

# 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

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use\*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

Consent under National Environmental Standard  
(e.g. Assessing and Managing Contaminants in Soil)

Other (please specify)

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

## 3. Would you like to opt out of the fast track process?

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

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](mailto:tehonosupport@fndc.govt.nz)*



## 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

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 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)

Kingfish Lodge 2016 Limited

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

## 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)

Mike Sullivan

**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.

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### 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:

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## 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 20-Mar-2026

*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.

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

Yes  No

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

Other (please specify)

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

## 3. Would you like to opt out of the fast track process?

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Te Runanga o Whaingaroa

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](mailto:tehonosupport@fndc.govt.nz)*

## 5. Applicant details

**Name/s:**

Kingfish Lodge 2016 Ltd

**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 and Development 2020 Limited 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.

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## 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:**

Kingfish Lodge 2016 Limited

Property address/  
location:


## 8. Application site details

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

<b>Name/s:</b>	John and Marilyn Archer		
<b>Site address/ location:</b>	136 Kahikatoa Peninsula Road, Pt Kahikatoa		
	Part Kahikatoa Block, Part Pararako Block, Part Allotment 2 Parish of Mahinepua and Lot 2 and Lot 4 Deposited Plan 49684		
			Postcode
<b>Legal description:</b>	See above	<b>Val Number:</b>	
<b>Certificate of title:</b>	NA2038/67		

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.

Please contact the Northland Planning (Rochelle Jacobs) to arrange a site visit. Access is via by boat only.

## 9. Description of the proposal

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

Proposed lookout and implement shed structures involving new buildings in the General Coastal zone, minor excavations and impermeable surfaces.

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?

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(more than one circle can be ticked):

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<input type="radio"/> <b>National Environmental Standard Consent</b>	Consent here (if known)
<input type="radio"/> <b>Other (please specify)</b>	Specify 'other' here

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

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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

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Name: (please write in full)

Mike Sullivan

Signature:

(signature of bill payer)

Date 25/3/26.

**MANDATORY**

## 16. Important Information:

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Name (please write in full)

Rochelle Jacobs

Signature

Date 20-Mar-2026

*Required if the application is made by electronic means*

*See overleaf for a checklist of your information...*

## Checklist

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- Topographical / contour plans

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**Land-Use Consent for  
Kingfish Lodge 2016 Limited  
Kingfish Point, Whangaroa**

Date: 2 April 2026

Attention: **Liz Searle and Nick Williamson – Team Leader(s) Resource Consents**

Please find attached:

- an application form for a land-use consent to locate a lookout structure and separate implement shed building on a site adjacent to Kingfish Lodge property that is Lot 1 DP 198828; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The application has been assessed as a **Restricted Discretionary Activity** under the Far North Operative District Plan for visual amenity in the General Coastal Zone and is currently a **Permitted Activity** under the Proposed District Plan rules that have immediate legal effect.

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

Regards,

Rochelle Jacobs



Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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### Attachments:

1. **Far North District Council Application Form**
2. **Record of Title – LINZ**
3. **Application Plans – +Map Architects**
4. **Landscape Assessment – Simon Cocker Landscape Architecture**
5. **Archaeological Report – Context Archaeology**
6. **Cultural Impact Assessment for RC 2230579 – Te Runanga o Whaingaroa**
7. **Correspondence - Te Runanga o Whaingaroa**
8. **Correspondence – Heritage New Zealand Pouhere Taonga**



## Assessment of Environment Effects Report

### 1. DESCRIPTION OF THE PROPOSED ACTIVITY

- 1.1. Kingfish Lodge 2016 Limited (“the Applicant”) is seeking a land use consent to construct and locate two new building structures on an adjacent site at 136 Te Kahikatoa Peninsula Road at the entrance to Whangaroa Harbour. The two new buildings include a proposed lookout and separate toilet facility located to the north-east above the main lodge and a four bay implement shed to the south.
- 1.2. The +Map Architects (2016) Ltd application plans dated 18 March 2026 that illustrate the proposed activities are attached at **Appendix 3**. These are described as follows.

#### Proposed lookout structure

- 1.3. The proposed lookout structure is a 65.4m<sup>2</sup> bunker style building that will provide viewing and lounge facilities for guests staying at Kingfish Lodge. The building materials comprise a mix of exterior custom aluminium, finished in a low gloss ‘dark storm’ powder coating and stone feature walls along the rear wall of the structure. Non-reflective glass and sliding doors enclose the north, west and east facades with generous roof overhang to shade the internal space.
- 1.4. The interior includes stone flooring, a central fireplace and a gas bbq, water supply sink and electric fridge. The fireplace flu will extend approximately 2m above the roofline. A separate 11.5m, corrugated iron clad storage (including a fridge / freezer), toilet and shower building will be located at the rear, along with a small, free-standing solar array to supply electricity to the site.
- 1.5. The proposed lookout facility is designed to sit lightly in the landscape and be in keeping with the colours and textures of the surrounding environment. Existing vegetation will frame the rear and sides of the building. As illustrated on the cut / fill plan RC1.26, 30m<sup>3</sup> of excavation earthworks are required to form the building platform.
- 1.6. Aggregate pathways will link the two buildings and to existing tracks.



### **Proposed Implement Shed**

- 1.7. The proposed four bay implement shed will be located in an existing clearing on a westerly ridgeline above the southern boundary of the Kingfish Lodge site. The coloursteel clad (colour 'karakā' LRV 8%), pitched roof shed building is 158.5m<sup>2</sup> and will be used to store KFL maintenance equipment. The shed height is approximately 5.65m.
- 1.8. 113.7m<sup>3</sup> of excavation earthworks and low-level retaining walls (<900mm) are required to construct the building platform and to establish a levelled forecourt area around the building. Roof water will be captured in a 10,000-litre tank located near the south-west corner of the building. No clearance of vegetation is required.

## **2. DESCRIPTION OF THE SITE AND SURROUNDS**

- 2.1. The application site for the proposed structures is a 221.5-hectare farm property that adjoins the Kingfish Lodge property that is Lot 1 DP 198828. The site has vehicle access to Tauranga Bay Road via Te Kahikatoa Peninsula Road. The Kingfish Lodge property is currently landlocked and accessible only by boat and the existing DOC administered marginal strip.
- 2.2. The application site is legally described as 'Part Kahikatoa Block, Part Pararako Block, Part Allotment 2 Parish of Mahinepua and Lot 2 and Lot 4 DP 49684'. This site is also a consented earthworks disposal location (RC 2250237-RMALUC).



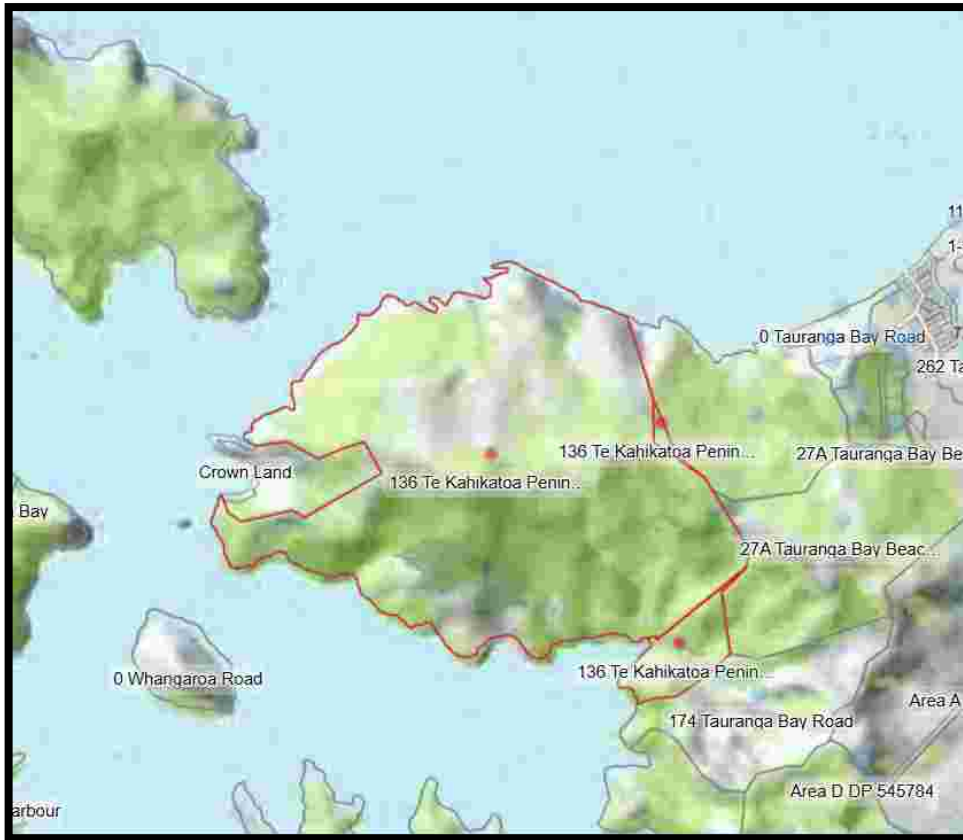


Figure 1- Site(s) location – Source Prover

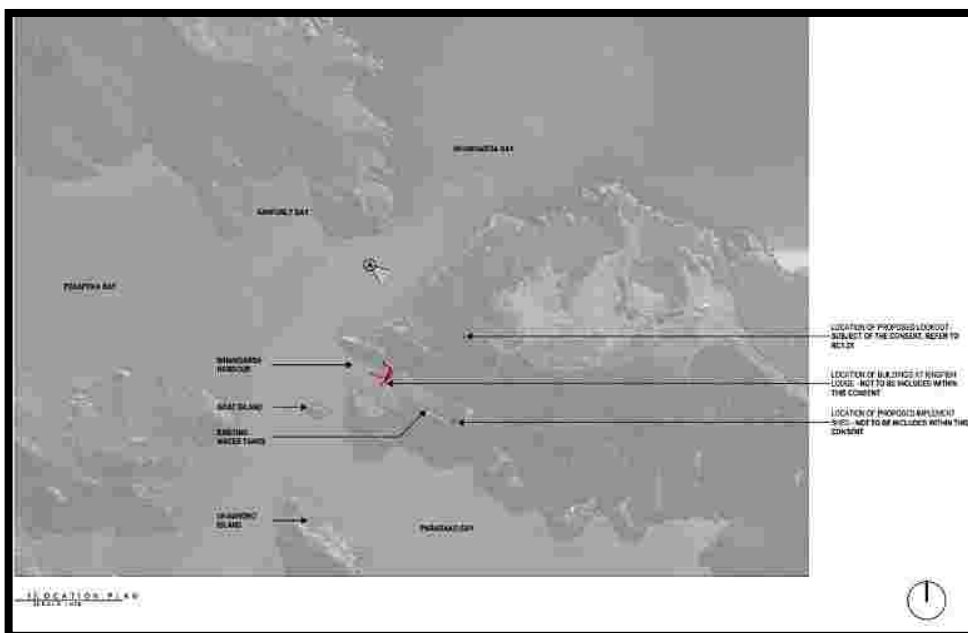


Figure 2 – Location of proposed building structures

2.3. Kingfish Lodge is a well-known tourist destination that has in the past provided luxury accommodation, restaurant dining and game fishing expeditions for both domestic and



international visitors. The lodge is currently undergoing a major redevelopment to upgrade the facility to modern standards. Works currently underway include the main lodge and boat house authorised under RC 2200355-RMALUC. RC 2230579-RMALUC granted consent to redevelop the existing bar / restaurant building and to add seven first floor accommodation units. RC 2250237-RMALUC granted consent for replacement accommodation buildings and associated landscaping and earthworks (including earthworks disposal sites).



*Figure 3 – Main lodge and boat shed currently under redevelopment*

- 2.4. The application site has a prominent coastal location that comprises a peninsula of land that forms the eastern side of the Whangaroa Harbour entrance. Vegetated land slopes steeply upward behind the Kingfish Lodge site and extends to form ridgelines that overlook the harbour entrance. These ridgelines known as Te Kahikatoa are of historic and cultural importance to local hapu as important lookout points for sentinels that stood guard to warn harbour communities about invading war parties and those intent on stealing kaimoana<sup>1</sup>.
- 2.5. Visually, the wider landscape as viewed from the coastal marine area contains the existing Kingfish Lodge built development that is on the waterfront site below with the vegetated hillside behind (refer **Figure 4** below). The Kingfish Lodge property does not have legal frontage to the coastal marine area. Physical access is gained across this marginal strip and a

<sup>1</sup> Appendix 6 – Te Runanga o Whangaroa [p3]

concession from DOC is currently being processed to authorise some historic activities and structures relating to the main Lodge redevelopment.



*Figure 4 – View of lodge site approach from the CMA*

- 2.6. Both building sites are elevated ridgeline locations. The site of the proposed implement shed is within a previously cleared area of ridge crest that is outside of the identified ODP and PDP outstanding natural landscape overlays. The location of existing vegetation will provide some screening of the building as viewed from the north, south and east.
- 2.7. The lookout building site is on a more sensitive ridgeline that faces north-west. The design of the building ensures that there will be very little change to the landscape including vegetation clearance and earthworks. The small-scale building will be well ‘hidden’ in the landscape and will not in the opinion of expert landscape architect Mr Simon Cocker, be a prominent or highly visible structure.
- 2.8. The wider site environment has historic and cultural significance to Māori. The Applicant has consulted with both Heritage NZ and Te Runanga o Whaingaroa about the proposal. As documented by expert archaeologist Mr Doug Gaylard of Context Archaeology, the coastal margins of the Whangaroa Harbour were at one time densely settled and strategically defended<sup>2</sup>. There are two recorded archaeological sites within the general area of the shed and lookout sites that are remnants of a former pa site (PO4/503, PO4/584 & PO4/585). However, only PO4/584 (a former kumara pit) was assessed to be near the lookout building site (some 97m away)<sup>3</sup>. Test pits undertaken during Mr Gaylard’s field survey did not

<sup>2</sup> Appendix 5 – KFL Implement Shed and Lookout - Archaeological Assessment [p9]

<sup>3</sup> Appendix 5 – Figure 6

encounter any suspected archaeological features or deposits within the proposed shed and lookout locations.

- 2.9. The site is mapped as being in a Kiwi Present area.
- 2.10. The site is not shown to be within a surface water protection area.
- 2.11. The site is not subject to a Treaty Settlement. However, the property does adjoin the coastal marine area which has a statutory acknowledgement over the Whangaroa Harbour in favour of Ngatikahu ki Whangaroa.
- 2.12. The regional council has not mapped any wetlands near the development area, nor were any observed when undertaking a site visit.
- 2.13. Table 1 below provides a summary of past resource consents relating to the original establishment and redevelopment of the Kingfish Lodge facility. These consented activities form part of the existing environment.

**Table 1 – FNDC Consent History**

RC/BC Number	Description	Date Issued
1970043-LUC	Operate and maintain a tourist hotel in accordance with a management plan.	1 <sup>st</sup> August 1996
BC 1993-476	Upgrade Septic System and build a new deck on the Restaurant/Bar.	5 <sup>th</sup> November 1996
BC 1996-407	Building consent for meeting room associated with the tourist hotel. Now shown on plans as the Conference room. Plans note that the deck located at the front of the Conference room was existing.	5 <sup>th</sup> November 1996
BC 1997-38	Consent for workers accommodation dwelling.	5 <sup>th</sup> November 1996
1970933-COM	Joint application FNDC & NRC - To unit title the 11 units, enable the construction of the 11 units on each of the unit title sites, the dispensation and waiver of the total required carparks, the extension of the existing structures (accommodation blocks, bar, restaurant facilities) within the water setback and the excavation and filling associated with the construction of the 11 units.	8 <sup>th</sup> October 1998



2030392-VAR	Variation of RC 1970933 to vary where the Kingfish Lodge carparking at Whangaroa was located.	18 <sup>th</sup> November 2002
BC 2004-2253	Safe and Sanitary Report for jetty upgrade and floating pontoon and gangway.	1 <sup>st</sup> June 2004
2040436-VAR	Variation of RC 1970933 to stage the development and amend the condition relating to landscaping.	13 <sup>th</sup> July 2004
2100237-EXT	Extension of time to RC 1970933 and its variation.	17 <sup>th</sup> Nov 2009
2180197-LUC	Storage Shed	30 <sup>th</sup> Oct 2017
BC 2018-610	Consent for the Storage Shed.	15 <sup>th</sup> February 2018
2190269-LUC	Landuse consent for retaining walls associated with the new lodge development.	18 <sup>th</sup> December 2019
BC 2018-4059	COA for Emergency works	12 <sup>th</sup> February 2020
RC 2200355	Landuse consent for the main lodge and boat house, and variation to consent notice.	19 <sup>th</sup> July 2021
RC 2230579-RMALUC	Land use consent to upgrade the bar / restaurant and add a second storey with seven additional accommodation units.	29 <sup>th</sup> May 2024
RC 2250237-RMALUC	Land use consent for demolition and replacement of accommodation buildings, construction of a conference room, and associated landscaping and earthworks.	4 February 2025

**Table 2 - NRC Consent History**

RC Number	Description	Date Issued
AUT.5424	Water take, discharge effluent to ground via deep bore and discharge contaminants to air.	5 <sup>th</sup> August 1997
AUT.5424	Consent to regularise the existing jetty and pontoon, recreation and conference room decks with connecting walkways.	30 <sup>th</sup> September 1997
AUT.5424	Consent to regularise the existing jetty and pontoon, occupy and use existing recreation and conference room decks with connecting walkways.	28 <sup>th</sup> October 1997
AUT.5424	Water take, discharge wastewater into a deep bore system, discharge contaminants to air,	2 <sup>nd</sup> June 1998



AUT.5424	Joint application with FNDC. Part approved reclamation. Coastal Permit for seawall with swimming pools declined. Coastal Permit for seawall along coastline approved with associated earthworks. Discharge of seawater from the proposed saltwater pools. Earthworks. Extension to Jetty and pontoon. Dinghy ramp access and associated reclamation.	8 <sup>th</sup> October 1998
AUT.5424	Decision from Minister of Conservation declining the seawall Restricted Coastal Activity made as part of the previous application where decline was recommended.	24 <sup>th</sup> November 1998
AUT.5424	Seawalls & associated earthworks. Discharge seawater to coastal marine from swimming pools. Earthworks. Upgrade Jetty and pontoon. Construct Dinghy access and reclamation.	1 <sup>st</sup> December 1998
AUT.5424	To place 3 Mediterranean type moorings for the purpose of providing berthage for up to 3 vessels.	6 <sup>th</sup> December 2000
AUT.5424	Replacement consent on site and within crown land:  To occupy and use conference room decks and walkways. Take ground water for water supply. Discharge contaminants to land. Discharge contaminants to air.	19 <sup>th</sup> November 2002
AUT.5424	Delete condition 1 of previous application relating to the jetty and pontoon.	31 <sup>st</sup> August 2004
AUT.5424	Coastal Permit and Landuse Consent for seawalls and associated earthworks, discharge seawater from saltwater pools at the lodge, upgrade the existing jetty and pontoon and to construct a dinghy ramp and associated reclamation.	30 <sup>th</sup> September 2004
AUT.5424	Consent covers the following: Coastal Permit for conference room deck, recreational deck, walkways and boat ramp. Water take Permit to take groundwater for water supply, Discharge to Land for treated wastewater, Discharge to Air associated with odour from the wastewater system, coastal permits for the seawalls, jetty and associated facilities, boat ramp and moorings.  Landuse consent under a transfer of powers for the portions of boat ramps above mean high water springs.  Coastal Permits to alter the jetty facility and sea wall and extend the boat ramp.	25 <sup>th</sup> October 2016
AUT.5424	Slight variation to above mentioned consent to delete reference and conditions relating to the dinghy ramp and replace with reference and conditions relating to boat	6 <sup>th</sup> December 2016



	<p>ramps. Consent covers the following: Coastal Permit for conference room deck, recreational deck, walkways and boat ramp. Water take Permit to take groundwater for water supply, Discharge to Land for treated wastewater, Discharge to Air associated with odour from the wastewater system, coastal permits for the seawalls, jetty and associated facilities, boat ramp and moorings.</p> <p>Landuse consent under a transfer of powers for the portions of boat ramps above mean high water springs.</p> <p>Coastal Permits to alter the jetty facility and sea wall and extend the boat ramp.</p>	
AUT.5424	<p>Variation to 2016 consent to alter the seawall height. Consent covers the following: Coastal Permit for conference room deck, recreational deck and walkways. Water take Permit to take groundwater for water supply, Discharge to Land for treated wastewater, Discharge to Air associated with odour from the wastewater system, coastal permits for the seawalls, jetty and associated facilities, boat ramp and moorings.</p> <p>Landuse consent under a transfer of powers for the portions of boat ramps above mean high water springs.</p>	21 <sup>st</sup> June 2017
AUT.5424	<p>Consent varied previous approval for the seawall to include the stairs adjacent to the recreational deck, removal of walkways and incorporated all other Regional consents into one document. Consent covers the following: Coastal Permit for conference room deck and recreational deck, Water take Permit to take groundwater for water supply, Discharge to Land for treated wastewater, Discharge to Air associated with odour from the wastewater system, coastal permits for the seawalls, jetty and associated facilities, boat ramp and moorings.</p> <p>Landuse consent under a transfer of powers for the portions of boat ramps above mean high water springs.</p>	30 <sup>th</sup> September 2019.
AUT.42581	<p>Earthworks associated with the main lodge and boatshed development.</p>	22 <sup>nd</sup> April 2021
<p>AUT.005424</p> <p>AUT.32079</p> <p>AUT.32189</p> <p>AUT.34904</p>	<p>Renewal of approved consents/permits to use and occupy space in the CMA, take water, discharge to land, discharge to air, and operate swing moorings.</p>	<p>AUT.5424 Approved 10<sup>th</sup> May 2023.</p> <p>AUT.32079, AUT.32189 and AUT.34904 Approved 14<sup>th</sup></p>



		September 2022
AUT.5424	Variation to the discharge consent to increase the volume of wastewater being discharged into deep bores on site.	Approved 5 <sup>th</sup> October 2023

### 3. REASONS FOR CONSENT

#### Operative District Plan (ODP)

3.1. The application site is zoned General Coastal (GCZ) under the ODP. Coastal land around the margin of the northern side of the peninsula is mapped as outstanding landscape.

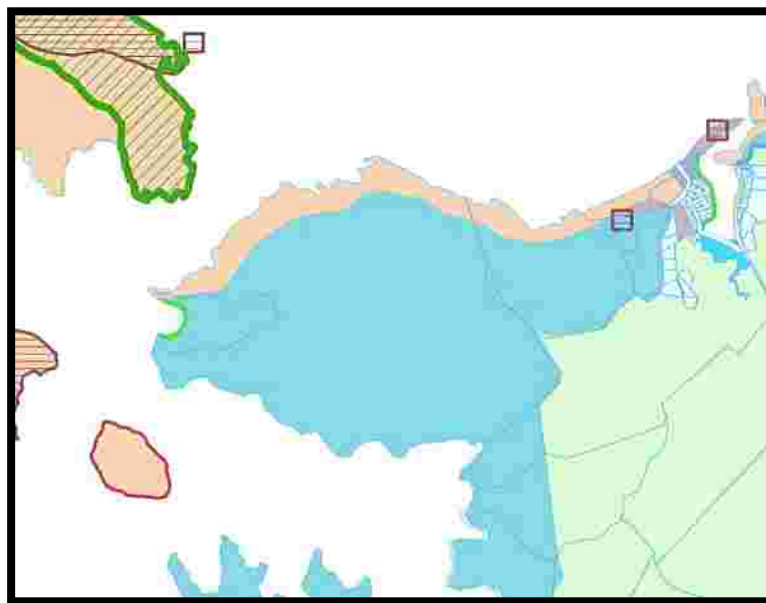


Figure 5 – ODP - General Coastal Zone

3.2. An assessment against the relevant District Plan rules is set out in Tables 2-4 below:

Table 2 - Assessment of General Coastal Zone Rules		
Plan Reference	Rule	Performance of Proposal
10.6.5.1.1	Visual Amenity	<p><b>Restricted Discretionary</b></p> <p>(a) The proposal is for two new building structures including a guest lookout and an implement shed</p> <p>(b) The proposed lookout colour scheme is a mix of natural and recessive materials. The implement shed exterior is a coloursteel product. Proposed exterior colour products</p>



		<p>are not located within the BS5252 colour range. This results in a technical non-compliance.</p> <p>(c) The proposed activity is not an addition or alteration to an existing building.</p> <p>(d) The proposed activity is not a building renovation.</p> <p>Resource consent is required under Rule 10.6.5.3.1</p>
<b>10.6.5.1.2</b>	<b>Residential Intensity</b>	<b>Not applicable</b>
<b>10.6.5.1.3</b>	<b>Scale of Activities</b>	<p><b>Permitted Activity</b></p> <p>Kingfish Lodge has consent for up to 62 people to visit the facilities on the adjoining site. Guests from Kingfish Lodge and staff will frequent this property to use the proposed amenities.</p> <p>As a permitted activity 1 person per 1ha of net site area is enabled. This allows for 211 people.</p>
<b>10.6.5.1.4</b>	<b>Building Height</b>	<b>Permitted</b>
<b>10.6.5.1.5</b>	<b>Sunlight</b>	<b>Permitted</b>
<b>10.6.5.1.6</b>	<b>Stormwater Management</b>	<b>Permitted</b>
<b>10.6.5.1.7</b>	<b>Setback from Boundaries</b>	<b>Permitted</b>
<b>10.6.5.1.8</b>	<b>Transportation</b>	Assessed in the District Wide section below.
<b>10.6.5.1.9</b>	<b>Keeping of Animals</b>	<p><b>Not applicable.</b></p> <p>No keeping of animals is proposed.</p>
<b>10.6.5.1.10</b>	<b>Noise</b>	<p><b>Permitted.</b></p> <p>The General Coastal Noise Standards that can be complied with.</p>
<b>10.6.5.1.11</b>	<b>Helicopter Landing Area</b>	<b>Not applicable</b>

**Table 3 - Assessment against District-Wide Natural & Physical Resources Rules**

<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>12.1</b>	<b>Landscape and Natural Features</b>	<b>Permitted</b>



		The site is not within any mapped outstanding natural landscape or outstanding natural feature
<b>12.2.6.1.3</b>	<b>Indigenous Vegetation clearance in the General Coastal Zone</b>	<b>Permitted</b>
<b>12.3.6.1.2</b>	<b>Excavation and/or Filling</b>	<p><b>Permitted</b></p> <p>The permitted volume of excavation and earthworks fill in the General Coastal Zone is 300m<sup>3</sup>. The maximum cut/fill face is 1.5m or combined cut and fill height of 3m.</p> <p>Proposed excavation earthworks volumes are as follows:  <b>Implement Shed = 113.7m<sup>3</sup></b>  <b>Lookout = 30m<sup>3</sup></b></p> <p>Combined cut / fill faces for both activities will not exceed the 1.5m high requirement.</p>
<b>12.3.6.1.4</b>	<b>Nature of Filling Material in all zones</b>	<b>Permitted</b>
<b>12.4.6.1.2</b>	<b>Fire Risk to Residential Units</b>	<b>Not applicable</b>
<b>12.5</b>	<b>Heritage</b>	<p><b>Permitted</b></p> <p>The site does not contain any scheduled heritage items listed in the ODP. The site is not identified in the ODP as a site of cultural significance to Māori. There are no notable trees on the site. There are no listed archaeological sites. The site is not within any identified Heritage Precinct.</p> <p>As outlined in the Archaeological Report prepared by Context Archaeology (refer <b>Appendix 5</b>) there are no other recorded archaeological sites that would be affected by the proposed activity.</p> <p>The application plans have been provided to Te Runanga o Whangaroa for review. A copy of their original CIA for the property and their updated response for this application is attached at <b>Appendix 6 &amp; 7</b>.</p>
<b>12.7.6.1.1</b>	<b>Setback from Lakes, Rivers and the Coastal Marine Area</b>	<b>Permitted</b>



<b>12.7.6.1.2</b>	<b>Setback from smaller Lakes, Rivers and wetlands</b>	<b>Permitted</b>
<b>12.7.6.1.4</b>	<b>Land Use activities involving Discharges of Human Sewage Effluent</b>	<b>Permitted</b>
<b>12.8</b>	<b>Hazardous Substances</b>	Not applicable
<b>12.9</b>	<b>Renewable Energy</b>	Not applicable.

**Table 4 - Assessment against District-Wide Transportation Rules**

<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>15.1.6A</b>	<b>TRAFFIC</b>	<b>Permitted Activity</b> The permitted TIF within the General Coastal zone is 30. The proposed structures will operate in conjunction with the consented activities on the neighbouring Kingfish Lodge property, with guests being transported from the lodge to the Lookout. The will not affect traffic generation to the site or its assigned carparking location at Whangaroa.
<b>15.1.6B</b>	<b>PARKING</b>	<b>Deleted</b>
<b>15.1.6C</b>	<b>ACCESS</b>	<b>Not applicable</b> The site is landlocked and has no vehicle access. This is an existing situation.

### ODP Activity Status

- 3.3. The overall activity status under the ODP is Restricted Discretionary resulting from a breach to the permitted standards for Visual Amenity Rule 10.6.5.1.1.

### **Proposed District Plan**

- 3.4. 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 concluded at the end of 2025. Hearings Panel recommendations on submissions



are expected 31 March 2026. Until such time as Council decisions on submissions are made, limited weight is being given to the PDP provisions. A Council decision on submissions is expected in June 2026.

- 3.5. The proposed site zone is Rural Production. The site is within the proposed ‘Coastal Environment’ and ‘Outstanding Natural Landscape’ and ‘High Natural Character’ overlays. The latter overlays align with the Regional Policy Statement for Northland 2016.



Figure 6 – PDP Zone and Overlays

- 3.6. Rules that have current legal effect are set out below in **Table 5**.

Table 5 - Proposed Far North District Plan Rules – (with current legal effect)		
Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	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	<b>Not applicable.</b>  The site does not contain any hazardous substances to which these rules would apply.



	<p>significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	
<b>Heritage Area Overlays</b>	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p><b>Not applicable.</b></p> <p>The site is not located within a Heritage Area Overlay.</p>
<b>Historic Heritage</b>	<p>All rules have immediate legal effect (HH-R1 to HH-R10).</p> <p>Schedule 2 has immediate legal effect.</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any scheduled areas of historic heritage.</p>
<b>Notable Trees</b>	<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><b>Not applicable.</b></p> <p>The site does not contain any scheduled notable trees.</p>
<b>Sites and Areas of Significance to Maori</b>	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any mapped or scheduled sites or areas of significance to Māori.</p>
<b>Ecosystems and Indigenous Biodiversity</b>	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p><b>Permitted Activity</b></p> <p>IB-R1 – The proposal does not require the removal of any protected vegetation.</p> <p>IB-R2 – The proposal is not for Papakainga.</p> <p>IB-R3 – The vegetation is not within a significant natural area.</p> <p>IB-R4 – No vegetation clearance is proposed.</p> <p>IB-R5 – Not applicable.</p>
<b>Subdivision</b>	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p><b>Not applicable.</b></p> <p>The proposal is not for subdivision.</p>
<b>Activities on the Surface of Water</b>	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p><b>Not applicable.</b></p> <p>The proposal does not involve activities on the surface of water.</p>



<b>Earthworks</b>	<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><b>Permitted.</b></p> <p>Earthworks as part of this proposal will proceed under the guidance of ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (GD-005), in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
<b>Signs</b>	<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><b>Not applicable.</b></p> <p>No signs are proposed as part of this application.</p>
<b>Orongo Bay Zone</b>	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	<p><b>Not applicable.</b></p> <p>The site is not located in the Orongo Bay Zone.</p>

### PDP Activity Status

3.7. The overall activity status under the PDP is a Permitted Activity.

## National Environmental Standards

### National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

3.8. The site is not identified as HAIL on the Council database of HAIL sites. A review of historic aerials indicates that there are no known HAIL activities that have previously occurred or are currently occurring within the development areas. For this reason, the proposed activities are not subject to NESCS (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

### National Environmental Standard for Freshwater

3.9. The proposed activities do not involve farming and would not affect any natural inland wetlands or waterways. This national standard is not relevant to the application.



### Other National Environmental Standards

3.10. There are no other National Environmental Standards that apply to this development.

## **4. STATUTORY ASSESSMENT UNDER THE RESOURCE MANAGEMENT ACT 1991 (RMA)**

### **Section 104C of the RMA**

4.1. Section 104C governs decisions on Restricted Discretionary Activities. A consent authority may grant or refuse an application, but only for those matters over which discretion is restricted in a Plan or Proposed plan, or any national environmental standard, wastewater or stormwater environmental performance standard, infrastructure design solutions, or other regulations.

