

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):

<input type="radio"/> Land Use	<input type="radio"/> Discharge
<input type="radio"/> Fast Track Land Use*	<input type="radio"/> Change of Consent Notice (s.221(3))
<input type="radio"/> Subdivision	<input type="radio"/> Extension of time (s.125)
<input type="radio"/> Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)	
<input type="radio"/> 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 Te Hono at Far North District Council, tehonosupport@fndc.govt.nz

5. Applicant details

Name/s:	Waitangi Limited
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:	Northland Planning & Development c/- Rochelle Jacobs
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

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

7. Details of property owner/s and occupier/s

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

Name/s:	Waitangi National Trust
Property address/ location:	Upper Treaty Grounds - Waitangi Estate - 26 Tau Henare Drive, Waitangi _____ _____
	Postcode _____

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.

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 Enter BC ref # here (if known)

Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard Consent Consent here (if known)

Other (please specify) Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. 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.

15. Billing Details:

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

Name/s: (please write in full)

Waitangi Limited c/- Anita Woodfield

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.

15. Billing details continued...

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)

Signature:

(signature of bill payer)

Date

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

15. Billing details continued...

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)

Arilla Woodfield - Nicole Wihongi

Signature:

(signature of bill payer)

Date 18/12/2025

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date

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

See overleaf for a checklist of your information...

Land Use Resource Consent Proposal

Waitangi Limited

Lot 1 DP 326610

16 December 2025

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

Please find attached:

- A completed application form for a land use resource consent to construct a new covered walkway / bus shelter at the entrance to the upper Treaty Grounds; and
- An Assessment of Environmental Effects.

Waitangi Limited are seeking a resource consent to construct a new covered walkway (bus shelter) adjacent to the road entrance to the upper Treaty Grounds. The proposed shelter will provide a covered area for passengers waiting to board buses when visiting the site and during Waitangi week celebrations.

The proposed activity is **Permitted** under the Operative District Plan (ODP). A **Discretionary Activity** resource consent under the Proposed District Plan (PDP) is required for works within 20m of a scheduled heritage resource and infrastructure (stormwater) within a site containing a scheduled heritage resource.

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

Regards,



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

Table of Contents

Table of Contents.....	2
1. Description of the Proposed Activity	4
2. Description of the Site and Surrounding Environment.....	5
3. Reasons for Consent	7
OPERATIVE DISTRICT PLAN (ODP)	7
OPERATIVE DISTRICT PLAN ACTIVITY STATUS	11
PROPOSED DISTRICT PLAN.....	11
PROPOSED DISTRICT PLAN ACTIVITY STATUS	17
NATIONAL ENVIRONMENTAL STANDARDS	17
NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 (NESCS)	17
NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER MANAGEMENT 2020	17
OVERALL ACTIVITY STATUS OF THE PROPOSAL.....	17
4. Statutory Assessment	17
SECTION 104B OF THE RESOURCE MANAGEMENT ACT 1991 (RMA)	17
SECTION 104(1) OF THE RMA	17
ASSESSMENT OF EFFECTS ON THE ENVIRONMENT	19
VISUAL AMENITY & BUILDING EFFECTS	19
SCALE OF ACTIVITIES EFFECTS.....	19
HISTORIC HERITAGE EFFECTS.....	19
ASSESSMENT AGAINST RELEVANT STATUTORY DOCUMENTS.....	20
NATIONAL ENVIRONMENTAL STANDARDS	20
NATIONAL POLICY STATEMENT(S)	21
REGIONAL POLICY STATEMENT FOR NORTHLAND.....	23
FAR NORTH OPERATIVE DISTRICT PLAN.....	23
PROPOSED FAR NORTH DISTRICT PLAN	24
CONCLUSION ON PDP OBJECTIVES AND POLICIES	25
5. Notification Assessment – Sections 95A to 95G of the Act.....	25
PUBLIC NOTIFICATION ASSESSMENT	25
SECTION 95A – PUBLIC NOTIFICATION ASSESSMENT	26
SECTION 95B – LIMITED NOTIFICATION ASSESSMENT.....	28
6. Part 2 Assessment	30
7. Conclusion.....	31
8. Limitations	31

Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title – *Lot 1 DP 326610***
- 3. WNT Covered Walkway Application Plans – *HB Architecture***
- 4. Correspondence - *Heritage New Zealand Pouhere Taonga***
- 5. Correspondence – *Ngati Kawa Taituha***

Assessment of Environment Effects Report

1. Description of the Proposed Activity

1.1. Waitangi Limited seeks a resource consent to construct a new covered walkway (bus shelter structure), extended footpath and 'Waharoa' gateway adjacent to the upper Waitangi Treaty Grounds vehicle turning circle and Hobson's Memorial (refer **Figure 1** concept below). The application plans prepared by HB Architecture dated 5/12/25 (Rev 7) are attached at **Appendix 3**. A photo showing the location of the bus shelter is provided below.



Figure 1 – Proposed bus shelter concept

1.2. The proposed shelter would be positioned above an upgraded exposed aggregate pathway that provides access to an existing toilet block. The shelter is 13.1m long and 3.2m wide.

1.3. The shelter has a total roof area of 41m² and will comprise a simple, single pitched roof and timber post supports. A single Totara tree requires removal. Approximately 31m³ of earthworks over an area of 75m² is required to construct the shelter building footings and the extended pathway area. As shown on the application plan CD-20 Rev 7, earthworks to construct the new pathway entrance adjacent to Tau Henare Drive will be within 20m of the scheduled Hobson Memorial heritage feature.

1.4. The proposed shelter is constructed from timber posts and membrane type roofing over plywood substrate. The development includes an additional 20m² increase in the existing

gravel footpath area to widen the existing pathway. The road facing entrance will include a timber 'Waharoa', which is now a consistent design theme for new building entrances at the Waitangi Estate.

- 1.5. The existing fence will be realigned to accommodate the shelter structure. New stormwater infrastructure would be installed the length of both sides of the proposed structure and discharged to an existing stormwater sump located north of the site.
- 1.6. As indicated on the Walkway Plan CD_21 Rev 07, the proposed shelter structure, including the Waharoa gateway would be located more than 20m from the scheduled Hobson Memorial heritage feature.

2. Description of the Site and Surrounding Environment

- 2.1. As illustrated in **Figure 2** below, the proposed shelter facility would be located on the upper Waitangi Treaty Grounds that is within the Lot 1 DP 322610 site. The application site contains heritage resources that are scheduled in the ODP and PDP. A copy of the record of title is attached at **Appendix 2**.



Figure 2- Westerly view of proposed bus shelter location and Hobson Memorial

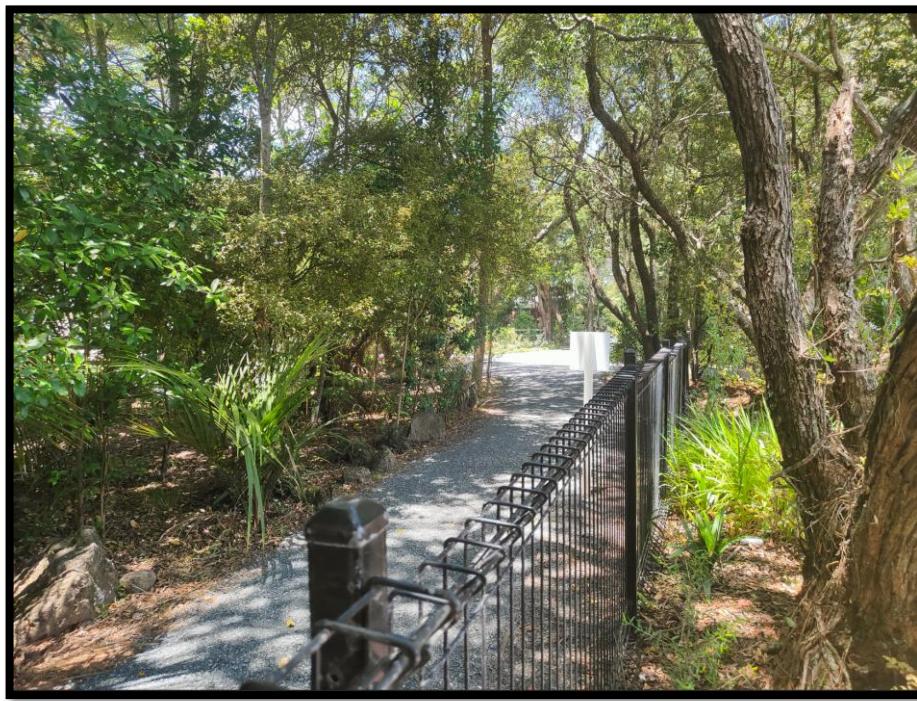


Figure 3 – Shelter location to be located behind existing Pohutukawa trees and above the existing pathway to the Waitangi Treaty Grounds toilet facilities

- 2.2. The covered shelter site is located adjacent to the fenced treaty grounds extent bordering the turning circle at Hobson Memorial as shown in **Figure 2** above.
- 2.3. The vegetated area adjacent to the shelter location is identified as having 'high natural character'. There is an existing Treaty Grounds perimeter fence that runs along the western side of the pathway to the toilet block. A slight realignment of this fenceline is required.
- 2.4. The surrounding Waitangi Estate site is part of a larger 411-hectare property that extends from the mouth of the Waitangi River to north of the Waitangi golf course and west to Haruru Falls Road. This part of the Estate is accessed from Tau Henare Drive, on the northern side of the Waitangi one-way bridge.
- 2.5. The Waitangi Estate site is owned by the Waitangi National Trust Board. Day to day operations are managed by Waitangi Limited. All of the existing activities within the site are mandated under the Waitangi National Trust Board Act 1932. As intended by Lord and Lady Bledisloe who gifted the land to all New Zealanders, it is:

“a place of historic interest, recreation, enjoyment and benefit in perpetuity to the inhabitants of New Zealand.”

2.6. The historic Waitangi Treaty Grounds contain the Treaty (Busby) House, Te Whare Runanga, Hobson's Memorial and the Flagpole. These are Heritage NZ Pouhere Taonga and Far North District Council scheduled historic heritage buildings and structures. The Waitangi Treaty Grounds, also known as Te Pitowhenua, is a national heritage landmark under the Heritage New Zealand Pouhere Taonga Act 2014.

3. Reasons for Consent

Operative District Plan (ODP)

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

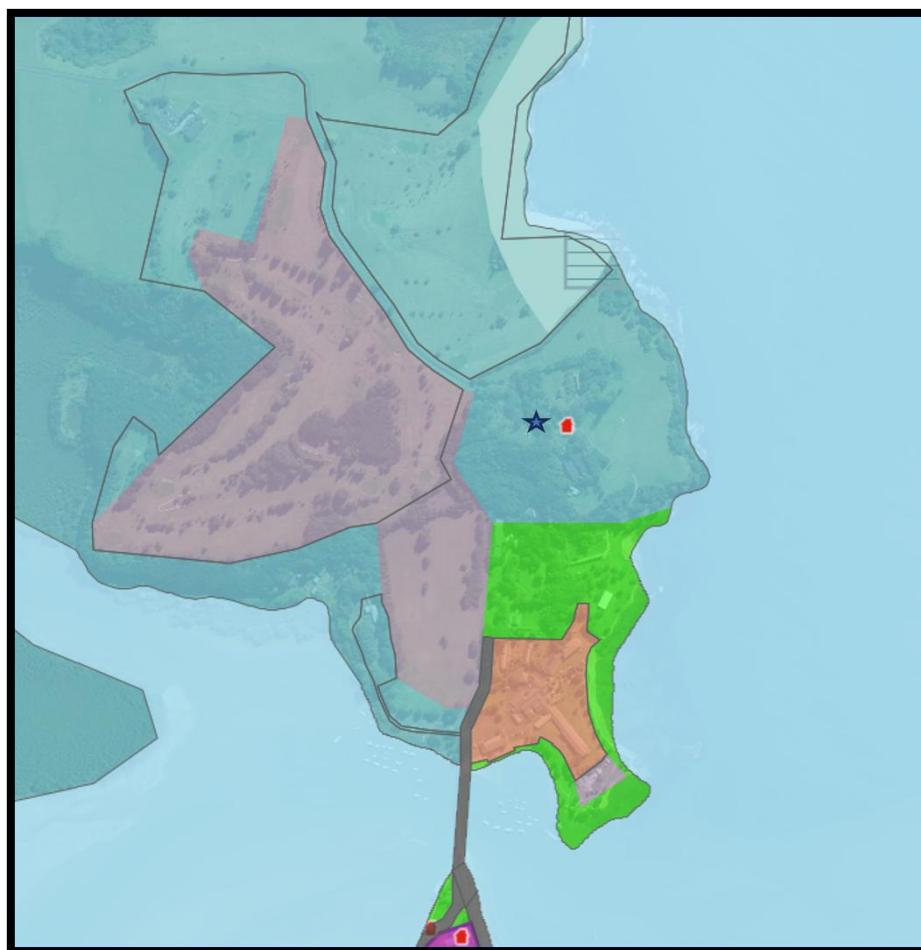


Figure 4 - Operative District Plan Zone(s) – General Coastal

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

TABLE 1 - ASSESSMENT AGAINST THE APPLICABLE ODP ZONE RULES:

