

SUMMARY STATEMENT ON BEHALF OF WAITANGI LIMITED – HEARING 15B

- 1.1 My name is **Ben Dalton**. I am the Chief Executive of Waitangi Limited.
- 1.2 I have prepared primary and rebuttal evidence on behalf of **Waitangi Limited** in relation to its submission on the Proposed Far North District Plan (**Proposed Plan**). Waitangi Limited's submission relates solely to the Waitangi National Trust Estate (**Estate**) which contains the historic Waitangi Treaty Grounds / Te Pitowhenua (**Treaty Grounds**). It is responsible for managing the day-to-day operations at the Estate.
- 1.3 My primary evidence sets out why the proposed Waitangi Estate Special Purpose Zone (**WEZ**) is required for the Estate. In my view, the proposed WEZ is the best option to protect the nationally significant values of the Treaty Grounds and wider Estate, to support the legislative and governance arrangements that apply to the Estate, and to enable future activities at the Estate that align with the Waitangi National Trust Board Act 1932, and Waitangi Limited and the Trust Board's priorities and strategic planning for the Estate.
- 1.4 Today I will provide a summary of my response to the Council's section 42A report (**s42A report**) focusing on three outstanding issues:
- (a) Waitangi Limited's proposed approach to signs in the WEZ;
 - (b) how Waitangi Limited intends to engage with Haukāinga through the implementation of the WEZ; and
 - (c) an update on archaeological assessments and work currently undertaken on the Estate.

ISSUE 1: WAYFINDING AND SIGNS IN THE WEZ

- 1.5 Signage and wayfinding are key matters for Waitangi Limited and are central to the overall operation and success of the Treaty Grounds and wider Estate. Waitangi Limited takes a carefully planned and managed approach to signage that enables both effective wayfinding, impact on the environment and the clear delivery of information for a wide variety of visitors and users.
- 1.6 I mention the following example to illustrate the range of users and the need to carefully manage the needs and impacts of signage and wayfinding. At the entrance

to the Waitangi Estate, adequate signage is needed for a diverse group of users, including visitors wishing to go to the Treaty Grounds, patrons wishing to stay at the Copthorne Hotel, recreational boaties who are using the public boat ramp, cruise ship visitors to the Bay of Islands, recreational walkers and Yacht Club users, among others.

- 1.7 Waitangi Limited is currently undertaking work to develop an updated and comprehensive strategy for all wayfinding and interpretive signage on the Treaty Grounds and the Estate. This strategy will outline a sign system, include a refresh of key routes, and will ensure all future facilities, uses and events take a consistent, clear and carefully designed approach to signage across the Estate and Treaty Grounds. This work is led by Chris Hay of Locales, Wellington and commenced in July. Key wayfinding principles are set out in my rebuttal evidence at paragraph 3.2.
- 1.8 For the reasons outlined in my rebuttal evidence and the statements of Ms Jacobs and Mr Cocker, Waitangi Limited wishes to retain the requested maximum of two signs per activity where they are visible beyond the Estate, noting that Waitangi Limited will continue to manage carefully the impact of additional signs to avoid cluttered and confused wayfinding and any other adverse effects.

ISSUE 2: PROPOSED ENGAGEMENT WITH HAUKĀINGA THROUGH THE IMPLEMENTATION OF THE WEZ.

- 1.9 In accordance with the evidence and cultural values assessment prepared by Ms Ngahua Harawira, Waitangi Limited will engage with the Haukāinga through the implementation of the WEZ to identify sites of significance and have these mapped at a detailed level, in addition to the existing mapping in the New Zealand Archaeological Association (**NZAA**) record. In addition, Waitangi Limited will engage both locally with Ngāti Kawa and Ngāti Rahiri, and regionally with Ngāpuhi-nui-tonu to discuss suitable guiding principles (tikanga whakahaere) to build a stronger partnership between the Haukāinga and Waitangi.

ISSUE 3: UPDATE ON ARCHAEOLOGICAL WORK CURRENTLY BEING UNDERTAKEN ON THE ESTATE

- 1.10 The management of archaeological issues relating to the Estate is appropriately addressed by Waitangi Limited and the Trust Board in accordance with the *Heritage New Zealand Pouhere Taonga Act 2014* (**HNZPTA**) and the role of Heritage New

Zealand Pouhere Taonga (**HNZPT**) under that Act. As recorded at paragraph 141 of the s42A report, HNZPT supports the WEZ.

- 1.11 A series of detailed archaeological surveys have been undertaken across the Estate over the past 50 years, and 137 resulting sites have been carefully mapped and recorded via the NZAA database and mapping, making it one of the most surveyed areas in Northland. Waitangi Limited employs consultant archaeologist Donald Prince, one of New Zealand's most experienced archaeologists, who has worked on all of the recent surveys and consented works.
- 1.12 In 2024, Mr Prince conducted a desktop review of all pre-existing surveys and, in partnership with HNZPT, undertook a further archaeological survey to address three remaining gaps in the coverage of previous surveys. This gap-filling survey work was undertaken in May 2025. As part of the wider work underway across the Estate, Waitangi Limited has also recently instituted an updated archaeology policy and process and provided staff training.
- 1.13 Mr Prince has noted that further work can be done to ensure that protection and preservation remain paramount in all planning, including Waitangi Limited's annual management planning cycle and teamwork plans. Adopting the proposed WEZ, and working closely alongside HNZPT, will better enable Waitangi Limited to take an integrated approach to improving archaeological protection and management across the entire Estate, as it enables planning across groups of sites and features within specific sub-zones, not just individual or discrete sites.

Ben Dalton

29 August 2025