4.2. ODP Rule 10.6.5.3.1 states that when assessing an application, the Council has limited its discretion to the following matters. These are commented on as follows:

(i) *the location of the building;*

4.2.1. The proposed activity includes two new buildings located in the northern and southern parts of the adjacent farm site that is the visual landscape backdrop to Kingfish Lodge. As described by expert landscape architect Mr Simon Cocker, both building sites are in elevated locations on 'westerly trending' ridge crests that fall towards the coast.

4.2.2. The shed location will be located within a previously cleared part of the lower ridge crest that is outside of the mapped area of RPSN 'high natural character' (and PDP overlays). No additional vegetation clearance is required to locate the building. Mr Cocker notes that due to existing vegetation behind the shed site, it will be largely screened from locations to the north, south and east. The proposed shed location avoids adverse effects on landscape character, including biophysical features, such as vegetation. The shed structure is consistent with the character of buildings typically found in a rural environment.

4.2.3. The proposed lookout will occupy an elevated and exposed location as viewed from the north-west. However, Mr Cocker notes that the building will be well



integrated into its landscape setting and require minimal modification to any existing vegetation or landform. In combination with the proposed building materials and colours, the existing vegetation will provide a backdrop to the structure such that it will remain recessive and not a 'skyline element'. Mr Cocker states that, *"the proposed structure will be difficult to identify when viewed from distant locations outside and immediately on entering the Harbour (as represented by photo 13, given its small scale and materiality."*<sup>4</sup>

4.2.4. Potential adverse landscape effects arising from the location of the buildings will be low.

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

4.2.5. Proportionately, the size of the proposed buildings relative to the surrounding landform, and vegetation will be small and relatively indiscernible. Photos 10 and 13 in Mr Cocker's landscape assessment provide views as would be seen from a boat in the harbour. Photo 16 shows views from the high point on the opposite side of the Whangaroa Harbour. From these viewing points, the building locations appear close to the skyline, however it is Mr Cocker's opinion that the design and position will ensure that they are not prominent structures.

(iii) *the colour and reflectivity of the building;*

4.2.6. Both buildings have been designed with natural and recessive colour schemes that integrate with the surrounding environment. The shed building is 'karaka' green and will be positioned with a vegetated backdrop that where visible will appear as a rural shed that is in keeping with the character of the surrounding rural environment. The lookout building has a 'bunker' type, low slung architectural design, that is nestled in the landscape against a backdrop of vegetation. Cladding materials and colours are consistent with the surrounding environment, including the use of low reflectivity glass panels to maximise spectacular views of the harbour

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<sup>4</sup> Appendix 4 – Landscape Assessment [p18]



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

4.2.7. Both sites have the advantage of existing vegetation that provides a backdrop to the buildings. The lookout building is positioned on the edge of the ridgeline slope in a location that maximises views of the harbour. The use of dark colours and a low-slung building style avoids the need for additional vegetation to further mitigate the effects of new buildings in the landscape. Similarly, the location of the shed in a rural farming landscape is consistent with the character of the existing environment where buildings are scattered along the coastline.

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

4.2.8. Proposed earthworks volumes are minor at both sites. The shed site is currently clear of vegetation and will not require any further clearance or modification to the natural features at the site. Similarly, the lookout site will occupy a very small building footprint and necessitate minimal earthworks.

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

4.2.9. There are existing farm tracks that provide off-road farm vehicle access to the shed and lookout site. There will be no guest vehicle access to the lookout site, which will be accessed by foot or complimentary Lodge transport.

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

4.2.10. Mr Cocker has assessed the visual impact of the proposed buildings<sup>5</sup>. Given the remoteness of the location, primary views will be from boats on the harbour. Other viewers include walkers using the Wairakau Stream track or a small number of dwellings on the shoreline of Te Rere Bay approximately 3km west of the site.

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<sup>5</sup> Appendix 4 – Landscape Assessment [p18]



Potential adverse effects on the long distance and / or passing nature of these views is assessed to be very low and would not be visually obtrusive.

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

4.2.11. As viewed from the surrounds, the concentrated nature of buildings within the main Kingfish Lodge complex is the dominant built feature in this location. This is an historic situation, which has become a feature of the area. The location of the shed and lookout will appear as additional scattered buildings along the Whangaroa rural inner harbour landscape, which is consistent with the General Coastal zoning. The high natural character and landscape value of the westerly ridgelines that form the entrance to the Whangaroa Harbour will be retained.

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

4.2.12. In Section 4.0 of his landscape assessment, Mr Cocker has provided a detailed description of the natural, visual landscape features of the site environment, and the amenity values associated with those values. These are also referenced landscape units described in the RPSN. Coastal cliffs, regenerating native vegetative cover, coastal marine area interfaces and limited built structures are featured. Historic and cultural connections documented by hapu and Heritage NZ provide a rich and diverse overlay of human settlement that has occupied this environment. The proposed buildings are new and will to a very small extent, alter the appearance of this environment. However as assessed by Mr Cocker, potential adverse effects on the landscape qualities of this area will be very low and can be regarded as no more than minor.

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

4.2.13. The site is a large commercial farm site with connections to the Kingfish Lodge site. There is more than adequate area on the property to provide for private open space.



- (xi) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- 4.2.14. As previously described, the proposed buildings have been designed to respond the existing landscape and are located below existing ridgelines. Existing vegetation will provide a natural backdrop to both structures. The proposed shed will appear as a rural building and be consistent with the surrounding pastoral farming character of the area. The very small and discrete nature of the lookout structure will ensure that it is well integrated into the existing landscape, such that its appearance will be barely discernible.
- (xii) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*
- 4.2.15. The proposed buildings will not affect the privacy, outlook or enjoyment or private open spaces on adjacent sites.
- 4.3. Overall adverse effects on the visual amenity of the existing environment are assessed to be no more than minor. Changes to landscape character are consistent with the intent of the General Coastal zone which anticipates buildings that are well integrated and subservient to the natural features including landform, indigenous vegetation and the coastal environment.

### Section 104(1) of the RMA

- 4.4. While the application proposal remains generally subject to the matters for consideration listed below in Section 104, these are limited by the directives set out in Section 104C above. No further assessment of this proposal under the ODP is required and no assessment of wider potential adverse effects on the environment is provided. The proposed activities are permitted under the PDP rules that have immediate legal effect.
- 4.5. Section 104(1) of the Act states that when considering an application for resource consent –
- “the consent authority must, subject to Part II, have regard to –*
- (a) any actual and potential effects on the environment of allowing the activity; and*
  - (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*



- (b) *any relevant provisions of –*
- i. a national environmental standard:*
  - ii. other regulations:*
  - iii. a national policy statement:*
  - iv. a New Zealand Coastal Policy Statement:*
  - v. a regional policy statement or proposed regional policy statement:*
  - vi. a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.6. Actual and potential effects arising from the development as described in 104(1)(a) can be both positive and adverse (as described in Section 3 of the Act). The proposed structures will enhance the visitor experience to Kingfish Lodge and provide all weather storage for Lodge maintenance equipment.

4.7. Section 104(1)(b) requires that the consent authority consider the relevant provisions of the above listed documents. There are no national standards, regulations or national policy statements that are directly relevant to the proposed activities and / or that are not adequately managed within the planning framework of the ODP.

4.8. The application site is within the ODP GCZ. The ODP objectives for the GCZ are as follows:

*10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.*

*10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.*

*10.6.3.3 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.*

4.9. Providing for appropriate land use development in the GCZ and preserving natural character is the environmental management focus of the zone. This is balanced with the need to meet the reasonably foreseeable needs of future generations. The redevelopment of Kingfish Lodge and its various amenities make positive use of historic and disused buildings in a



unique coastal setting and where the natural landscape has already experienced some modification. Tourism provides significant economic benefit to the Far North District.

- 4.10. The landscape character of the coast in this location as described by Mr Simon Cocker has a high level of naturalness with variable vegetation and landcover patterns that has resulted from early pastoral farming, maturing pine plantations and more recently the gradual regeneration of indigenous vegetation. The existing landscape is a modified landscape adjacent to coastal marine area which dramatically frames the entrance point to the Whangaroa Harbour. The high value of this headland landscape is recognised in the Regional Policy Statement for Northland and to an extent by the ODP 'Outstanding Landscape' applied to the lower coastal slopes. As shown in Figure 6, the PDP will assign greater protection and regulation via proposed 'coastal environment' and a 'high natural character' and 'outstanding natural landscape' overlays that apply to the lookout and shed sites.
- 4.11. GCZ policy considerations and matters for discretion as they apply to the visual impact of buildings derive from the zone objectives. The ODP approach to buildings is conservative effectively regulating any medium to large scale buildings in the coastal landscape. To preserve natural character and mitigate the visual effects of buildings, the Council has reserved its discretion over the siting and appearance of buildings, along with associated activities such as vegetation clearance, earthworks. The PDP has adopted a similar approach, although applicable rules do not yet have legal effect. The extent of the proposed 'outstanding natural landscape' and 'high natural character' overlay boundaries will align with the RPSN.
- 4.12. 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 that are relevant to the assessment of this application.
- 4.13. In accordance with Section 104(6), adequate information is provided to determine this application. This includes associated activities that are assessed to be permitted by the ODP and PDP.



## **Section 104(1)(b) – Relevant Provisions of Any Statutory Planning Document**

4.14. In accordance with Section 104(1)(b) of the Act, the following statutory policy statements and plans are relevant to this application.

### **National Policy Statements (section 104(1)(b)(iii))**

4.14.1. There are currently six operative National Policy Statements. These are as follows:

- New Zealand Coastal Policy Statement (NZCPS)
- National Policy Statement on Urban Development (NPS UD)
- National Policy Statement for Freshwater Management (NPS FM)
- National Policy Statement for Renewable Electricity Generation (NPS RE)
- National Policy Statement on Electricity Transmission (NPS ET)
- National Policy Statement for Highly Productive Land (NPS HPL)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (NPS-GG)

4.14.2. The NZCPS is relevant to the assessment of this application to the extent that it provides the higher order statutory policy directives for managing the effects of development in the coastal environment. These directives are largely reflected in the RPSN and the District Plan provisions.

### **Regional Policy Statement for Northland (RPSN) 2016**

4.14.3. The role of the RPSN is to promote sustainable management of Northland's natural and physical resources. The RPSN gives effect to the NZCPS in the Northland context.

4.14.4. The RPSN provides an overview of the regions' resource management issues and sets out policies and methods to achieve integrated management of Northlands natural and physical resources. Of relevance to this application are policy measures to manage the use and development of land within the mapped coastal environment and the areas identified as having outstanding natural landscape values and high natural character. Whilst the ODP predates the RPSN, the zone objectives and policies are consistent with the RPS objectives and policies that seek to preserve the qualities and characteristics that make up the natural character of the coastal environment and the landscapes and features that have been



identified to be outstanding.<sup>6</sup> The PDP mapping of these features is now aligned with the RPSN with overlay regulatory provisions that relate to their protection.

- 4.14.5. Consistent with the RPSN, the proposed buildings would avoid and mitigate through design adverse effects on the outstanding natural landscape and high natural character that is a feature of this location.

## 5. PART 2 ASSESSMENT

- 5.1. For completeness, the application is assessed 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.
- 5.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as wider Kingfish Lodge facility is being redeveloped for tourism and accommodation purposes. In addition, the proposal will avoid adverse effects on the environment and will preserve the natural landscape character of the site and surrounding environment.
- 5.3. Section 6 of the Act includes matters of national importance. The proposal preserves the natural character of the coastal environment by utilising a natural, recessive colour scheme combined with sympathetic architectural design to minimise the appearance of new built development landscape. The redevelopment will remain consistent with the size and scale of adjacent buildings and be integrated in terms of the adopted natural materials and recessive colours.
- 5.4. The design of the redevelopment proposal has considered and the relationship of Māori and their culture and traditions. This has involved early and active engagement with Te Runanga o Whaingaroa throughout all stages of the redevelopment proposal (refer **Appendix 6 & 7**). As detailed above, the site has been investigated in terms of archaeology and also cultural matters. Buildings have been designed to respect cultural values and avoid sites of archaeological significance.
- 5.5. Section 7 identifies several “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and

---

<sup>6</sup> RPSN objective 3.14 & Policy 4.6.1



enhancement of amenity values. The Kingfish Lodge redevelopment project aims to improve the amenity of dilapidated buildings and to once again make them available for accommodation and tourism purposes. Work to increase native planting, weed and pest management is on-going.

- 5.6. Section 8 requires Council to ‘take into account’ the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals. The Applicant has a close working relationship with local hapu.
- 5.7. Overall, the application is consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

## 6. CONCLUSION

- 6.1. The Applicant, Kingfish Lodge seeks resource consent for two new buildings to be located on the adjacent farm site at 136 Te Kahikatoa Peninsula Road. The buildings include earthworks and impermeable surfaces that are within the permitted standards of the ODP provisions. A restricted discretionary resource consent is required for new built development for non-habitable purposes exceeding 50m<sup>2</sup> in the General Coastal Zone.
- 6.2. The proposed buildings include a new four bay implement shed and a lookout structure that will comprise lounge viewing and bathroom facilities for guests staying at Kingfish Lodge. The architectural design of both buildings is a response to the location and is in keeping with the landscape character of the surrounding area. Potential adverse effects on the existing landscape and high natural character have been assessed to be no more than minor. The proposed buildings would not be contrary to the objectives and policies of the ODP.

## 7. LIMITATIONS

- 7.1. 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.

- 7.2. 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.
- 7.3. 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.
- 7.4. 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** **NA2038/67**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 November 1961

**Prior References**  
NA1590/13      NA1590/74      NA364/87

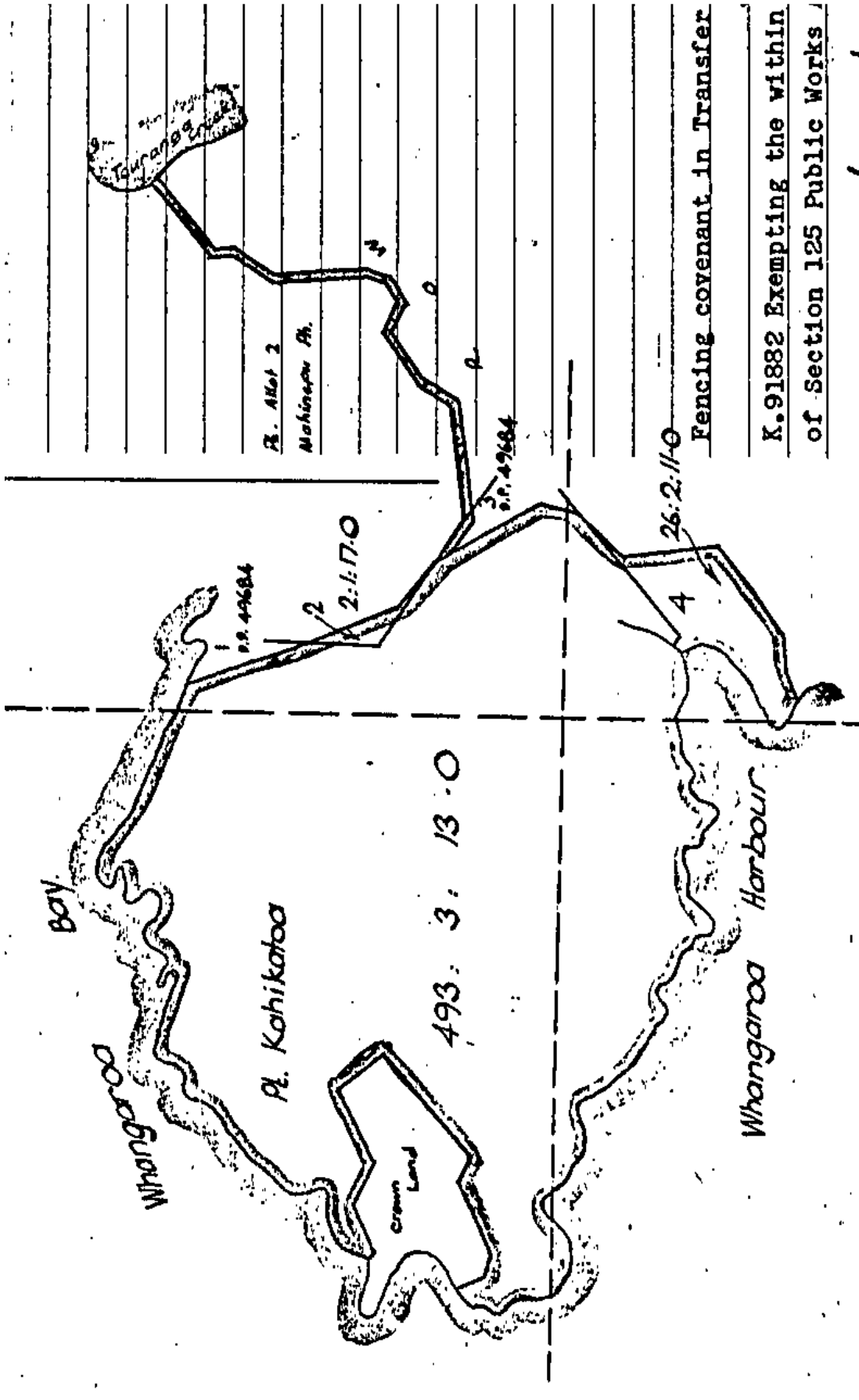
---

**Estate** Fee Simple  
**Area** 211.5519 hectares more or less  
**Legal Description** Part Kahikatoa Block, Part Pararako Block,  
Part Allotment 2 Parish of Mahinepua and  
Lot 2 and Lot 4 Deposited Plan 49684

**Registered Owners**  
Marilyn Ann Archer and John Lindsay Archer as Executors

---

**Interests**  
K91882 Exempting the within land from the provisions of Section 125 Public Works Act 1928 - 3.7.1961 at 10:35 am  
Appurtenant hereto is a right of way created by Transfer 671141 - 23.11.1961 at 12:08 pm  
010530.1 Partial surrender of the right of way created by Transfer 671141 - 4.7.1972 at 10:23 am  
9126244.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 18.7.2012 at 12:40 pm (Affects Part  
Kahikatoa Block)



R. Akot 2  
 Mahineke Pt.

Fencing covenant in Transfer  
 K.91882 Exempting the within  
 of Section 125 Public Works

**ARCHITECTURAL DRAWING REGISTER**

<b>ID</b>	<b>REV</b>	<b>DESCRIPTION</b>	<b>SCALE(S)</b>
RC2.01	01	TITLE PAGE	
RC2.11	01	LOCATION DIGRAM	
RC2.12	01	OVERALL SURVEY	
RC2.13	01	LOCATION PLAN	1:2000
RC2.14	01	HISTORIC AERIAL IMAGERY VS CURRENT	
RC2.20	01	IMPLEMENT SHED SITE PHOTOS	
RC2.21	01	IMPLEMENT SHED SITE PLAN	1:200
RC2.22	01	IMPLEMENT SHED FLOOR PLAN	1:50
RC2.23	01	IMPLEMENT SHED ROOF PLAN	1:50
RC2.24	01	IMPLEMENT SHED ELEVATIONS	1:100
RC2.25	01	CUT & FILL + HEIGHT PLANE DIGRAM	

rev **01**

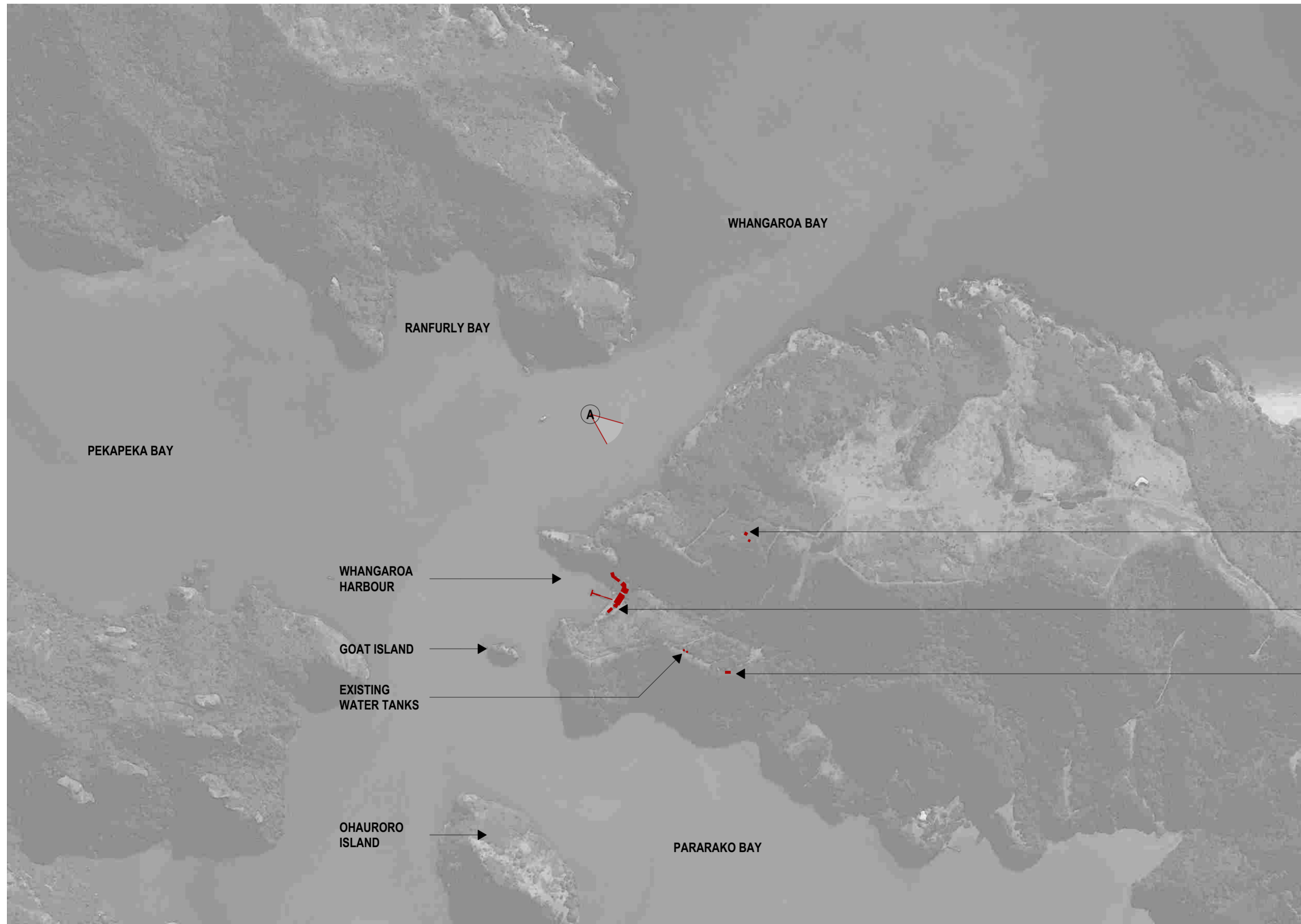
**RC2.01**

+ MAP

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026 03 18	01



LOCATION OF PROPOSED LOOKOUT - **NOT TO BE INCLUDED WITHIN THIS CONSENT**

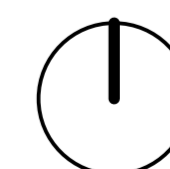
LOCATION OF BUILDINGS AT KINGFISH LODGE - **NOT TO BE INCLUDED WITHIN THIS CONSENT**

LOCATION OF PROPOSED IMPLEMENT SHED - **SUBJECT OF THE CONSENT. REFER TO RC2.2X**

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### LOCATION DIGRAM

SCALE : @ A2  
 DATE : 18/03/2026  
 PROJECT No: 9###



1 | LOCATION PLAN  
SCALE : NTS

# RC2.11 rev 01

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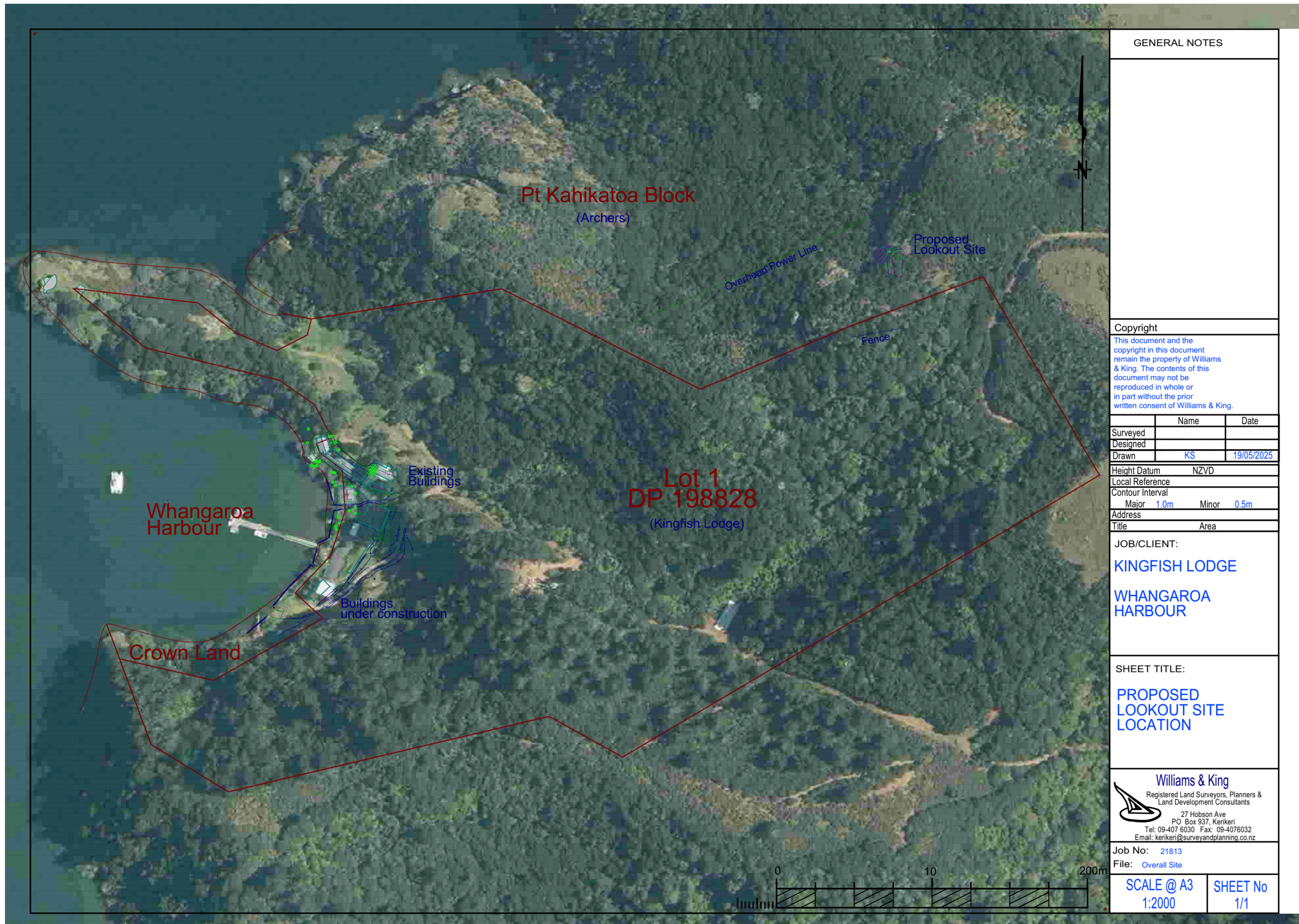
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 PO Box 657  
 CHRISTCHURCH  
 New Zealand  
 p: +64 3 962 6530  
 f: +64 3 962 6541  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026 03 18	01



### GENERAL NOTES

GENERAL NOTES

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	Name	Date
Surveyed		
Designed		
Drawn	KS	19/05/2025
Height Datum	NZVD	
Local Reference		
Contour Interval		
	Major 1.0m	Minor 0.5m
Address		
Title	Area	

JOB/CLIENT:  
**KINGFISH LODGE  
WHANGAROA  
HARBOUR**

SHEET TITLE:  
**PROPOSED  
LOOKOUT SITE  
LOCATION**

**Williams & King**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-4076032  
Email: kerikeri@surveyandplanning.co.nz

Job No: 21813  
File: Overall Site

<b>SCALE @ A3</b> 1:2000	<b>SHEET No</b> 1/1
-----------------------------	------------------------

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

<b>OVERALL SURVEY</b>	
SCALE :	@ A2
DATE :	18/03/2026
PROJECT No:	9###

## RC2.12 rev 01









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New Zealand  
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f: +64 3 962 6541  
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www.maparchitects.co.nz

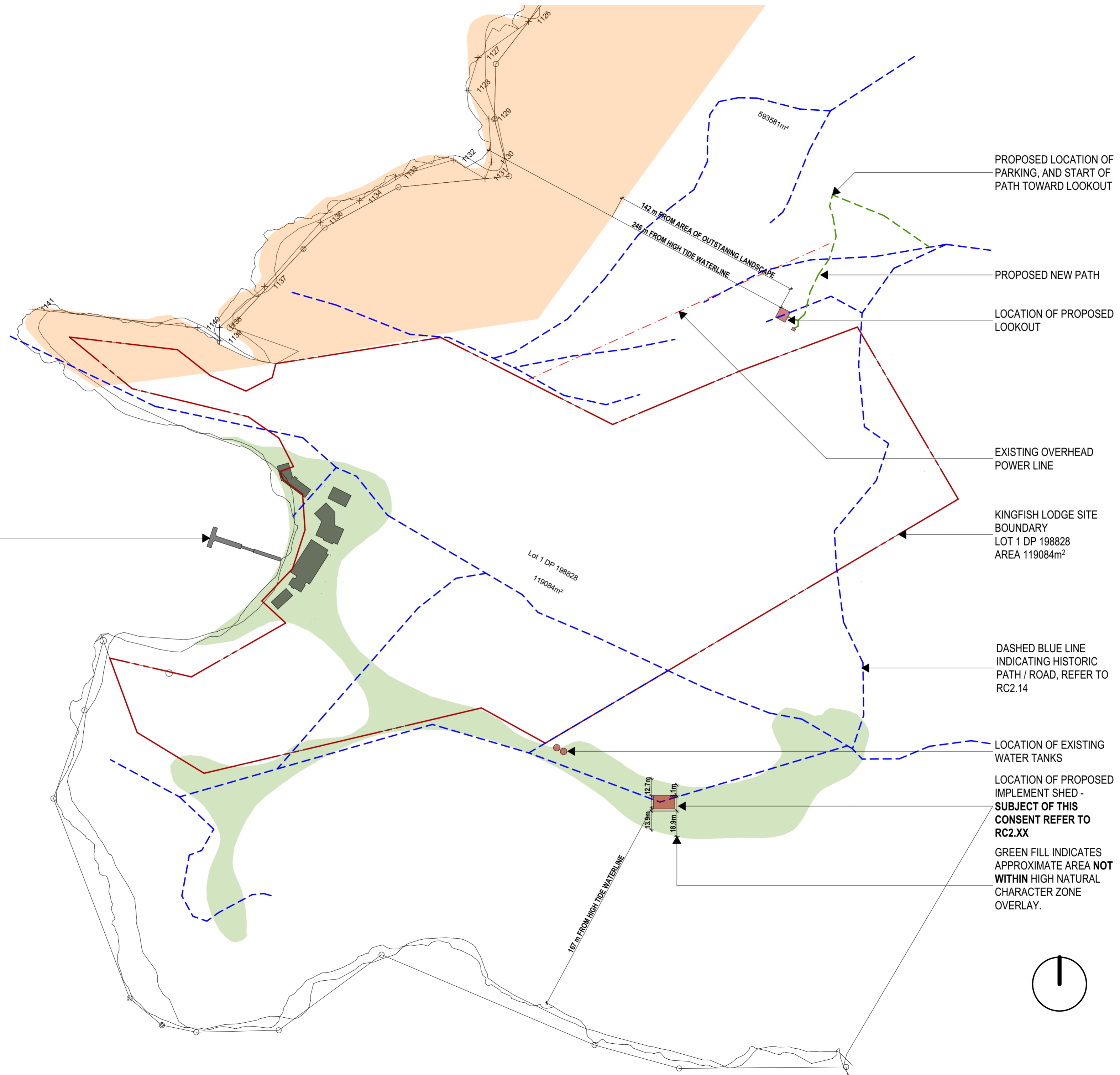
DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS DATE REV  
RESOURCE CONSENT ISSUE 2026 03 18 01

LOCATION PLAN KEY	
	EXISTING BUILDINGS NOT TO BE INCLUDED WITHIN CONSENT
	PROPOSED BUILDINGS TO BE INCLUDED WITHIN CONSENT
	AREA OF OUTSTANDING LANDSCAPE AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY, AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	BOUNDARY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING PATHS AND ROADS RELEVANT TO THIS CONSENT, REFER TO : LINZ HISTORIC AERIAL IMAGERY 2000-2003
	PROPOSED PATHS AND ROADS



LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

PROPOSED LOCATION OF PARKING, AND START OF PATH TOWARD LOOKOUT

PROPOSED NEW PATH

LOCATION OF PROPOSED LOOKOUT

EXISTING OVERHEAD POWER LINE

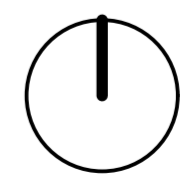
KINGFISH LODGE SITE BOUNDARY  
LOT 1 DP 198828  
AREA 119084m²

DASHED BLUE LINE INDICATING HISTORIC PATH / ROAD, REFER TO RC2.14

LOCATION OF EXISTING WATER TANKS

LOCATION OF PROPOSED IMPLEMENT SHED - SUBJECT OF THIS CONSENT REFER TO RC2.XX

GREEN FILL INDICATES APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY.



NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION PLAN**  
SCALE : 1:2000 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC2.13 rev 01

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131 Victoria Street  
PO Box 657  
CHRISTCHURCH  
New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

**PROJECT CONTROL GROUP**

CLIENT - CLIENT

PROJECT MANAGEMENT - TBD

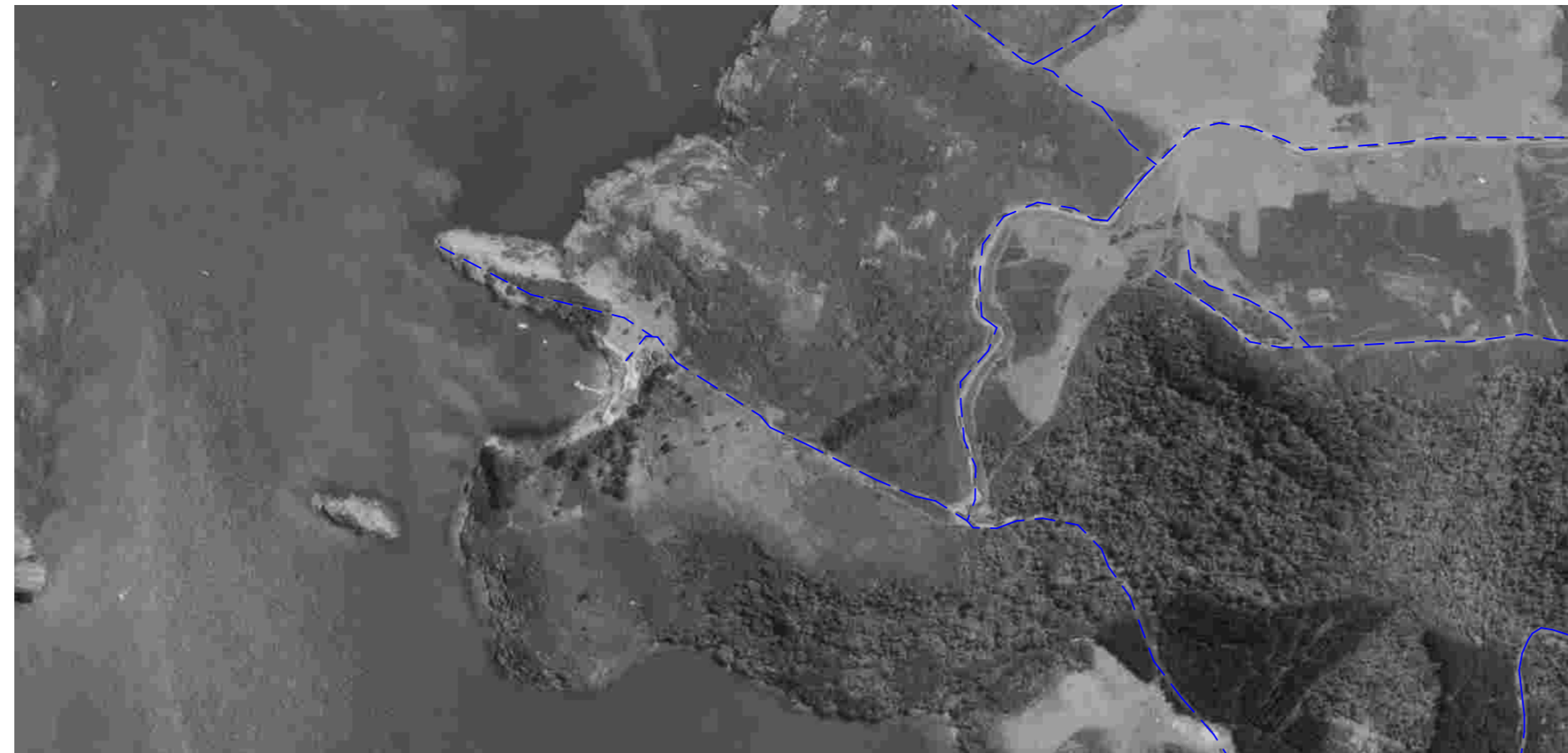
STRUCTURAL & CIVIL ENGINEER - TBD

**CONTRACT TEAM**

MAIN CONTRACTOR - TBD

**DETAILS**      **DATE**      **REV**

RESOURCE CONSENT ISSUE      2026 03 18      01



DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13

1 | LINZ AERIAL IMAGE : 1981 - 1982



DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13

2 | LINZ AERIAL IMAGE : 2000 - 2003



DASHED **RED** LINE  
INDICATING NEW PATH /  
ROAD SINCE 2000-2003  
HISTORIC AERIAL IMAGE

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD WHICH HAVE  
BEEN MAINTAINED,  
REFERED TO IN LOCATION  
PLAN - RC2.13

3 | LINZ AERIAL IMAGE : 2023 - 2025

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### HISTORIC AERIAL IMAGERY VS CURRENT

SCALE : @ A2

DATE : 18/03/2026

PROJECT No: 9###

## RC2.14 rev 01

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New Zealand

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f: +64 3 962 6541  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026 03 18	01



1 PROPOSED LOCATION OF IMPLEMENT SHED



3 VIEW OF SITE FROM HARBOUR OF IMPLEMENT SHED



2 VIEW OF HARBOUR FROM PROPOSED IMPLEMENT SHED

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## IMPLEMENT SHED SITE PHOTOS

SCALE : @ A2  
 DATE : 18/03/2026  
 PROJECT No: 9###

# RC2.20 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

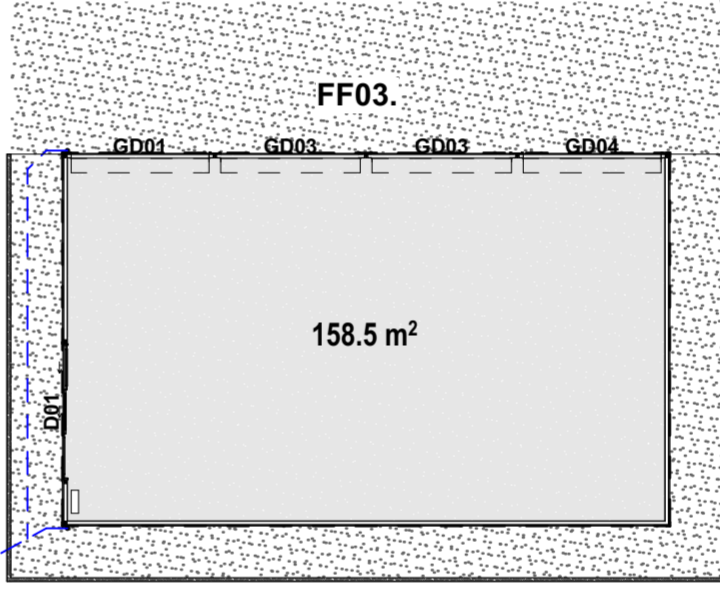
DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

APPROXIMATE WIDTH &  
LOCATION OF EXISTING  
PATHS, REFER TO RC1.03/  
RC1.04 FOR DETAILS



FF03 - LOCAL CRUSHED AGGERATE  
PATHWAY

OVERFLOW TO  
EXISTING WATER TANKS



G21  
#LayID

NEW WATER TANK TO  
HAVE UNDERGROUND  
OVERFLOW PIPE RUN TO  
EXISTING WATER TANKS

INDICATIVE EXISTING  
KANUKA FOREST  
SURROUNDING IMPLEMENT  
SHED

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## IMPLEMENT SHED SITE PLAN

SCALE : 1:200 @ A2

DATE : 18/03/2026

PROJECT No: 9###

## RC2.21 rev 01

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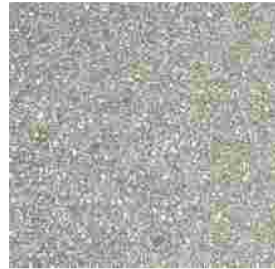
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ALL DIMENSIONS PRIOR TO COMMENCING WORK

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

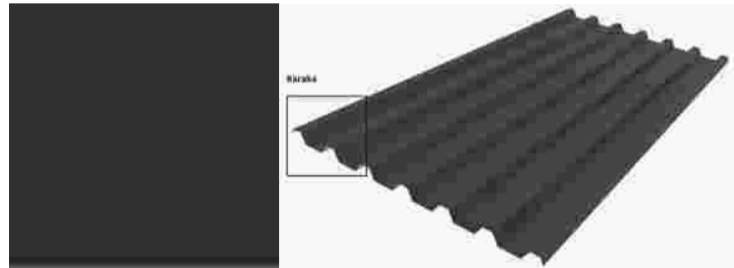
<b>IMPLEMENT SHED</b>	
BUILDING AREA	158.5 m <sup>2</sup>
ROOF AREA	164.3 m <sup>2</sup>



**FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE**



**FF03 - LOCAL CRUSHED AGGERATE PATHWAY**



**CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA**

**CF08 - VERTICAL 0.4**  
COLORSTEEL MAXX  
DIAMOND BB 900  
CLADDING - FINISHED IN  
COLOURSTEEL KARAKA

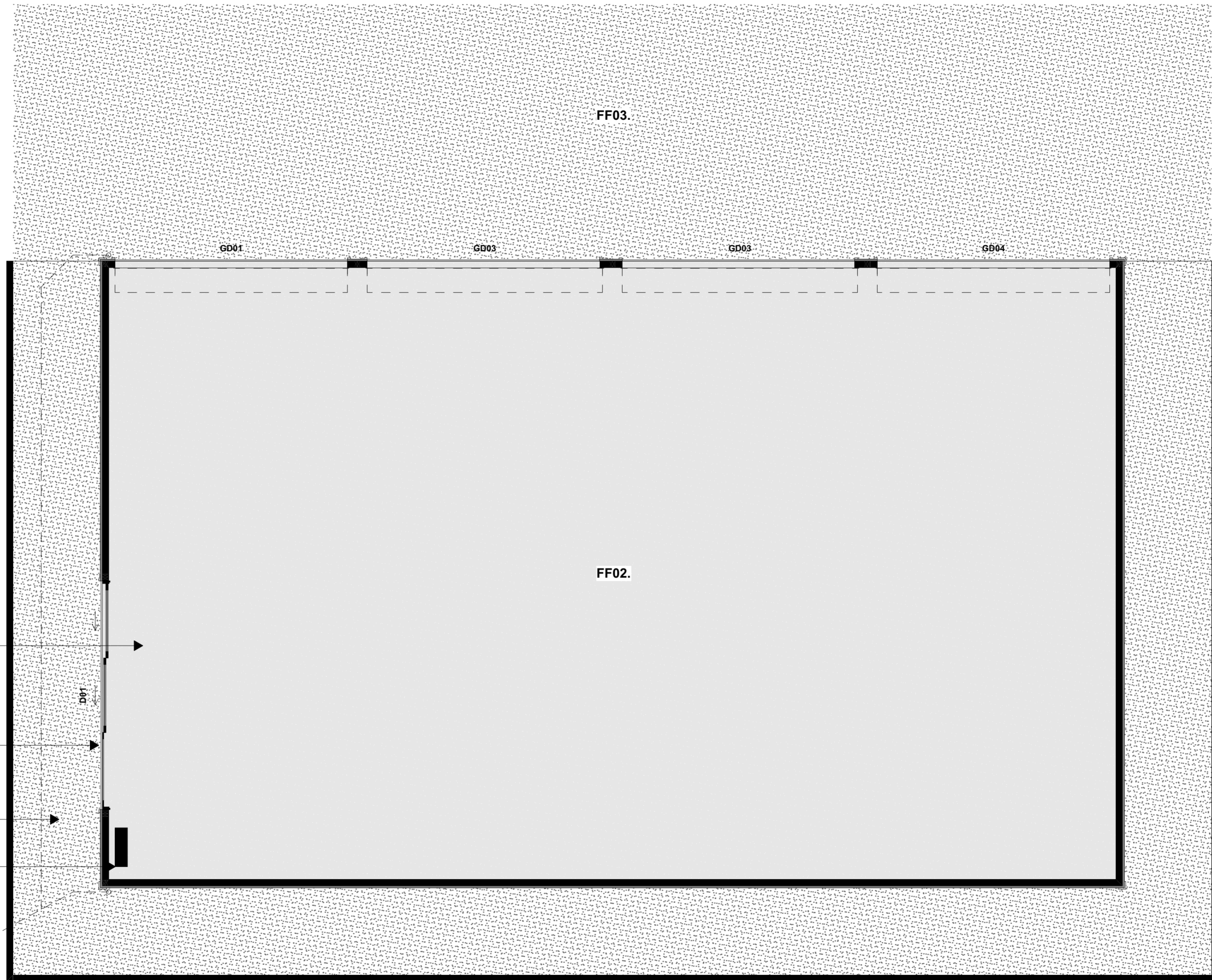
ALL SPOUTING, FLASHING  
AND EXTERNAL JOINERY  
TO BE PAINT MACHED TO  
CLADDING IN  
COLOURSTEEL KARAKA

EXTENT OF GRAVEL  
PLATFORM TO BE  
CONFIRMED ON SITE

BATTERY FOR SOLAR  
STORAGE

10,000L, ABOVE GROUND  
WATER TANK - KARAKA  
FINISH

RETAINING WALL TO BE  
NO GREATER THAN  
990mm. SLOPE ABOVE TO  
BE BATTERERED IF  
REQUIRED - C.O.S



NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## IMPLEMENT SHED FLOOR PLAN

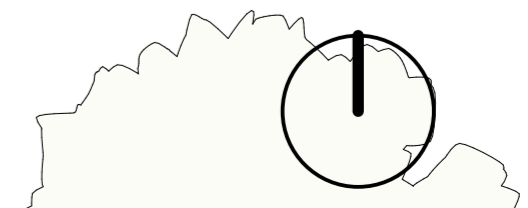
SCALE : 1:50 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC2.22 rev 01

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PO Box 657  
CHRISTCHURCH  
New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
office@maparchitects.co.nz  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP

CLIENT - CLIENT

PROJECT MANAGEMENT - TBD

STRUCTURAL & CIVIL ENGINEER - TBD

CONTRACT TEAM

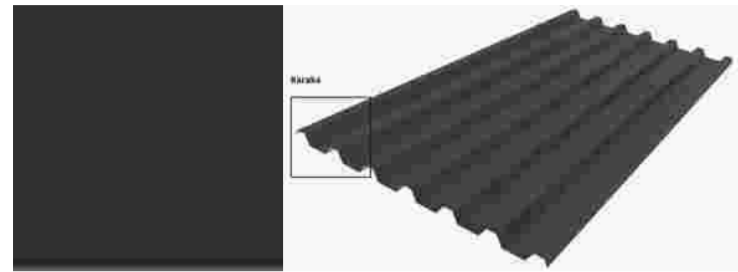
MAIN CONTRACTOR - TBD

DETAILS DATE REV

RESOURCE CONSENT ISSUE 2026 03 18 01

## IMPLEMENT SHED

BUILDING AREA 158.5 m<sup>2</sup>  
ROOF AREA 164.3 m<sup>2</sup>



CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA



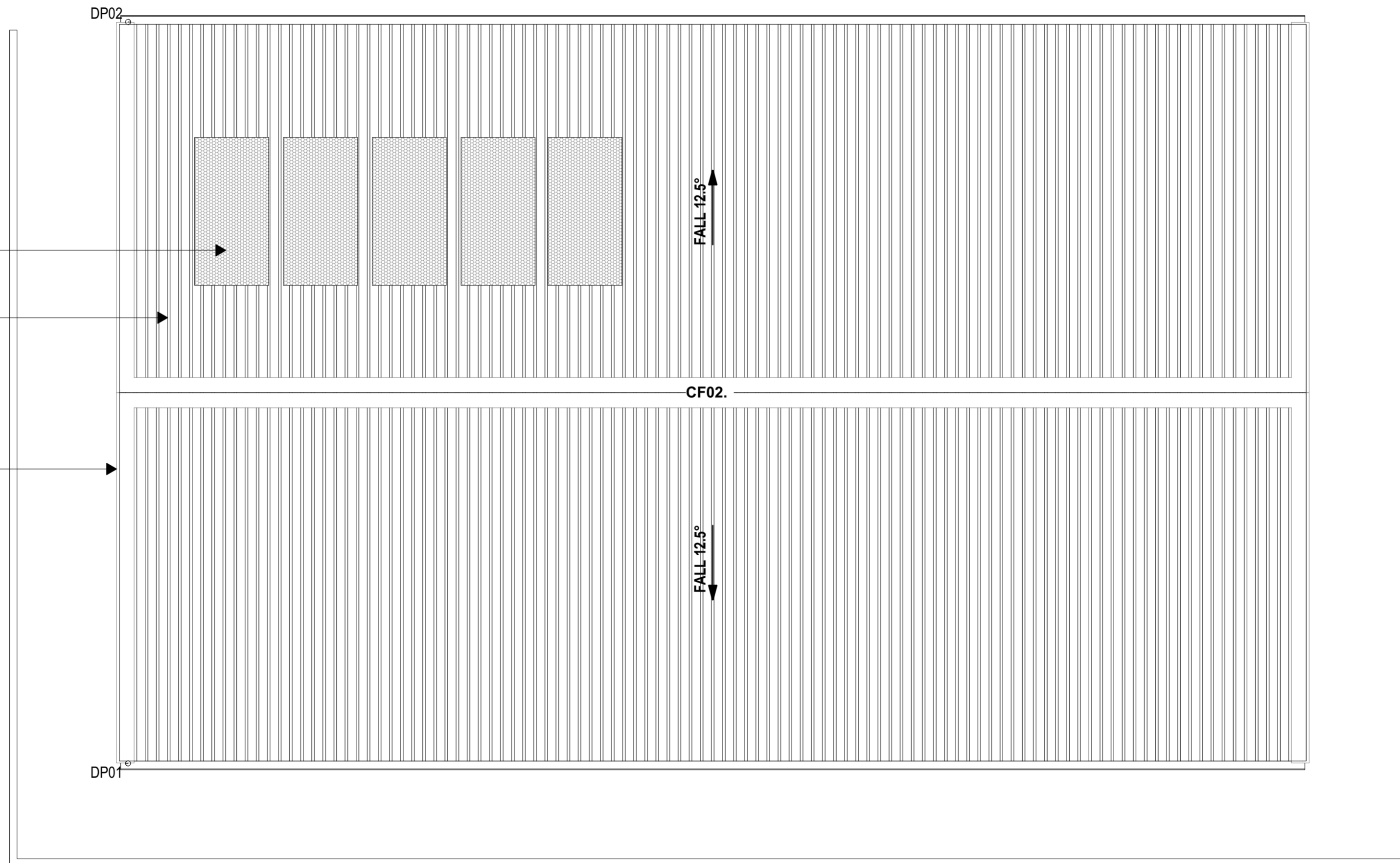
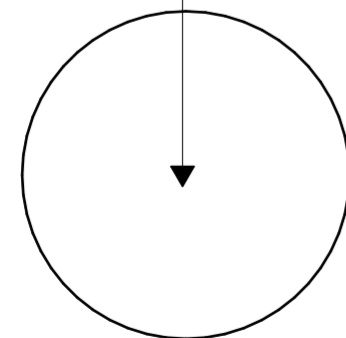
CF09 - SOLAR PANELS

CF09 - SOLAR PANELS, SIZE AND NUMBER TBD

CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 CLADDING

ALL SPOUTING, FLASHING AND EXTERNAL JOINERY TO BE PAINT MACHED TO CLADDING IN COLOURSTEEL KARAKA

10,000L, ABOVE GROUND WATER TANK - KARAKA FINISH



NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## IMPLEMENT SHED ROOF PLAN

SCALE : 1:50 @ A2

DATE : 18/03/2026

PROJECT No: 9###

# RC2.23 rev 01

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New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

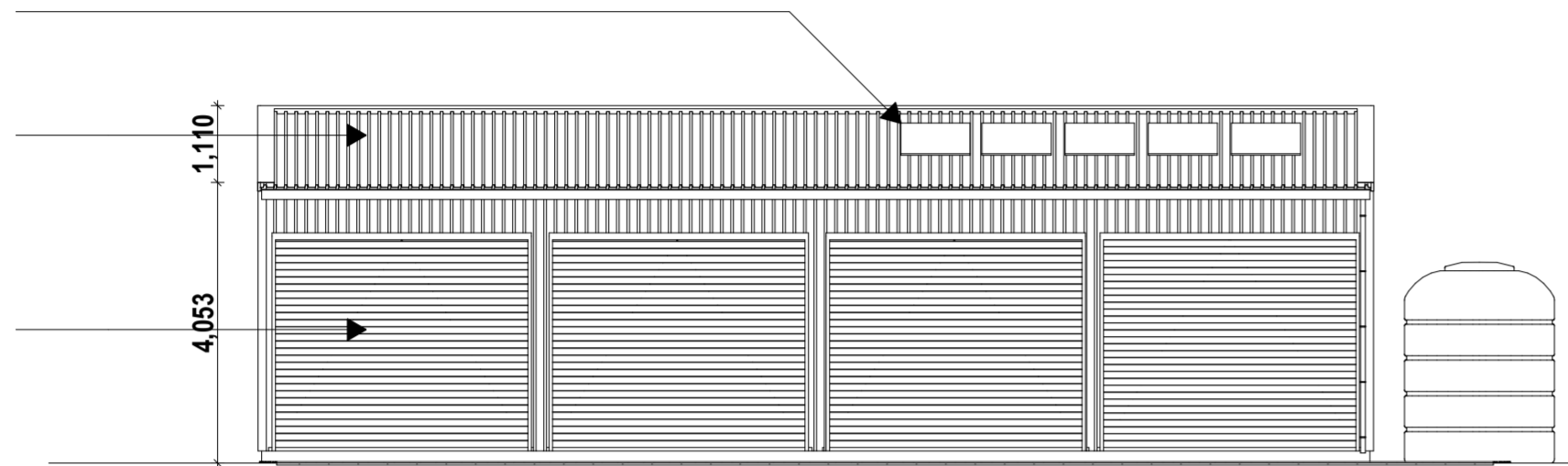
PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS DATE REV  
RESOURCE CONSENT ISSUE 2026 03 18 01

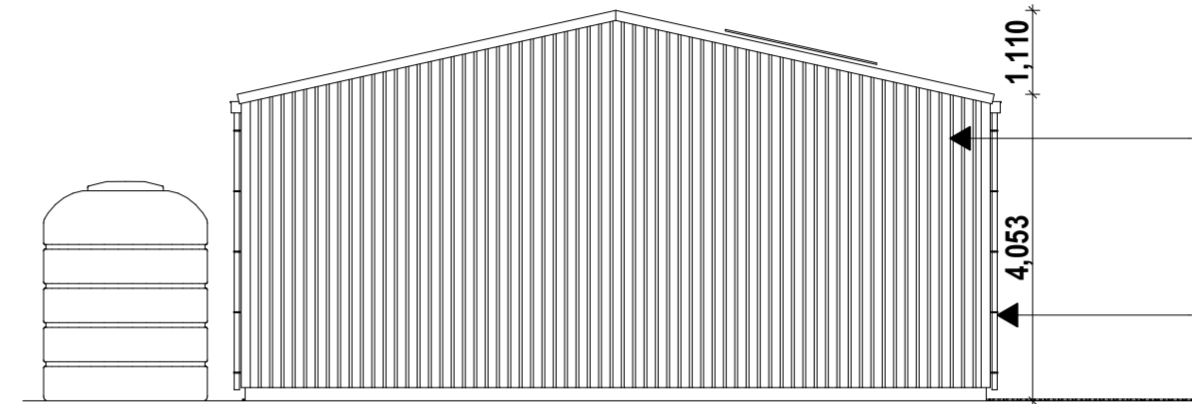
SOLAR PANELS, SIZE AND NUMBER TBC

CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 ROOFING

CF08 - ROLLER DOOR



1 NORTH - ELEVATION  
SCALE 1:100



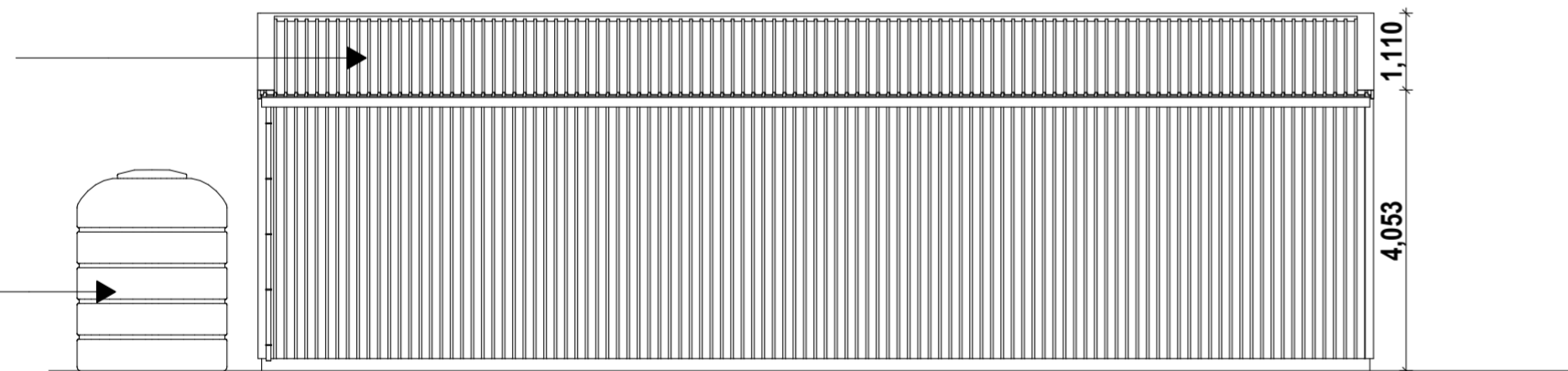
CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 CLADDING

CF08 - ALL SPOUTING, FLASHING AND EXTERNAL JOINERY TO BE PAINT MACHED TO CLADDING

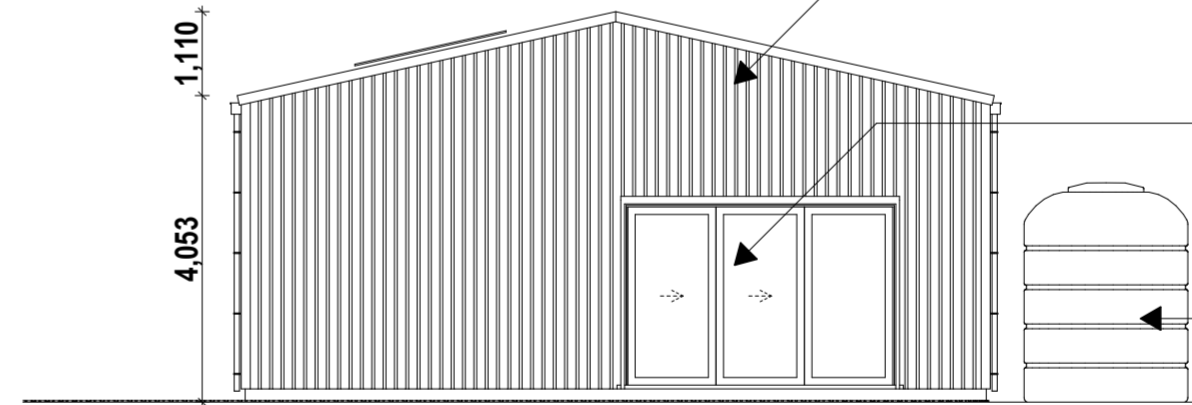
2 EAST - ELEVATION  
SCALE 1:100

CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 ROOFING

10,000L, ABOVE GROUND WATER TANK - KARAKA FINISH



3 SOUTH - ELEVATION  
SCALE 1:100



CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 CLADDING

CF03 - GLASS SLIDER WITH FRAME POWDERCOAT TO MATCH CLADDING

10,000L, ABOVE GROUND WATER TANK - KARAKA FINISH

4 WEST - ELEVATION  
SCALE 1:100

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### IMPLEMENT SHED ELEVATIONS

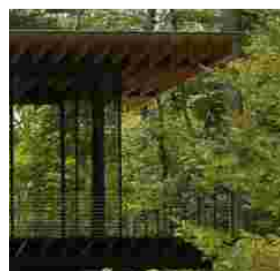
SCALE : 1:100 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC2.24 rev 01

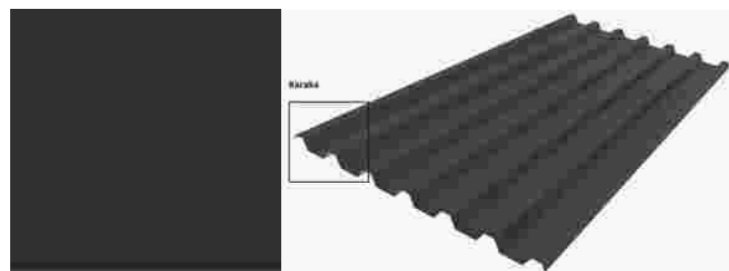
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New Zealand  
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CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%



CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP

CLIENT - CLIENT

PROJECT MANAGEMENT - TBD

STRUCTURAL & CIVIL ENGINEER - TBD

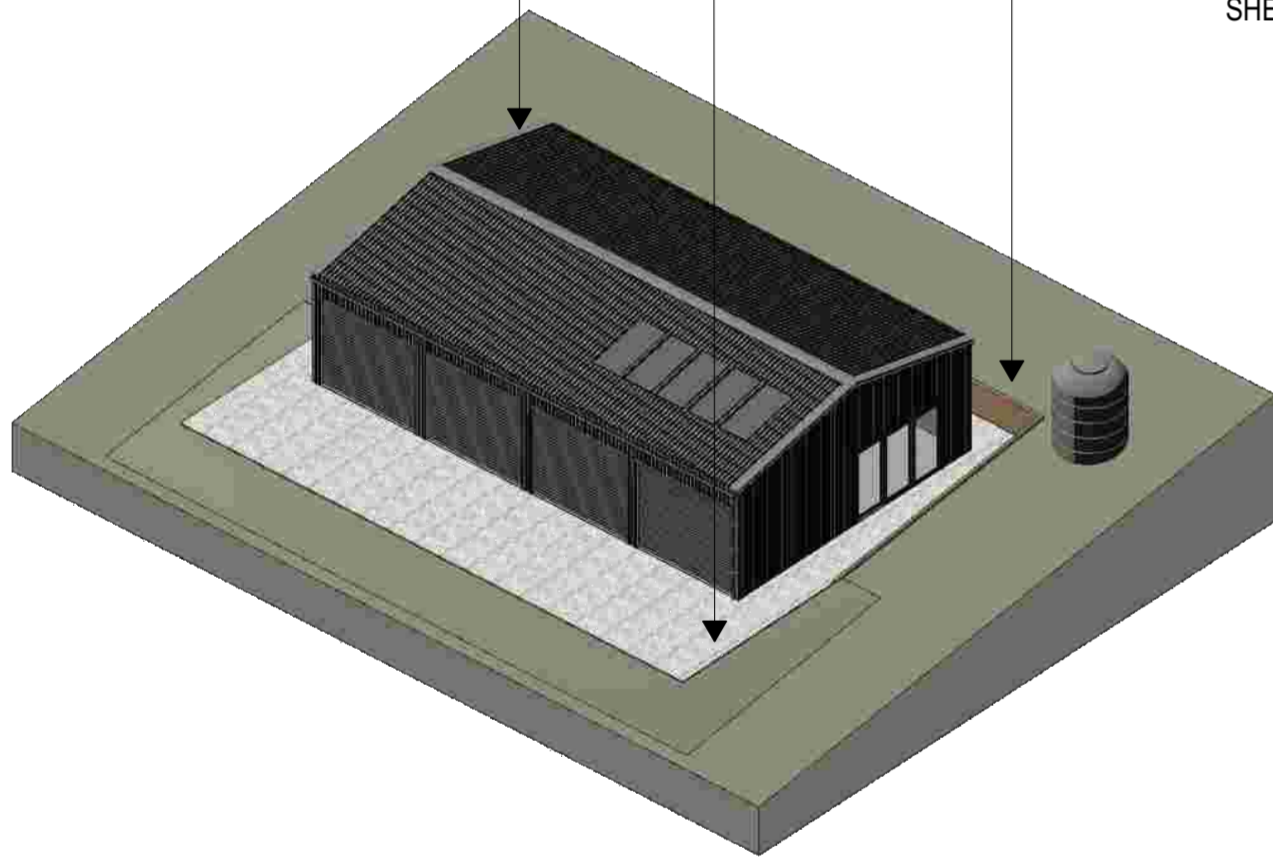
CONTRACT TEAM

MAIN CONTRACTOR - TBD

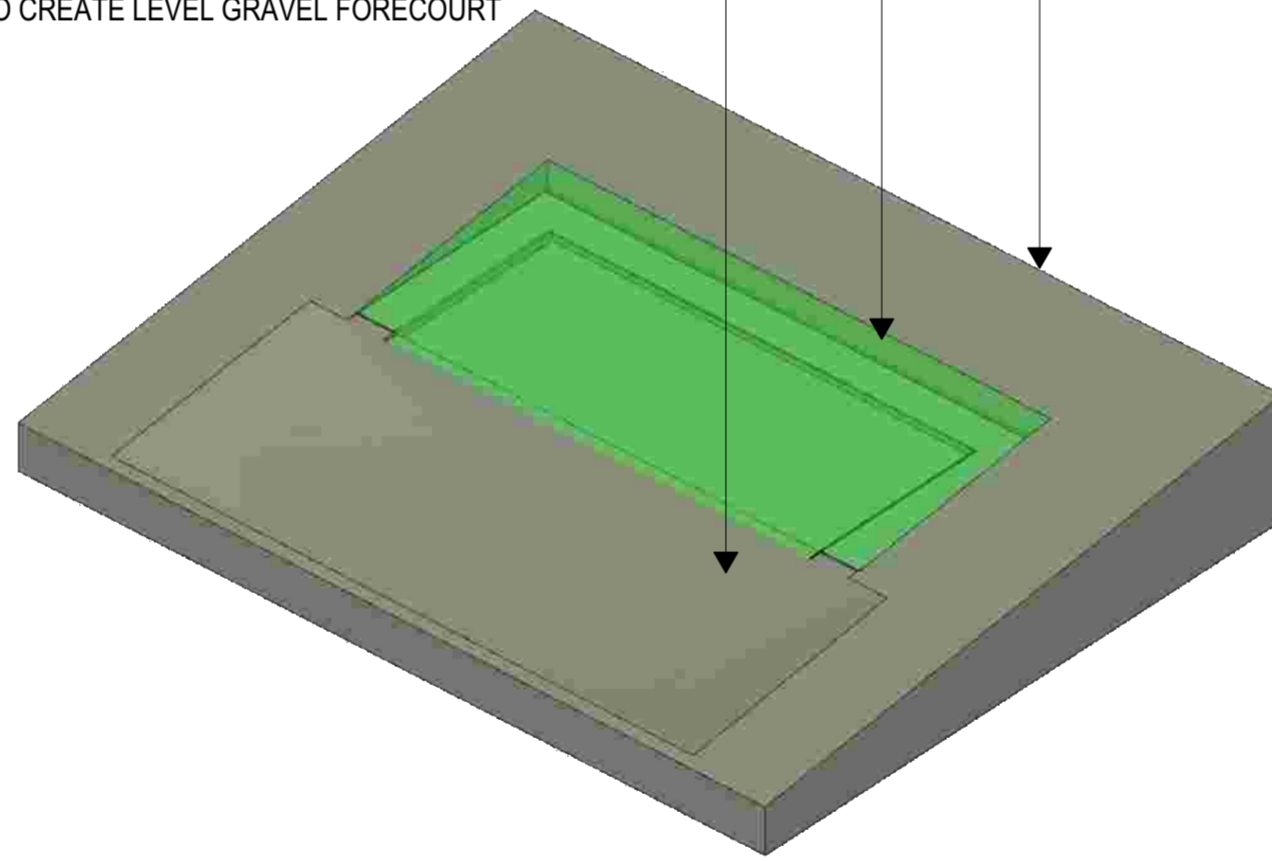
DETAILS DATE REV

RESOURCE CONSENT ISSUE 2026 03 18 01

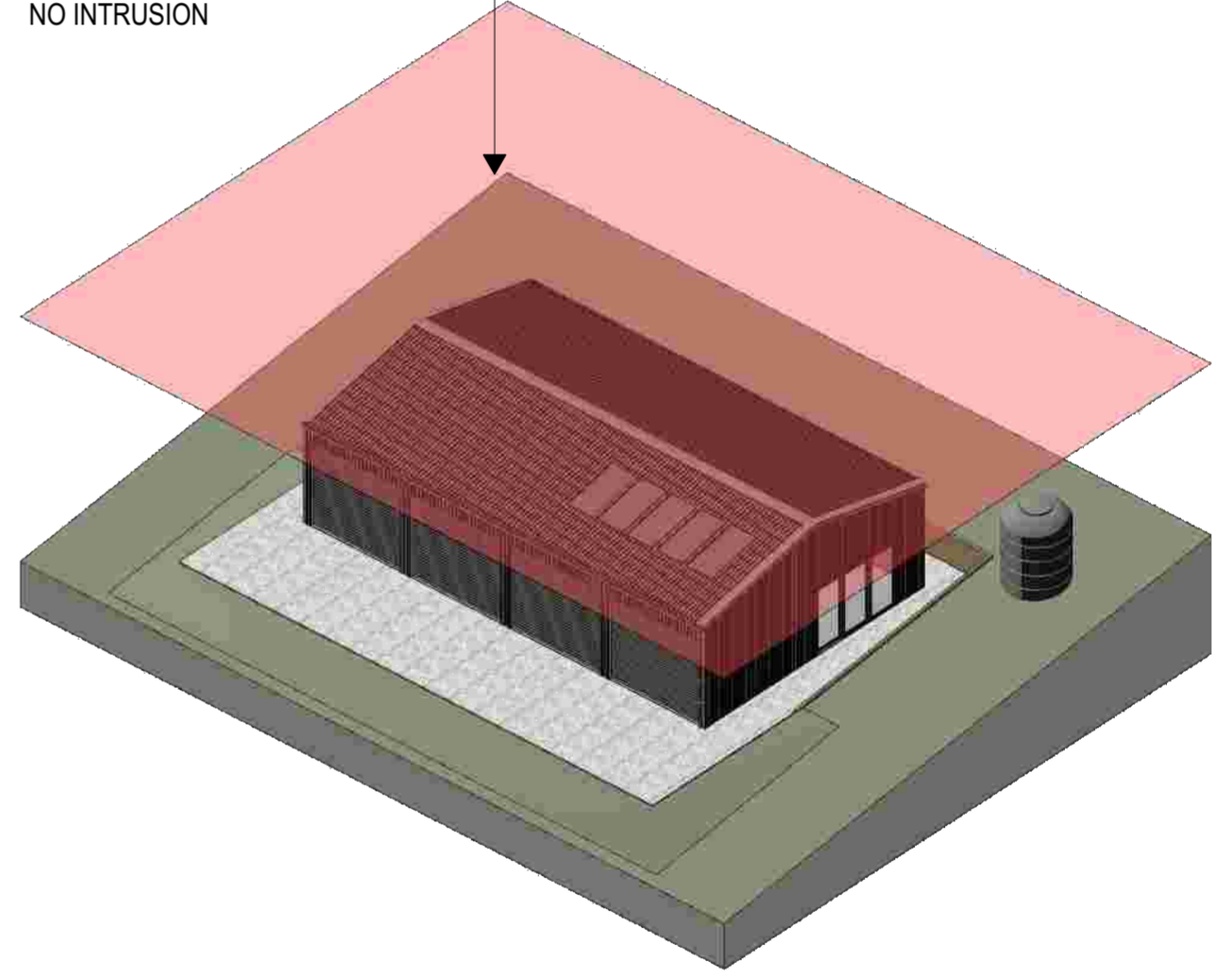
INDICATIVE RETAINING WALL - MAX HEIGHT  
990mm C.O.S  
INDICATIVE LOCATION OF GRAVEL FORECOURT  
PROPOSED IMPLEMENT SHED



ASSUMED SLOPE OF 10 DEGREES  
ESTIMATED VOLUME OF EXCAVATION FOR SHED -  
TOTAL - 113.7m³  
CUT FOR RETAINING TO BE SPREAD IN-FRONT OF  
SHED TO CREATE LEVEL GRAVEL FORECOURT



8m ROLLING HEIGHT PLANE  
NO INTRUSION



3 D MODEL

SITE WITH PROPOSED EXCAVATION

8 m ROLLING HEIGHT PLANE

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## CUT & FILL + HEIGHT PLANE DIGRAM

SCALE : @ A2

DATE : 18/03/2026

PROJECT No: 9###

# RC2.25 rev 01

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### RC ARCHITECTURAL DRAWING REGISTER

ID	REV	DESCRIPTION	SCALE(S)
RC1.01	01	TITLE PAGE	
RC1.11	01	LOCATION DIGRAM	
RC1.12	01	OVERALL SURVEY	
RC1.13	01	LOCATION PLAN	1:2000
RC1.14	01	HISTORIC AERIAL IMAGERY VS CURRENT	
RC1.20	01	LOOKOUT SITE PHOTOS + SURVEY	
RC1.21	01	LOOKOUT SITE PLAN	1:100
RC1.22	01	LOOKOUT FLOOR PLAN	1:50
RC1.23	01	LOOKOUT ROOF PLAN	1:50
RC1.24	01	LOOKOUT ELEVATIONS N + E	1:50
RC1.25	01	LOOKOUT ELEVATIONS S + W	1:50
RC1.26	01	CUT & FILL + HEIGHT PLANE DIGRAM	
RC1.27	01	LOOKOUT VISUAL IMPACT ASSESSMENT	
RC1.28	01	APPROACH - RENDER	
RC1.29	01	LOOKOUT - RENDER	
RC1.210	01	WC + SHOWER + STORE PLANS	
RC1.211	01	WC + SHOWER + STORE ELEVATIONS	

rev 01

**RC1.01**

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

**PROJECT CONTROL GROUP**

CLIENT - CLIENT

PROJECT MANAGEMENT - TBD

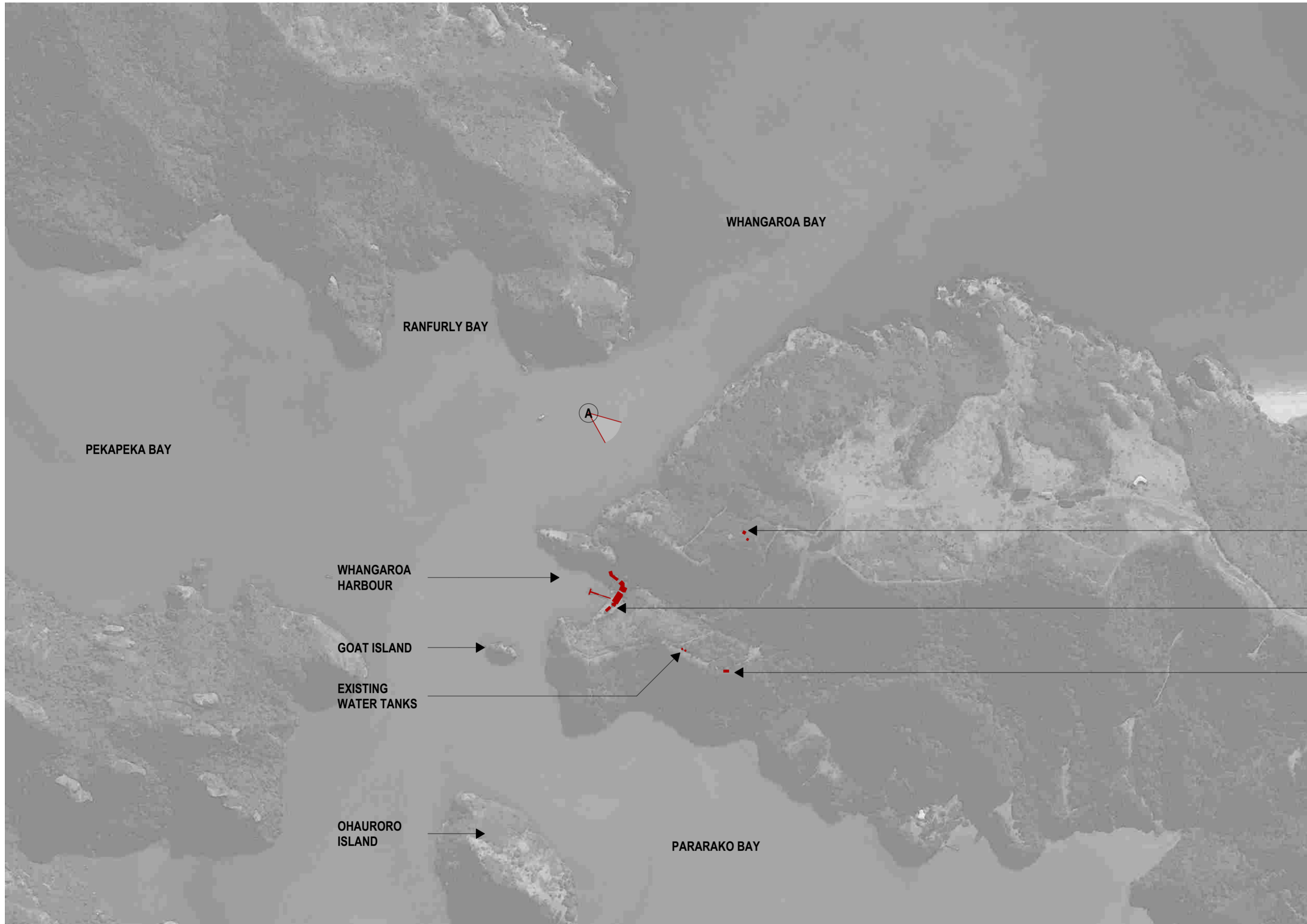
STRUCTURAL & CIVIL ENGINEER - TBD

**CONTRACT TEAM**

MAIN CONTRACTOR - TBD

**DETAILS**      **DATE**      **REV**

RESOURCE CONSENT ISSUE      2026 03 18      01



LOCATION OF PROPOSED LOOKOUT -  
SUBJECT OF THE CONSENT. REFER TO  
RC1.2X

LOCATION OF BUILDINGS AT KINGFISH  
LODGE - NOT TO BE INCLUDED WITHIN  
THIS CONSENT

LOCATION OF PROPOSED IMPLEMENT  
SHED - NOT TO BE INCLUDED WITHIN THIS  
CONSENT

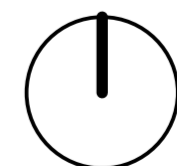
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION DIGRAM**

SCALE : @ A2

DATE : 18/03/2026

PROJECT No: 9###



1 | LOCATION PLAN  
SCALE : NTS

# RC1.11 rev 01

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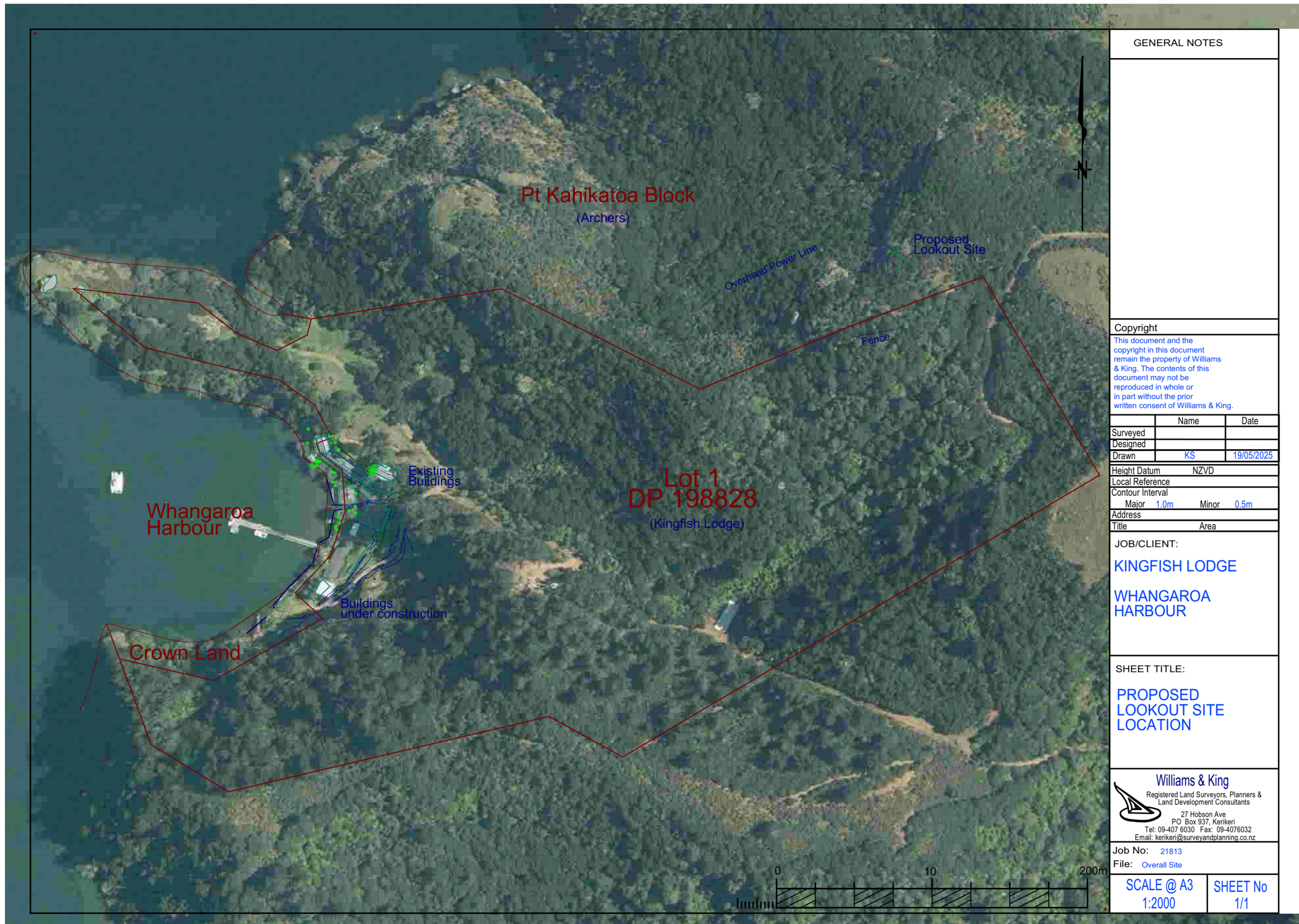
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01



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	Name	Date
Surveyed		
Designed		
Drawn	KS	19/05/2025
Height Datum	NZVD	
Local Reference		
Contour Interval		
	Major 1.0m	Minor 0.5m
Address		
Title	Area	

JOB/CLIENT:  
**KINGFISH LODGE  
WHANGAROA HARBOUR**

SHEET TITLE:  
**PROPOSED LOOKOUT SITE LOCATION**

**Williams & King**  
Registered Land Surveyors, Planners & Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-4076032  
Email: kerikeri@surveyandplanning.co.nz

Job No: 21813  
File: Overall Site

SCALE @ A3 1:2000      SHEET No 1/1

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**OVERALL SURVEY**  
SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.12 rev 01








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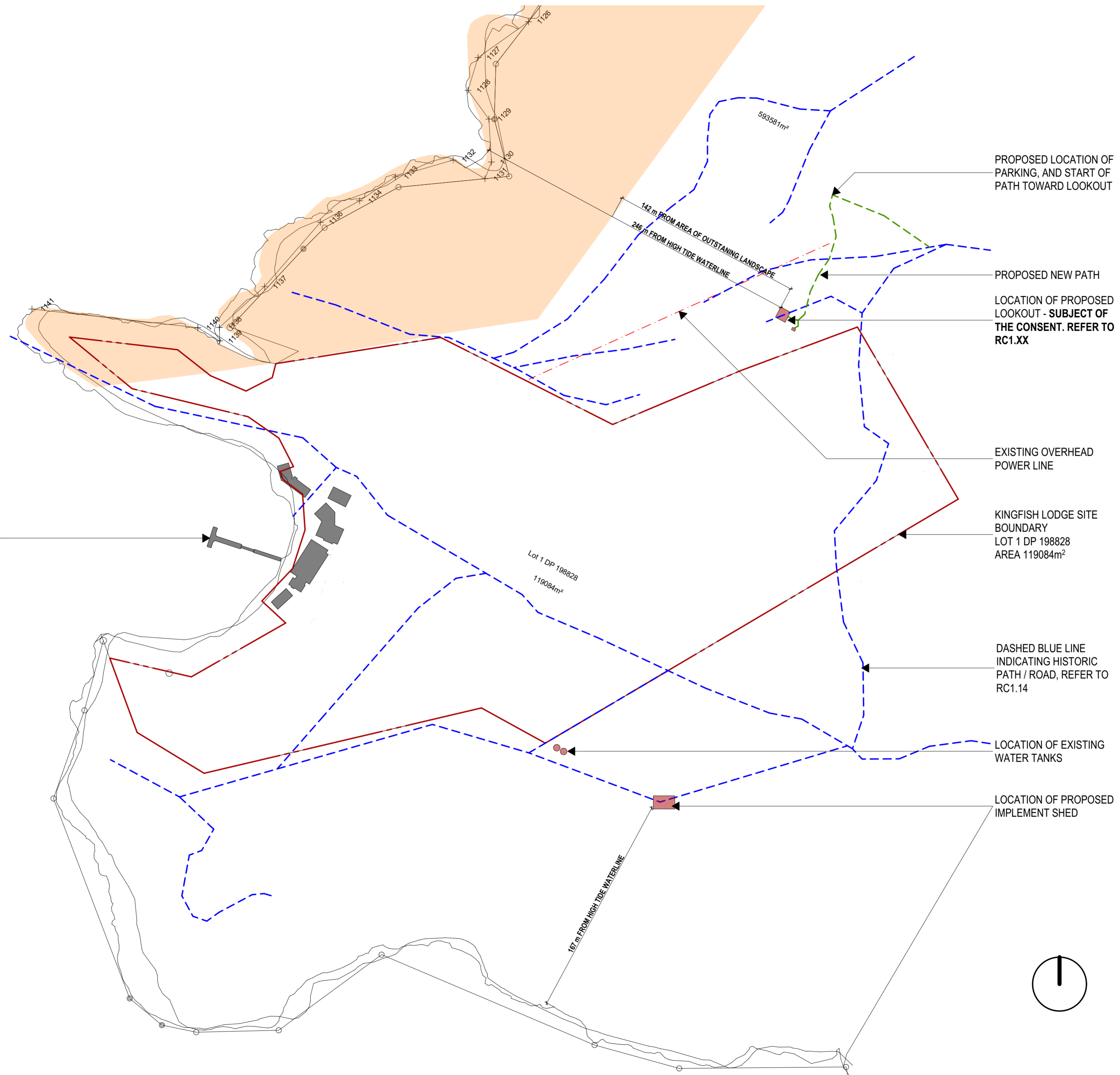
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

LOCATION PLAN KEY	
	EXISTING BUILDINGS NOT TO BE INCLUDED WITHIN CONSENT
	PROPOSED BUILDINGS TO BE INCLUDED WITHIN CONSENT
	AREA OF OUTSTANDING LANDSCAPE AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	BOUNDARY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING PATHS AND ROADS RELEVANT TO THIS CONSENT, REFER TO : LINZ HISTORIC AERIAL IMAGERY 2000-2003
	PROPOSED PATHS AND ROADS



LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

PROPOSED LOCATION OF PARKING, AND START OF PATH TOWARD LOOKOUT

PROPOSED NEW PATH

LOCATION OF PROPOSED LOOKOUT - SUBJECT OF THE CONSENT. REFER TO RC1.XX

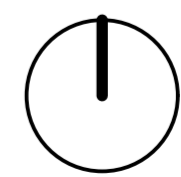
EXISTING OVERHEAD POWER LINE

KINGFISH LODGE SITE BOUNDARY LOT 1 DP 198828 AREA 119084m²

DASHED BLUE LINE INDICATING HISTORIC PATH / ROAD, REFER TO RC1.14

LOCATION OF EXISTING WATER TANKS

LOCATION OF PROPOSED IMPLEMENT SHED



NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION PLAN**  
SCALE : 1:2000 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.13 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP

CLIENT - CLIENT

PROJECT MANAGEMENT - TBD

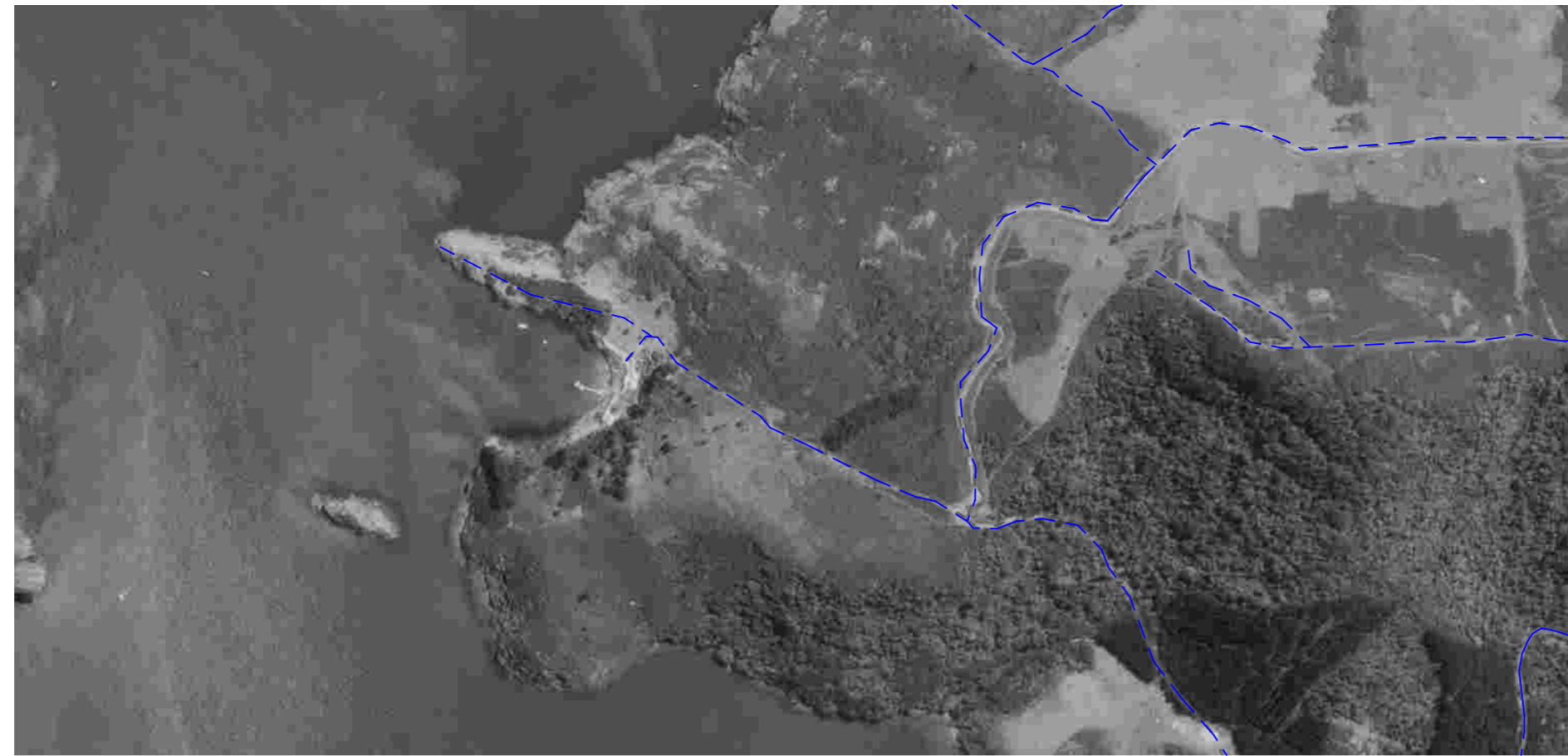
STRUCTURAL & CIVIL ENGINEER - TBD

CONTRACT TEAM

MAIN CONTRACTOR - TBD

DETAILS      DATE      REV

RESOURCE CONSENT ISSUE      2026 03 18      01



DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC1.13

1 | LINZ AERIAL IMAGE : 1981 - 1982



DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC1.13

2 | LINZ AERIAL IMAGE : 2000 - 2003



DASHED **RED** LINE  
INDICATING NEW PATH /  
ROAD SINCE 2000-2003  
HISTORIC AERIAL IMAGE

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD WHICH HAVE  
BEEN MAINTAINED,  
REFERED TO IN LOCATION  
PLAN - RC0.13

3 | LINZ AERIAL IMAGE : 2023 - 2025

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## HISTORIC AERIAL IMAGERY VS CURRENT

SCALE : @ A2

DATE : 18/03/2026

PROJECT No: 9###

# RC1.14 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

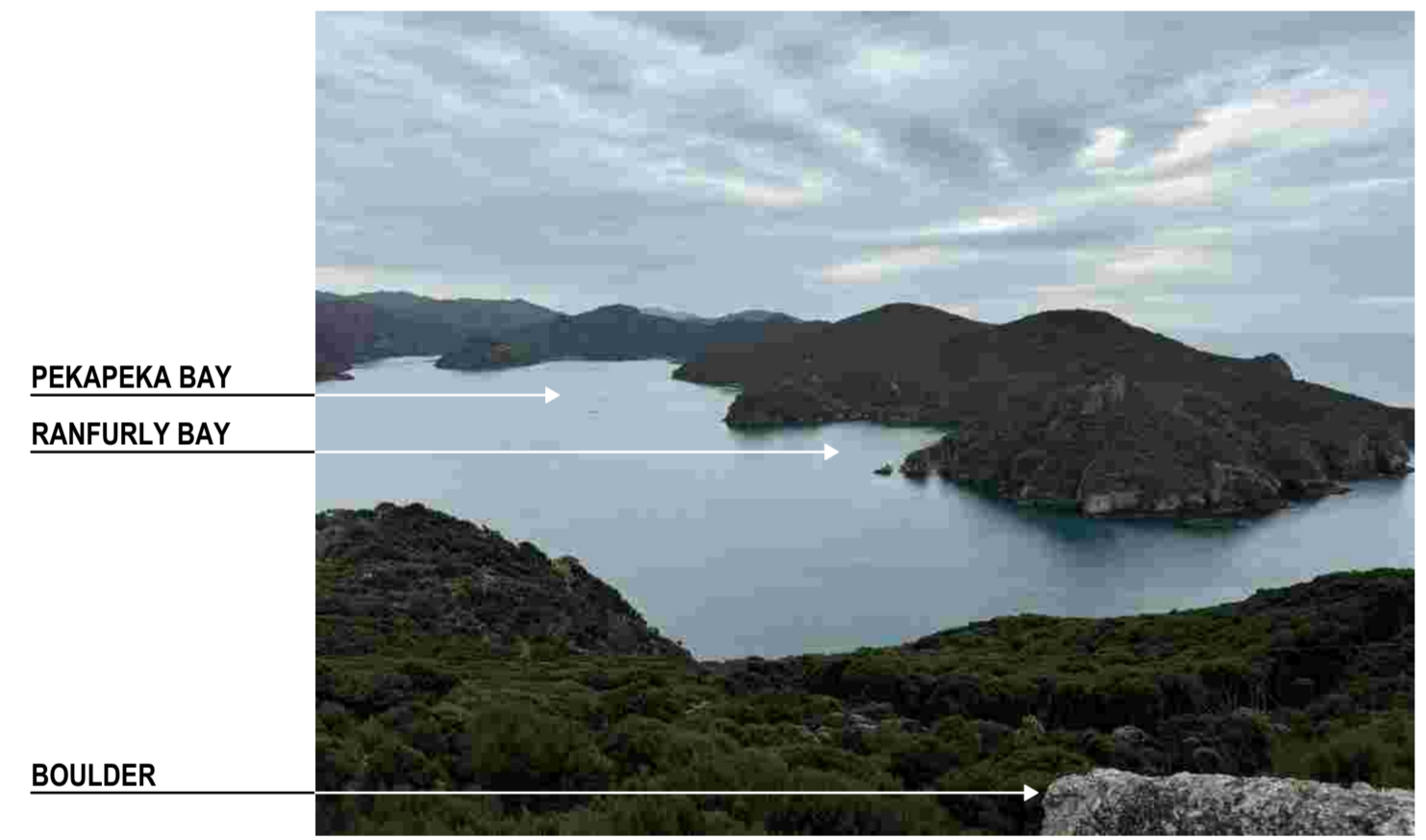
PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS DATE REV  
RESOURCE CONSENT ISSUE 2026 03 18 01