PERFORMANCE STANDARDS – GENERAL COASTAL ZONE		
10.6.5.1.1	Visual Amenity	<p>Permitted</p> <p>The proposed shelter is a new non-residential building structure.</p> <ul style="list-style-type: none"> (a) The building would not exceed 50m². (Proposed area is 41m²) (b) The proposed exterior colour of the shelter roof complies with (b) having an LRV value less than 30%. (c) The building is not an alteration or addition to an existing building. (d) The proposal is not a renovation or maintenance.
10.6.5.1.2	Residential Intensity	<p>Permitted</p> <p>The proposed building is not for residential purposes.</p>
10.6.5.1.3	Scale of Activities	<p>Permitted</p> <p>The proposal is for a covered walkway structure to improve visitor amenities at the site. There will be no change to the activity or number of persons employed in maintenance activities on the site.</p>
10.6.5.1.4	Building Height	<p>Permitted</p> <p>The proposed structure has a maximum height of 3.5m.</p>
10.6.5.1.5	Sunlight	<p>Permitted</p>

		The proposed building will comply with sunlight recession plane building setback requirements.
10.6.5.1.6	Stormwater Management	<p>Permitted</p> <p>The permitted threshold for impermeable surfaces on a site is 10% of the gross site area. The proposed covered walkway will be constructed above the existing pathway, which will be widened slightly. The overall increase in paved area is 20m².</p> <p>The application site area is 411 hectares. The 10% impermeable surface area maximum will not be exceeded.</p>
10.6.5.1.7	Setback from boundaries	<p>Permitted</p> <p>The proposed bus shelter structure is located more than 10 metres from external site boundaries.</p>
10.6.5.1.9	Keeping of Animals	Not applicable
10.6.5.10	Noise	Permitted
0.6.5.1.11	Helicopter Landing Area	<p>Permitted</p> <p>No applicable</p>

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

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	<p>Not applicable</p> <p>The application site is not within any identified outstanding natural or landscape feature.</p>
12.2	INDIGENOUS FLORA AND FAUNA	<p>Permitted</p> <p>No vegetation clearance is proposed.</p>

12.3	SOILS AND MINERALS Rule 12.3.6.1.2 Excavation and / or filling in the General Coastal Zone	Permitted Up to 300m ³ of earthworks per annum is permitted in the General Coastal Zone. 31m ³ of excavation and fill earthworks are required to construct the shelter post foundations, extend the footpath and to construct the entrance paving. No other earthworks or land disturbance is proposed.
12.4	NATURAL HAZARDS	Permitted Activity Not applicable
12.5	HERITAGE	Permitted There are no scheduled (Appendix 1D) notable trees that will be affected by the proposal. The Appendix 1E #100 listed heritage items include the Treaty House, Hobson Memorial, Te Whare Runanga and the Flagpole. The proposed activities will not affect any scheduled (Appendix 1F) Site of Cultural Significance to Māori. Written approval from Ngati Kawa Taituha for the proposed covered walkway has been received (refer Appendix 6). The proposed activity does not affect a registered (Appendix 1G) archaeological site. An archaeological authority for the proposed works is not required, see email from HNZPT at Appendix 5 .

12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Not applicable
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable
15.1	TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)	<p>Permitted</p> <p>The proposed activity is a covered walkway designed to provide an all-weather waiting area for bus passengers and visitors.</p> <p>There will be no overall increase in traffic resulting from the proposal.</p>
16.6	SIGNS AND LIGHTING	<p>Permitted</p> <p>No new signs are sought as part of this activity.</p>

Operative District Plan Activity Status

3.3. The proposed covered shelter building is a '**Permitted Activity**' under the ODP.

Proposed District Plan

3.4. Under the Proposed Far North District Plan (PDP), the shelter location is zoned 'Rural Production'. The proposed 'Coastal Environment' overlay applies to the development area. The shelter structure is adjacent to native vegetation identified as having 'high natural character' and is within an area identified as being an 'outstanding natural landscape'.

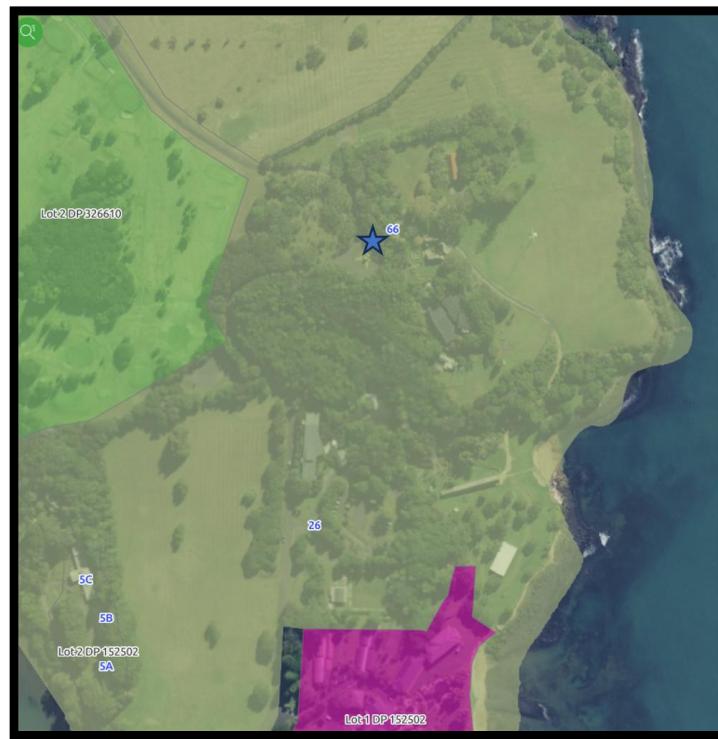


Figure 5 - Proposed District Plan Zone – Rural Production



Figure 6 – Extent of HNC, ONL and Coastal Environment overlay

3.5. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. District Plan hearings on submissions are concluded. Hearing Panel decisions on submissions are expected early next year with operative status expected in May 2025. Until decisions on submissions have been made, little weight is given to the PDP provisions.

3.6. Waitangi Limited has sought an alternative special purpose zone for the Waitangi Estate via a submission on the PDP that has been agreed at officer level in respect of Hearing 15B. A number of other changes to district wide provisions specific to the Estate have also been sought via Hearings 4, 6, 7, 9 & 12.

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

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

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable The application site is not within a proposed Heritage Area.

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

Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Discretionary Activity</p> <p>HH-R1, HH-R2, HH-R3 - The wider site Lot 1 DP 326610 includes a proposed Scheduled Historic Heritage item (#100), which includes 'Treaty House', 'Hobson Memorial', 'Whare Runanga' and the 'Flagpole'. The proposal does not involve works to these buildings and structures.</p> <p>Complies</p> <p>Proposed earthworks to construct the entrance footpath is within 20 metres of Hobson's memorial. A footpath meets the definition of a structure such that rule HH-R4 is triggered. Consent required</p> <p>HH-R5 – The proposed extension to the paved entrance area and construction of the Waharoa entrance feature requires 31m³ of earthworks some of which will be within 20m of the Hobson Memorial. Consent required</p> <p>HH-R6 - the development includes the installation of stormwater infrastructure that is within a site containing a scheduled Heritage Resource. Both stormwater and wastewater pipes are defined as infrastructure under section (f) of the PDP. As such Rule HH-R6 applies to the proposal. Power supply to the building will also be established which is captured under item</p>
--------------------------	---	---

		<p>(d) in the definition of infrastructure in the PDP. Consent required</p> <p>Heritage NZ has indicated its support for the bus shelter proposal and has provided correspondence in this regard. (Refer Appendix 5)</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any scheduled notable trees.</p>
Sites and Areas of Significance to Māori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Permitted</p> <p>The application site that is legally described as Lot 1 DP 326610 contains a site of cultural significance to Māori on the Treaty Grounds (MS09-49) notated as a red circle on the PDP maps.</p> <p>The proposed bus shelter is adjacent to the scheduled area.</p> <p>Waitangi Limited has obtained written approval of Te Tii Marae (Ngati Kawa Taituha - Chairman) for the proposed covered shelter activity and written approval from HNZPT as the requesting party to the SCSM.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable</p> <p>There are no areas of SNA that would be affected by the proposed development.</p>

Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	The proposal does not include a subdivision. Not applicable.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	The proposal does not involve activities on the surface of water. Not applicable.
Earthworks	<p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p>	<p>Permitted</p> <p>31m³ of earthworks are required to construct the additional footpath area and shelter footings.</p> <p>These works fall within the PDP definition of earthworks. The proposed earthworks will adhere to the accidental discovery protocol (EW-12) and erosion and sediment control (EW-13) rule standards that have immediate legal effect.</p>
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p>No signs are proposed. Not applicable.</p>
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	The site is not located in the Orongo Bay Zone. Not applicable.

Proposed District Plan Activity Status

3.8. The proposed covered shelter development is a **Discretionary** activity under the PDP as it relates to the proximity of earthworks and a paved footpath to Hobson Memorial, and the installation of 'infrastructure' within a site that contains a scheduled heritage resource.

National Environmental Standards

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

3.9. The covered shelter is not a HAIL site and is not subject to NESCS.

National Environmental Standards for Freshwater Management 2020

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

Overall Activity Status of the Proposal

3.11. Overall, the proposed covered shelter structure is **Discretionary Activity** under the PDP.

4. Statutory Assessment

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

4.1. Section 104B governs the determination of applications for **Discretionary Activities**. A consent authority may grant or refuse an application and impose conditions under section 108.

Section 104(1) of the RMA

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

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of –

- i. a national environmental standard;*
- ii. other regulations;*
- iii. a national policy statement;*
- iv. a New Zealand Coastal Policy Statement;*
- v. a regional policy statement or proposed regional policy statement;*
- vi. a plan or proposed plan; and*

(c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal are the provision of improved shelter amenities for visitors and dignitaries visiting the Waitangi Treaty Grounds by bus. Waitangi Estate is a significant national tourist attraction and the site for Waitangi week commemorations. Consistent use of similar building materials and cultural design elements throughout the Estate will enhance and modernise the existing built aesthetic and improve site legibility.

4.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. The proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. Potential adverse effects are limited to effects on existing heritage resources. These are assessed to be less than minor.

4.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the relevant statutory documents. This includes the ODP, the PDP and the Northland Regional Policy Statement. There are no national policy statements or standards that are relevant to this proposal.

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

Assessment of Effects on the Environment

- 4.7. The activity is permitted under the ODP and a Discretionary Activity under the PDP. As a discretionary activity, the Council has broad discretion to consider all potential effects on the environment arising from the proposal.
- 4.8. All of the proposed activities are within the permitted effects thresholds set by the ODP General Coastal Zone and applicable District-wide rules. Section 104(2) states that a consent authority may disregard an adverse effect of an activity where it is permitted by a rule in a Plan.

Visual Amenity & Building Effects

- 4.9. The General Coastal Zone enables small-scale non-residential buildings that are designed in accordance with specified visual amenity standards. These standards are met. The proposed shelter is located within the larger Estate site where on a percentage basis, building coverage and impermeable surfaces are generously provided for. The proposed covered walkway structure will not be visible from the coastal marine area and largely hidden from the Estate special purpose through road that is Tau Henare Drive. The simple, timber and dark roof coloured design will ensure the building is visibly integrated with its bush surrounds.

Scale of Activities Effects

- 4.10. With respect to persons engaged in activities on the site (scale of activities), the proposal is for improved amenities that will not in and of itself attract a greater number of people to the site. Essentially the proposal is small-scale in the context of the application site and its coastal environment context

Historic Heritage Effects

- 4.11. The PDP has introduced new rules that regulate development activity close to scheduled heritage resources. These rules have immediate legal effect. The proposed earthworks required to form the extended footpath entrance to the site would be within 20m of the scheduled Hobson Memorial. Infrastructure works as defined by the PDP would be constructed within a site containing scheduled heritage resources.

4.12. The proposed earthworks and extended footpath are on the opposite side of the turning circle road that provides for parking and vehicle circulation at the upper Treaty Grounds site entrance. Hobson Memorial, which is a stone feature within the grassed area is sufficiently distant from the works site and will not be impacted by the proposed activity. Similarly, the proposed stormwater drainage infrastructure being installed either side of the shelter structure will not impact any of the scheduled heritage resources within the Lot 1 DP 322610. These include the Treaty House, Hobson Memorial, Whare Runanga and the Treaty Grounds flagpole. Potential adverse effects on these features are assessed to be less than minor. Consultation with Heritage NZ has not highlighted any particular concern about the proposed development, or its appropriateness on the National Landmark site. Similarly, local hapu are not opposed to the proposal. Email correspondence from both parties supporting the proposal is attached at **Appendix 5 and 6**.

