site and wider environment are articulated, acknowledged and understood. Furthermore, this CIA aims to:

- provide a description of the existing cultural environment and historical context;
- identify issues and opportunities through an analysis of the relevant objectives and policies in the Ahipara Takiwa Management Plan (2023);
- review the RMA 1991, Coastal Policy Statement 2010 and Far North Proposed District Plan - Decisions Version (2026);
- Understand the actual and potential adverse effects of the proposal on the cultural and environmental values associated with the area generally and the subject site in particular;
- outline recommendations to avoid, remedy and mitigate the cultural and environmental concerns. of the proposed application.

2. Nga Whakaritenga /Methodology

The preparation of this report involved a review of information specifically the; the Ahipara Takiwa Management Plan (2023), the Resource Management Act (1991), the Coastal Policy Statement (2010) and the Far North Proposed District Plan - Decisions Version (2026). The expert knowledge of those members of their community that have in-depth knowledge of the area. has been utilised. Finally, this report has been reviewed and signed off by the chairs of the three marae.

3. He Whakaaturanga / Proposal

The proposal is proposal for an extension of the telecommunications tower, addition of antenna and the construction of the cabinets, strengthening of the tower foundation, replacement of the mains power cable from Roma Road and associated earthworks.

The subject site is zoned Maori Purpose Zone - Rural, has an overlay of Coastal Environment and High Natural Character (Unique Id:82/13) over some of the site, and is the Site of Cultural Significance identified in Schedule 3 - Sites and Areas of Significance to Maori as MS07-09, Whangatauatia Pa and described as Whangatauatia Historic Reserve and Maunga Tapu. The overall activity status of the application is discretionary.

4. Existing Cultural Environment

4.1 Nga Hapu me Nga Marae

Nga hapu (Ngati Moetonga, Te Rokeka, Ngati Waiora, Ngati Pakahi, Te Patukirikiri, Parewhero, Ngati Moroki) and nga marae (Wainui, Roma and Korou Kore) of Ahipara exercise their inherited kaitiakitanga and mana whenua over their rohe in order to protect the natural resources of the Ahipara takiwa for the benefit of all in the rohe. As such the Ahipara Takiwa Management Plan has been developed and lodged with the Far North District Council to ensure that the Ahipara Takiwa can participate in council processes as an assertion of tino rangatiratanga. The area of interest of the takiwa is shown in the map below:



Figure 1: Waahi whai take (Ahipara Takiwa Area of Interest)

4.2 Te Runanga o Te Rarawa

Te Runanga o Te Rarawa is the iwi authority mandated by Te Rarawa hapu and marae, including those within the Ahipara Takiwa, to provide formal representation. The Te Rarawa Claims Settlement Act (2015) (The Settlement) recognises breaches of Te Tiriti o Waitangi / The Treaty of Waitangi and its dealings with Te Rarawa. The Settlement also provides for a Statutory Acknowledgment Areas.

5. Historical Context

Maunga tapu

The most significant taonga that are impacted by this proposal is Whangatauatia Pa. Whangatauatia is a maunga tapu (sacred mountain) for the mana whenua of Ahipara. The maunga is currently identified as a Site and Area of Significance in the Far North Proposed District Plan - Decisions Version (2026).

The maunga features in pepeha for two of the three marae within the rohe as a cultural marker of identity, as the pepeha, or proverb at the beginning of this CIA demonstrates. All of the marae acknowledge its importance as a site where revered chief Poroa resided. The maunga also acts as a record of an important event in Te Rarawa and Te Aupūuri history at the battle of Te Oneroa. Te Kaka was killed at the Battle of Oneroa. His niece, Whangatauatia, caught Poroa's attention when she covered his body with her own to prevent its mutilation. Poroa and Whangatauatia were married as a symbol of peace between the two tribes and the mountain in Ahipara continues to bear her name as recognition of that peace. (Metge 2002, Te Uira Associates 2004).