WHANGAROA BAY  
NAIL IN ROCK  
BOULDER

NORTH ASPECT FROM LOOKOUT



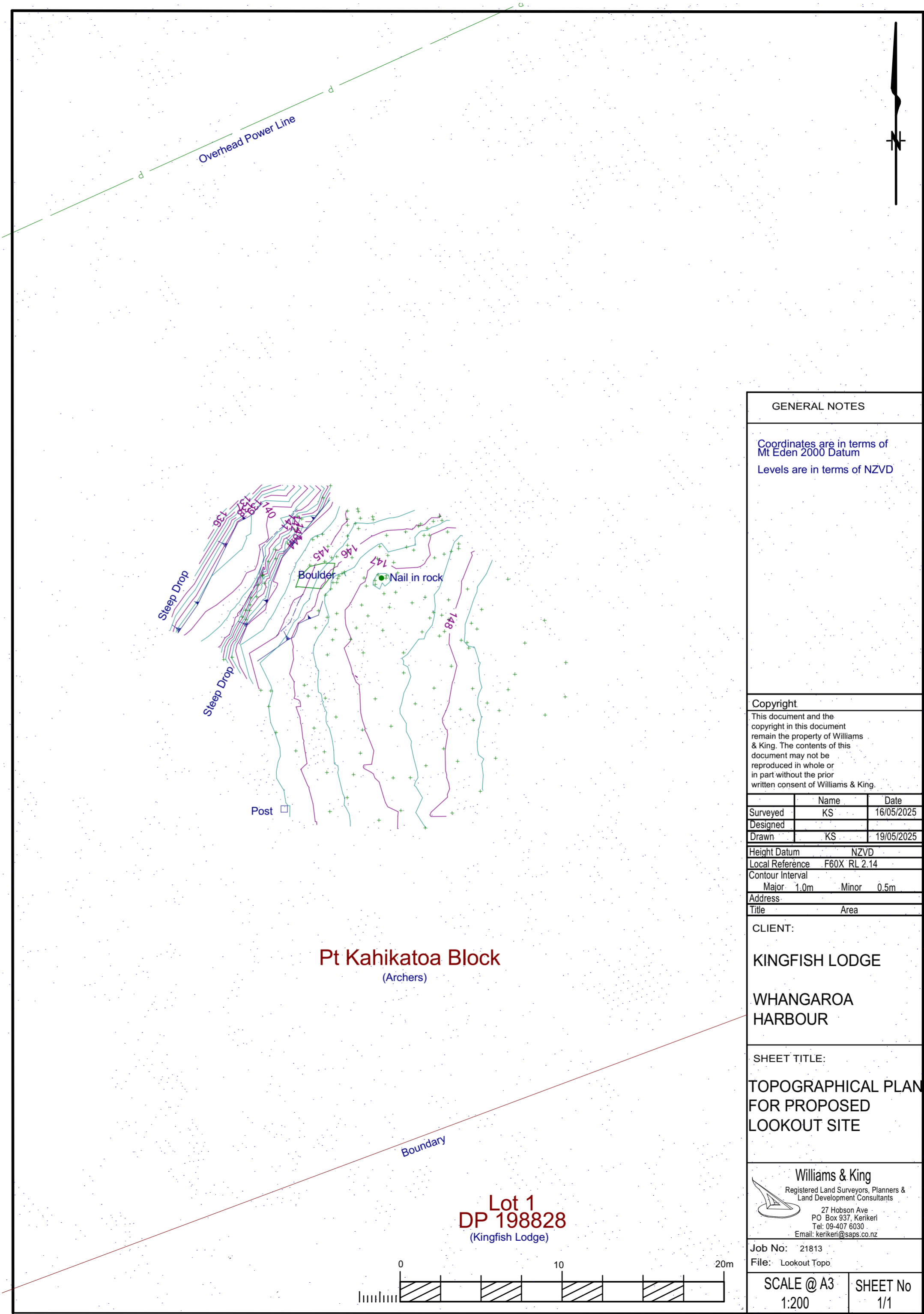
PEKAPEKA BAY  
RANFURLY BAY  
BOULDER

WEST ASPECT FROM LOOKOUT



PEKAPEKA BAY  
NAIL IN ROCK

SOUTH WEST ASPECT FROM LOOKOUT



GENERAL NOTES

Coordinates are in terms of Mt Eden 2000 Datum  
Levels are in terms of NZVD

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	Name	Date
Surveyed	KS	16/05/2025
Designed		
Drawn	KS	19/05/2025

Height Datum	NZVD
Local Reference	F60X RL 2.14
Contour Interval	Major 1.0m Minor 0.5m
Address	
Title	Area

CLIENT:  
KINGFISH LODGE  
WHANGAROA HARBOUR

SHEET TITLE:  
TOPOGRAPHICAL PLAN FOR PROPOSED LOOKOUT SITE

Williams & King  
Registered Land Surveyors, Planners & Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kenikeri  
Tel: 09 407 6030  
Email: keriken@saps.co.nz

Job No: 21813  
File: Lookout Topo

SCALE @ A3 1:200  
SHEET No 1/1

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

LOOKOUT SITE PHOTOS + SURVEY  
SCALE: @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

RC1.20 rev 01

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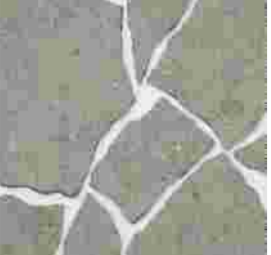
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
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MAIN CONTRACTOR - TBD

DETAILS DATE REV  
RESOURCE CONSENT ISSUE 2026 03 18 01

LOOKOUT	
ENCLOSURE AREA	36.1 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	66.8 m <sup>2</sup>
WC + STORE	
ENCLOSURE AREA	13.0 m <sup>2</sup>
ROOF AREA	13.0 m <sup>2</sup>
IMPERVIOUS AREA	13.0 m <sup>2</sup>



FF01 - IRREGULAR PATTERN PAVING



FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



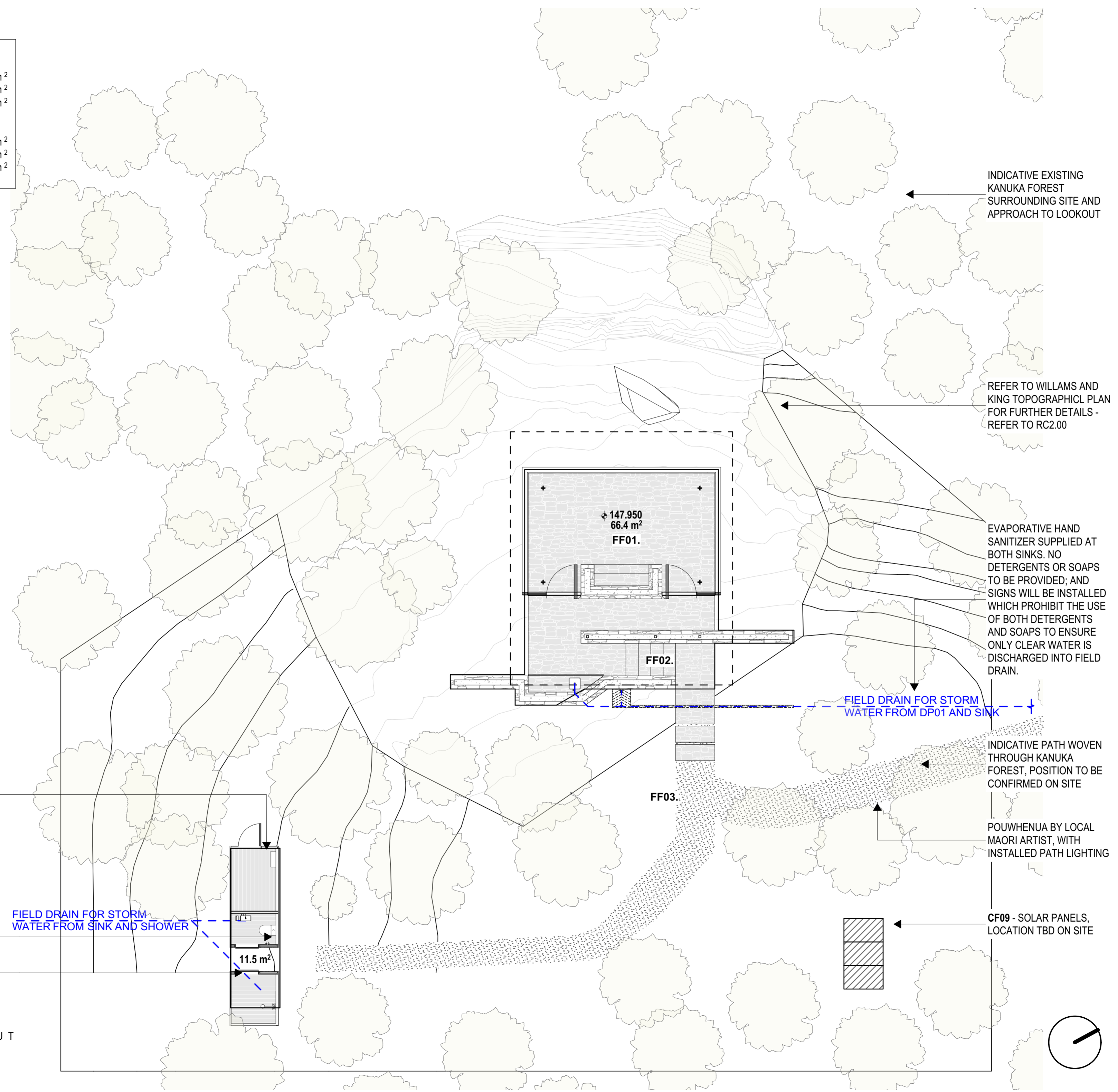
FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF09 - SOLAR PANELS

PROPOSED STORE+WC LOCATION BEYOND EXTENT OF WILLAMS AND KING SURVEY, FFL AND FINAL POSITION TO BE CONFIRMED ON-SITE

CASSETTE TOILET - WITH INBUILT REMOVABLE CAPSULE WASTE.  
REFER TO A2.10 & A2.11 FOR FURTHER DETAILS



INDICATIVE EXISTING KANUKA FOREST SURROUNDING SITE AND APPROACH TO LOOKOUT

REFER TO WILLAMS AND KING TOPOGRAPHICAL PLAN FOR FURTHER DETAILS - REFER TO RC2.00

EVAPORATIVE HAND SANITIZER SUPPLIED AT BOTH SINKS. NO DETERGENTS OR SOAPS TO BE PROVIDED; AND SIGNS WILL BE INSTALLED WHICH PROHIBIT THE USE OF BOTH DETERGENTS AND SOAPS TO ENSURE ONLY CLEAR WATER IS DISCHARGED INTO FIELD DRAIN.

FIELD DRAIN FOR STORM WATER FROM DP01 AND SINK

INDICATIVE PATH WOVEN THROUGH KANUKA FOREST, POSITION TO BE CONFIRMED ON SITE

POUWHENUA BY LOCAL MAORI ARTIST, WITH INSTALLED PATH LIGHTING

CF09 - SOLAR PANELS, LOCATION TBD ON SITE

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

LOOKOUT SITE PLAN  
SCALE : 1:100 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.21 rev 01

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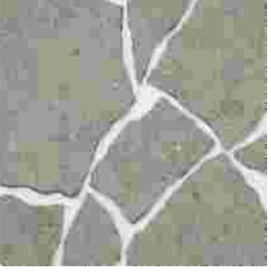
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
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STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

LOOKOUT	
BUILDING AREA	65.4 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	94.8 m <sup>2</sup>
WC + STORE	
BUILDING AREA	11.5 m <sup>2</sup>
ROOF AREA	13.2 m <sup>2</sup>
IMPERVIOUS AREA	13.2 m <sup>2</sup>



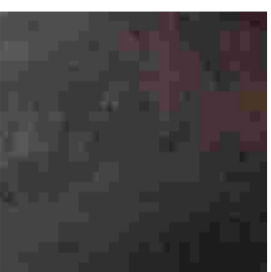
FF01 - IRREGULAR PATTERN PAVING



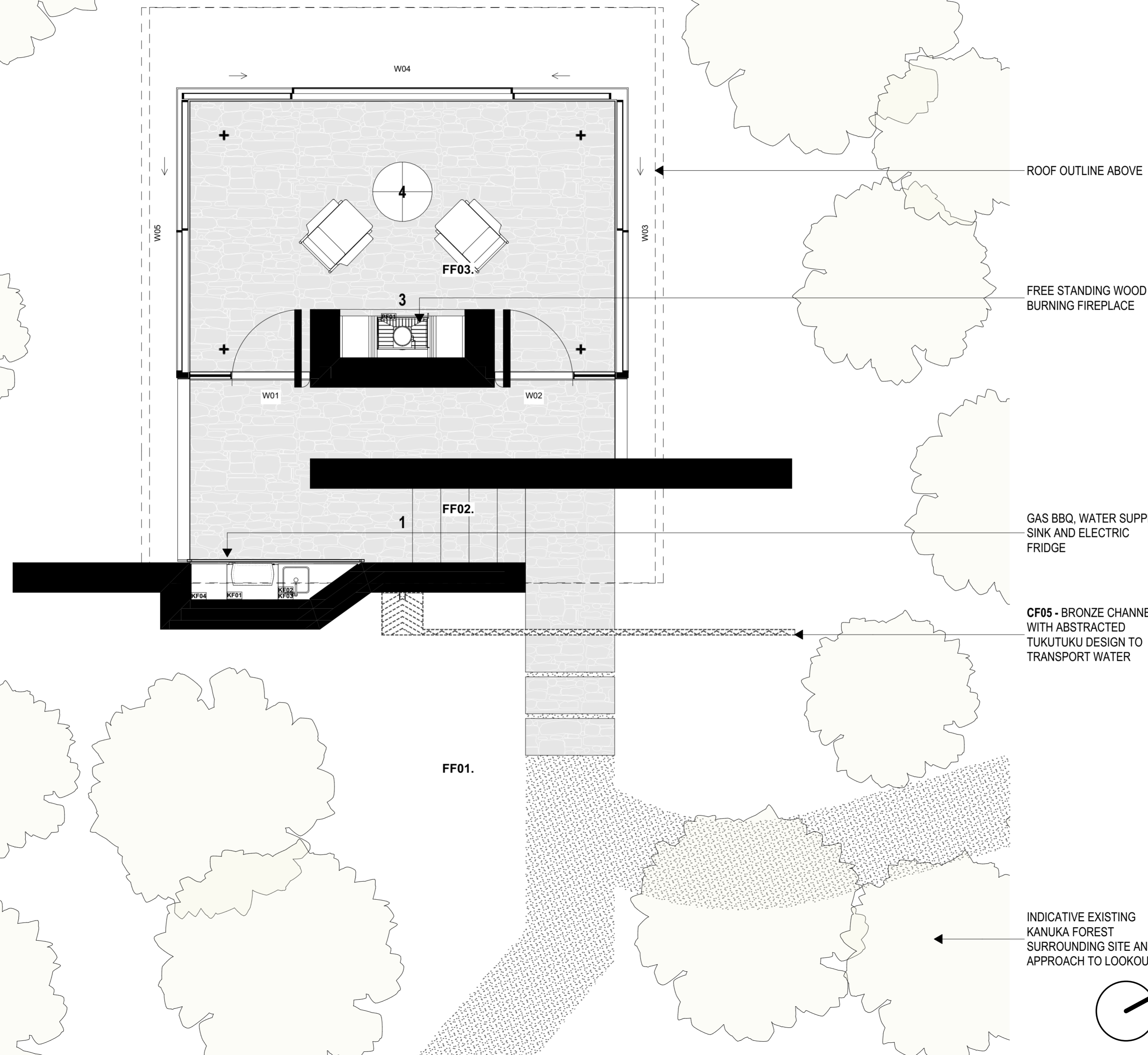
FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF05 - WEATHERED BRONZE



ROOF OUTLINE ABOVE

FREE STANDING WOOD BURNING FIREPLACE

GAS BBQ, WATER SUPPLY, SINK AND ELECTRIC FRIDGE

CF05 - BRONZE CHANNEL WITH ABSTRACTED TUKUTUKU DESIGN TO TRANSPORT WATER

INDICATIVE EXISTING KANUKA FOREST SURROUNDING SITE AND APPROACH TO LOOKOUT

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

LOOKOUT FLOOR PLAN  
SCALE : 1:50 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.22 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026 03 18	01

LOOKOUT	
BUILDING AREA	65.4 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	94.8 m <sup>2</sup>
WC + STORE	
BUILDING AREA	11.5 m <sup>2</sup>
ROOF AREA	13.2 m <sup>2</sup>
IMPERVIOUS AREA	13.2 m <sup>2</sup>



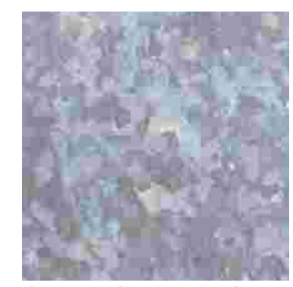
CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



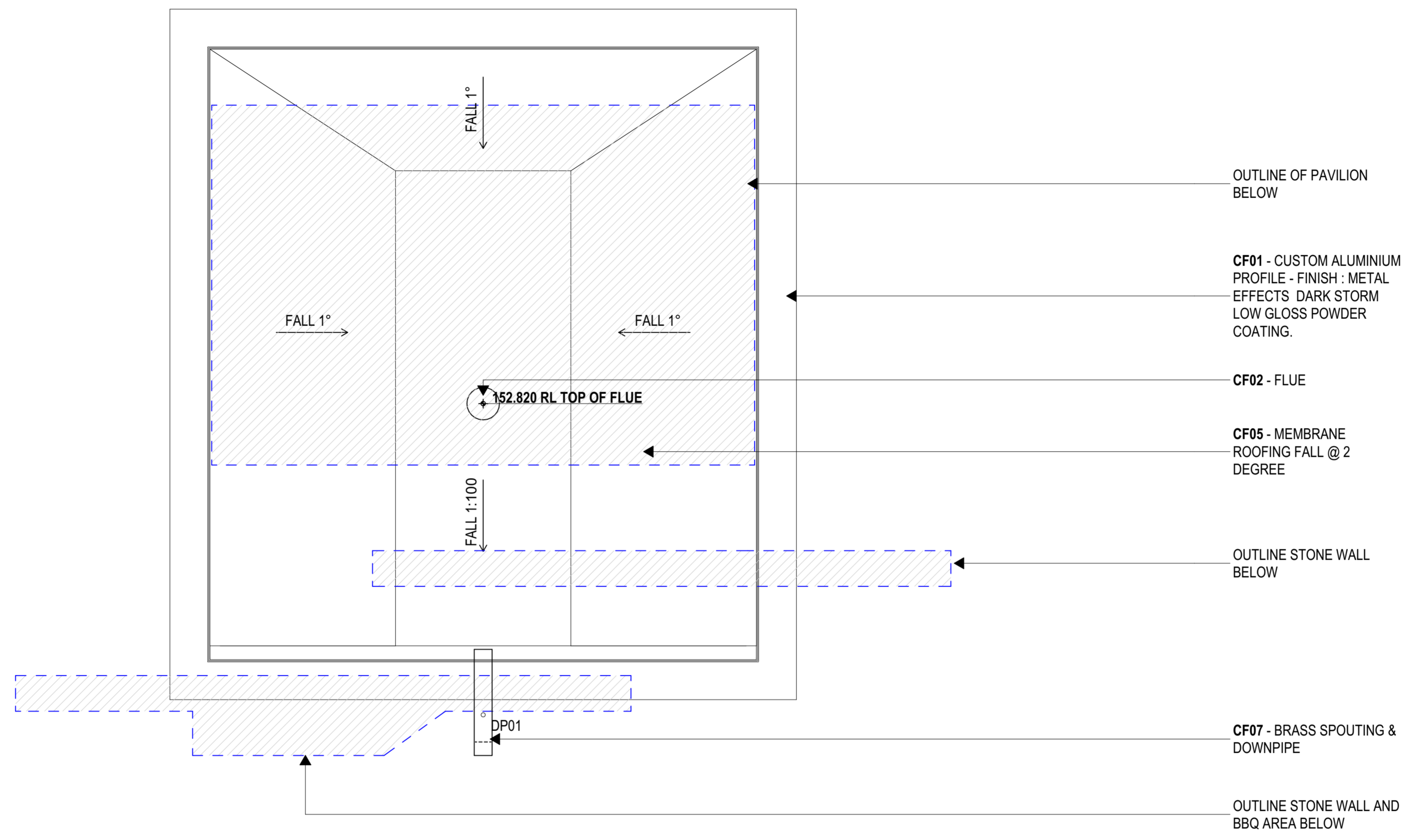
CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



OUTLINE OF PAVILION BELOW

CF01 - CUSTOM ALUMINIUM PROFILE - FINISH : METAL EFFECTS DARK STORM LOW GLOSS POWDER COATING.

CF02 - FLUE

CF05 - MEMBRANE ROOFING FALL @ 2 DEGREE

OUTLINE STONE WALL BELOW

CF07 - BRASS SPOUTING & DOWNPIPE

OUTLINE STONE WALL AND BBQ AREA BELOW

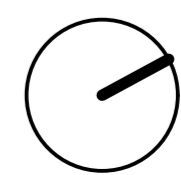
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**LOOKOUT ROOF PLAN**  
SCALE : 1:50 @ A2  
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CHRISTCHURCH  
New Zealand  
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f: +64 3 962 6541  
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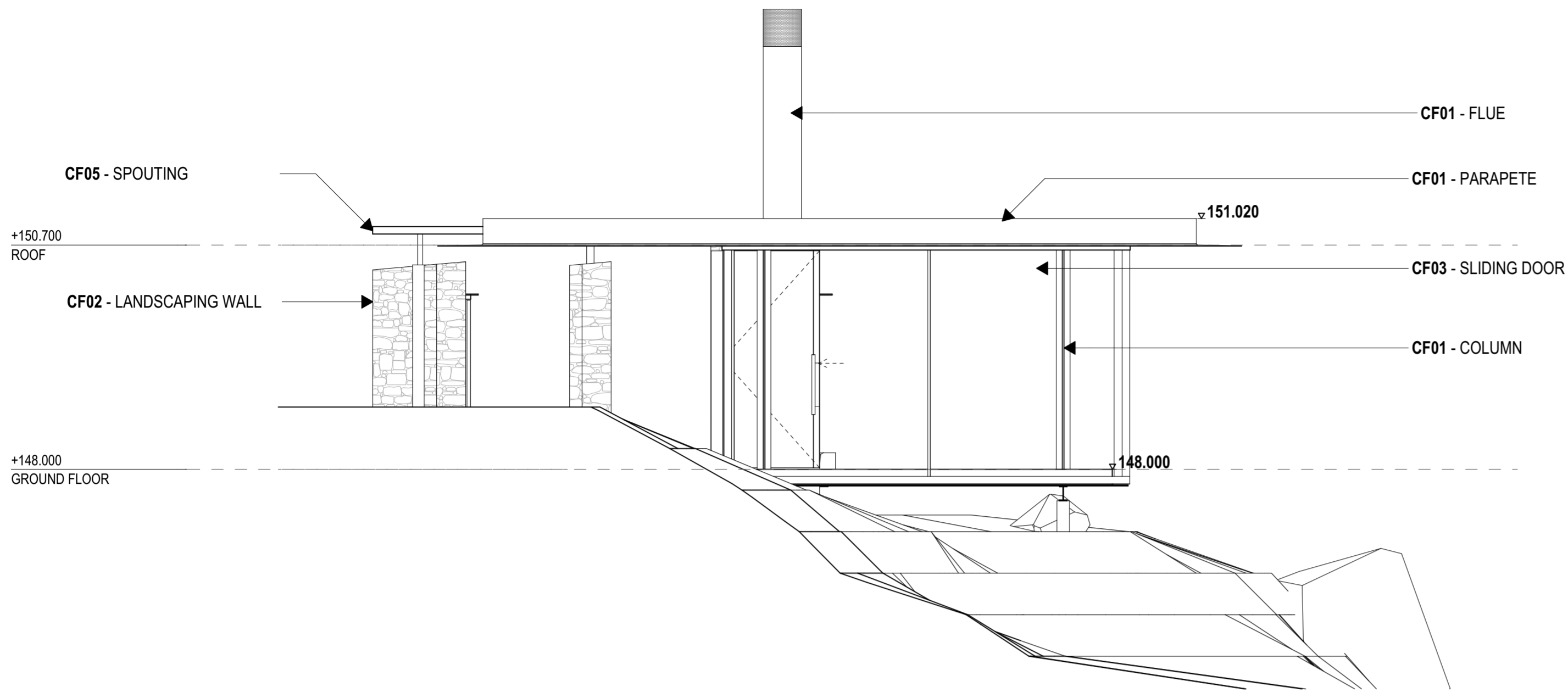
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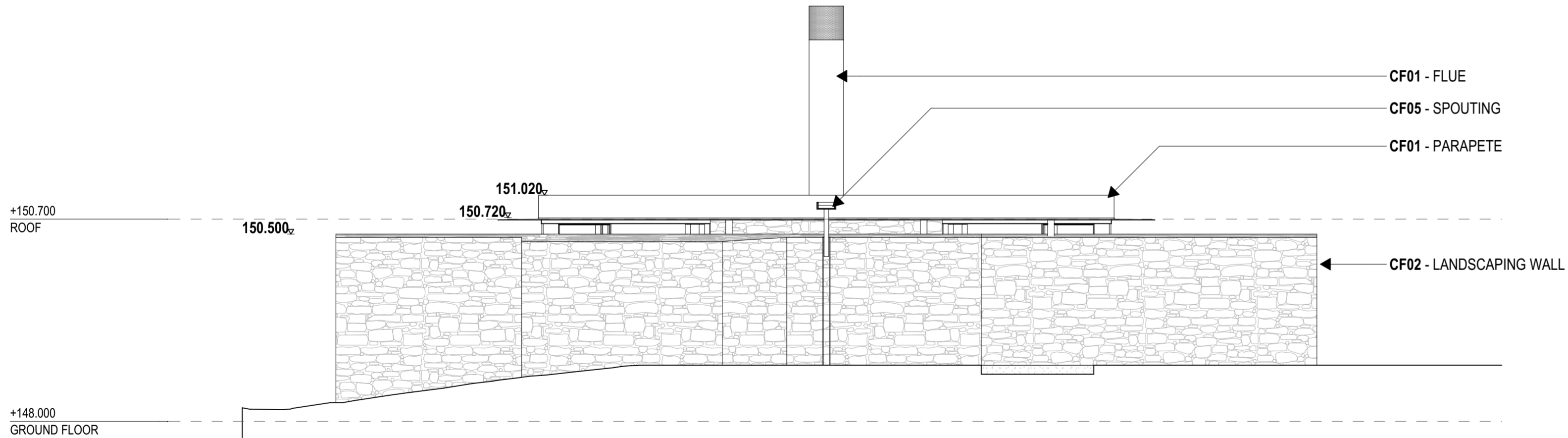
# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

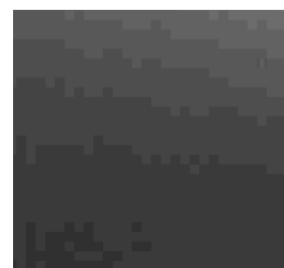
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RESOURCE CONSENT ISSUE      2026 03 18      01



1 | NORTH - ELEVATION  
SCALE 1:50



2 | EAST - ELEVATION  
SCALE 1:50



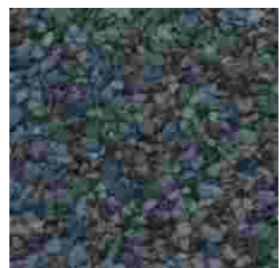
CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



CF02 - LOCALLY SOURCED BASALT STONE



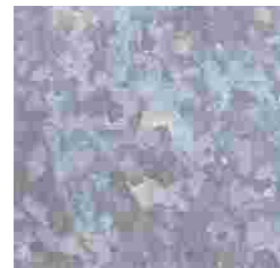
CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%



CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL

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## LOOKOUT ELEVATIONS N + E

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PROJECT No: 9###

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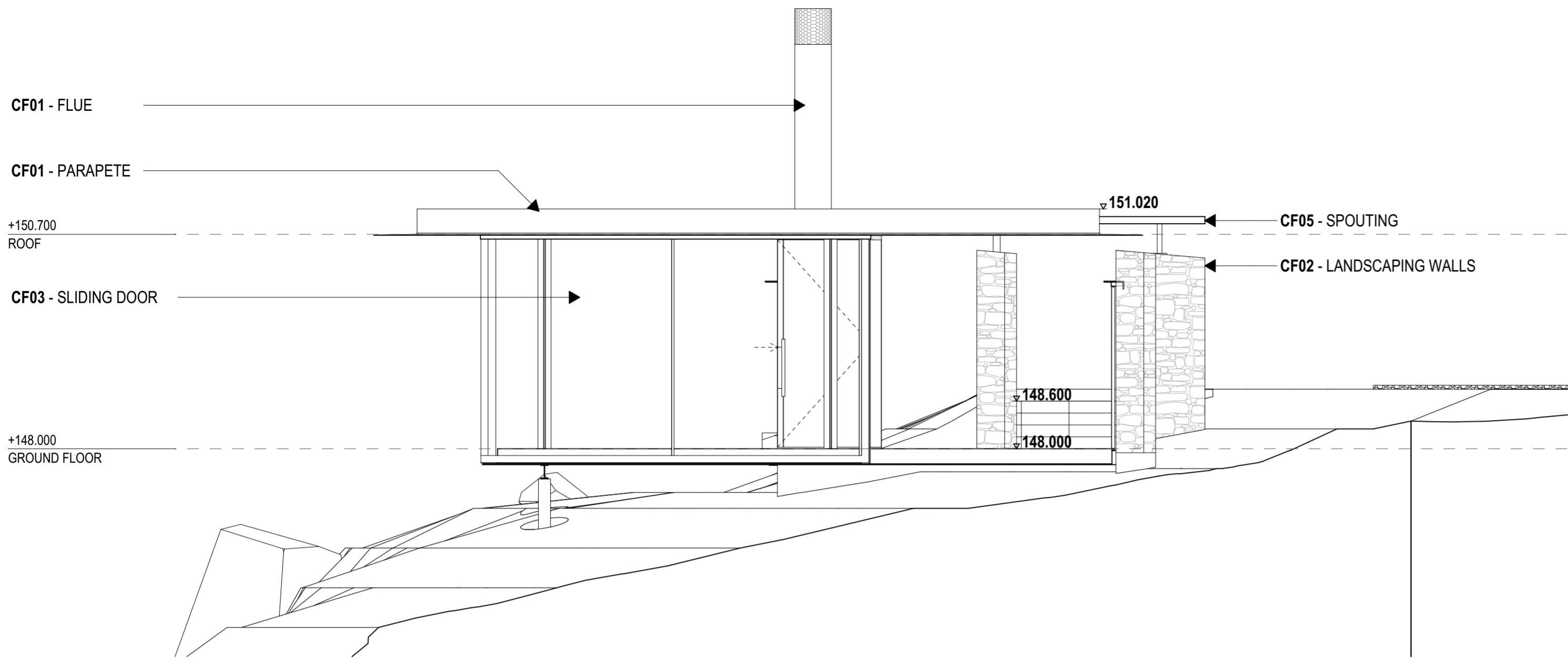
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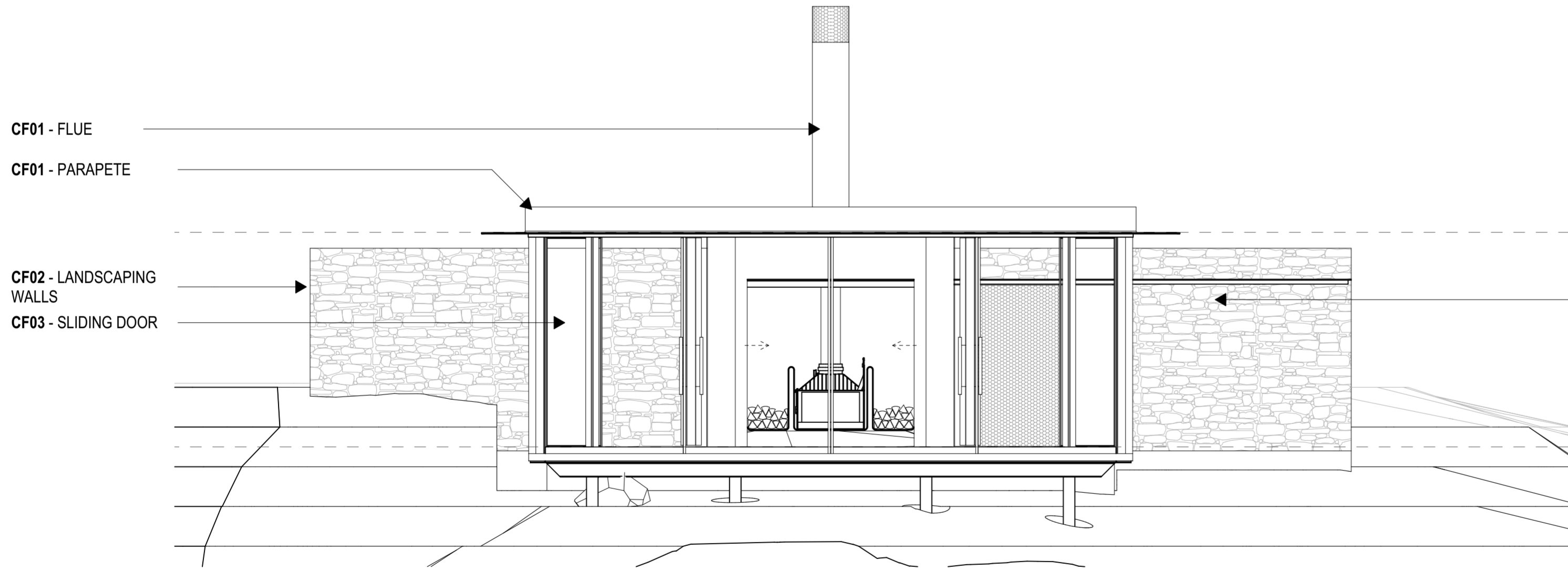
# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