Assessment against relevant statutory documents

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

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

National Environmental Standards

4.14. As stated earlier in this report, the re-development area is not a HAIL site and as such is not subject to provisions in the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.

4.15. No other National Environmental Standards are relevant to this development proposal.

National Policy Statement(s)

4.16. There are currently eight operative National Policy Statements. These are as follows:

- New Zealand Coastal Policy Statement
- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Highly Productive Land
- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Transmission
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat

4.17. The following are considered relevant to this proposal.

New Zealand Coastal Policy Statement

4.18. The NZCPS provides high level national policy direction for assessing the appropriateness of subdivision and development within New Zealand's the coastal environment. Safeguarding natural ecosystems, physical processes, and water quality, and preserving natural character are primary objectives (Objectives 1 and 2). Social and economic benefit, including public access and recreational enjoyment associated with development in the coastal environment is recognised and provided for (Objectives 4 and 6).

4.19. The site is within the RPS and PDP mapped coastal environment. The shelter structure is not visible from the coastal marine area, nor would its location affect any coastal marine ecosystem or localised coastal processes, including any associated natural hazard. The size and scale of building is within the permitted effects threshold of both the ODP and the PDP. Potential adverse effects on the natural character of the coastal environment in this location would be less than minor. The proposed development would not be contrary to the objectives and policies of the NZCPS.

National Policy Statement for Highly Productive Land

4.20. The development area is on land identified as having soil classification LUC 2s1. This type of soil classification is defined as highly productive land under the National Policy Statement for Highly Productive Land (NPZ-HPL).

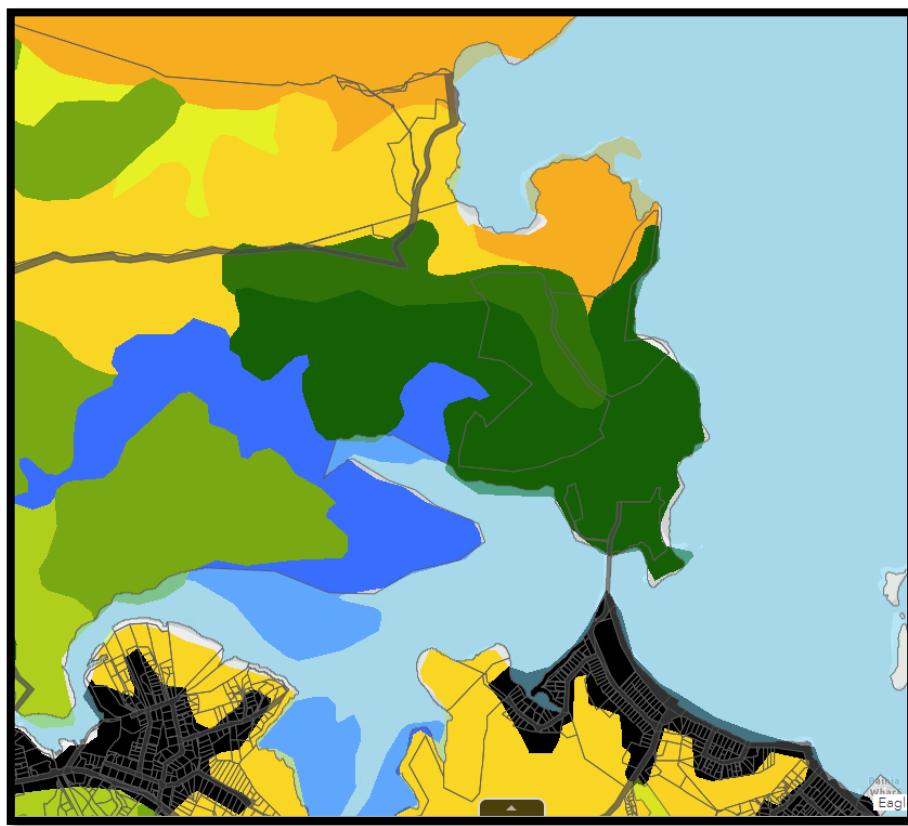


Figure 7 – Area of LUC 2s1 in dark green

- 4.21. The objective of the NPS-HPL is that: *“Highly protected land is protected for use in land-based primary production, both now and for future generations.”* The management focus of the NPS-HPL is to ensure that the loss of highly productive land for primary production is avoided.
- 4.22. Clause 3.9 states that territorial authorities must avoid the inappropriate use and development of highly productive land. It is considered that the proposed redevelopment activities would have no effect on the productive potential of the subject land. Furthermore, as this part of the Waitangi Estate site is not used for primary production and has no productive function, the proposed activity is considered to be appropriate under Clause 3.9(2)(c) as an activity that supports *‘a purpose associated with, a matter of national importance under section 6 of the Act.’* Preservation and appropriate management and upkeep of the historic Waitangi site is a matter of national importance under section 6(f) of the RMA which includes: *“the protection of historic heritage from inappropriate subdivision, use and development.”*.
- 4.23. The proposed covered shelter is directly related to improving the visitor amenities on the Waitangi Estate and supporting its tourism and national significance as the site where the Treaty of Waitangi was signed in 1840. There will no adverse effect associated with the loss of productive land in this location.

Regional Policy Statement for Northland

4.24. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed activity is outside of any RPS mapped ONL or ONF. It is within the mapped RPS Coastal Environment boundary. The small-scale nature of the development proposal is such that are no regional scale effects generated. District Plan objectives, policies and rules are required to be consistent with regional policy directives. Potential adverse effects arising from the proposal are less than minor and are limited to ensuring that heritage resources within the site are protected.

Far North Operative District Plan

4.25. The site is within the District Plan coastal environment and is subject to objectives and policies that apply generally throughout this environment and site specific General Coastal zone objectives and policies. The suite of applicable Coastal Environment and General Coastal Zone objectives and policies are attached to this application at **Appendix 4**.

4.26. Built development is provided for in the General Coastal zone where adverse effects on the natural character of the coastal environment can be avoided, or where effects are compatible with its preservation (Objective 10.6.2.2).

4.27. The proposed covered shelter is being provided to improve visitor amenities at Waitangi Estate. It is a small-scale building (41m²) that will not be visible beyond its immediate surrounds. Policy 10.6.4.1 provides for a wide range of activities in the General Coastal Zone, where effects are compatible with the preservation of the natural character of the coastal environment. In this regard, and in the context of a large site, the proposed development would not be contrary to the ODP Coastal Environment and General Coastal Zone

Proposed Far North District Plan

4.28. Under the PDP, the development site is zoned 'Rural Production'. Coastal environment, high natural character and outstanding natural landscape overlays apply. The proposed activity is subject to heritage rules that protect scheduled heritage features. The relevant PDP objectives and policies are set out in **Appendix 4**.

Rural Production Zone

4.29. As previously stated, this part of the Waitangi Estate site is not being used for rural production. Rather it is an historic heritage site of national significance that is preserved for the purpose of protecting land and commemorating events related to the signing of the Treaty of Waitangi. RPROZ-O4 which seeks to maintain rural character and amenity associated with a rural working environment has no relevance in this context and cannot be given effect to. Rural Production zone policies as proposed provide little, or no recognition of established non-rural activities in the rural environment. Waitangi Limited has sought an alternative special purpose zone to be applied to the site that will better reflect its heritage purpose and current land use. As detailed above, this has been accepted at an officer level post hearing 15B along with changes to various district wide rules relevant to the site.

4.30. PDP rules currently have limited legal effect. Applicable rules include provisions relating to the protection of historic heritage, sites and areas of cultural significance to Māori and earthworks standards. The proposed activities would breach rules that relate to the protection of scheduled heritage resources. In particular, the proximity of earthworks and the location infrastructure (stormwater drainage and lighting electricity supply to the shelter structure).

District-wide – coastal environment, outstanding natural landscapes, high natural character and historic heritage

- 4.31. The proposed activities are within a part of the site that is subject to a proposed 'Coastal Environment' overlay and would breach rules relating to the protection of historic heritage.
- 4.32. The minor nature of the proposed building works is such that any potential adverse effects on the character of this part of the coastal environment (or the outstanding natural landscape values) can be avoided. The building will not be visible beyond its immediate surrounds, nor will it affect any part of the coastal marine environment or the outstanding natural landscape values of the Waitangi Estate. The proposed activity would preserve the existing characteristic and qualities on the coastal environment in this location and would be consistent with the surrounding land use (CE-O2). The proposed activity would not adversely affect the outstanding natural landscape values of its location (CE-P2).
- 4.33. The proposed works do not include any demolition, relocation, repair or maintenance of a scheduled heritage resource, nor will they affect any archaeological site. Building development works include only minor footings and pathway foundation earthworks in proximity to the Hobson memorial feature. The memorial is within an enclosed grass area where the existing road carriageway will separate the feature from the site works area. Consistent with Policy HH-P2, potential adverse effects on the scheduled heritage resource can be avoided.

Conclusion on PDP objectives and policies

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

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

Public Notification Assessment

- 5.1. Section 95A-95G sets out the public and limited notification criteria for resource consent applications.

Section 95A – Public Notification Assessment

5.2. Section 95A requires a council to follow specific steps when deciding whether to publicly notify an application for resource consent. These steps are set out and commented on as follows.

Step 1: Mandatory public notification in certain circumstances

S95A(3)(a)	The applicant requests public notification
S95A(3)(b)	Public notification is required under section 95C
S95A(3)(c)	The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

5.3. The Applicant has not requested public notification, nor is it required under section 95C. Section 95A(3)(c) is not applicable.

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

S95A(5)(a)	Is the application for a resource consent for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification.
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but not other, activities; a controlled activity; a restricted discretionary, discretionary or non-complying activity, but only if the activity is a boundary activity.

5.4. The proposed activity applied for is not precluded from notification by a rule or a national environmental standard. The activity is not a boundary activity.

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

S95A(8)(a)	The application is for a resource consent for 1 or more activities, and any one of those activities is subject to a rule or national environmental standard that requires public notification.
S95(8)(b)	In accordance with section 95D, the activity has or is likely to have adverse effects on the environment that are more than minor.

5.5. The proposed activity applied for is not subject to a rule or national environmental standard that requires public notification.

5.6. Section 95D specifies the criteria by which a consent authority may decide whether an activity will have or is likely to have adverse effects on the environment that are more than minor. This includes what a council may or may not have regard to:

S95D(a)(i)-(ii)	A consent authority <u>must</u> disregard any effects on persons who own or occupy- <ul style="list-style-type: none"> (i) The land in, on, or over which the activity will occur, or (ii) Any land adjacent to that land
S95D(b)	A consent authority <u>may</u> disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.
S95D(c)	A consent authority <u>must</u> , in the case of a restricted discretionary activity, disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts its discretion.
S95D(d)	A consent authority <u>must</u> disregard trade competition and the effects of trade competition.
S95D(e)	A consent authority <u>must</u> disregard any effect on a person who has given written approval to the relevant application

5.7. For the purposes of deciding public notification, any effects on persons who own or occupy the application site, or adjacent land may be disregarded. The development site location is a significant distance from any adjacent lot boundaries. In this location, these are the lease sites owned by the Waitangi National Trust.

Step 4: Public notification in special circumstances

S95(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified?
--------	---

5.8. When considering public notification, current caselaw has defined 'special circumstances' as those outside the common run of things which is exceptional, abnormal or unusual, but they

may be less than extraordinary or unique. The RPZ has a broad objective purpose that is to '*promote the sustainable management of natural and physical resources...*'. The efficient use of the RPZ is enabled so that people and communities can provide for their social, economic, and cultural wellbeing and for their health and safety.

5.9. The small-scale ordinary building nature of the development proposal is such that there are no special circumstances that would require consideration.

Section 95B – Limited Notification Assessment

5.10. If an application is not publicly notified, a consent authority must follow the steps of section 95B to decide if limited notification is required. A Section 95B assessment requires a decision about whether there are any specified affected groups or affected persons (under section 95E)

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

S95B(2)(a)	Are there any affected protected customary rights groups
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?
S95B(3)(a)	Is the proposed activity adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11?
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?

5.11. The proposed activity would not affect any protected customary rights groups or marine title groups. The proposed activity is not adjacent to and would not affect land (or persons) that are the subject of a statutory acknowledgement.

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

S95B(6)(a)	The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification.
------------	--

S95B(6)(b)	The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).
------------	---

5.12. The proposed activity is not subject to a rule or national environmental standard that precludes limited notification. The application activity status is not 'controlled'.

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

S95B(7)	In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
S95B(8)	In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

5.13. The proposed activity is not a boundary activity. The proposed activity is a PDP Discretionary Activity that results from the proximity of development to scheduled heritage resources.