6. Ahipara Takiwa Management Plan

The Ahipara Takiwa Management Plan (2023) contains numerous values and issues which can provide guidance on ways to protect and enhance key cultural values as well as recognise and provide for the relationship and associations iwi, hapū and whanau have with the natural environment. The following cultural values, issues, objectives and values identified in the plan are relevant to this proposal:

6.1 Wahi Tapu / Sacred and Historic Sites

The relevant objectives and policies are as follows:

3.5.4 Whakamaoritia / Objectives relating to Wahi Tapu

- *WT03 Wahi tapu are protected from future development and managed in a culturally appropriate way.*
- *WT04 The korero and tikanga relating to wahi tapu is recorded, stored and shared appropriately.¹*

3.5.5 Kaupapa Here / Policies relating to Wahi Tapu

- *WTP1. To require an accidental discovery protocol for any earthworks or other disturbance of the whenua to provide for discovery of previously unknown wahi tapu.*
- *WTP2. To oppose activities which may adversely affect known wahi tapu.*
- *WTP3. To require that mono whenua access to wahi tapu is established, maintained and protected.*
- *WTP5. To discourage the erection of structures, both temporary and permanent, near wahi tapu.*

¹p.46 Ahipara Takiwa Management Plan (2023)

- *WTP6. To encourage and promote the importance and relevance of wahi tapu.*²

6.2 Taonga Tuku Iho / Cultural Artefacts

The relevant objectives and policies are as follows:

3.6.4 Objectives relating to cultural artefacts

- *TT/01 to retain within the takiwa those artefacts which are important to mana whenua and which help illustrate the pattern and history of our residence within the Takiwa.*³

3.6.5 Policies relating to cultural artefacts.

- *TT/PI To require an accidental discovery protocol in all resource consents which involve earthworks or other activities likely to uncover artefacts or koiwi.*
- *TTIP2 All newly discovered cultural artefacts within the takiwa remain the property of nga marae o Ahipara until a full investigation into their provenance can be completed.*⁴

7. Legislative Framework

Through the Waitangi Tribunal Process, the Te Rarawa Claims Settlement Act 2015 provides statutory acknowledgements of statements by Te Rarawa over the area identified as The Resource Management Act (RMA) 1991 provides statutory recognition of the Treaty of Waitangi and its principles which introduces the Maori resource management system via the recognition of the following:

- The principles of the Treaty of Waitangi (section 8);
- the recognition and provision for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites wahi taps and other taonga (section 6(e));
- having particular regard to the exercise of kaitiakitanga (section 7(a); and
- having regard to any relevant planning document recognised by a iwi/hapu (section 104(1)(c).

The Far North Proposed District Plan - Decisions Version (2023) further recognises the following:

Part 2 - District-Wide Matters/ Historic and Cultural Values/ Sites and area of significance to Maori

Objective SASM-O6- The cultural values of scheduled Sites and Areas of Significance to Maori are protected, while existing infrastructure continues to operate and be maintained, repaired and upgraded.

8. Identifying the physical and cultural impacts of the activity

Wahi Tapu / Significant Historic Sites

Cultural Heritage - wahi tapu

Background and Settlement of Whangatauatia

² p.48 Ibid

³ p.49 Ibid

⁴ p.50 Ahipara Takiwa Management Plan (2023)

The social organisation of whanau, hapū, and iwi populations has provided a template throughout Polynesia for more than 6,000 years. As communities migrated and resettled across Te Moana Nui a Kiwa, they established themselves in valleys, coastal inlets, and other places of abundance that could sustain occupation, support defence, and uphold ahika and mana kite whenua mete moana. The role and function of pā was therefore never haphazard; each pā formed part of a wider network of settlements and relationships, connected to other pā and to the people who occupied them.

The 1,200-year history of occupation in Aotearoa produced a wide range of pā. Some were highly prized fighting pā, enabling rangatira to exercise influence and provide protection for their kin. Coastal settlement was essential for access to food and waka transport, as there were no roads. Other pā were designed as repositories for food and were often located on elevated sites requiring extensive engineering and construction. Larger pā complexes were built on the highest peaks and designed to be impenetrable, able to withstand sieges for months, if not years. These pā were governed by influential leaders and relied upon by relatives living in nearby settlements. This diversity of pā types enabled each to function independently while remaining part of a broader network.