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CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

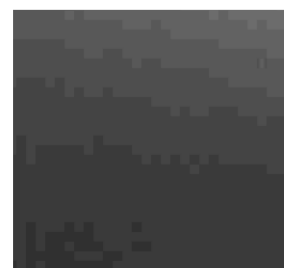
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**3 | SOUTH - ELEVATION**  
SCALE 1:50



**4 | WEST - ELEVATION**  
SCALE 1:50



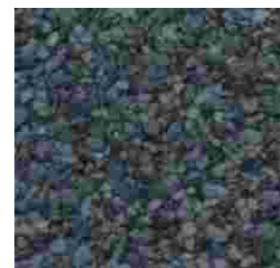
**CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS**



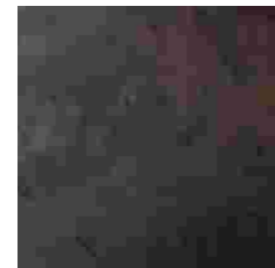
**CF02 - LOCALLY SOURCED BASALT STONE**



**CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%**



**CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH**



**CF05 - WEATHERED BRONZE**



**CF06 - GALVANISED STEEL**



**CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL**

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## LOOKOUT ELEVATIONS S + W

SCALE : 1:50 @ A2

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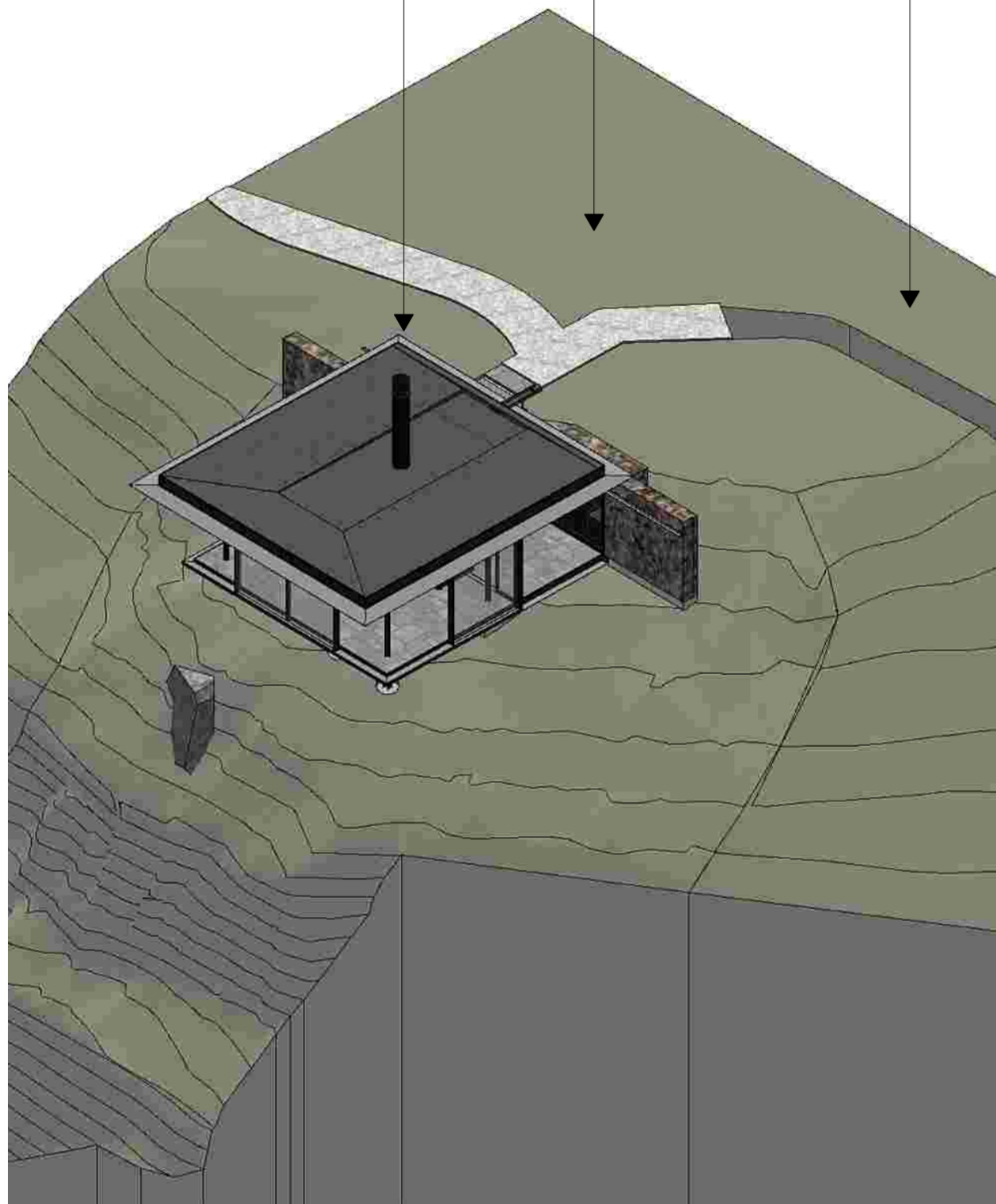
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

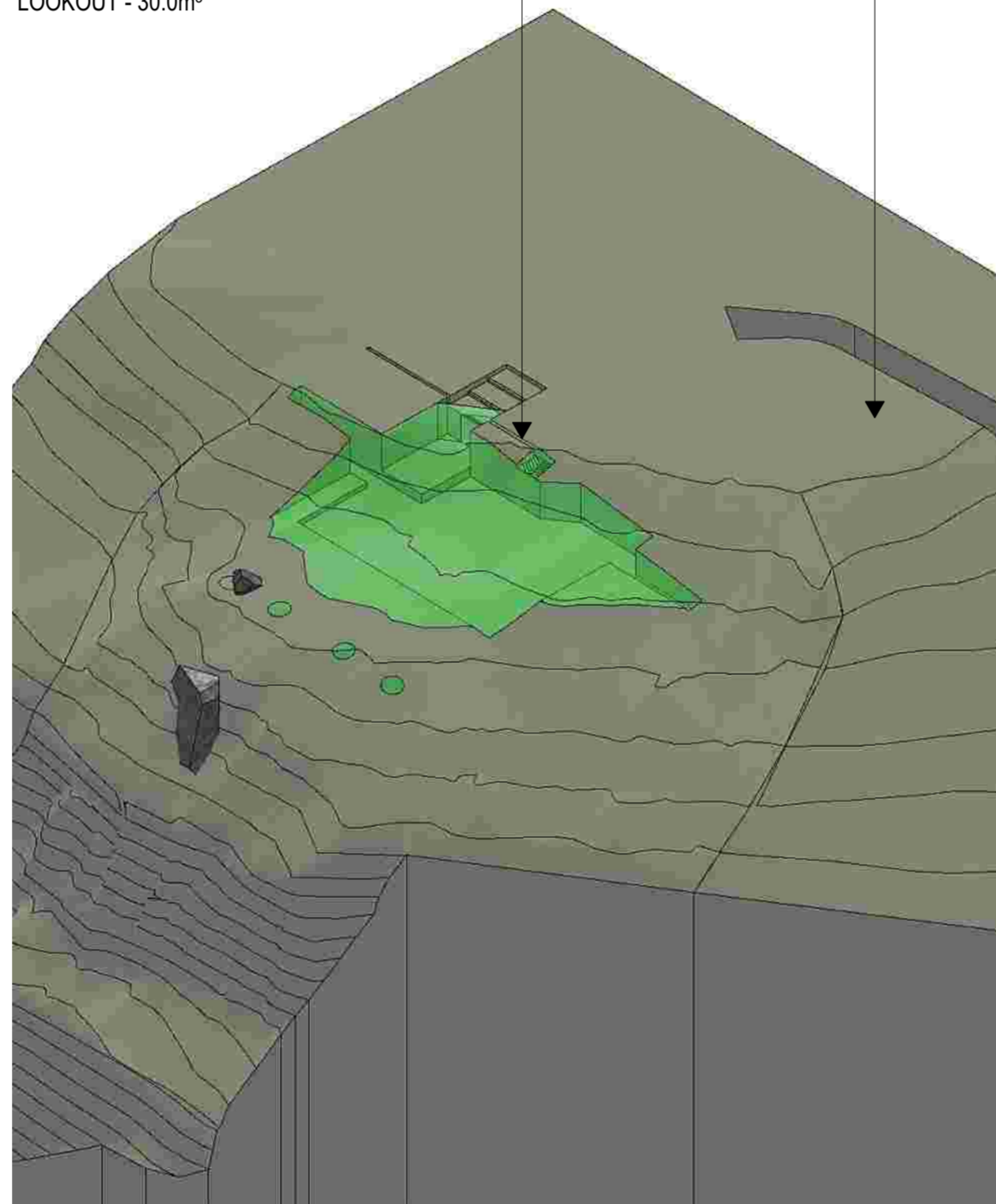
DETAILS      DATE      REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

PROPOSED WC & STORE  
INDICATIVE LOCATION OF PATH  
PROPOSED PAVILION

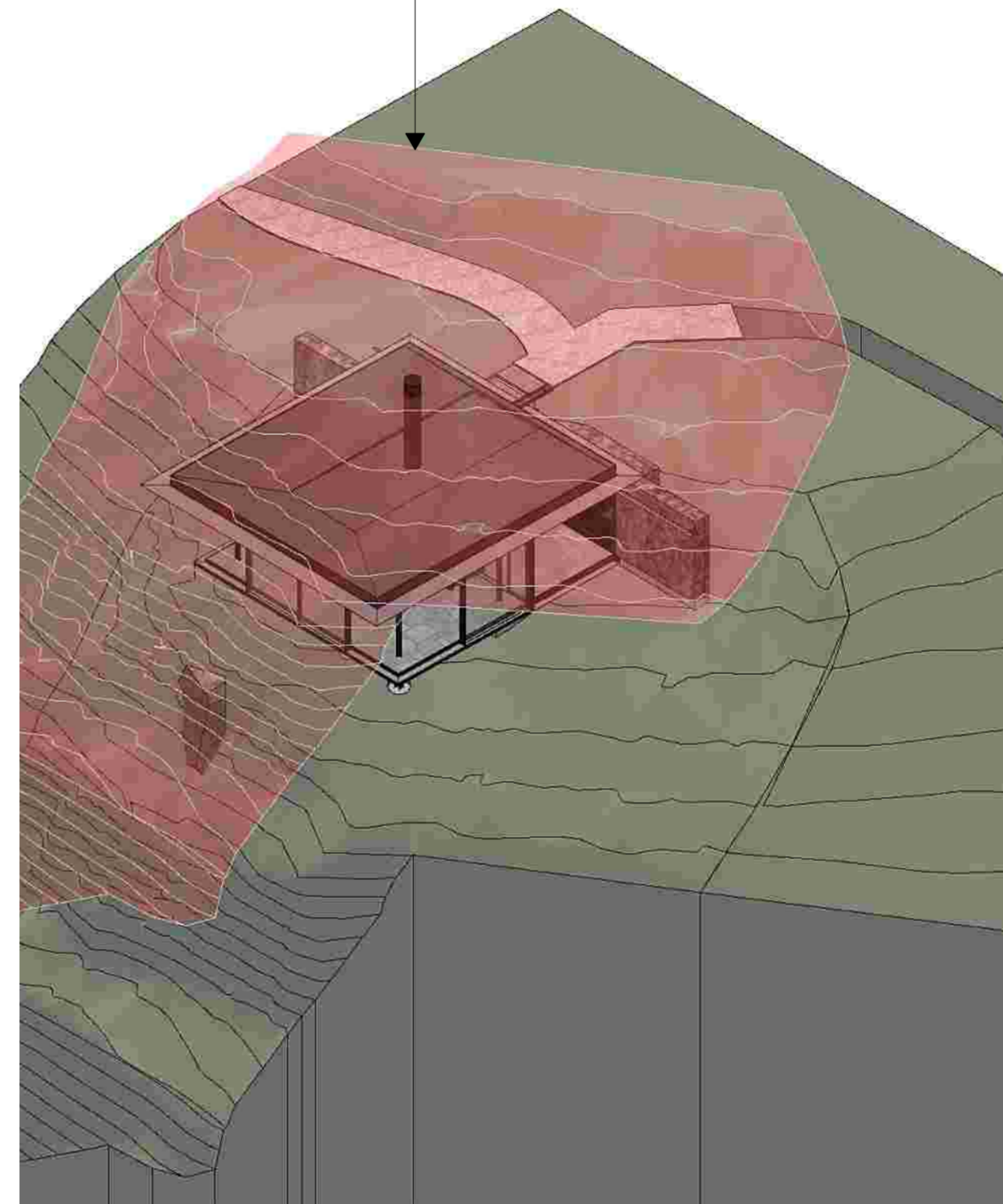


ESTIMATED VOLUME OF EXCAVATION FOR  
WC & STORE - TBD

ESTIMATED VOLUME OF EXCAVATION FOR  
LOOKOUT - 30.0m<sup>3</sup>



8m ROLLING HEIGHT PLANE  
NO INTRUSION



1 | 3 D MODEL

2 | SITE WITH PROPOSED EXCAVATION

3 | 8 m ROLLING HEIGHT PLANE

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## CUT & FILL + HEIGHT PLANE DIGRAM

SCALE : @ A2

DATE : 18/03/2026

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

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PROJECT MANAGEMENT - TBD

STRUCTURAL & CIVIL ENGINEER - TBD

CONTRACT TEAM

MAIN CONTRACTOR - TBD

DETAILS DATE REV

RESOURCE CONSENT ISSUE 2026 03 18 01



1 | VIEW FROM POINT A - RC1.01 - WITHOUT LOOKOUT



2 | VIEW FROM POINT A - RC1.01 - WITH LOOKOUT

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## LOOKOUT VISUAL IMPACT ASSESSMENT

SCALE : @ A2

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f: +64 3 962 6541  
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MAIN CONTRACTOR - TBD

**DETAILS**

**DATE**

**REV**

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**APPROACH - RENDER**

SCALE : @ A2

DATE : 18/03/2026

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**PROJECT CONTROL GROUP**

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**LOOKOUT - RENDER**

SCALE : @ A2

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP

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PROJECT MANAGEMENT - TBD

STRUCTURAL & CIVIL ENGINEER - TBD

CONTRACT TEAM

MAIN CONTRACTOR - TBD

DETAILS      DATE      REV

RESOURCE CONSENT ISSUE      2026 03 18      01

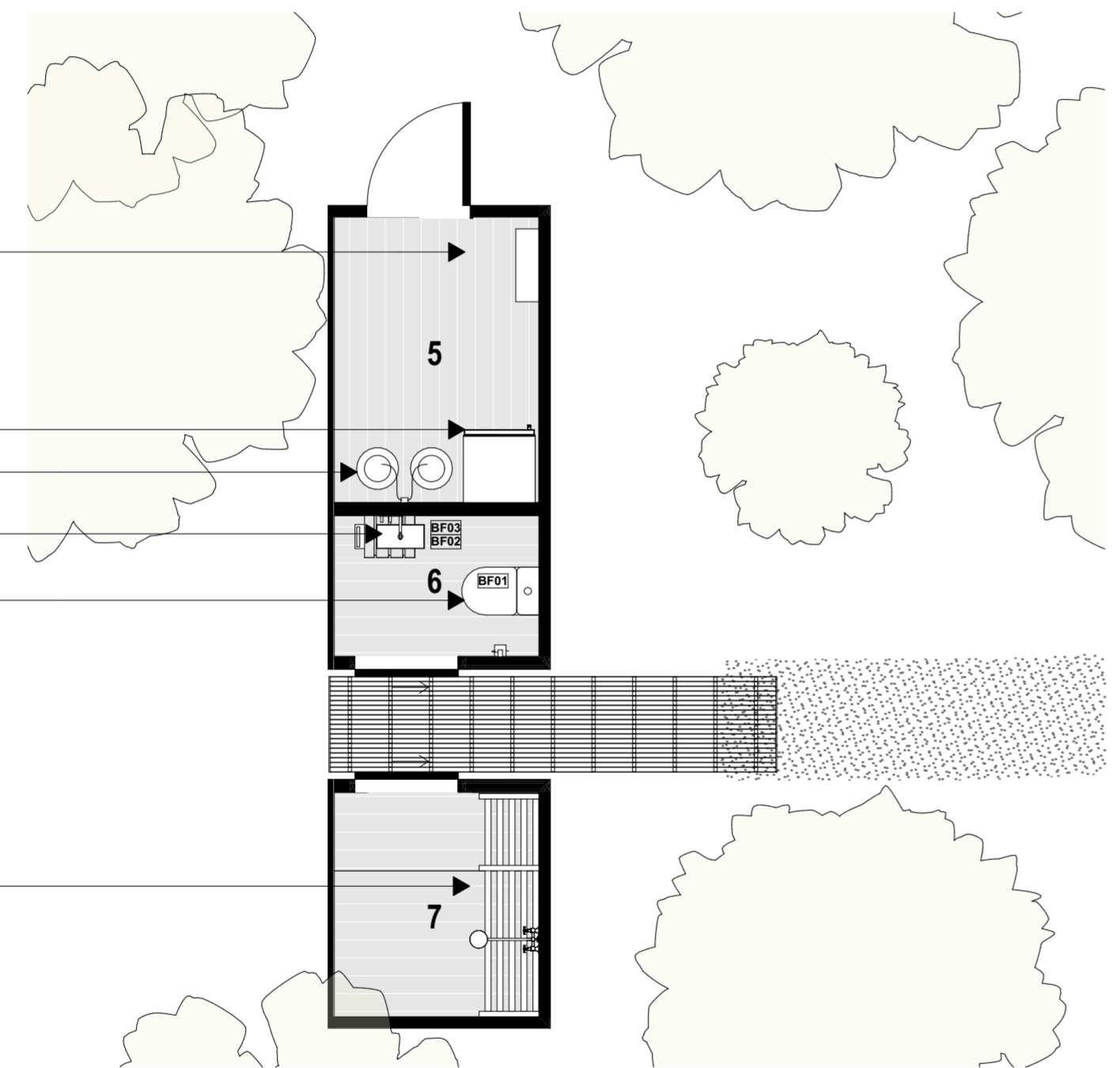
POWER WALL / BATTERY FOR SOLAR STORAGE - LOCATION AND QUANTITY OF SOLAR PANEL TBD

FRIDGE / FREEZER  
GAS BOTTLES

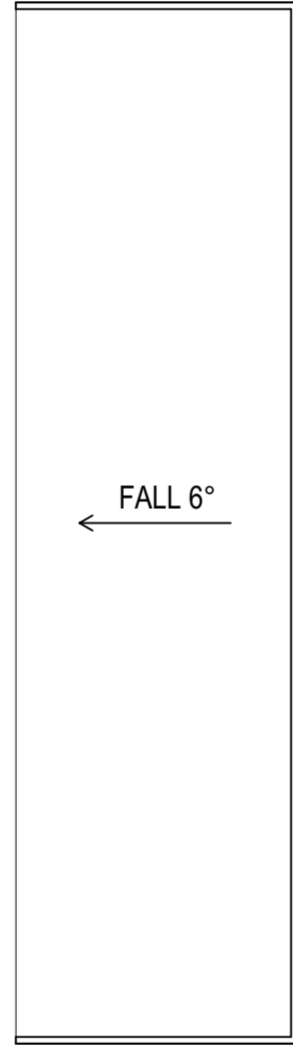
SINK TO DRAIN TO FIELD DRAIN.

CASSETTE TOILET - WITH INBUILT REMOVABLE CAPSULE WASTE.

SHOWER TO DRAIN TO FIELD DRAIN.



0. FLOOR PLAN  
SCALE 1:50



1. ROOF PLAN  
SCALE 1:50

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## WC + SHOWER + STORE PLANS

SCALE : @ A2

DATE : 18/03/2026

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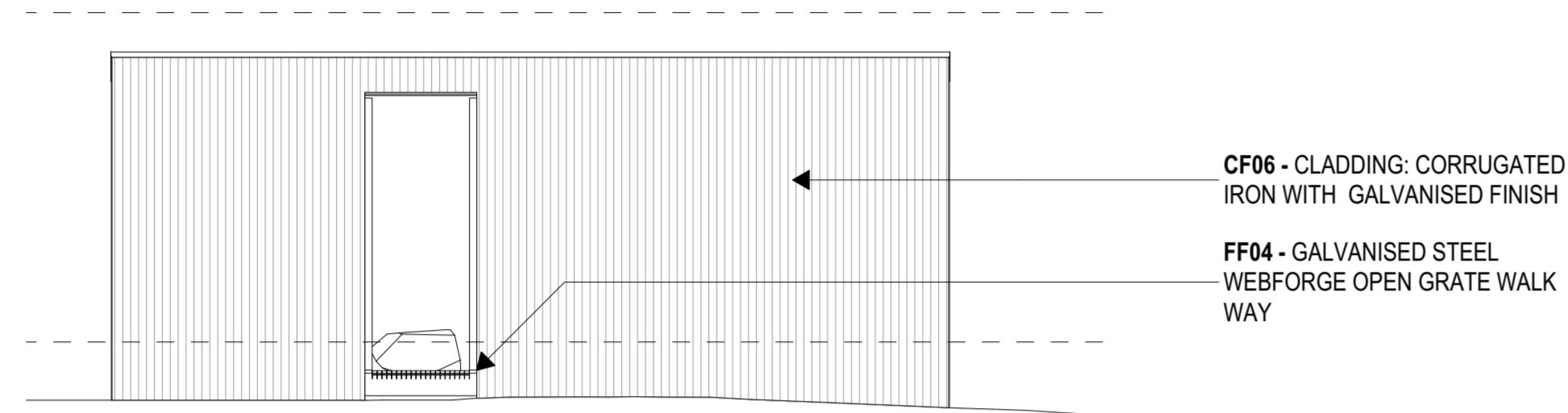
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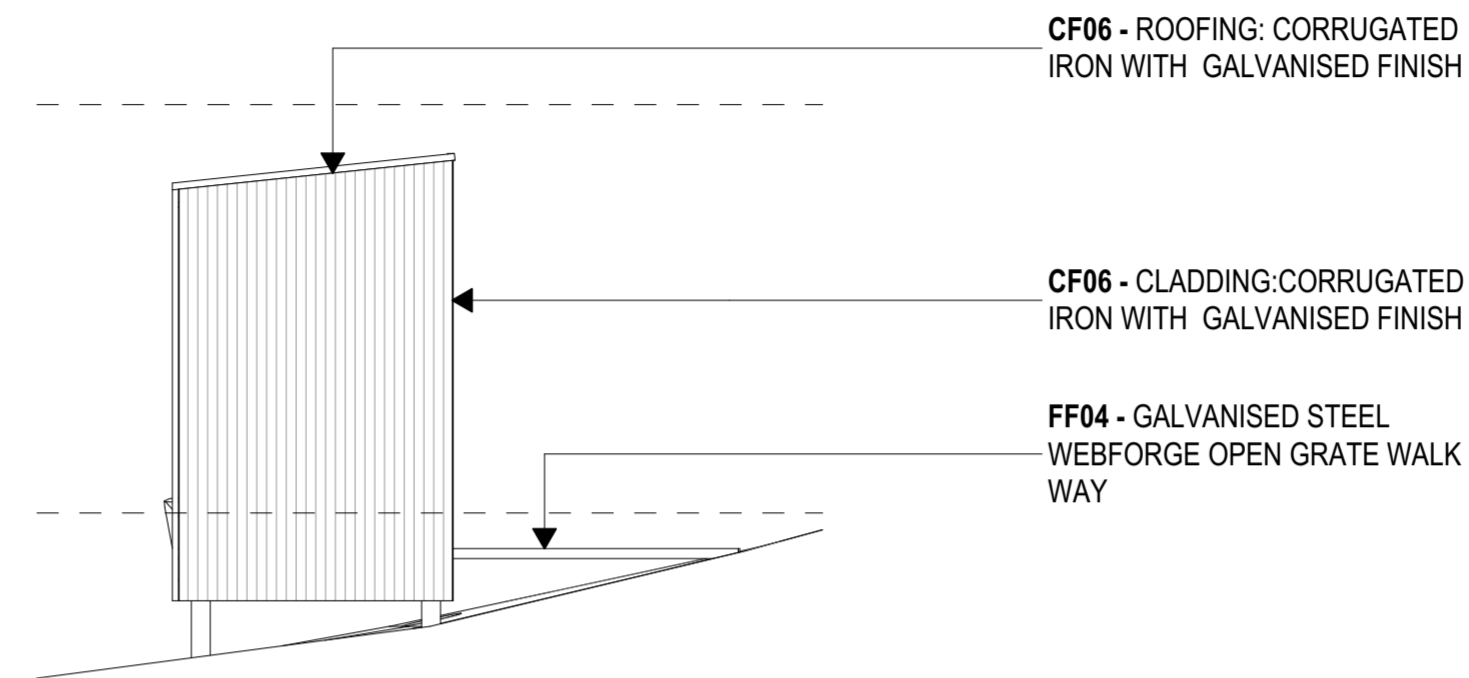
# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

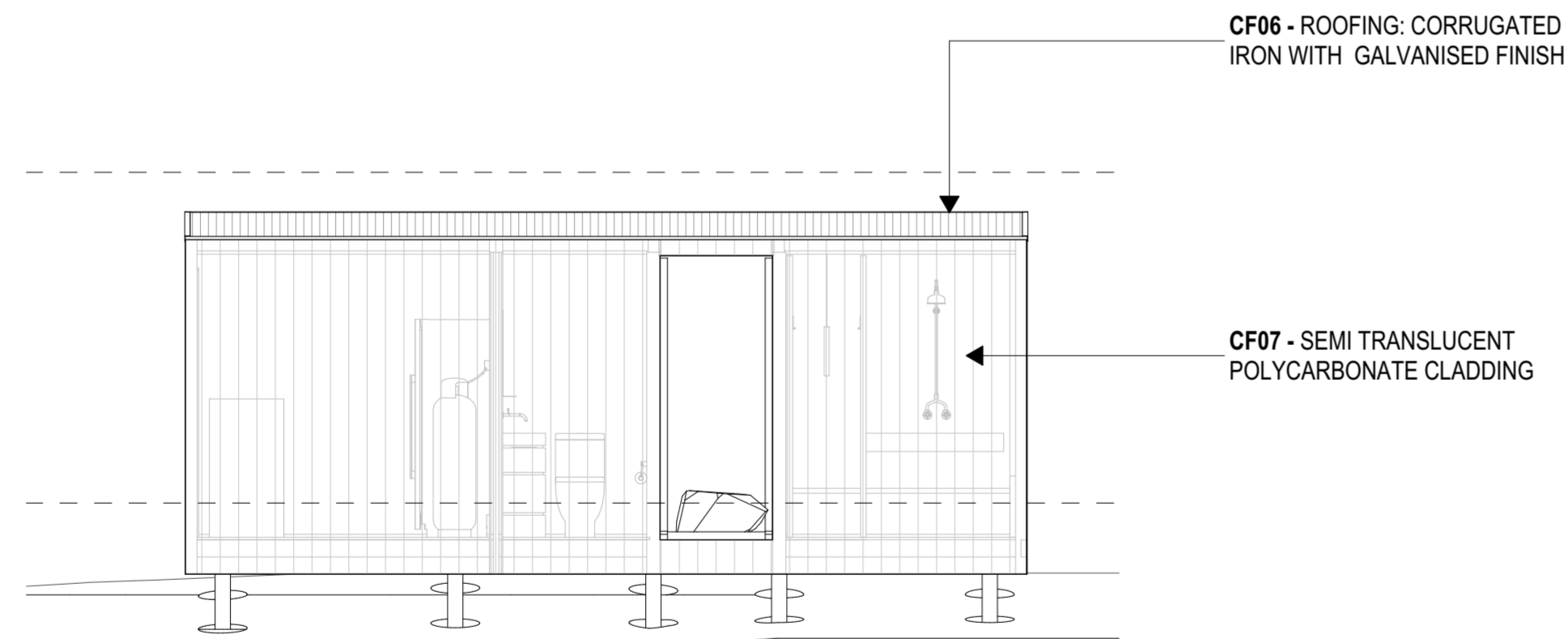
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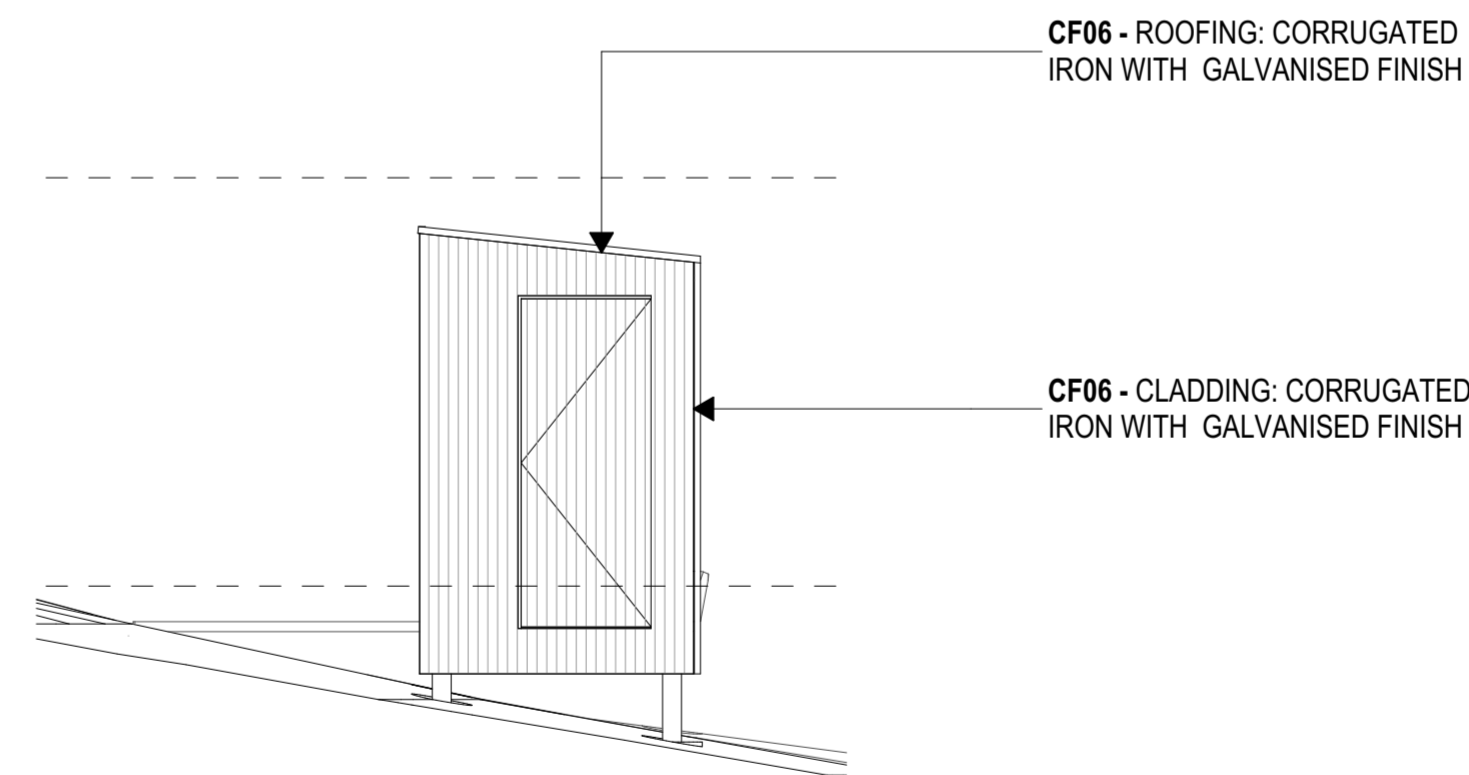
NORTH - ELEVATION  
SCALE 1:50



EAST - ELEVATION  
SCALE 1:50



SOUTH - ELEVATION  
SCALE 1:50



WEST - ELEVATION  
SCALE 1:50



CF06 - CORRUGATED IRON WITH GALVANISED FINISH



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL



FF04 - GALVANISED STEEL WEBFORGE OPEN GRATE WALK WAY

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## WC + SHOWER + STORE ELEVATIONS

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DATE : 18/03/2026  
PROJECT No: 9###

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f: +64 3 962 6541  
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# Kingfish Lodge, Whangaroa Harbour



Proposed shed and Lookout structure

## Landscape assessment

23 March 2026

26026\_01  
FINAL

## Document Quality Assurance

<b>Bibliographic reference for citation:</b>		
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Prepared by	Simon Cocker Landscape Architect Principal SCLA	
Reviewed by	Simon Cocker Landscape Architect Principal SCLA	
Ref.	26021_01	
Status. [Final]	Revision / version -	Issue Date: 23 March 2026
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# 1.0 INTRODUCTION

Kingfish Lodge (“the applicant”) is applying for Land-use consent in the General Coastal Zone to construct a number of structures (being principally a shed and a Lookout structure). The location of Kingfish Lodge and the individual Sites is shown on Figures 1 and 2 (contained in Appendix 1). The proposal is illustrated on Figures 3a – f.