5.14. Section 95E provides the basis on which a person is deemed to be affected by a proposed activity. Section 95E(1) a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but not less than minor). Section 95E(2)(a)-(c) sets out the adverse effects a consent authority can disregard or matters it must have regard to when assessing adverse effects on a person:

Affected Persons

S95E(2)(a)	A consent authority <u>may</u> disregard adverse effect of an activity on the person if a rule or a national environmental standard permits an activity with that effect.
S95E(2)(b)	A consent authority <u>must</u> disregard an adverse effect arising from a controlled activity or a restricted discretionary activity if the effect of the activity does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion.

S95E(2)(c)	A consent authority <u>must</u> have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.
------------	--

5.15. The application proposal is a Discretionary Activity. It is not a Controlled Activity or a Restricted Discretionary Activity. An assessment of the proposal requires consideration of all potential effects on the environment. The Council may disregard the effects of an activity where they are permitted under a rule or a national environmental standard. The proposed activities are permitted under the ODP.

5.16. Waitangi Limited requests that the application be processed on a non-notified basis.

6. Part 2 Assessment

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA by promoting the sustainable management of identified heritage resources that have nationally significant heritage value. The covered shelter facility will improve visitor amenities and experience at Waitangi.

6.3. Section 6 of the Act sets out matters of national importance. Of direct relevance to this application is the fact that the Waitangi is a site of national historic heritage (s6(f)) and a place of cultural significance to Māori (s6(e)). The minor nature of works is such that the protected features of the site will not be adversely affected to any minor or more than minor extent.

6.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.

6.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti. While the subject site contains an area that is of significance to Māori, the proposed shelter is located outside of this area.

6.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

7.1. Waitangi Limited are seeking resource consent for a new covered walkway on the upper Treaty grounds Estate site that is Lot 1 DP 326610. The proposal would provide covered shelter for people waiting for buses at the upper Waitangi Treaty Grounds and improve visitor amenities at the Estate.

7.2. The proposal requires a Discretionary resource consent under the PDP for the installation of infrastructure associated with the building and earthworks proximity to a scheduled heritage resource. Written approval from Heritage NZ Pouhere Taonga and Iwi has been obtained and is attached to this application.

7.3. Potential adverse effects arising from the proposed bus shelter in terms of potential impact on heritage resources on the site are assessed to be less than minor. The proposed activity would not be contrary to any ODP or PDP objective or policy.

8. Limitations

8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.

8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.

8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

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



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

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




R.W. Muir
Registrar-General
of Land

Identifier **108096**

Land Registration District **North Auckland**

Date Issued 30 November 2007

Prior References

NA26B/893 NA26B/894 NA88C/748

Estate Fee Simple

Area 411.4460 hectares more or less

Legal Description Lot 1 Deposited Plan 326610

Registered Owners

Waitangi National Trust Board

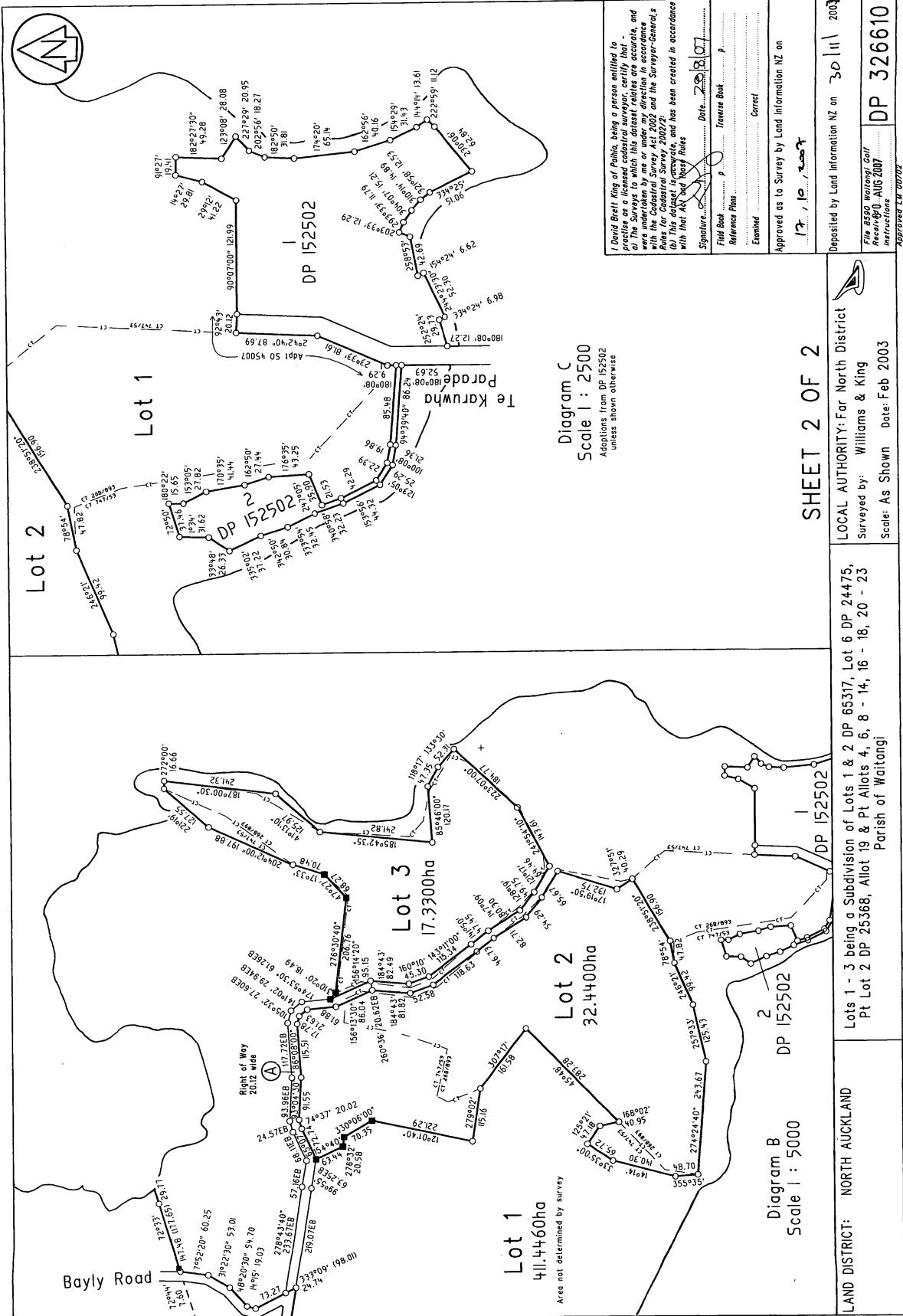
Interests

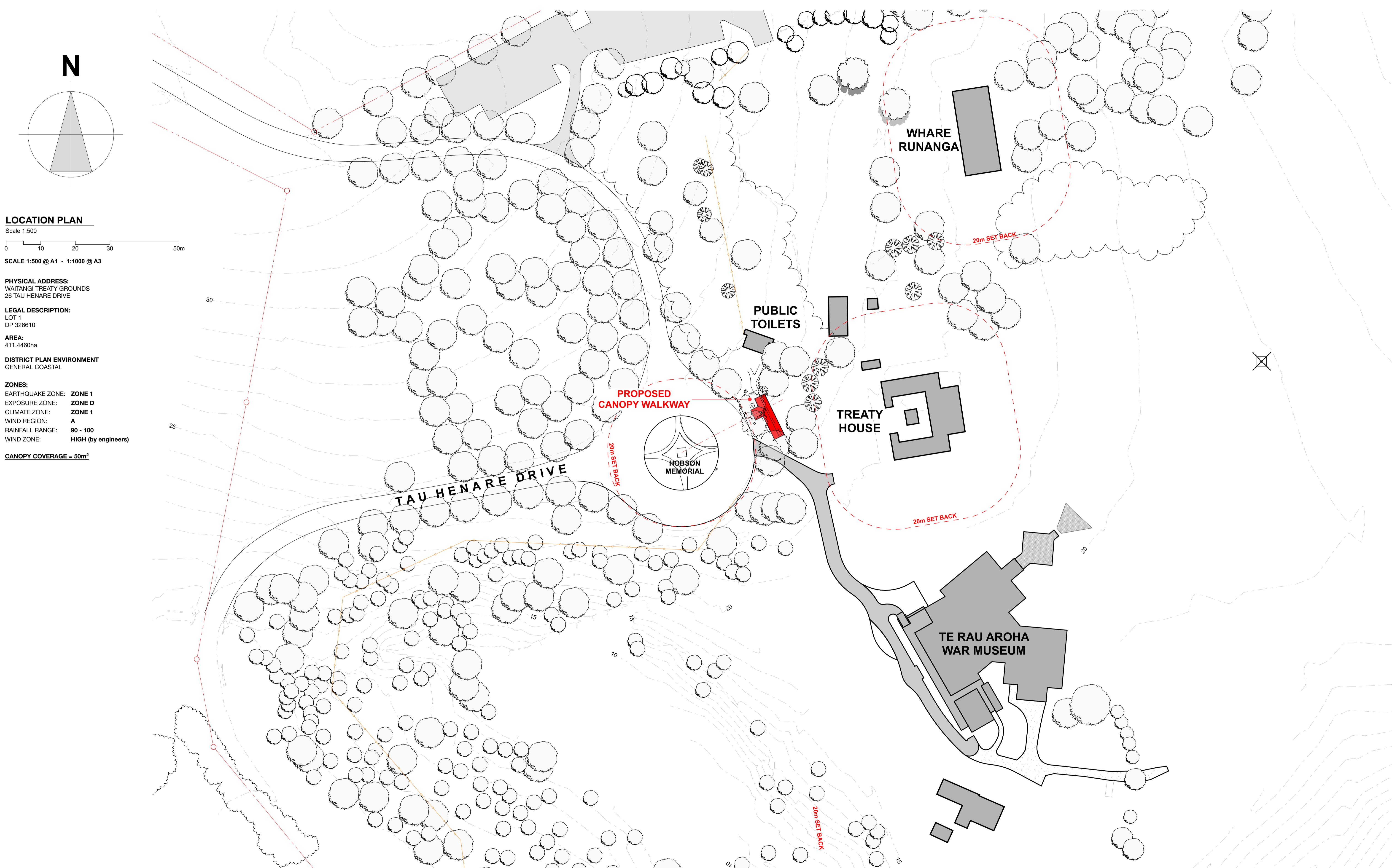
Subject to the provisions of the Waitangi National Trust Board Act 1932

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

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

The easements created by Easement Instrument 7637990.2 are subject to Section 243 (a) Resource Management Act 1991 13388685.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies Inundation as a natural hazard - 25.8.2025 at 7:00 am





PROJECT DETAILS

WNT Covered Walkway

WAITANGI NATIONAL TRUST

WAITANGI TREATY GROUNDS 26 TAU HENARE DRIVE WAITANGI

RevID	ChID	Revision
03	CD02	REVISED CONCEPT DESIGN
04	CD03	RESOURCE CONSENT
05	CD04	RESOURCE CONSENT
06	CD05	RESOURCE CONSENT
07	CD06	RESOURCE CONSENT

DRAWING DETAILS	
LOCATION PLAN	
SCALE: (A1)	
ISSUED FOR: RESOURCE CONSENT	
DATE: 05/12/2025	
SIZE A1 - PRINTED: Friday, 5 December 2025	
5508 WNT Covered Walkway	