Whangatauatia as a Pā

Whangatauatia was one such pā. It is the highest and most suitable peak in the district, surrounded by land with agricultural potential and linked by access routes to other nearby sites.

Whangatauatia's three names over its history of occupation testify to its significance and demonstrate its utility. It is a pā that has never been overcome by invaders and has functioned as the senior residence of leadership throughout the 1,200-year migratory history of Te Hiku o te Ika. Te Morenga occupied the pā when it was known as **Morehurehu**, by virtue of his relationship with Poroa, who was to assume leadership of Te Rarawa Kaiwhare from Tarutaru, Te Ruapounamu, and their ten children. Poroa had married Ngarimu Hongi Hika, who lived with him in Mangamuka until his conflicts along Te Oneroa. As leader of the iwi, it was inevitable that Poroa would relocate his main residence to either Pukepoto or Ahipara.

Transfer and Occupation

This required the establishment to provide a suitable pā site that was reserved for him, and there was no site more suitable than Morehurehu. When Te Morenga reserved the pā to Poroa, he moved to Tutemoe above Wainui before continuing to Kaipara to establish flax, kauri, and kōmara production. Te Morenga invited Natanahira to take up occupation at the base of the maunga, based on his relationship with Erinatia.

Renaming of the Maunga

As Poroa's conflicts along Te Oneroa intensified, his attention was drawn to Whangatauatia during the battle of Nga Pae. She had shown great courage in protecting the dignity of her uncle after he was killed in battle. Impressed by her actions, Poroa asked her to join him at his pā and renamed the maunga Whangatauatia in her honour.

Descendants and Wider Region

Whangatauatia left Poroa only a few years later, and Ngarimu Hongi Heke moved from Mangamuka to Ahipara. They had one child, Rihi, who married Hohepa Hura Otene in the Hokianga. Their descendants have since populated the wider region.

End of Fortified Use

The fortified pā ceased to be used by the time Poroa died, shortly before 1830, and after the signing of Te Tiriti o Waitangi. Our tōpuna said they no longer had need for armed conflict, either with Pakeha or with other Maori.

Gift of the Mountain

Te Morenga subsequently gifted the mountain to Natanahira, who had married Erinatea, daughter of Mumu and the most senior Ariki Tapairu. Following the scorching of the land during Poroa's death the rohe was named Ahiparapara.

Burial Caves and Present Landscape

Our oral history records six burial caves in and around the rocky outcrops of Whangatauatia. Each cave is carved into long, concave tunnels leading directly into the heart of the volcanic rock. Cave robbers and trophy hunters found their way into these wahi tapu, so each cave entrance was blown up by Henare Natanahira in the early 19th century, permanently closing them off. The outline of the fortifications is still visible, and the size of the pā itself remains impressive. The area reflects a thriving microcosm of Maori village activity. The hill remains in local ownership and is partly leased to the telecommunications industry, whose transmission service serves the wider area.

9. Conclusions and Recommendations

This CIA report considers the potential impacts of a proposal by Kordia for an extension of the telecommunications tower, addition of antenna and the construction of the cabinets, strengthening of the tower foundation, replacement of the mains power cable from Roma Road and associated earthworks.

The Ahipara Takiwa support the proposed land use provided the following recommendations for avoidance or mitigation of cultural impacts are agreed to by the applicant. However, if the recommendations are not agreed to then the Takiwa opposes the application.

Wahi Tapu / Significant Historic Sites

The proposal is for an extension of an existing telecommunications tower, addition of antenna, construction of cabinets, strengthening of foundations and replacement of the mains cable from Roma Road, including associated earthworks, on Whangatauatia a site and area of significance to mana whenua of Ahipara.

Taonga Tuku Iho / Cultural Artefacts

While all archaeological sites, known and unknown, are protected under the Heritage New Zealand Pouhere Taonga Act (2014), due to the potential for sub-surface taonga to be discovered during works, the Ahipara Takiwa make the following recommendations:

- An Accidental Discovery Protocol to be agreed and signed between nga Marae o Ahipara and the applicant before any earthworks commence.