Whilst Kingfish Lodge is located within Lot 1 DP 198828, the two proposed sites are located on the neighbouring property which – identified as Part Kahikatoa Block – surrounds Lot 1 DP 198828 on three sides. In the Operative District Plan the property is zoned General Coastal and is partially overlain by an Outstanding Landscape (although this does not affect the proposed Sites).

Under the Proposed Far North Plan the property is zoned Rural Production, is located within the Coastal Environment and is partially overlain by a High Natural Character Area, and an Outstanding Landscape.

The application have been assessed as a Restricted Discretionary Activity under the Operative District Plan (visual amenity) and Permitted under the Proposed Far North District Plan.

## Assessment methodology

This assessment has been undertaken by professional landscape consultants with reference to Te Tangi a Te Manu (Aotearoa New Zealand Landscape Assessment Guidelines<sup>1</sup>).

A Method Statement outlining the approach to this assessment and the effects ratings and definitions used is provided in Appendix 2. In summary, the significance of effects identified in this assessment are based on a seven-point scale which includes very low; low; low-moderate; moderate; moderate-high; high and very high ratings. For the purpose of this assessment, low-moderate equates to minor in RMA terminology.

## Desktop study and site visits

In conducting this assessment, a desktop study was completed which included a review of the relevant information relating to the landscape and visual aspects of the project. This information included:

- The Operative Far North District Plan;
- Conceptual plan sets prepared by Map Architects;
- Conning Linda. *Natural areas of Whangaroa Ecological District : reconnaissance survey report for the Protected Natural Areas Programme*. Dept. of Conservation, Northland Conservancy, 1999;
- Context Archaeology. Archaeological Assessment. September 2025;
- Diane Nevin. Archaeological Report for Kingfish Lodge. Whangaroa. July 1997;
- Moana NZ. Whangaroa Harbour and Catchment Study. March 2022;
- LA4 Landscape Architects. *Far North District Landscape Assessment*. 1995;
- Northland Regional Policy Statement. *Landscape Worksheet for Whangaroa Harbour Headlands*. February 2014;
- GNS Science Geology Web Map Client;
- Kennedy Warne. Finding Whangaroa. NZ Geographic. <https://www.nzgeo.com/stories/finding-whangaroa/>
- Whangaroa pāpā hapu. Final report. 20 November 2006. <https://whangaroapapahapu.org.nz/wp-content/uploads/2023/08/Whangaroa-Papahapu-Final-Report-20th-Nov-2006-pp1-47.pdf>
- Archsite website: <https://nzaa-archsite.hub.arcgis.com/pages/public-map>
- Aerial photography, Far North District Council GIS mapping, and Google Earth.

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<sup>1</sup> [https://nzila.co.nz/media/uploads/2022\\_09/Te\\_Tangi\\_a\\_te\\_Manu\\_Version\\_01\\_2022\\_.pdf](https://nzila.co.nz/media/uploads/2022_09/Te_Tangi_a_te_Manu_Version_01_2022_.pdf)

A visit was undertaken from the CMA and to visit the Site on 26 February 2026. The weather during the visit was overcast and still. .

## 2.0 THE PROPOSAL

### Proposed Shed

Illustrated on Figures 3a – 3c, the proposed shed will be located on the crest of the westerly trending ridge which approximately defines the southern boundary of the Kingfish Lodge property. The proposed shed site is shown in photos 1 – 4 and as is evident in photo 4, the crest of the ridge has been cleared of vegetation.

The proposed shed platform will be cut into the ridge crest and retained on its rear (southern) side with a wall (max ht = 990mm). The volume of excavated material will be some 113.7m<sup>3</sup>. All cut for retaining is to be spread and battered in-front of the shed to create a level forecourt.

The area of the proposed shed will be 158.5m<sup>2</sup>, being some 15.8m x 10m wide. . With a pitched roof, the building will be a maximum of 5.16m tall. It will be constructed from vertical 0.4 Colorsteel Maxx Diamond BB 900 cladding (colour = Karaka. LRV = 8%), and the roof will be clad with vertical 0.4 Colorsteel Maxx Diamond BB 900 roofing (colour = Karaka. LRV = 8%). The building will open – with 4 roller doors – to the north and will also be accessed via a ranch slider on its western façade.

Roof water will be captured in a 10,000L tank, located near the south west corner of the building.

No additional native vegetation clearance will be undertaken, and existing native vegetation containing the building to the north, east and south will be retained.

### Proposed Lookout structure

The proposed Lookout structure is illustrated on Figures 3d – 3h. Located on an elevated rock outcrop, this structure is intended to sit lightly on the land, with minimal excavation (30m<sup>3</sup>) and removal of existing native vegetation. The Lookout structure will have a floor area of 65m<sup>2</sup>. The structure will be constructed from natural materials that will be recessive in colour and will be sympathetic to the existing textures and hues of the environment.

As is illustrated in photo 5, the elevated location appears to have been regenerating in native vegetation for some time (although the exposed position is likely inhibiting rapid recolonisation), and is vegetated with shrubby vegetation – principally kānuka – which rises to a height of some 3 – 4m.

With the landform falling away gradually to a precipitous drop (refer to photos 6 and 7), the floor level of the building will be cut slightly into the slope on its eastern façade, but elevated slightly above ground level at its western façade. As is illustrated in Figures 3g and 3h, the ‘gap’ below the building will be visible such that the building will impart a sense of ‘floating’ above the natural ground.

With a flat roof, and a height of about 3m, the western side of the structure (facing the Harbour) will have an ‘open’ feel, being glazed. The ‘solid’ walls – constructed from locally sourced basalt – will define the eastern edge of the structure and form the entrance. A flue (powder coated metal effects colour Dark Storm, low gloss), will rise above the roof to a height of 2.12m.

A second building, with a floor area of 11.5m<sup>2</sup> will be located, hidden amongst the shrubby vegetation to the south of the Lookout structure. Constructed on piles, this building will contain a toilet, and washing facilities and will be clad with corrugated iron on its northern, eastern, western façades and roof, and semi-translucent polycarbonate cladding on its southern side.

## 3.0 EXISTING ENVIRONMENT

### 3.1 The site context

As is illustrated in [Figure 1](#), the subject property is located on the dramatic landform on the eastern side of the entrance to Whangaroa Harbour (refer to [Plate 1](#) below). The Harbour is characterised – In the Far North District Landscape Assessment as comprising two divergent landscape units. The outer harbour – including the Harbour mouth and Pekapeka Bay – is described as forming the threshold between the open sea and sheltered harbour, and enframing the vista within the containment of the Harbour to the expanse of ocean. A system of substantial rocky cliffs and bluffs that define either side of the Whangaroa Harbour mouth however, it is not until approaching vessels are relatively close that the entrance to the Harbour becomes clear between these landforms. False Head on the northern coastline of the Kowhairoa Peninsula is testament to this ambiguity and indeed, Captain Cook missed the Harbour entrance, and the first visit by Pākehā wasn't until 1807, when a sealing ship named *Star* found its way in. The cliffs therefore appear to act as an imposing guarding structure to the sheltered waters of the harbour within. The incised form of the outer Harbour reflects its origins as a collection of drowned river valleys which research has shown has been emptied and filled 20 times over the past two million years, as sea levels have risen and fallen, sometimes by more than 100 metres.



Plate 1. Drone image of Kingfish Lodge and contextual landscape. (Date: before 2019)

The Harbour mouth and outer Harbour displays a high level of naturalness and drama, with the vegetation patterns and landcover of the northern half of the unit remaining highly intact, whereas the cover of the southern portion is more fragmented. As is evident from [Plate 1](#) at left, the buildings associated with Kingfish Lodge are visible, as is the historic gun emplacement on Kingfish Lodge.



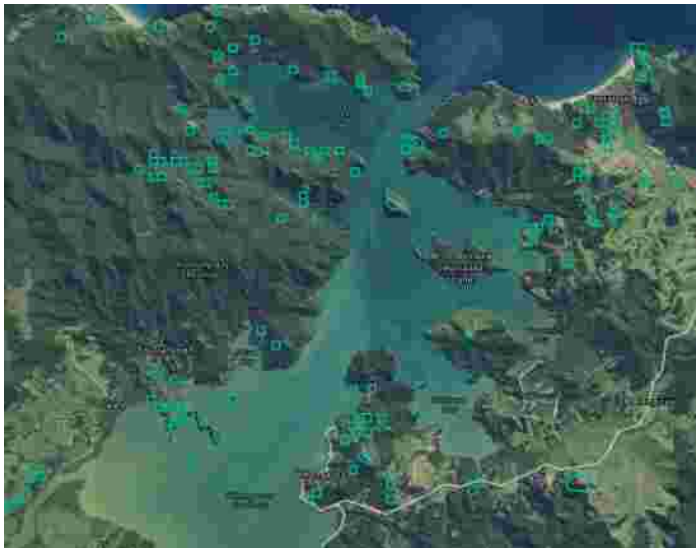
Plate 2. Aerial photo. Whites Aviation 1953

[Plate 2](#) at left illustrates how, historically the landscape of this southern portion has been managed for pastoral grazing, and has gradually revegetated over the preceding 50 years and this process continues with the recent removal of the pine plantation within the subject property (visible to the right of frame in [Plate 1](#) above), and its managed replacement with native coastal shrubland and forest.

Within the scale of the setting and magnitude of the geology of the entrance however, those intrusions are relatively minor and the unit presents a strong level of natural character.

The ocean coast and Harbour mouth is a place of many moods. It can be bright and suffused with colours that are deeply saturated on a hot summer's day, whilst other times, it can be bleak, rain lashed and turbulent – with surf that is grey and wind-whipped amid a wider landscape that is largely bleached of its colour. So interaction with the sea is an essential part of this area's landscape character. The battering inflicted by large seas is evident in the exposed rock faces and restrained distribution of vegetation on the outer faces. This contrasts with the more placid nature – despite tidal flows – of the water in the harbour mouth, which in turn transitions to the greater shelter afforded by the protected harbour.

It is the inner Harbour that forms the second landscape unit and this unit is imbued with a character that displays a sense of detachment from the open coastline with a greater degree of enclosure, dominated by saline wetlands and mangroves. As is illustrated in [Photo 8](#), the northern portion of the inner Harbour retains a high degree of naturalness with native forest being largely intact (albeit punctuated with occasional buildings and jettys), whilst the southern portion is more modified and settled (refer to [photo 9](#)).



The coastline has provided strategic bastions in earlier times, with many of these located on the prominent landforms such as the Harbour mouth on its northern side (refer to [Plate 3](#) at left), Matangirau and Hopekako. The Harbour is imbued with stories, including that of Kaimohi which relates how Kaimohi, having been missed by his wife, Rauruiti. One day, while gathering pipi, Rauruiti chanced to look up and when she saw her husband's face carved in stone on the rock within Waihi Bay, she knew he had been killed.

*Plate 3. Extract from Archsite website showing approved sites in the vicinity of the Site*

As was common practice for the wife of a rangatira, she climbed a cliff and cast herself from the top, so that her spirit might join her husband's on the journey back to Hawaiki. The landmark twin rock domes of the harbour are said to be parts of her shattered body.

Oral traditions, 19<sup>th</sup> century records and contemporary scientific investigations indicate that early settlements, established by migrants who arrived on the waka Te Riukakara in the 14<sup>th</sup> century expanded so that, by the time pakeha arrived, the region hosted several hundred pā.

An archaeological report prepared by Diane Nevin in 1997 notes two recorded archaeological sites (a pā, P04/583, occupies the base of Kingfish Point. P04/582, the gun emplacement. P04/584, a kumara pit on the northern property boundary, and P04/585, a small midden to the south west of the Lodge.

There is evidence of a strong community interest in the natural values of the Harbour and Whangaroa Ngahere and Taiao Restoration project is an organisation that has been successfully implementing an environmental enhancement programme.

Whangaroa Harbour is also a popular destination for recreational activities both in the water or on the shore such as recreational seafood harvesting, swimming, snorkelling, bird watching, boating, kayaking, walking, and camping.

The recreational values of, and the community associations of the Harbour are strongly linked with Kingfish Lodge, being the oldest coastal fishing lodge in New Zealand. The lodge started life as the Northland Fishing Lodge in the late 1930s, but was requisitioned by the Crown in 1946 for defence purposes. It operated as a defence installation throughout World War II, with the New Zealand Army preparing for what it believed was a potential invasion by the Japanese and was later returned to private ownership in 1953.

The current owner has been redeveloping the site since 2020, including:

- Upgrading the wharf, seawall and sewage system;
- Demolition of several old accommodation units and staff facilities;
- Construction of new main lodge with high-end dining, lounge areas and four suites;
- Recreation of the historic bar and dining area with seven new units built above;
- Renovation of eight existing units.

The applicant's website states that the redevelopment has been undertaken with a view to retaining the site's "*...rich history and serene setting in consultation with local Iwi to preserve this iconic location.*"

As an element of the redevelopment, the applicant has undertaken / is undertaking an intensive programme of pest plant and animal pest control. As a part of this, the pine plantation and wilding pines visible in Plate 1 above, have been removed and the 'vacated' plantation area has been subject to managed rehabilitation such that diverse native shrubland is becoming established (refer to photo 10).

### 3.2 Statutory Matters

The Site is located within the coastal environment. The **New Zealand Coastal Policy Statement (2010)** includes several objectives and policies of relevance to landscape and visual considerations. These cover a number of principle themes, being the preservation and enhancement of the natural character of the coastal environment, and the preservation of natural features and landscapes. Objective 1 and policy 13 are concerned with the preservation and avoidance of adverse effects in areas with outstanding natural character, and the avoidance, remedying or mitigation of all effects on natural character in all other areas.

Objective 2

*To preserve the natural character of the coastal environment and protect natural features and landscape values through:*

- *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.*

Objective 4

*To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:*

- *recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;*
- *maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not*
- *.....;*

Policy 6

*Activities in the coastal environment*

- (1) *In relation to the coastal environment:*
- (f) *consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*
  - (h) *consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*
  - (i) *set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment*

Policy 13

*Preservation of natural character*

- (1) *To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:*
- (a) *avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
  - (b) *avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment;*

*including by:*

- i. ....; and*
- ii. ....*

- (2) *Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:*
- (a) *natural elements, processes and patterns;*
  - (b) *biophysical, ecological, geological and geomorphological aspects;*
  - (c) *natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
  - (d) *the natural movement of water and sediment;*
  - (e) *the natural darkness of the night sky;*
  - (f) *places or areas that are wild or scenic;*
  - (g) *a range of natural character from pristine to modified; and*
  - (h) *experiential attributes, including the sounds and smell of the sea; and their context or setting.*

Policy 15

*Natural features and natural landscapes*

*To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:*

- (a) *avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- (b) *avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment;*

**Northland Regional Policy Statement (2016)**



Plate 4. Excerpt from RPS maps

Under the RPS, the two Site locations are within the Coastal Environment. The proposed Lookout site is overlain by an Outstanding Natural Landscape and a High Natural Character Area (refer to Plate 4 at left).

The most relevant Objective for this application is Objective 3.14

*Identify and protect from inappropriate subdivision, use and development;.....The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins.*

The RPS also introduces a number of policies which aim to bring the RPS in line with the NZCPS under Part 4 of the RPS. Section 4.6.1 outlines the policy relevant to managing effects on natural character, features / landscapes and heritage.

The proposed shed site is not within an area overlain by either an Outstanding Natural Landscape, or an Outstanding Natural Feature however, the proposed Lookout site is overlain by an Outstanding Natural Landscape. The following provisions are of relevance:

*(1) In the coastal environment:*

- (d) *Avoid adverse effects of subdivision use, and development on the characteristic and qualities which make up the outstanding natural features and outstanding natural landscapes.*
- (e) *Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes. Methods which may achieve this include:*
  - (i) *Ensuring the location, intensity, scape (i) and form of subdivision and built development in appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies and their margins; and*
  - (ii) *In areas of high natural character, minimising to the extent practicable indigenous vegetation clearance and modification (including earthworks / disturbance, structures, discharges and extraction of water) to natural wetlands, the beds of lakes, rivers and the coastal marine area and their margins; and*
  - (iii) *Encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised.*

*When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:*

- a) *Recognise that a minor or transitory effect may not be an adverse effect;*
- b) *Recognise that many areas contain ongoing use and development that:*
  - (i) *Were present when the area was identified as high or outstanding or have subsequently been lawfully established*
  - (ii) *May be dynamic, diverse or seasonal;*
- c) *Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and*

*Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.*

### **Operative Far North District Plan**

In the Operative District Plan the property is zoned General Coastal. Relevant policies and objectives are 10.3.1, 10.3.2, 10.3.3, 10.4.1, 10.4.3, 10.4.6, 10.4.12, 10.6.3.1, 10.6.3.2, 10.6.4.2, 10.6.4.3, 10.6.4.4 and 10.6.4.6. The main themes that arise in these objectives and policies are the potential adverse effect on natural character, on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna.

#### **10.6.5.2.2 VISUAL AMENITY**

*When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:*

- (i) *the size, bulk, and height of the building or utility services in relation to ridgelines and natural features;*
- (ii) *the colour and reflectivity of the building;*
- (iii) *the extent to which planting can mitigate visual effects;*
- (iv) *any earthworks and/or vegetation clearance associated with the building;*
- (v) *the location and design of associated vehicle access, manoeuvring and parking areas;*
- (vi) *the extent to which the building..... will be visually obtrusive;*
- (vii) *the cumulative visual effects of all the buildings on the site;*
- (viii) *the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;*
- (ix) *the extent to which private open space can be provided for future uses ;*
- (x) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (xi) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

The following assessment criteria are of relevance.

#### **11.5 Visual Amenity In The General Coastal, South Kerikeri Inlet And Coastal Living Zones**

- (a) *The size, bulk, height and siting of the building or addition relative to skyline, ridges, areas of indigenous vegetation and habitat of indigenous fauna, or outstanding landscapes and natural features.*
- (b) *The extent to which landscaping of the site, and in particular the planting of indigenous trees, can mitigate adverse visual effects.*
- (c) *The location and design of vehicle access, manoeuvring and parking areas.*
- (d) *The means by which permanent screening of the building from public viewing points on a public road, public reserve, or the foreshore may be achieved.*
- (e) *The degree to which the landscape will retain the qualities that give it naturalness and visual value as seen from the coastal marine area.*
- (f) *Where a building is in the coastal environment and it is proposed to be located on a ridgeline, whether other more suitable sites should be used and if not, whether landscaping, planting or other forms of mitigation can be used to ensure no more than minor adverse visual effects on the coastal environment.*

- (g) *The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.*
- (h) *the extent to which private open space can be provided for future uses ;*
- (i) *the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;*
- (j) *the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.*

#### **12.1.7 Assessment Criteria**

*The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.*

*In addition to these matters, the Council shall also apply the relevant assessment matters set out below, and will also have regard to the Landscape Assessment report, which was prepared for the Council in 1995 and which contains details of the Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features in the Far North District together with any site specific landscape assessment:*

- (a) *the rarity of the landscape, landscape features or natural features;*
- (b) *the visibility of outstanding landscapes, outstanding landscape features or outstanding natural features;*
- (c) *the aesthetic, heritage, cultural and natural values of the outstanding landscapes and natural features;*
- (d) *the elements which make up the distinctive character of the outstanding landscape or outstanding landscape features;*
- (e) *the extent of visible change to the landscape which may result from an activity;*
- (f) *the extent to which adverse effects may be mitigated through screening or other means;*
- (g) *the degree of visual intrusion in the landscape;*
- (h) *the siting of the activity in relation to ridgelines or natural landscape features;*
- (i) *the design of any building, structure, landform or any development;*
- (j) *the location and design of vehicle access, manoeuvring and parking spaces;*
- (k) *the potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity;*
- (l) *the extent to which the activity will protect and/or enhance the outstanding natural feature or landscape;*
- (m) *the extent to which the activity may adversely affect ecological values of indigenous flora and fauna;*
- (n) *provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (o) *the environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;*
- (p) *the extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long term sustainability of the revegetation and/or enhancement;*
- (q) *the characteristics of the application site, including its size, shape and topography;*
- (r) *the effectiveness of any proposed pest control programme;*

- (s) *the relationship of people and communities with outstanding landscapes, outstanding landscape features and outstanding natural features.*

### **Proposed Far North District Plan**

The subject property – as is illustrated below – is located within the Rural Production Zone (refer to upper aerial below), and is overlain by the Coastal Environment, and in part by an Outstanding Natural Landscape overlay, and a High Natural Character Area (refer to lower aerial below).



Plate 5. Excerpt from PDP maps

The relevant section of the PDP describes the Zone thus:

*The Rural Production zone also contains many of our areas of indigenous biodiversity, historical and cultural values and high value landscapes and features. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.*

Objectives and policies of relevance are, RPROZO4, and RPROZP4:

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

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

Policy RPROZ-P7 addresses similar themes:

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

- a. whether the proposal will increase production potential in the zone;*
- b. whether the activity relies on the productive nature of the soil;*
- c. consistency with the scale and character of the rural environment;*
- d. location, scale and design of buildings or structures;*
- e. for subdivision or non-primary production activities:*
  - i. scale and compatibility with rural activities;*
  - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
  - iii. the potential for loss of highly productive land, land sterilisation or fragmentation*
- f. at zone interfaces:*
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*

- ii. *the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- g. *the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- h. *the adequacy of roading infrastructure to service the proposed activity;*
- i. *Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- j. *Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The Coastal Environment chapter is of relevance. It includes the following provisions of relevance.

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

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

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

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

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

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

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

CE-S1. *The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula; or*

*Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula.*

CE-S2. *The exterior surfaces of buildings or structures shall:*

1. *be constructed of materials and/or finished to achieve a reflectance value no greater than 30%; and*
2. *have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.*

CE-S3. *Any earthworks or indigenous vegetation clearance must (where relevant):*

1. *not occur in outstanding natural character areas; and*
2. *not exceed a total area of:*
  - a. *50m for 10 years from the notification of the District Plan in an area of high natural character; or*
  - b. *400m for 10 years from the notification of the District Plan in an area outside high or outstanding natural character areas; and*
3. *not exceed a cut height or fill depth of 1m; and*
4. *screen any exposed faces.*

The proposed Lookout site is overlain by an Outstanding natural Landscape in the PDP. Objectives NFL-O2, O3, and policies NFL-P2, P3, P6, P7, and P8 are of relevance. The latter policy seek to:

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

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

### **3.3 Visual catchment**

As is evidenced by [Figure 2b](#), both of the site for the proposed structures are situated in elevated locations, each on westerly trending ridge crests. [Figures 4a and 4b](#) provide a broad understanding of the potential visual catchments of each of the two structures. It is noted however, that these 'zone of theoretical visibility' diagrams has been prepared using Google Earth, and represent a 'ground' analysis of visibility (not taking into account the screening effect of vegetation).

The site of the proposed shed, is within a previously cleared section of ridge crest which is contained on its northern, southern and eastern sides by existing vegetation which rises to a height of some 3 – 3.5m. The proposed shed structure (with a height of some 5.5m) will therefore, be largely screened from locations to the north, south and east. Views will be possible from the Harbour, and the landscape to the west, where views 'along' the ridge crest to the proposed Site are possible (refer to [photos 1 and 3](#)).

The catchment associated with the proposed Lookout site is illustrated in [photos 11 and 12](#), and on [Figure 4b](#). Whilst the small accessory building will be hidden by vegetation, the Lookout structure will occupy a visual catchment that

encompasses the seascape and landscape to the north, north west, west, south west and south, including the majority of the main body of the Harbour.

## 4.0 IDENTIFIED LANDSCAPE VALUES

### Natural character values

The Northland Regional Policy Statement identifies the outer Harbour as being overlain by a High Natural Character Area (118/30 Catchment Whangaroa).

This HNCA is described as:

*Outer Whangaroa Harbour. Includes subtidal waters (subtidal flats & rock reef) & intertidal flats & small areas of mangroves. Pacific oyster abundant on rocky intertidal. Largely indigenous algal cover and infauna, on both reef and sediment, but Pacific oyster is abundant on intertidal rock. Well flushed with oceanic waters. Sub-catchments largely clad with indigenous vegetation. Few obvious human structures in unit, apart from anchored boats and several small jetties.*

The Site / property itself is overlain by 120/27 (Tauranga Bay HNCA), the values of which are described as:

*Coastal cliffs and hill slopes inland with a primarily indigenous cover of kanuka dominant shrubland & low forest with some mixed broadleaved species. Discontinuous fringe of pohutukawa on coastline. Rocky natural surfaces. Largely indigenous vegetation with relatively few pest plants. Minimal human-mediated hydrological or landform change. Few obvious human structures.*

### Ecological values

The Promontory forming the eastern side of Whangaroa Harbour entrance with its bluffs and coastal cliffs is identified as a Level 1 PNAP site (P04/060 - Te Kahikatoa), its significance being linked to the representative example of coastal vegetation and sequence from sea level to over 200 m.

### Archaeological, associative and cultural values

The Context archaeology report states that three previously recorded archaeological sites exist within the boundary of Lot 1 DP198828, being Oheia pa (P04/583), a scatter of marine shell midden (P04/585), and a kumara pit (P04/584), in addition to 20th century WWII gun emplacements (P04/582). That an earlier archaeological survey on the property identified a single terrace (Q05/294) southeast of the high point of the property, but that survey as well as the desk-based research and field survey has not identified any evidence of archaeological features in the area affected by the earthworks.

No other cultural or associative values are known to be associated with the subject property.

### Landscape values

The northern portion of the subject property is overlain by an Outstanding Natural Landscape in the Regional Policy Statement and Proposed District Plan (Whangaroa Harbour Headlands. Refer to [Appendix 3](#)). The worksheet describes the unit as displaying high levels of representativeness, rarity, coherence (as a result of a consistency of exposed rock, patterns of native vegetation cover and lack of unnatural disruption), diversity and complexity, vividness and naturalness. The worksheet also notes the elevated experiential values of the unit.

The Northland Regional Policy Statement, which became operative on 9 May 2016, identifies ONLs at the regional scale and areas of High and Outstanding Natural Character.

In summary, the key elements that contribute to the character of this landscape as being;

- The role of these units as a threshold between the sheltered and contained Harbour and the expansiveness and exposure of the ocean beyond;
- The sense of drama and variety in passing or looking through the landscape from the considerably different coastal character found to either side;
- The dramatic landform setting, or elements of dramatic landform;
- A limited level of built development;
- A strong sense of 'naturalness', albeit somewhat modified;
- The strong shifting transient values, influenced by season and weather;
- The evidence of marine fauna evinced by sea bird and fish activity, and the occasional presence of dolphins, Orca etc.
- The historical and associative values attributed to the landscape.

## 5.0 ASSESSMENT OF EFFECTS

Landscape effects are described in the methodology, contained in [Appendix 2](#). In summary, landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape and includes visual amenity effects under the ambit of 'experiential attributes'.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or natural character effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes, including planting that can provide an adequate substitution for the currently experienced amenity.

### 5.1 Landscape effects

#### **The proposed Shed**

The proposed shed will be located within an existing area of cleared vegetation. No additional vegetation clearance will be required to undertake construction.

A limited volume of earthworks will be required to 'cut' the building into its ridge crest location. The earthworks will be limited to the footprint of the building, and its immediate curtilage, and will not affect the wider form or legibility of the ridge landform.

Overall therefore, it is considered that the change in the biophysical (biotic and abiotic) attributes of the Site will be small and the resulting level of effect will be very low adverse.

Turning to the effect on the experiential attributes resulting from the proposal. Experiential attributes comprise the interpretation of human experience of the landscape. This includes visible changes in the character of the landscape – its naturalness as well as its sense of wildness and remoteness including effects on natural darkness of the night sky.

The proposed shed, finished with a dark and recessive colour and with a height of some 5.5m will be largely screened from locations to the north, south and east by existing native shrubland vegetation. Views will be possible from the Harbour, and the landscape to the west, where views ‘along’ the ridge crest to the proposed Site are possible (refer to [photo 9](#)).

The proposed structure will be difficult to identify when viewed from locations from where it will be partially screened by the existing vegetation, but may be more readily seen from locations to the west. Nevertheless, its appearance will be consistent with existing rural landscape character with its fragmented pockets of pasture, and will not form a prominent structure given the external finish of the building. It is the opinion of the author therefore that the effect on experiential attributes will be low.

Social, cultural and associative values are linked with individual’s relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship. It is understood that the input of mana whenua has been sought with regard to this element of the proposal and that their support has been signalled. The proposal will not affect any known archaeological site, and will not dominate nor detract from the associative values of the landscape.

Overall it is the opinion of the author that the potential adverse landscape effect of the proposed shed will be low.

### **The proposed Lookout**

Situated in an elevated and exposed location, the proposed Lookout building will be integrated into its setting such that a minimal amount of vegetation will be required for its construction. Similarly, the building will only require a very limited volume of excavation and will largely sit ‘upon’ rather than ‘in’ the landform, the intention is that – as much as is possible – the structure will ‘merge’ with the landform. Given the degree of integration sought, and the proposed revegetation planting around the building’s margins, the degree of change (and adverse effect), on the biotic and abiotic attributes of the landscape generated by the proposed Lookout will be low.

Turning to the effect on the experiential attributes resulting from the proposal, the proposed Lookout will occupy an elevated, exposed and visually sensitive position. Importantly, it will be situated in a location that is visible as the receptor approaches and enters the Harbour (refer to [photo 13](#)), and as is evidenced by [photos 14 and 15](#), the proposed Site is experienced from a relatively proximate location on the water as the receptor moves through the Harbour mouth.