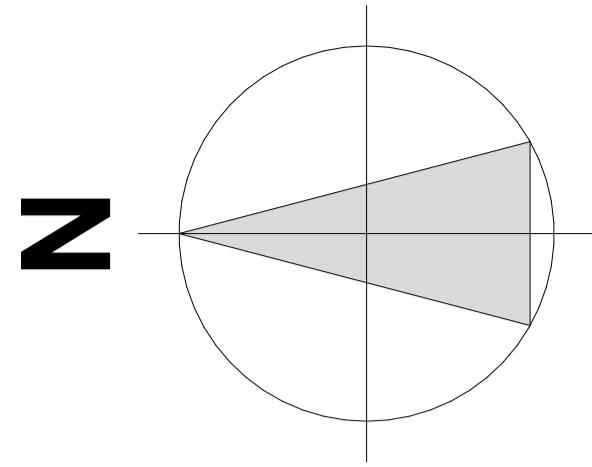
PROJECT No.
5508

ISSUE DETAILS
DESIGN PHASE:
CONCEPT DESIGN
DRAWING:
CD_10

07

07

07



WALKWAY PLAN

Scale 1:50

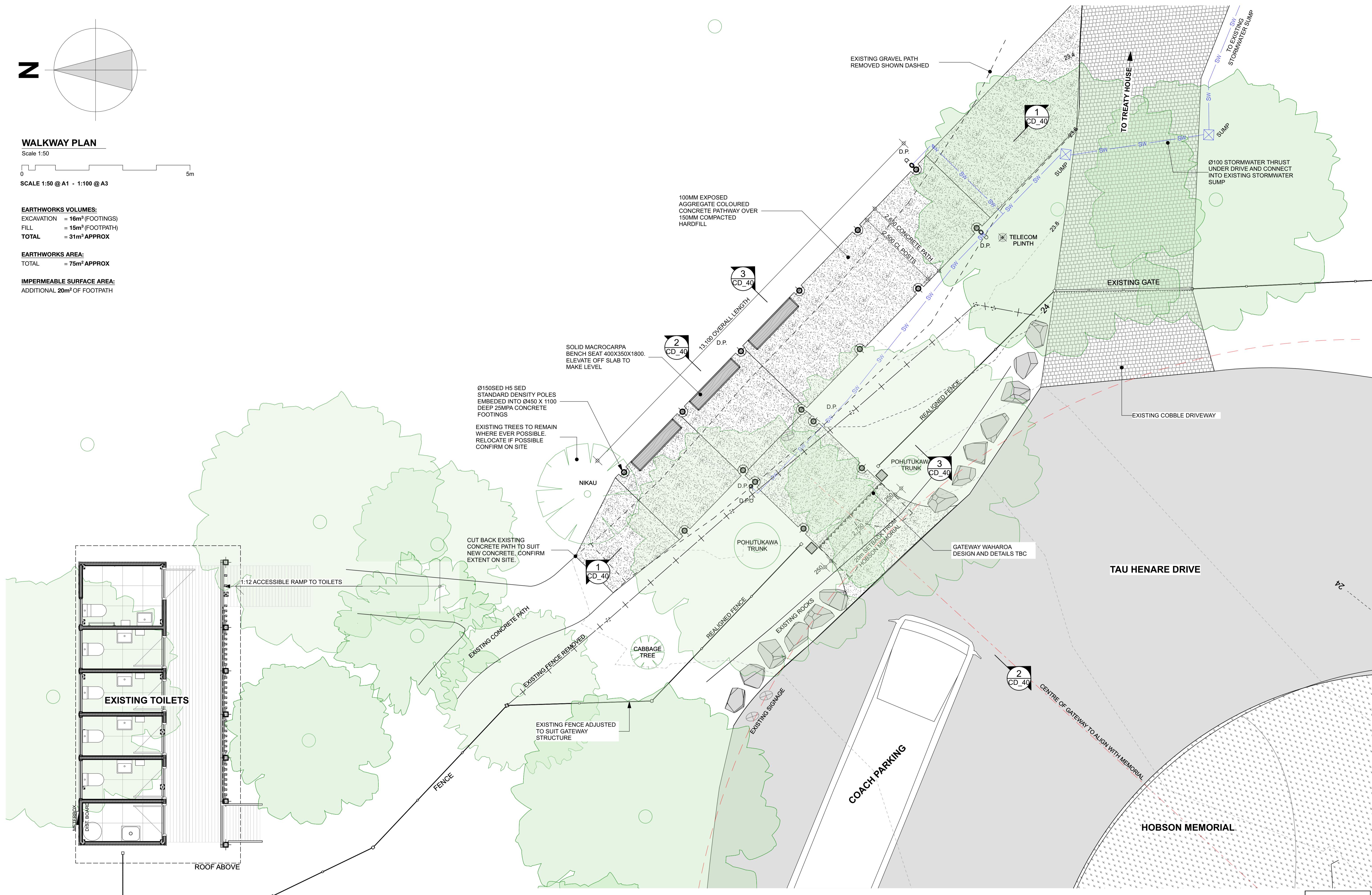
SCALE 1:50 @ A1 - 1:100 @ A3

EARTHWORKS VOLUMES:

EXCAVATION	= 16m³ (FOOTINGS)
FILL	= 15m³ (FOOTPATH)
TOTAL	= 31m³ APPROX

EARTHWORKS AREA:

**IMPERMEABLE SURFACE AREA:
ADDITIONAL 20m² OF FOOTPATH**



PROJECT DETAILS

WN1 Covered Walkway

WAITANGI NATIONAL TRUST

WAITANGI TREATY GROUNDS 26 TAU HENARE DRIVE WAITANGI

RevID	ChID	Revision
03	CD02	REVISED CONCEPT DESIGN
04	CD03	RESOURCE CONSENT
05	CD04	RESOURCE CONSENT
06	CD05	RESOURCE CONSENT
07	CD06	RESOURCE CONSENT

DRAWING DETAILS

Date 6/10/2025 | **WALKWAY PLAN**

SCALE: (A1)

6/11/2025 ISSUED FOR: RESOURCE

DATE: 05/12/2025

SIZE: A1 - PRINTED: Friday, 5 December 2025
5508 WNT Covered Walkway

PROJECT No.

5508

ISSUE DETAILS

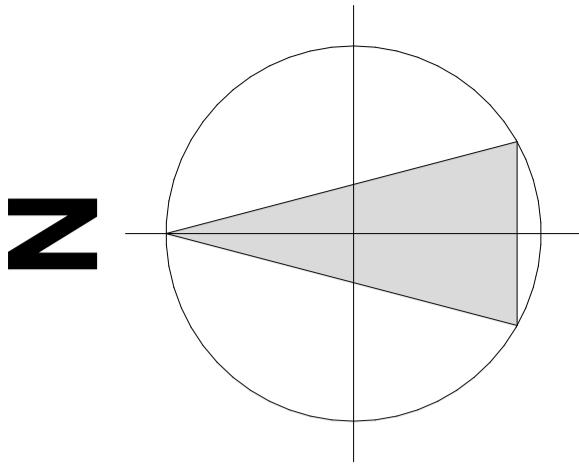
DESIGN PHASE: **CONCEPT DESIGN**

DRAWING: 5

89-29

07

HB ARCHITECTURE



ROOF PLAN

Scale 1:50

0 5m

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



PROJECT DETAILS

WNT Covered Walkway

WAITANGI NATIONAL TRUST

WAITANGI TREATY GROUNDS 26 TAU HENARE DRIVE WAITANGI

RevID	ChID	Revision
03	CD02	REVISED CONCEPT DESIGN
04	CD03	RESOURCE CONSENT
05	CD04	RESOURCE CONSENT
06	CD05	RESOURCE CONSENT
07	CD06	RESOURCE CONSENT

DRAWING DETAILS	
ROOF PLAN	
SCALE: (A1)	
ISSUED FOR: RESOURCE CONSENT	
DATE: 05/12/2025	
SIZE A1 - PRINTED: Friday, 5 December 2025	
5508 WNT Covered Walkway	

5508

CD_21

07

07

07

ISSUE DETAILS

DESIGN PHASE: **CONCEPT DESIGN**

DRAWING: **CD_21**

07

07

VIKING TPO MEMBRANE ROOFING SYSTEM OVER 17MM H3.2 PLYWOOD SUBSTRATE, IRONSAND (CHARCOAL) COLOUR

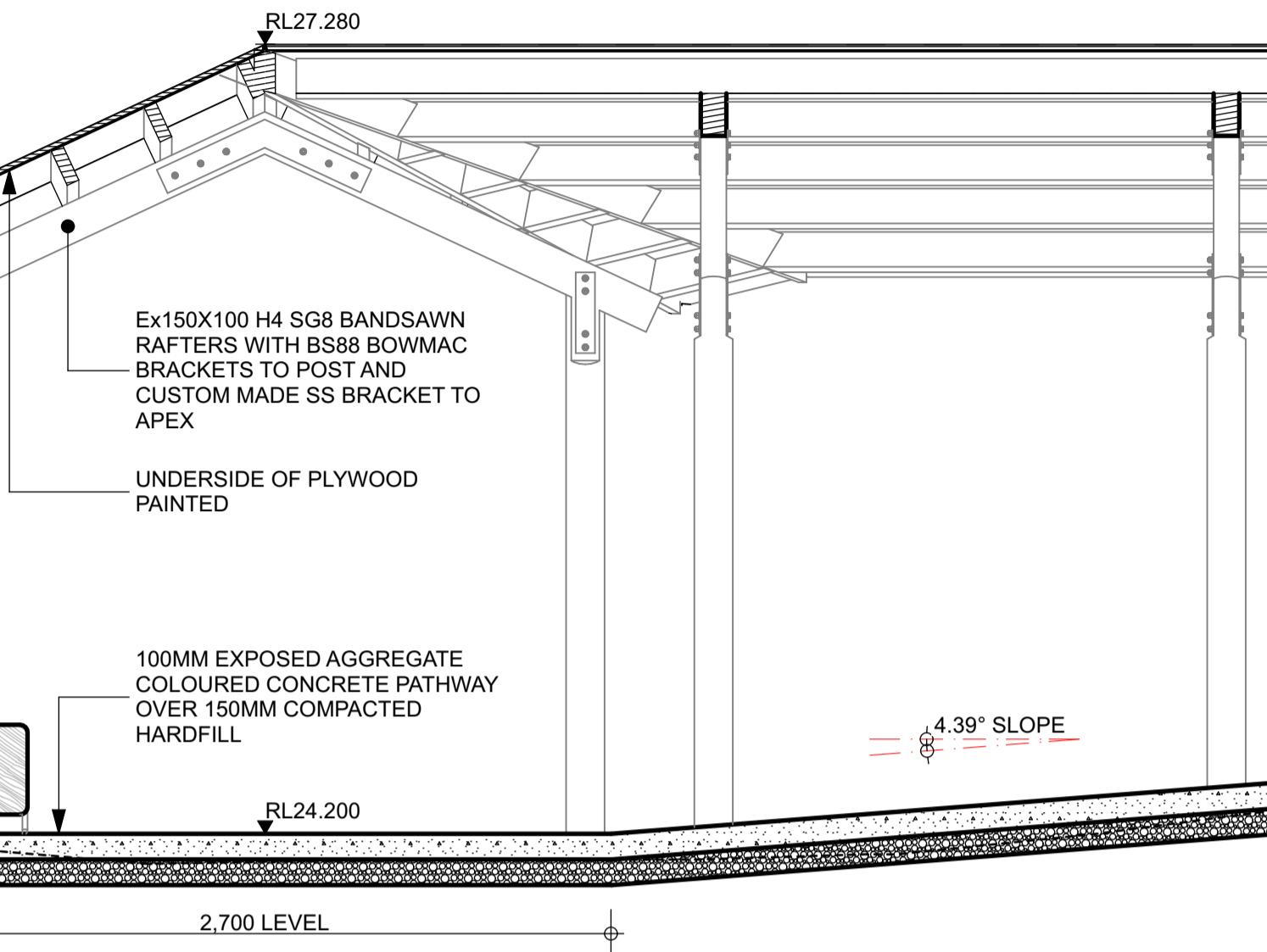
Ex150x60 H4 SG8 BANDSAWN PURLINS AT 600 CTRS WITH 2/ Ø6MM X 180L SS SPAK SCREWS

MARLEY MAGNUM HALF ROUND SPOUTING WITH EXTERNAL BRACKETS AT 500MM CENTRES ALL PAINTED BLACK

Ø150SED H5 SED STANDARD DENSITY POLES EMBEDDED INTO Ø450 X 1100 DEEP 25MPA CONCRETE FOOTINGS

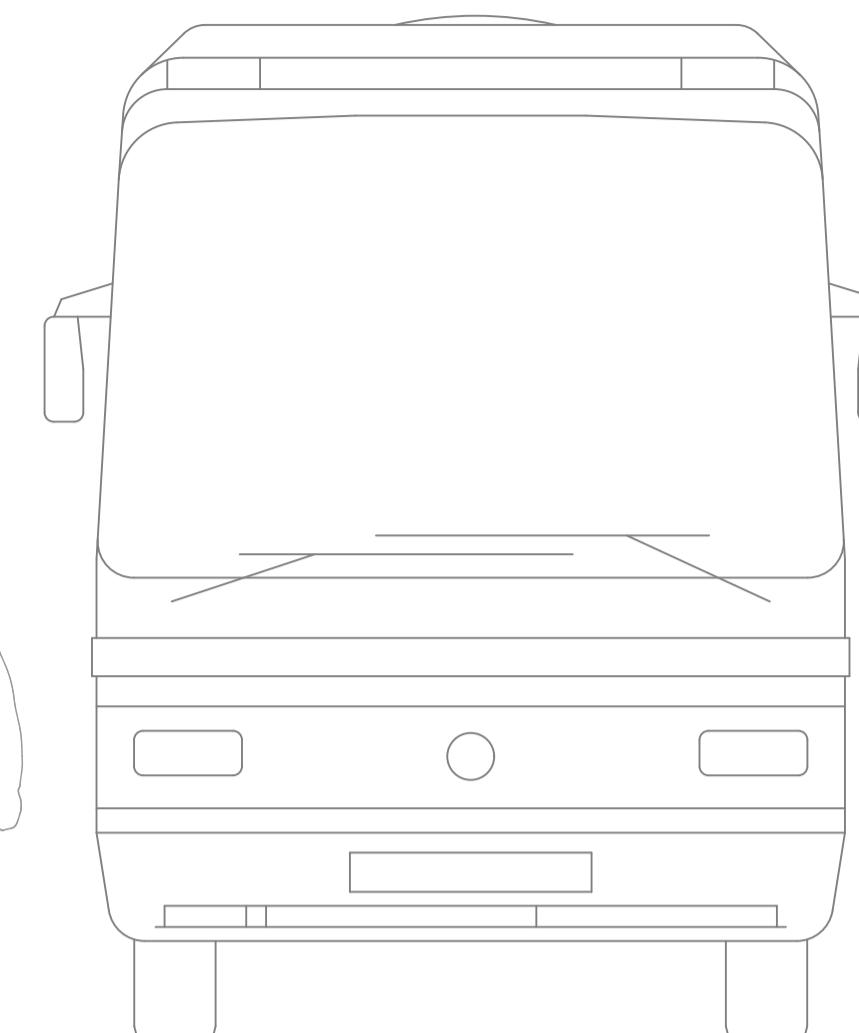
SOLID MACROCARPA BENCH SEAT 400X350X1800. ELEVATE OFF SLAB TO MAKE LEVEL