- All contractors to be made aware of and adhere to the Accidental Discovery Protocol.
- Local kaumatua to provide karakia and share the history of the maunga with workers before works begin and again at the close of works, with a minimum of three hours remuneration for each occasion.
- Ensure a community observer is present during any soil removal, with a minimum engagement period of four hours.
- If any koiwi (human remains) subsurface archaeological features or artefacts associated with Maori are exposed during works, works must be ceased and representatives of Ahipara Takiwa must be notified immediately.
- Prioritise local procurement for works undertaken, where practicable.
- Engage local artist(s) to create artwork at the base of the tower to pay homage to Whangatauatia, with costs covered by Kordia.
- Discuss remuneration and/or scholarship fund contributions with nga Marae o Ahipara before works start.



TE RARAWA

Te Runanga O Te Rarawa | 16 Matthews Ave, Kaitia | Phone +649 408 0141
www.terarawa.iwi.nz

To whom it may concern

July 27 2026

Tena koutou

This letter is provided in conjunction with the Cultural Impact Assessment (CIA) from the Ahipara Takiwa, in respect of the Kordia application for a resource consent for the proposed extension to the existing telecommunications tower on Whangatauatia.

Whangatauatia is identified in the Far North Proposed District Plan - Decisions Version (2026), Schedule 3 - Sites and Areas of Significance to Maori as Place# - MS07-09, Name/Description - Whangatauatia Historic Reserve and Maunga Tapu and Requesting Party - Te Rōnanga o Te Rarawa.

As the Requesting Party, Te Runanga o Te Rarawa regards the CIA and the effects on the cultural and spiritual values of the Maunga Tapu and recommendations, provided by the Ahipara Takiwaa to be an appropriate response.

For further discussion on this matter please contact myself via email at george@terarawa.co.nz or cellphone 027 2761093.

Kia ora

George Riley

Chief Executive Officer

John Paitai Chairperson
Roma Marae
john.paitai@gmail.com
0275285373



28/7/26

Jay Rupapera
Korou Kore Marae
jjrupapera@gmail.com
02102672266



29/7/26.

Danny Graham
Wainui Marae
55sandhills@gmail.com
0210669260



30/07/26

184 Roma Rd
RD1, Kaitaia 0481

24 August 2026

Ko Whangatauatia te maunga tūpuna
Ko te Wainui, te Wairoa ngā awa e rērē nei
Ko Karirikura te mōana, te tai mihi tangata
Ko Korou Kore, ko Rōma, ko Wainui ngā marae
Ko Tīnana te waka
Ko Tūmoana te tangata
Ko Te Rarawa Kaiwhare ki Ahipara te iwi

Tēnā koe e te rangatira Mr Livingston,

He mihi tēnei ki a koe mo ō whakaaro rangatira, ki te noho tahi ki te kōrero ki a mātou, ngā marae takiwā o Ahipara.

Thank you for your email. The three marae appreciate your recognition of the significance of Whangatauatia, and we accept your remuneration offer.

We are deeply grateful to Kordia for generously providing financial assistance towards a piece of artwork to adorn the tower. It will symbolise Kordia and the hapū working in partnership and looking ahead to the future.

I will be away for two weeks. When I return, I will contact you to discuss the next steps in the process.

This message confirms our acceptance of your offer to address past obligations and continue building a positive partnership.

Nāku noa na

John Paitai

Chairman

Roma Marae

027 528 5373

john.pitai@gmail.com



**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 **NA8B/1221**
Land Registration District **North Auckland**
Date Issued 10 May 1966