EXISTING GROUND LINE



2 CROSS SECTION
CD_20 Scale 1:25

GATEWAY WAHAROA DESIGN AND DETAILS TBC



TAU HENARE DRIVE

VIKING TPO MEMBRANE ROOFING SYSTEM OVER 17MM H3.2 PLYWOOD SUBSTRATE, IRONSAND (CHARCOAL) COLOUR

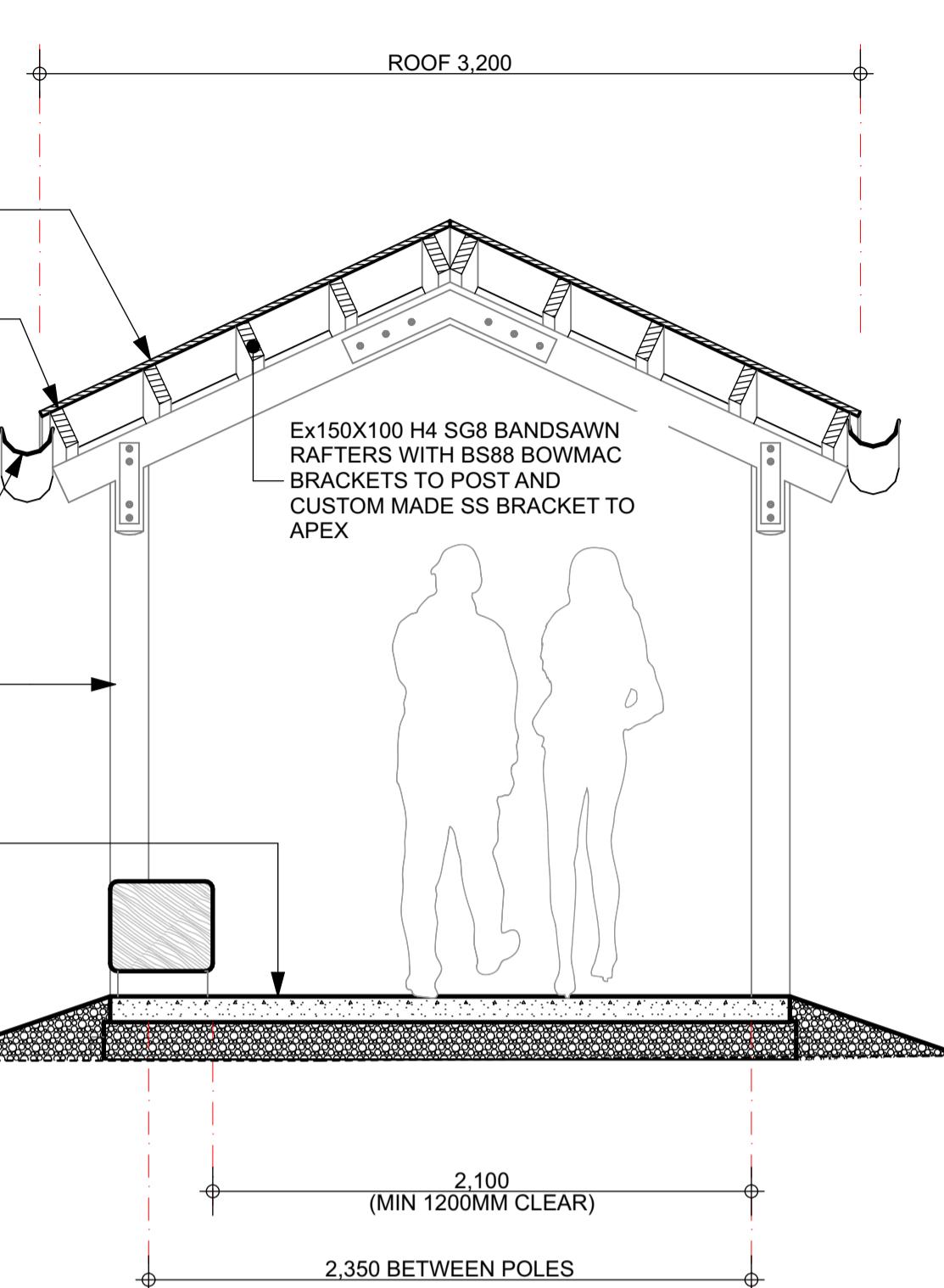
Ex150x60 H4 SG8 BANDSAWN PURLINS AT 600 CTRS WITH 2/ Ø6MM X 180L SS SPAK SCREWS

MARLEY MAGNUM HALF ROUND SPOUTING WITH EXTERNAL BRACKETS AT 500MM CENTRES ALL PAINTED BLACK

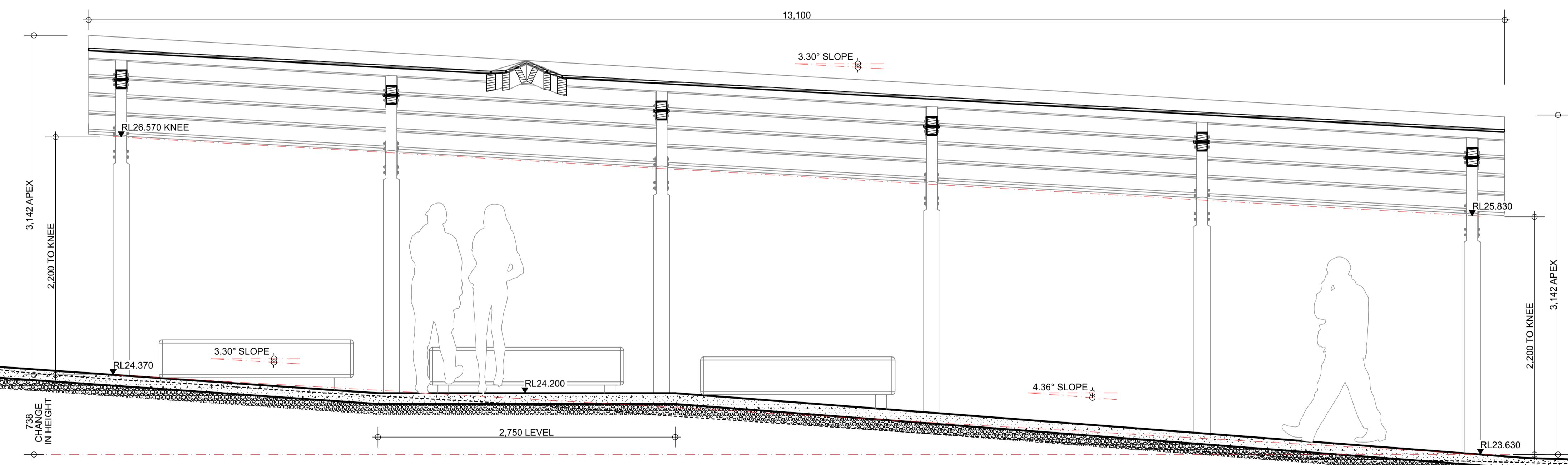
Ø150SED H5 SED STANDARD DENSITY POLES EMBEDDED INTO Ø450 X 1100 DEEP 25MPA CONCRETE FOOTINGS

100MM EXPOSED AGGREGATE COLOURED CONCRETE PATHWAY OVER 150MM COMPACTED HARDFILL

EXISTING GROUND LINE



3 CROSS SECTION
CD_20 Scale 1:25



1 LONG SECTION
CD_20 Scale 1:25

PROJECT DETAILS

WNT Covered Walkway

WAITANGI NATIONAL TRUST

WAITANGI TREATY GROUNDS 26 TAU HENARE DRIVE WAITANGI

RevId	ChId	Revision	Date
03	CD02	REVISED CONCEPT DESIGN	06/10/2025
04	CD03	RESOURCE CONSENT	31/10/2025
05	CD04	RESOURCE CONSENT	06/11/2025
06	CD05	RESOURCE CONSENT	02/12/2025
07	CD06	RESOURCE CONSENT	05/12/2025

DRAWING DETAILS
SECTIONS
SCALE: (A1)
ISSUED FOR: RESOURCE CONSENT
DATE: 05/12/2025
SIZE A1 - PRINTED: Friday, 5 December 2025
5508 WNT Covered Walkway

PROJECT No.
5508

ISSUE DETAILS
DESIGN PHASE:
CONCEPT DESIGN
DRAWING:
CD_40

07

REVISION ISSUED: 05/12/2025

HB ARCHITECTURE



PROJECT DETAILS

WNT Covered Walkway

WAITANGI NATIONAL TRUST

WAITANGI TREATY GROUNDS 26 TAU HENARE DRIVE WAITANGI

RevID	ChID	Revision
03	CD02	REVISED CONCEPT DESIGN
04	CD03	RESOURCE CONSENT
05	CD04	RESOURCE CONSENT
06	CD05	RESOURCE CONSENT
07	CD06	RESOURCE CONSENT

DRAWING DETAILS

ELEVATIONS

Date
06/10/2025
31/10/2025
06/11/2025
02/12/2025
05/12/2025
05/12/2025

SCALE: (A1)
ISSUED FOR: RESOURCE CONSENT
DATE: 05/12/2025
SIZE A1 - PRINTED: Friday, 5 December 2025
5508 WNT Covered Walkway

PROJECT No.

5508

ISSUE DETAILS

CONCEPT DESIGN

DRAWING:
CD_50

07

REVISION ISSUED: 05/12/2025

Far North District Plan -- Coastal Environment & General Coastal Objectives and Policies

COASTAL ENVIRONMENT	
Objectives	
10.3.1	<i>To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>
10.3.2	<i>To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</i> <i>(a) the natural character of the coastline and coastal environment;</i> <i>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i> <i>(c) outstanding landscapes and natural features;</i> <i>(d) the open space and amenity values of the coastal environment;</i> <i>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</i>
10.3.3	<i>To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>
10.3.4	<i>To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.</i>
10.3.5	<i>To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.</i>
10.3.6	<i>To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.</i>
10.3.7	<i>To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</i>
10.3.8	<i>To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>
10.3.9	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>

Policies	
10.4.1	<p><i>That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:</i></p> <p class="list-item-l1"><i>(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and</i></p> <p class="list-item-l1"><i>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</i></p> <p class="list-item-l1"><i>(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</i></p> <p class="list-item-l1"><i>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i></p> <p class="list-item-l1"><i>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</i></p> <p class="list-item-l1"><i>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</i></p> <p class="list-item-l1"><i>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</i></p> <p class="list-item-l1"><i>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</i></p>
10.4.2	<p><i>That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</i></p>
10.4.3	<p><i>That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.</i></p>
10.4.4	<p><i>That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.</i></p>
10.4.5	<p><i>That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".</i></p>

10.4.6	<i>That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</i>
10.4.7	<i>To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate: (a) parking; (b) rubbish disposal; (c) waste disposal; (d) dinghy racks.</i>
10.4.8	<i>That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</i>
10.4.9	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>
10.4.10	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
10.4.11	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and wastewater from catchments that have the potential to enter the coastal marine area.</i>
10.4.12	<i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i> <i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i> <i>(b) the number of buildings and intensity of development;</i> <i>(c) the colour and reflectivity of buildings;</i> <i>(d) the landscaping (including planting) of the site;</i> <i>(e) the location and design of vehicle access, manoeuvring and parking areas.</i>

GENERAL COASTAL ZONE

Objectives

10.6.3.1	<i>To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.</i>
10.6.3.2	<i>To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.</i>
10.6.3.3	<i>To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.</i>

Policies	
10.6.4.1	<i>That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.</i>
10.6.4.2	<i>That the visual and landscape qualities of the coastal environment be protected from inappropriate subdivision, use and development.</i>
10.6.4.3	<p><i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regard to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</i></p> <p><i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i></p> <p><i>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i></p> <p><i>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i></p> <p><i>(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";</i></p> <p><i>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i></p> <p><i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i></p>
10.6.4.4	<i>That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.</i>
10.6.4.5	<i>Maori are significant landowners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
10.6.4.6	<i>The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.</i>

PROPOSED DISTRICT PLAN – RELEVANT OBJECTIVES AND POLICIES

Rural Production Zone - Objectives	
RPROZ-O1	<i>The Rural Production zone is managed to ensure its availability for <u>primary production</u> activities and its long-term protection for current and future generations.</i>
RPROZ-O2	<i>The Rural Production zone is used for <u>primary production</u> activities, <u>ancillary activities</u> that support <u>primary production</u> and other compatible activities that have a <u>functional need</u> to be in a rural environment.</i>
RPROZ-O3	<p><i>Land use and <u>subdivision</u> in the Rural Production zone:</i></p> <ul style="list-style-type: none"> <i>a. protects <u>highly productive land</u> from <u>sterilisation</u> and enables it to be used for more productive forms of <u>primary production</u>;</i> <i>b. protects <u>primary production</u> activities from reverse sensitivity <u>effects</u> that may constrain their effective and efficient operation;</i> <i>c. does not compromise the use of <u>land</u> for <u>farming</u> activities, particularly on <u>highly productive land</u>;</i> <i>d. does not exacerbate any <u>natural hazards</u>; and</i> <i>e. is able to be serviced by on-site <u>infrastructure</u>.</i>
RPROZ-04	<i>The rural character and amenity associated with a rural working <u>environment</u> is maintained.</i>
Rural Production Zone - policies	
RPROZ-P1	<i>Enable <u>primary production</u> activities, provided they internalise adverse <u>effects</u> onsite where practicable, while recognising that typical adverse <u>effects</u> associated with <u>primary production</u> should be anticipated and accepted within the Rural Production zone.</i>
RPROZ-P2	<p><i>Ensure the Rural Production zone provides for activities that require a rural location by:</i></p> <ul style="list-style-type: none"> <i>a. enabling <u>primary production</u> activities as the predominant land use;</i> <i>b. enabling a range of compatible activities that support <u>primary production</u> activities, including <u>ancillary activities</u>, <u>rural produce manufacturing</u>, <u>rural produce retail</u>, <u>visitor accommodation</u> and <u>home businesses</u>.</i>

RPROZ-P3	<p>Manage the establishment, design and location of new <u>sensitive activities</u> and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity <u>effects</u> on <u>primary production</u> activities.</p>
RPROZ-P4	<p>Land use and <u>subdivision</u> activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:</p> <ul style="list-style-type: none"> a. a predominance of <u>primary production</u> activities; b. low density development with generally low <u>site coverage of buildings or structures</u>; c. typical adverse <u>effects</u> such as odour, <u>noise</u> and <u>dust</u> associated with a rural working <u>environment</u>; and d. a diverse range of rural environments, rural character and <u>amenity values</u> throughout the district.
RPROZ-P5	<p>Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a <u>functional need</u> to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of <u>highly productive land</u>; d. would exacerbate <u>natural hazards</u>; and e. cannot provide appropriate on-site <u>infrastructure</u>.
RPROZ-P6	<p>Avoid <u>subdivision</u> that:</p> <ul style="list-style-type: none"> a. results in the loss of <u>highly productive land</u> for use by <u>farming</u> activities; b. fragments <u>land</u> into parcel sizes that are no longer able to support <u>farming</u> activities, taking into account: <ul style="list-style-type: none"> i. the type of <u>farming</u> proposed; and ii. whether smaller <u>land</u> parcels can support more productive forms of <u>farming</u> due to the presence of <u>highly productive land</u>. c. provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7	<p>Manage land use and <u>subdivision</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of <u>buildings</u> or <u>structures</u>; e. for <u>subdivision</u> or non-primary production activities: <ul style="list-style-type: none"> i. scale and compatibility with rural activities; ii. potential reverse sensitivity <u>effects</u> on <u>primary production</u> activities and existing <u>infrastructure</u>; iii. the potential for loss of <u>highly productive land</u>, land sterilisation or fragmentation f. at zone interfaces: <ul style="list-style-type: none"> i. any <u>setbacks</u>, fencing, screening or <u>landscaping</u> required to address potential conflicts; ii. the extent to which adverse <u>effects</u> on adjoining or surrounding <u>sites</u> are mitigated and internalised within the <u>site</u> as far as practicable; g. the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity, including whether the <u>site</u> has access to a <u>water</u> source such as an irrigation network supply, dam or <u>aquifer</u>; h. the adequacy of roading <u>infrastructure</u> to service the proposed activity; i. Any adverse <u>effects</u> on <u>historic heritage</u> and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy TW-P6.
----------	---

Coastal Environment - Objectives

CE-01	The natural character of the <u>coastal environment</u> is identified and managed to ensure its long-term preservation and protection for current and future generations.
CE-02	Land use and <u>subdivision</u> in the <u>coastal environment</u> :

	<ul style="list-style-type: none"> a. preserves the characteristics and qualities of the natural character of the <u>coastal environment</u>; b. is consistent with the surrounding land use; c. does not result in <u>urban sprawl</u> occurring outside of <u>urban zones</u>; d. promotes restoration and enhancement of the natural character of the <u>coastal environment</u>; and e. recognises <u>tangata whenua</u> needs for ancestral use of <u>whenua Māori</u>.
CE-O3	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u> within <u>urban zones</u> is of a scale that is consistent with existing built development.</i>
Coastal Environment - policies	
CE-P1	<i>Identify the extent of the <u>coastal environment</u> as well as areas of high and outstanding natural character using the assessment criteria in <u>APP1- Mapping methods and criteria</u>.</i>
CE-P2	<p><i>Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> identified as:</i></p> <ul style="list-style-type: none"> a. <i>outstanding natural character</i>; b. <i><u>ONL</u></i>; c. <i><u>ONF</u></i>.
CE-P3	<p><i>Avoid significant adverse <u>effects</u> and avoid, remedy or mitigate other adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics and qualities of the <u>coastal environment</u> not identified as:</i></p> <ul style="list-style-type: none"> a. <i>outstanding natural character</i>; b. <i><u>ONL</u></i>; c. <i><u>ONF</u></i>.
CE-P4	<p><i>Preserve the visual qualities, character and integrity of the <u>coastal environment</u> by:</i></p> <ul style="list-style-type: none"> a. <i>consolidating land use and <u>subdivision</u> around existing <u>urban centres</u> and rural settlements; and</i> b. <i>avoiding sprawl or sporadic patterns of development.</i>

	<p><i>Enable land use and subdivision in urban zones within the coastal environment where:</i></p> <ol style="list-style-type: none"> <i>there is adequacy and capacity of available or programmed development infrastructure; and</i> <i>the use is consistent with, and does not compromise the characteristics and qualities.</i>
CE-P5	<p><i>Enable farming activities within the coastal environment where:</i></p> <ol style="list-style-type: none"> <i>the use forms part of the values that established the natural character of the coastal environment; or</i> <i>the use is consistent with, and does not compromise the characteristics and qualities.</i>
CE-P6	<p><i>Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where:</i></p> <ol style="list-style-type: none"> <i>the use is consistent with the ancestral use of that land; and</i> <i>the use does not compromise any identified characteristics and qualities.</i>
CE-P7	<p><i>Encourage the restoration and enhancement of the natural character of the coastal environment.</i></p>
CE-P8	<p><i>Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.</i></p>
CE-P9	<p><i>Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</i></p> <ol style="list-style-type: none"> <i>the presence or absence of buildings, structures or infrastructure;</i> <i>the temporary or permanent nature of any adverse effects;</i> <i>the location, scale and design of any proposed development;</i> <i>any means of integrating the building, structure or activity;</i> <i>the ability of the environment to absorb change;</i> <i>the need for and location of earthworks or vegetation clearance;</i> <i>the operational or functional need of any regionally significant infrastructure to be sited in the particular location;</i>

	<ul style="list-style-type: none"> h. any viable alternative locations for the activity or development; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy TW-P6; j. the likelihood of the activity exacerbating natural hazards; k. the opportunity to enhance public access and recreation; l. the ability to improve the overall quality of <u>coastal waters</u>; and m. any positive contribution the development has on the characteristics and qualities.
--	--

Historic Heritage - Objectives

HH-O1	Heritage Resources are identified and managed to ensure their long-term protection for current and future generations.
HH-O2	Land use and <u>subdivision</u> does not result in the loss or degradation of Heritage Resources.
HH-O3	The community is aware of, appreciates and celebrates its Heritage Resources and the sense of place it fosters.

Historic Heritage - policies

HH-P1	Identify Heritage Resources which contribute to an understanding of the Far North's history, identity and historic values and themes, and assess significance using the criteria in the Northland Regional Policy Statement.
HH-P2	<p>Protect scheduled Heritage Resources by:</p> <ul style="list-style-type: none"> a. avoiding significant adverse <u>effects</u> and avoiding, remedying or mitigating any other adverse <u>effects</u> on the recognised heritage values of scheduled Heritage Resources; b. undertaking land use and <u>subdivision</u> in accordance with: <ul style="list-style-type: none"> i. any recognised heritage guidelines for that resource; ii. any <u>iwi</u> / <u>hapū</u> management plan lodged with <u>Council</u>; c. retaining <u>buildings</u>, <u>structures</u> or any other scheduled Heritage Resources that contribute to the values of the Heritage Resource; and d. restricting activities that compromise important spiritual, heritage or cultural values held by <u>tangata whenua</u> and/or the wider community.

HH-P3	<p><i>Enable <u>maintenance and repair</u>, <u>additions or alterations</u> and the restoration of scheduled Heritage Resources where it:</i></p> <ul style="list-style-type: none"> <i>a. is consistent with the heritage values of the resource and any surrounding heritage values;</i> <i>b. is undertaken in accordance with best practice heritage conservation principles and methods;</i> <i>c. recovers or reveals heritage values of the resource;</i> <i>d. supports seismic strengthening, fire protection or accessibility upgrades;</i> <i>e. removes features or additions that compromise the heritage values of the <u>scheduled Heritage Resource</u>; and</i> <i>f. secures the long-term viability and retention of the <u>scheduled Heritage Resource</u>.</i>
HH-P4	<p><i>Protect nationally significant scheduled Heritage Resources by prohibiting their demolition.</i></p>
HH-P5	<p><i>Avoid the demolition or destruction of scheduled Heritage Resources, unless:</i></p> <ul style="list-style-type: none"> <i>a. the demolition or destruction is only part of the <u>scheduled Heritage Resource</u> and it is demonstrated that the part to be demolished or destroyed detracts from the Heritage Resource values; or</i> <i>b. the scheduled Heritage Resource is a serious risk to health and safety of people or property, or is in a serious state of disrepair and interim protection measures would not remove that threat; and</i> <i>c. all other reasonable alternatives to retain the <u>scheduled Heritage Resource</u> have been explored including:</i> <ul style="list-style-type: none"> <i>i. <u>repairs</u>;</i> <i>ii. <u>earthquake strengthening</u>;</i> <i>iii. <u>heritage alterations and additions, including for adaptive reuse</u>;</i> <i>iv. <u>repositioning or relocation</u>;</i> <i>v. whether demolition or destruction could occur in part without adverse <u>effects</u> on the heritage values for which the <u>scheduled Heritage Resource</u> was scheduled; and</i> <i>vi. whether the costs of the alternatives would be unreasonable.</i>
HH-P6	<p><i>Avoid repositioning or relocation of scheduled Heritage Resources, unless its heritage values are protected and maintained taking into account:</i></p>

	<ul style="list-style-type: none"> a. whether there are opportunities to enhance the physical condition of the <u>scheduled Heritage Resource</u> and its heritage values and the public's appreciation of those values, including being more publicly accessible and/or within public view; b. any measures to minimise the risk of damage to the <u>scheduled Heritage Resource</u>; c. whether the new location of the <u>scheduled Heritage Resource</u> is within a heritage setting that is as close to the original location as practicable or, where this is not possible, the new location maintains the heritage values and significance of the <u>scheduled Heritage Resource</u>; d. whether the new location is beyond a heritage setting and: <ul style="list-style-type: none"> i. the new location is related to the heritage values of the <u>scheduled heritage resource</u>; or ii. the new location provides a heritage setting compatible with the heritage values of the <u>scheduled heritage resource</u>; iii. any other alternatives, including <u>repairs</u>, earthquake strengthening, heritage alterations and additions, including for adaptive re-use, to relocation have been explored and it is concluded that relocation is the only reasonable option; and e. whether the relocation is necessary due to threats to the <u>scheduled Heritage Resource</u> from a <u>natural hazard</u> that cannot be practicably mitigated.
HH-P7	<p>Provide for new use, including adaptive reuse, of scheduled Heritage Resources, where:</p> <ul style="list-style-type: none"> a. the new use is undertaken in a manner that retains the heritage values of the time, area or place; and b. the new use protects the heritage values of the <u>site</u>, <u>buildings</u> or <u>structures</u>.
HH-P8	<p>Allow <u>earthworks</u> in proximity to scheduled Heritage Resources only where it can be demonstrated that its heritage values will be protected, having regard to the:</p> <ul style="list-style-type: none"> a. extent of the <u>earthworks</u>; b. manner in which the <u>earthworks</u> will be undertaken; c. monitoring of <u>earthworks</u>;