Prior References
NAPR5D/1492

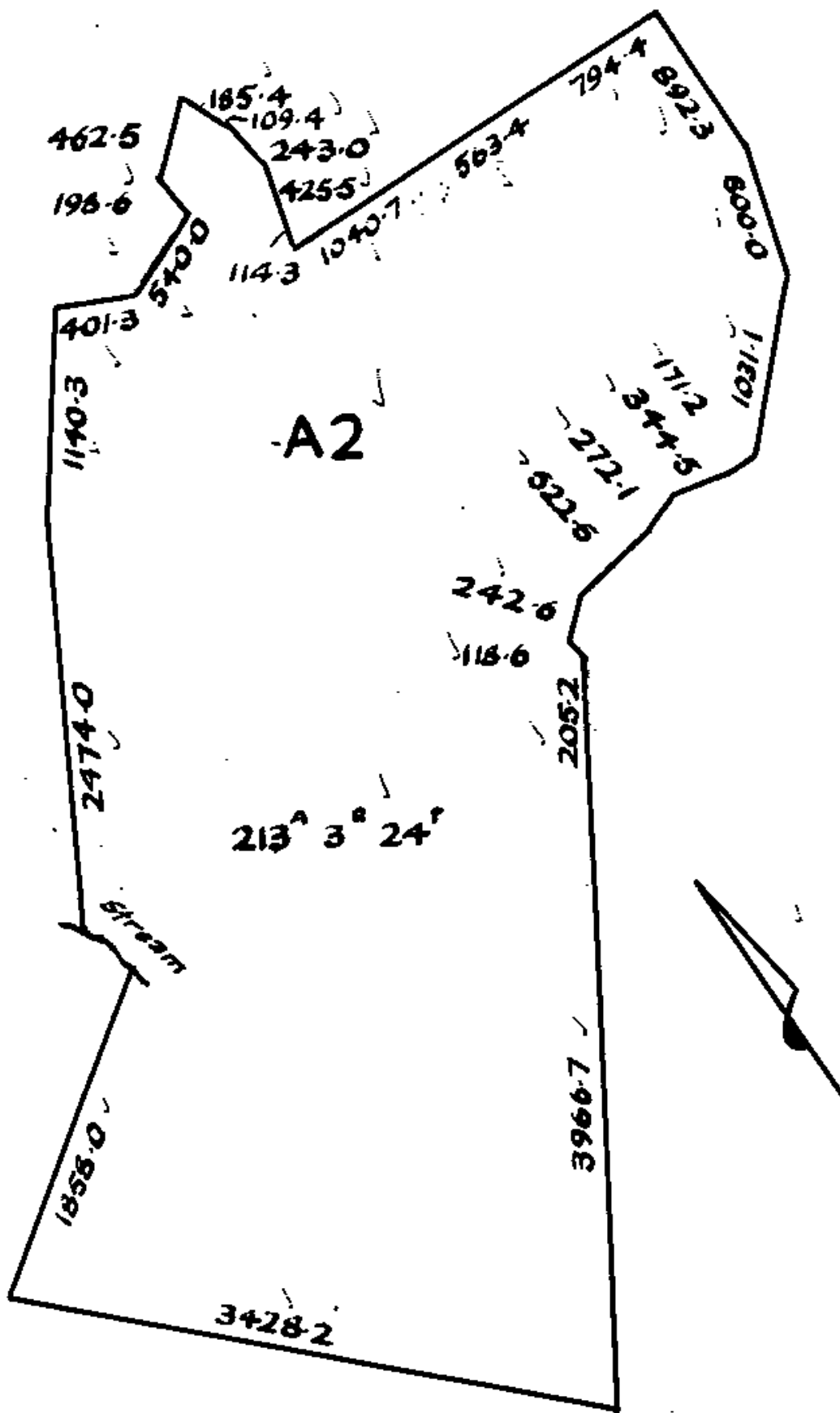
Estate Fee Simple
Area 86.5623 hectares more or less
Legal Description Ahipara A2 Block

Registered Owners

Florence Berghan (for life or remarriage) with remainder to :
Richard Mac Berghan m.19

Interests

B144722.1 STATUS ORDER DETERMINING THE STATUS OF THE WITHIN LAND TO BE MAORI FREEHOLD
LAND - 1.2.1983 AT 9.07 AM
6763033.1 Court Order laying out a roadway appurtenant hereto - 23.2.2006 at 9:00 am





Report on Maori Land details for the following Record(s) of Title



Record(s) of Title

NA8B/1221

Identified as potentially Maori Freehold Land

***** End of Report *****