	<p>d. avoidance of archaeological sites; and</p> <p>e. need for small-scale <u>earthworks</u> for burials within an existing cemetery or for <u>landscaping</u> within historic heritage sites and places.</p>
HH-P9	<p>Encourage <u>maintenance</u> and <u>repair</u> and support the use and appropriate adaptation of scheduled Heritage Resources, including consideration of the following additional measures:</p> <ul style="list-style-type: none"> a. reducing or waiving consent applications costs; b. providing funding, grants and other incentives; c. obtaining, recording and sharing information about historic heritage; and d. encouraging mataurangi māori, <u>tikanga</u> and kaitiakitanga to manage and maintain waahi <u>taonga</u>.
HH-P10	<p>Provide for additions and alterations to, or the restoration of scheduled Heritage Resources where these changes:</p> <ul style="list-style-type: none"> a. minimise the loss of historic fabric that contributes to the heritage values and level of significance of the <u>scheduled Heritage Resource</u>; b. do not compromise the ability to interpret the resource and the relationship to other scheduled Heritage Resources; c. complement the form, fabric and setting which contributes to, or is associated with, the heritage values of the <u>scheduled Heritage Resource</u>; d. retain and integrate with the heritage values of the <u>scheduled Heritage Resource</u>; e. avoid significant adverse <u>effects</u>, including from loss, destruction or <u>subdivision</u>, that would reduce or destroy the heritage values of the <u>scheduled Heritage Resource</u>; and f. avoid, remedy or mitigate other adverse <u>effects</u> on the heritage values of the <u>scheduled Heritage Resource</u>.
HH-P11	<p>Protect archaeological <u>sites</u> where there is a reasonable cause to suspect they are present, by ensuring <u>land</u> and <u>subdivision</u> activities have regard to:</p> <ul style="list-style-type: none"> a. the outcomes of any consultation undertaken with tangata <u>whenua</u> and the need to undertake a Cultural Impact Assessment;

	<p>b. any assessments or advice from a suitably qualified and experienced archaeological expert; and</p> <p>c. the outcomes of any consultation undertaken with Heritage New Zealand Pouhere Taonga and the Department of Conservation.</p>
HH-P12	<i>Provide for the operation, <u>maintenance</u>, <u>repair</u> and minor upgrading of <u>infrastructure</u> and domestic <u>small scale renewable electricity generation</u> and connections to <u>buildings</u> for network utilities within scheduled Heritage Resources in a manner that avoids, remedies or mitigates adverse <u>effects</u> on the heritage values of the resource.</i>
HH-P13	<i>Provide for the establishment of new network utilities and community scale <u>renewable electricity generation</u> in proximity to a scheduled Heritage Resource or within a Heritage Overlay, where all of the following apply:</i> <ul style="list-style-type: none"> a. there is a <u>functional need</u> for its establishment; b. there is no practicable alternative; c. the <u>infrastructure</u> will provide a significant public benefit that could not otherwise be achieved; and d. the adverse <u>effects</u> on the heritage values of the <u>scheduled Heritage Resource</u> or <u>Heritage Overlay</u> are minimised.
HH-P14	<i>Only allow <u>subdivision of sites</u> that contain a scheduled Heritage Resource where it can be demonstrated that:</i> <ul style="list-style-type: none"> a. the heritage values for which the Heritage Resource is scheduled are maintained and protected in the future; b. sufficient <u>land</u> is provided around the <u>scheduled Heritage Resource</u> to protect associated heritage values; c. there are measures to minimise obstruction of views of the <u>scheduled Heritage Resource</u> from adjoining and surrounding public spaces that may result from any future <u>land</u> use; and d. the remainder of the <u>site</u> associated with the <u>scheduled Heritage Resource</u> is of a size which continues to provide it with a suitable heritage setting to maintain the heritage values associated with the <u>scheduled Heritage Resource</u>.
HH-P15	<i>Manage land use and <u>subdivision</u> involving a <u>scheduled heritage resource</u> to address the <u>effects</u> of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</i> <ul style="list-style-type: none"> a. the particular heritage values of the <u>scheduled Heritage Resource</u> and its significance; b. the <u>scheduled Heritage Resource</u>'s sensitivity to change or capacity to accommodate changes without compromising the heritage values;

- c. any heritage alterations and additions to buildings or structures, including for an ongoing use or any adaptive re-use, are compatible with the form, character and scale and materials of the scheduled Heritage Resource and maintain its heritage values;
- d. architectural features and details that contribute to the heritage values of the scheduled Heritage Resource are not lost or obscured by new materials or changes;
- e. whether any new building or structure, including its location, form, design and materials, is compatible with the original architectural style, character and scale of the Heritage Resource and the impact of the new building or structure on the heritage setting;
- f. the extent to which any adverse impacts on heritage values are necessary to enable the long term, practical, or feasible use of the scheduled Heritage Resource;
- g. the reduction or loss of any heritage values, including the ability to interpret the place and its relationship with other features/items;
- h. the extent or degree to which any changes are reversible;
- i. any opportunities to enhance the heritage values of the scheduled Heritage Resource and any surrounding historic heritage;
- j. the extent to which an activity affects or destroys any archaeological site; and
- k. effects on landforms and cultural and heritage landscapes; and
- l. the extent to which landscaping affects the heritage values, either visually or because of disturbance of archaeological sites;
- m. any assessments or advice from a suitably qualified and experienced heritage expert or the need to require an expert report;
- n. any consultation with tangata whenua and requirement to prepare a Cultural Impact Assessment;
- o. any iwi / hapū management plan lodged with Council;
- p. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation.

Rochelle

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Tuesday, 11 November 2025 12:23 pm
To: Lara Thorne
Cc: Lisa Ahn; James Robinson; Jan Danilo; Bill Edwards; Atareiria Heihei
Subject: RE: Upper Grounds Canopy

Kia Ora Lara,

Thanks again for engaging with HNZPT on this proposal. I confirm that HNZPT supports the Upper Grounds canopy project, based on the plans submitted by you and dated 6/11/25. Our support is subject to your archaeologist (Don) reviewing the works and checking works as they progress. There is an authority granted for this location on the treaty grounds site (Authority No. 2024153) which provides archaeological guidance for any earthworks in this location.

Cheers,
Stuart

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

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

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Monday, 10 November 2025 9:59 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: RE: Upper Grounds Canopy

Hi Stuart,

How did you go with this Upper Grounds Canopy?

Many thanks
Lara

Lara Thorne
Project Manager
E LaraThorne@waitangi.org.nz
M 021 030 2500 D 09 4027437 ext. 230
Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



WAITANGI
TREATY GROUNDS
Te Pitowhenua | Our Nation's Birthplace





From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Thursday, 30 October 2025 12:56 pm
To: Lara Thorne <LaraThorne@waitangi.org.nz>
Subject: RE: Upper Grounds Canopy

Yep, I will follow this up now

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

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

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Thursday, 30 October 2025 12:44 pm
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Upper Grounds Canopy

Hi Stuart,

Another project we are working on is a canopy over an existing walkway, concealed in the bush of the Upper Grounds. This walkway will provide pedestrian access to the upper grounds, to welcome visitors in a more professional manner & remove the hazard of visitors using the nearby driveway.

Would you be able to take a look at this project and let us know whether HNZ approve of this?

If you need more details on the post foundations, I can get this for you. We would of course have Don onsite monitoring 😊

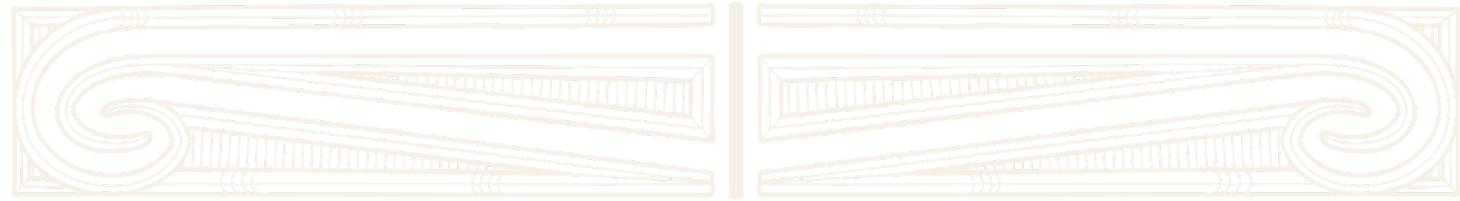
Kind regards
Lara

Lara Thorne
Project Manager
E LaraThorne@waitangi.org.nz
M 021 030 2500 D 09 4027437 ext. 230



WAITANGI
TREATY GROUNDS
Te Pitowhenua | Our Nation's Birthplace





Te Matakite o Aotearoa

Filmmaker and Director, **Geoff Steven** captures a defining moment in Aotearoa New Zealand's history - *Te Matakite o Aotearoa: The Māori Land March*.

This exhibition brings the film's power into **The Gallery** at Te Kōngahu Museum of Waitangi.

13 September - 19 October 2025



Waitangi Ltd, T/A Waitangi Treaty Grounds, is a wholly owned subsidiary of Waitangi National Trust

PLEASE CONSIDER OUR ENVIRONMENT BEFORE PRINTING

Confidentiality and Privilege Notice: This e-mail is intended only to be read or used by the addressee. It is confidential and may contain legally privileged information. If you are not the addressee indicated in this message (or responsible for delivery of the message to such person), you may not copy or deliver this message to anyone, and you should destroy this message and kindly notify the sender by reply e-mail. Confidentiality and legal privilege are not waived or lost by reason of mistaken delivery to you.

Rochelle

From: Lara Thorne <LaraThorne@waitangi.org.nz>
Sent: Thursday, 11 December 2025 11:06 am
To: Rochelle
Subject: FW: FW: Covered Walkway Draft Consent

Hi Rochelle,

See below approval from Ngati Kawa

Ngā mihi

Lara Thorne

Project Manager

E LaraThorne@waitangi.org.nz

M 021 030 2500 D 09 4027437 ext. 230

Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



WAITANGI
TREATY GROUNDS

Te Pitowhenua | Our Nation's Birthplace



From: Ngati Kawa Taituha <ngatikawat@gmail.com>

Sent: Thursday, 11 December 2025 5:40 am

To: Lara Thorne <LaraThorne@waitangi.org.nz>

Subject: Re: FW: Covered Walkway Draft Consent

Morena,

Just following up, apologies for the late response.

I can see the benefits of this project as it enhances the space not only for the accessway to the toilets but it'll also be a good place for Kaumatua to sit when it's pouring down with rain which might be something to think about more in the future as well.

The design looks like it'll blend in with the landscape and also have a pretty minimal impact on the natural flora and fauna so from that point of view, the project ticks the boxes.

Hope this feedback is helpful

Mauri ora

Ngati Kawa

On Thu, 13 Nov 2025 at 3:49 PM, Lara Thorne <LaraThorne@waitangi.org.nz> wrote:

Hi Ngati Kawa,

Attached updated Application for submission for the Upper Grounds Entrance, there should be no changes, just references additional information from the architect regarding impermeable surfaces etc.

Have you had a chance to take a look yet?

Kind regards

Lara

Lara Thorne

Project Manager

E LaraThorne@waitangi.org.nz

M 021 030 2500 **DD** 09 4027437 ext. 230

Tau Henare Drive, Waitangi, Bay of Islands, New Zealand



WAITANGI
TREATY GROUNDS

Te Pitowhenua | Our Nation's Birthplace



From: Rochelle <rochelle@northplanner.co.nz>

Sent: Wednesday, 12 November 2025 6:28 pm

To: Lara Thorne <LaraThorne@waitangi.org.nz>

Subject: Covered Walkway Draft Consent

Good Evening Lara,

I've updated this application with the latest plans from the architects.

Can you please provide this one to Ngati Kawa for me please.

I've left a couple [of](#) highlights where we mention approval from him.

Regards,



Rochelle Jacobs

Director / Senior Planner

Offices in Kaitaia & Kerikeri

09 408 1866 | 027 449 8813

Northland Planning & Development 2020 Limited