As is evidenced by the aforementioned photos, the eastern side of the Harbour mouth is – in terms of its vegetation cover – clearly modified, with fragmented patterns of shrubland vegetation reflecting its gradual reversion from pasture to native cover. In addition, as is particularly evident in [photo 13](#), remaining stands of pine trees (these located on a neighbouring property) detract from the naturalness and coherence of the landscape. Notwithstanding this, the steep landform with its rocky outcrops on this eastern side of the harbour mouth is dramatic, and notable for its paucity of built form<sup>2</sup>.

---

<sup>2</sup> the gun emplacement is visible when entering the Harbour but the cluster of buildings associated with Kingfish Lodge is hidden by Kingfish Point

The proposed structure, when viewed from the water, will be set within a context of vegetation and with the rock outcrop 'below'. The vegetation will form a backdrop such that the structure will be recessive and will not form a skyline element.

It is considered that proposed structure will be difficult to identify when viewed from distant locations outside and immediately on entering the Harbour (as represented by [photo 13](#)), given its small scale and materiality. It has the potential to be visible as the receptor 'hugs' the coastline immediately to the west (as represented by [photos 14 and 15](#)), however, it will not form a prominent structure and it is the opinion of the author therefore that the effect on experiential attributes will be low.

Social, cultural and associative values are linked with individual's relationship with the landscape, their memories, the way they interact with and use the landscape and the historical evidence of that relationship. It is understood that the input of mana whenua has been sought with regard to this element of the proposal and that their support has been signalled. The archaeological assessment states that there are no recorded archaeological sites within the areas of the proposed implement shed and lookout – nor were any suspected archaeological sites encountered during the survey. The will not dominate nor detract from the associative values of the landscape.

Overall it is the opinion of the author that the potential adverse landscape effect of the proposed Lookout and associated building will be low

## 5.2 Natural character effects

Appendix 1 of the Northland Regional Policy Statement lists natural character attributes as follows:

- a) Natural elements, processes and patterns;
- b) Biophysical, ecological and geomorphological aspects;
- c) Natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;
- d) The natural movement of water and sediment;
- e) The natural darkness of the night sky;
- f) Places or areas that are wild or scenic; and
- g) Experiential attributes, including the sounds and smell of the sea; and their context or setting.

Of the above, natural elements, processes and patterns, biophysical, ecological and geomorphological aspects, natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks and the natural movement of water and sediment fall into the previously discussed biophysical (biotic and abiotic) categories.

The natural darkness of the night sky, places or areas that are wild or scenic and experiential attributes, including the sounds and smell of the sea; and their context or setting have been previously addressed under experiential attributes.

In summary therefore, the proposal will result a very small change in the abiotic and biotic attributes, and will subservient to its vegetated coastal setting. The proposed structures, with their vegetated settings will only represent a small change in the character of the wider landscape.

The existing character of the coast in the vicinity is influenced by fragmented vegetation patterns, and built form albeit to a low density in the immediate vicinity of the subject Site. The proposal will be consistent with this existing character and – in the opinion of the author – will not detract from the natural character values to any more than a very low level.

### 5.3 Visual effects

The change in the experiential attributes of the Site have been discussed previously, and this section focuses on identified potentially affected viewer groups. The primary group – being occupants of vessels on the CMA – have been discussed in a previous section. With the potential to gain views to the Lookout structure from a minimum distance of some 200 – 300m, this viewer groups would have the ability to gain transitory glimpses of this structure when travelling along the coast to the west, but as previously explained, the structure will not form a prominent element and it is the opinion of the author therefore that the visual effect experienced by these individuals will be – at most – low adverse.

Longer views from the Harbour of both the Lookout and shed will be possible, up to a distance of some 2 – 3km, but at such separation distances (represented by photo 10 which is separated by some 1km from the subject property), the elements will be subservient to the wider landscape and the effect on visual effects will be – at most – very low adverse

Other viewer groups are limited in number, with access to the landscape to the west of the Harbour restricted to walkers using the Wairakau Stream Track (to Kairaara / Dukes Nose – refer to photo 16), or to a small number dwellings on the shoreline of Te Rere Bay (and some 3km to the west). As with the visually separated receptors on the waster as described above, the visual effect experienced by these individuals will be – at most – very low adverse

It is the opinion of the author that the potential adverse visual amenity effect for both neighbours and for the wider environment will be (at most) low.

## 6.0 AFFECT ON THE STATUTORY FRAMEWORK

The objectives and policies of the Regional Policy Statement focus on the protection and enhancement of landscape and natural character values. These cascade down to the District Plan, General Coastal Zone and Chapter 12 objectives and policies.

The Assessment criteria 12.1.7 and matters for discretion listed under 11.5 are also of relevance

The shed site is not identified in the Regional Policy Statement or Proposed District Plan as an Outstanding Natural Landscape or by a High Natural Character Area in the Regional Policy Statement. The Lookout site is identified in the Regional Policy Statement and Proposed District Plan as being overlain by an Outstanding Natural Landscape and High Natural Character Area. The landscape values of the Site are influenced by the fragmentation of vegetation, the presence of built form and the presence of exotic plantation species. The proposed locations for the shed and Lookout are in an elevated and prominent location, but the buildings will either be largely enclosed by vegetation, or set within a vegetated context and backdropped by existing vegetation.

The future built form facilitated by the application may necessitated very limited clearance of vegetation and earthworks of a modest scale when considered within the wider landscape context. The proposed buildings will be constructed from materials that will be recessive and the proposed Lookout will be of a small scale that will be integrated into its setting.

It is the opinion of the author that the level of adverse effect on the landscape and natural character values of the Site and its contextual setting will be low. The visual amenity effects generated by the proposal will be (at most) low.

Given the spatial separation, and the separation provided by the existing vegetation between the future buildings facilitated by the subdivision, the proposal will not generate a cumulative effect. The prominence of the future buildings will be avoided or mitigated through the application of proposed design controls, and mitigation landscape planting

Overall it is considered that the proposal is consistent with the provisions of the relevant documents, where these relate to landscape and visual matters.

## 7.0 CONCLUSION

Kingfish Lodge (“the applicant”) is applying for Land-use consent in the General Coastal Zone to construct a number of structures (being principally a shed and a Lookout structure). The location of Kingfish Lodge and the individual Sites is shown on Figures 1 and 2 (contained in Appendix 1). The proposal is illustrated on Figures 3a – f.

Whilst Kingfish Lodge is located within Lot 1 DP 198828, the two proposed sites are located on the neighbouring property which – identified as Part Kahikatoa Block – surrounds Lot 1 DP 198828 on three sides. In the Operative District Plan the property is zoned General Coastal and is partially overlain by an Outstanding Landscape (although this does not affect the proposed Sites).

Under the Proposed Far North Plan the property is zoned Rural Production, is located within the Coastal Environment and is partially overlain by a High Natural Character Area, and an Outstanding Landscape.

The application have been assessed as a Restricted Discretionary Activity under the Operative District Plan (visual amenity) and Permitted under the Proposed Far North District Plan.

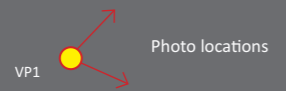
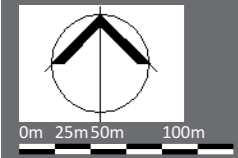
It is the opinion of the author that the resulting landscape and natural character effect of the proposal will be low. The proposal will not adversely affect the values of the High Natural Character Area. The potential adverse visual amenity effect will be (at most) low for all individuals.

The proposal will be consistent with the provisions of the statutory instruments where they apply to the scope of this report, and the proposal is considered to be appropriate from a landscape and visual perspective.

Simon Cocker




## APPENDIX 1: Figures



**KINGFISH LODGE, WHANGAROA HARBOUR**  
 Proposed Lookout and Shed  
 Landscape Assessment  
 FIGURE 1: The context of the Site



VP1  Photo locations

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Landscape Assessment  
FIGURE 2a: The Site and locations of proposed structures



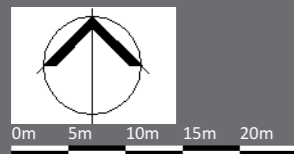


**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Landscape Assessment

FIGURE 2b: The Site and locations of proposed structures

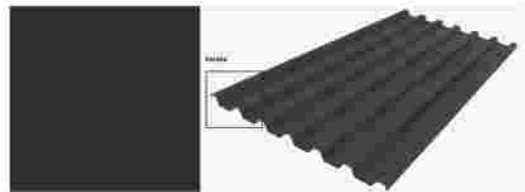
nd address, title or legal description



**KINGFISH LODGE, WHANGAROA HARBOUR**  
Proposed Lookout and Shed  
Landscape Assessment  
FIGURE 3a: The context of the Site (shed)



IMPLEMENT SHED	
BUILDING AREA	158.5 m <sup>2</sup>
ROOF AREA	164.3 m <sup>2</sup>



CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA



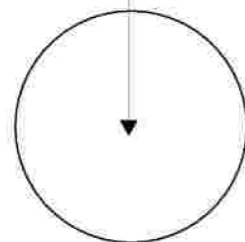
CF09 - SOLAR PANELS

CF09 - SOLAR PANELS, SIZE AND NUMBER TBD

CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 CLADDING

ALL SPOUTING, FLASHING AND EXTERNAL JOINERY TO BE PAINT MACHED TO CLADDING IN COLOURSTEEL KARAKA

10,000L, ABOVE GROUND WATER TANK - KARAKA FINISH



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IMPLEMENT SHED ROOF PLAN

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131 Victoria Street  
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CHRISTCHURCH  
New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
info@maparchitects.co.nz  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

## KINGFISH LODGE, WHANGAROA HARBOUR Proposed Lookout and Shed Landscape Assessment FIGURE 3c: The proposal (shed)

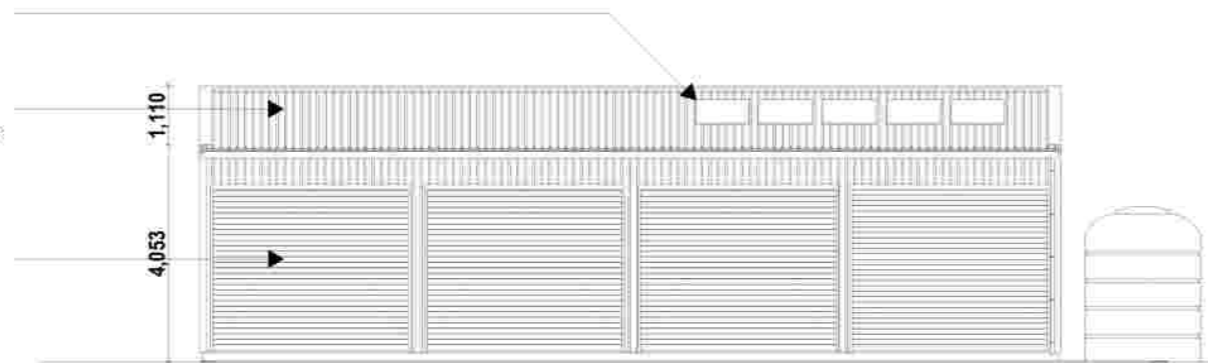
PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS: DATE: REV  
RESOURCE CONSENT ISSUE 2026/03/18 01

SOLAR PANELS, SIZE AND NUMBER TBC

CF08 - VERTICAL 0.4  
COLORSTEEL MAXX  
DIAMOND BB 900 ROOFING

CF08 - ROLLER DOOR



1 NORTH - ELEVATION  
SCALE 1:100



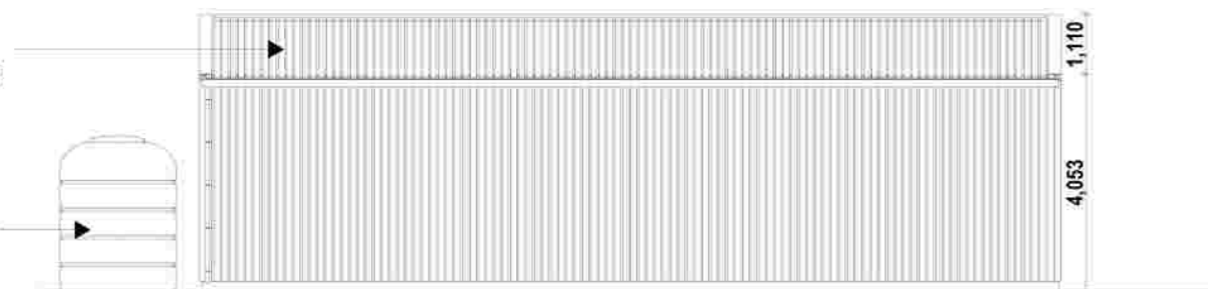
2 EAST - ELEVATION  
SCALE 1:100

CF08 - VERTICAL 0.4  
COLORSTEEL MAXX  
DIAMOND BB 900 CLADDING

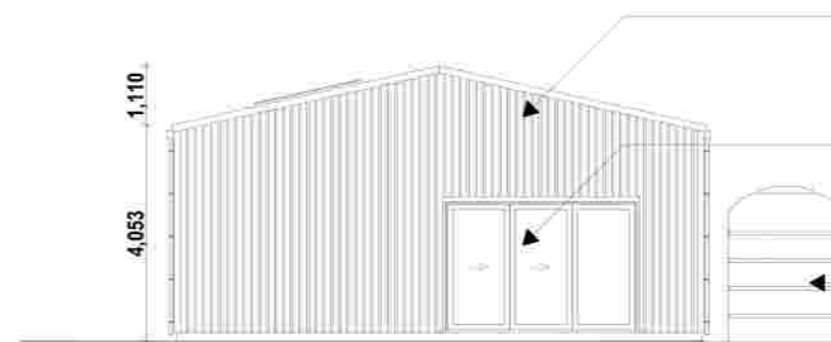
CF08 - ALL SPOUTING,  
FLASHING AND EXTERNAL  
JOINERY TO BE PAINT  
MATCHED TO CLADDING

CF08 - VERTICAL 0.4  
COLORSTEEL MAXX  
DIAMOND BB 900 ROOFING

10,000L, ABOVE GROUND  
WATER TANK - KARAKA  
FINISH



3 SOUTH - ELEVATION  
SCALE 1:100



4 WEST - ELEVATION  
SCALE 1:100

CF08 - VERTICAL 0.4  
COLORSTEEL MAXX  
DIAMOND BB 900 CLADDING

CF03 - GLASS SLIDER WITH  
FRAME POWDERCOAT TO  
MATCH CLADDING

10,000L, ABOVE GROUND  
WATER TANK - KARAKA  
FINISH

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### IMPLEMENT SHED ELEVATIONS

SCALE: 1:100 @ A2

DATE: 18/03/2026

PROJECT No: 9###

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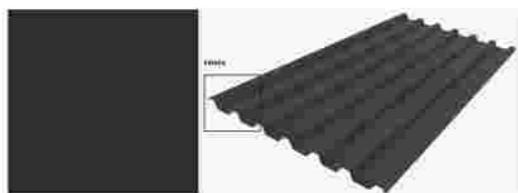
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PO Box 687  
CHRISTCHURCH  
New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
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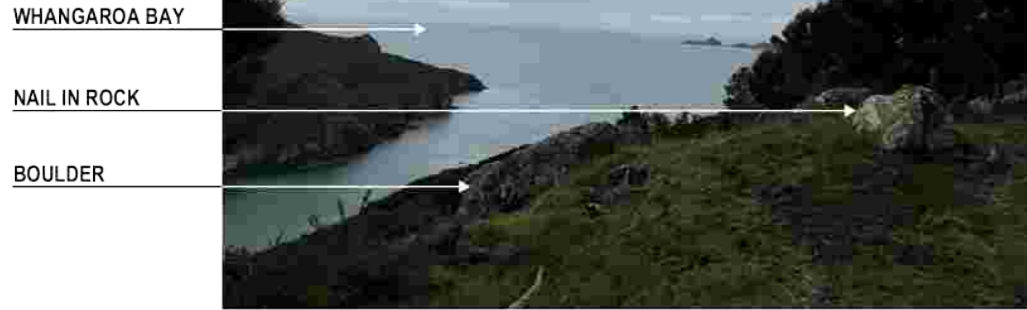


CF03 - 38MM GLASS WITH LOW  
IRON, LOW E FINISH -  
REFLECTANCE 13.4%



CF08 - DIAMOND BB900 CLADDING  
& ROOFING - FINISHED IN  
COLOURSTEEL KARAKA

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
 Landscape Assessment  
 FIGURE 3d: The proposal (Lookout)



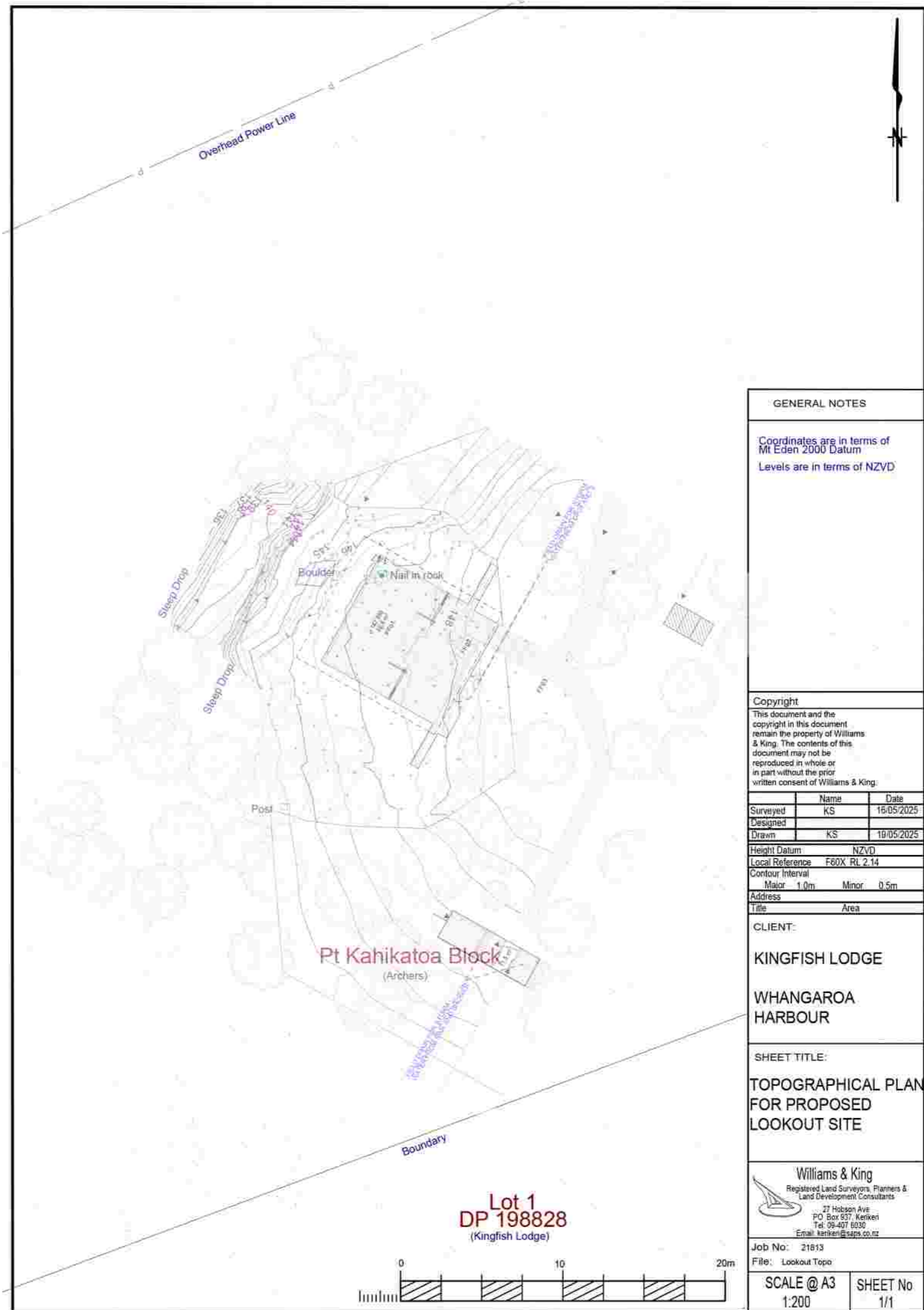
NORTH ASPECT FROM LOOKOUT



WEST ASPECT FROM LOOKOUT



SOUTH WEST ASPECT FROM LOOKOUT



**GENERAL NOTES**

Coordinates are in terms of Mt Eden 2000 Datum  
 Levels are in terms of NZVD

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	Name	Date
Surveyed	KS	16/05/2025
Designed		
Drawn	KS	10/05/2025

Height Datum	NZVD	
Local Reference	F80X RL 2.14	
Contour Interval	Major	Minor
	1.0m	0.5m
Address		
Title	Area	

**CLIENT:**  
 KINGFISH LODGE  
 WHANGAROA HARBOUR

**SHEET TITLE:**  
 TOPOGRAPHICAL PLAN FOR PROPOSED LOOKOUT SITE

**Williams & King**  
 Registered Land Surveyors, Planners & Land Development Consultants  
 47 Hobson Ave  
 PO Box 667, Kerikeri  
 Tel: 98-497 6830  
 Email: kerikeri@wsk.co.nz

Job No: 21813  
 File: Lookout Topo

<b>SCALE @ A3</b>	<b>SHEET No</b>
1:200	1/1

**KINGFISH LODGE  
 LOOKOUT  
 WHANGAROA HARBOUR**

**PROJECT CONTROL GROUP**  
 CLIENT - CLIENT  
 PROJECT MANAGEMENT - TBO  
 STRUCTURAL & CIVIL ENGINEER - TBO  
**CONTRACT TEAM**  
 MAIN CONTRACTOR - TBO

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026.03.18	01

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**LOOKOUT SITE PHOTOS + SURVEY**  
 SCALE: @ A2  
 DATE: 18/03/2026  
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 131 Victoria Street  
 PO Box 667  
 CHRISTCHURCH  
 New Zealand  
 p: +64 3 962 6530  
 f: +64 3 962 6541  
 office@maparchitects.co.nz  
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

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CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

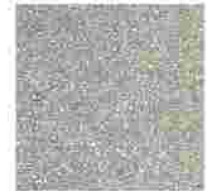
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RESOURCE CONSENT ISSUE 2026 03 18 01

## KINGFISH LODGE, WHANGAROA HARBOUR Proposed Lookout and Shed Landscape Assessment FIGURE 3e: The proposal (Lookout)

LOOKOUT	
ENCLOSURE AREA	36.1 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	66.8 m <sup>2</sup>
WC + STORE	
ENCLOSURE AREA	13.0 m <sup>2</sup>
ROOF AREA	13.0 m <sup>2</sup>
IMPERVIOUS AREA	13.0 m <sup>2</sup>



FF01 - IRREGULAR PATTERN PAVING



FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



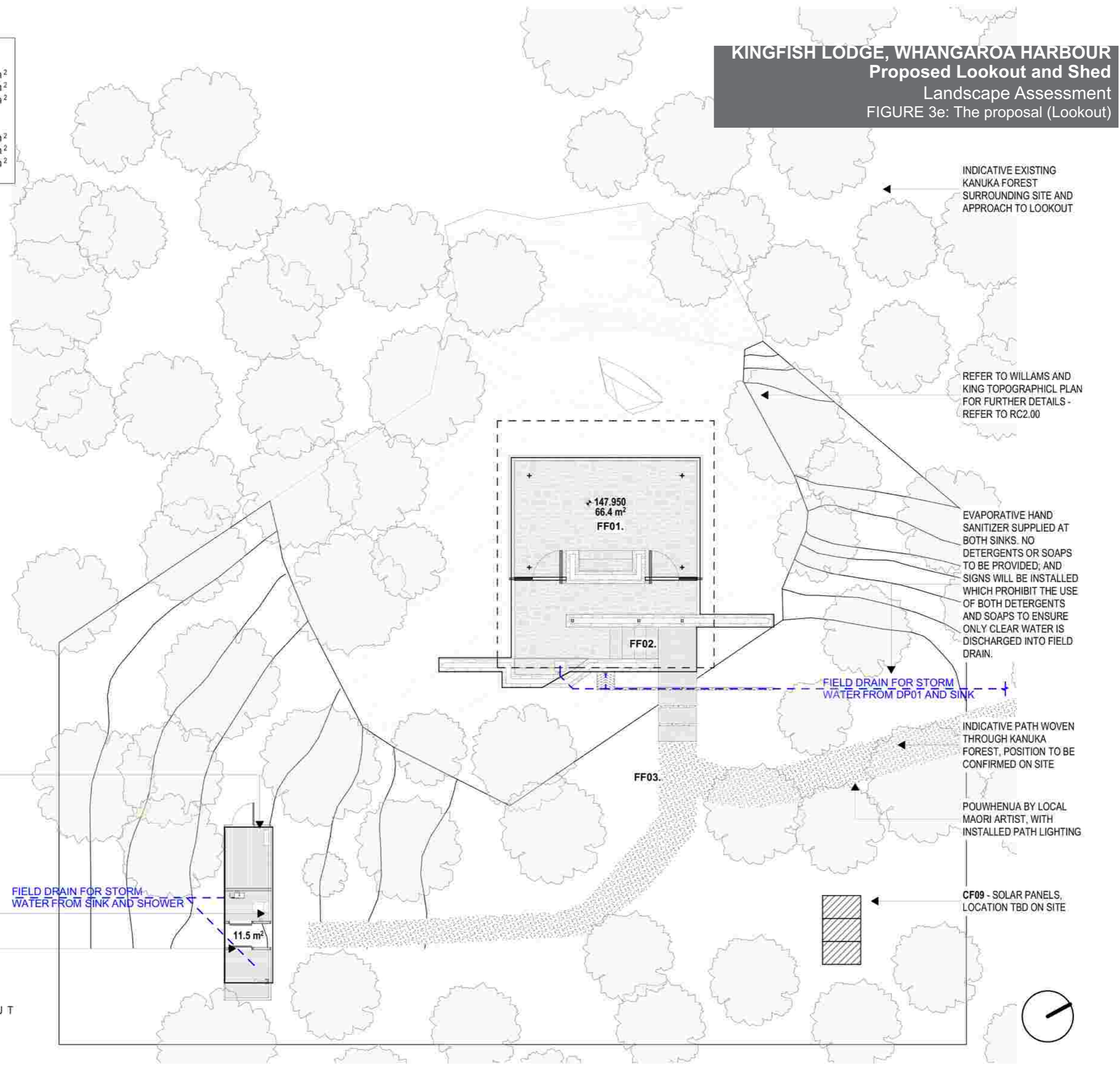
FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF09 - SOLAR PANELS

PROPOSED STORE+WC LOCATION BEYOND EXTENT OF WILLAMS AND KING SURVEY, FFL AND FINAL POSITION TO BE CONFIRMED ON-SITE

CASSETTE TOILET - WITH INBUILT REMOVABLE CAPSULE WASTE.  
REFER TO A2.10 & A2.11 FOR FURTHER DETAILS



LOOKOUT SITE PLAN  
SCALE: 1:100 @ A2  
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PROJECT No: 9###

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New Zealand  
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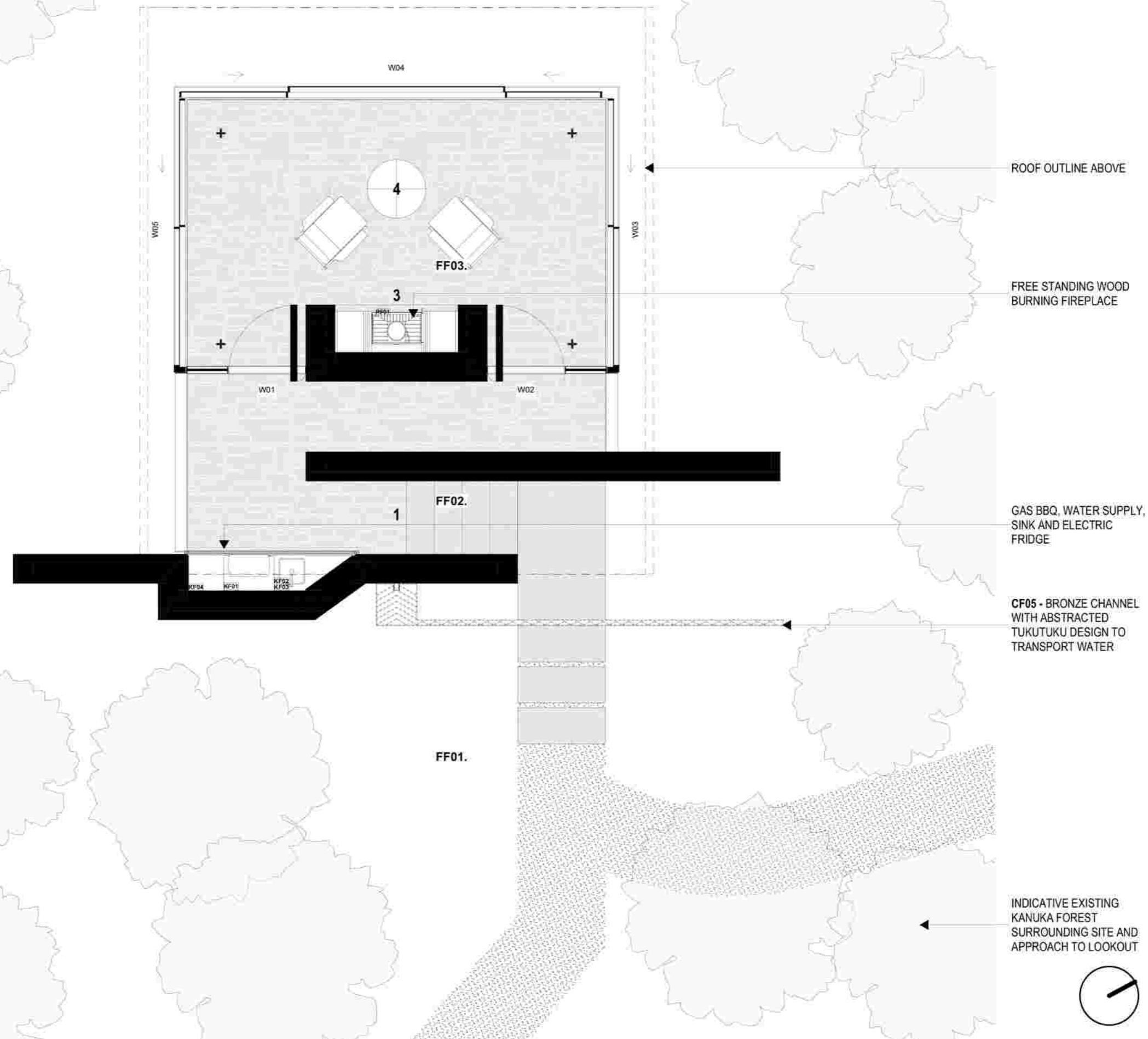
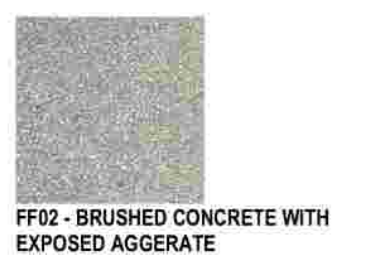
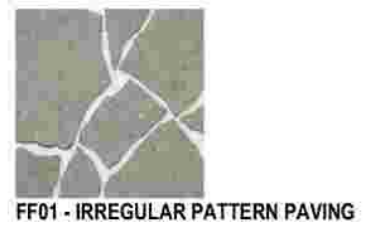
# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

## KINGFISH LODGE, WHANGAROA HARBOUR Proposed Lookout and Shed Landscape Assessment FIGURE 3f: The proposal (Lookout)

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS      DATE: REV  
RESOURCE CONSENT ISSUE      2026 03 18      01

LOOKOUT	
BUILDING AREA	65.4 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	94.8 m <sup>2</sup>
WC + STORE	
BUILDING AREA	11.5 m <sup>2</sup>
ROOF AREA	13.2 m <sup>2</sup>
IMPERVIOUS AREA	13.2 m <sup>2</sup>



ROOF OUTLINE ABOVE

FREE STANDING WOOD BURNING FIREPLACE

GAS BBQ, WATER SUPPLY, SINK AND ELECTRIC FRIDGE

CF05 - BRONZE CHANNEL WITH ABSTRACTED TUKUTUKU DESIGN TO TRANSPORT WATER

INDICATIVE EXISTING KANUKA FOREST SURROUNDING SITE AND APPROACH TO LOOKOUT

1 GROUND FLOOR - PLAN  
SCALE 1:50

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LOOKOUT FLOOR PLAN  
SCALE: 1:50 @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

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CHRISTCHURCH  
New Zealand  
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f: +64 3 962 6541  
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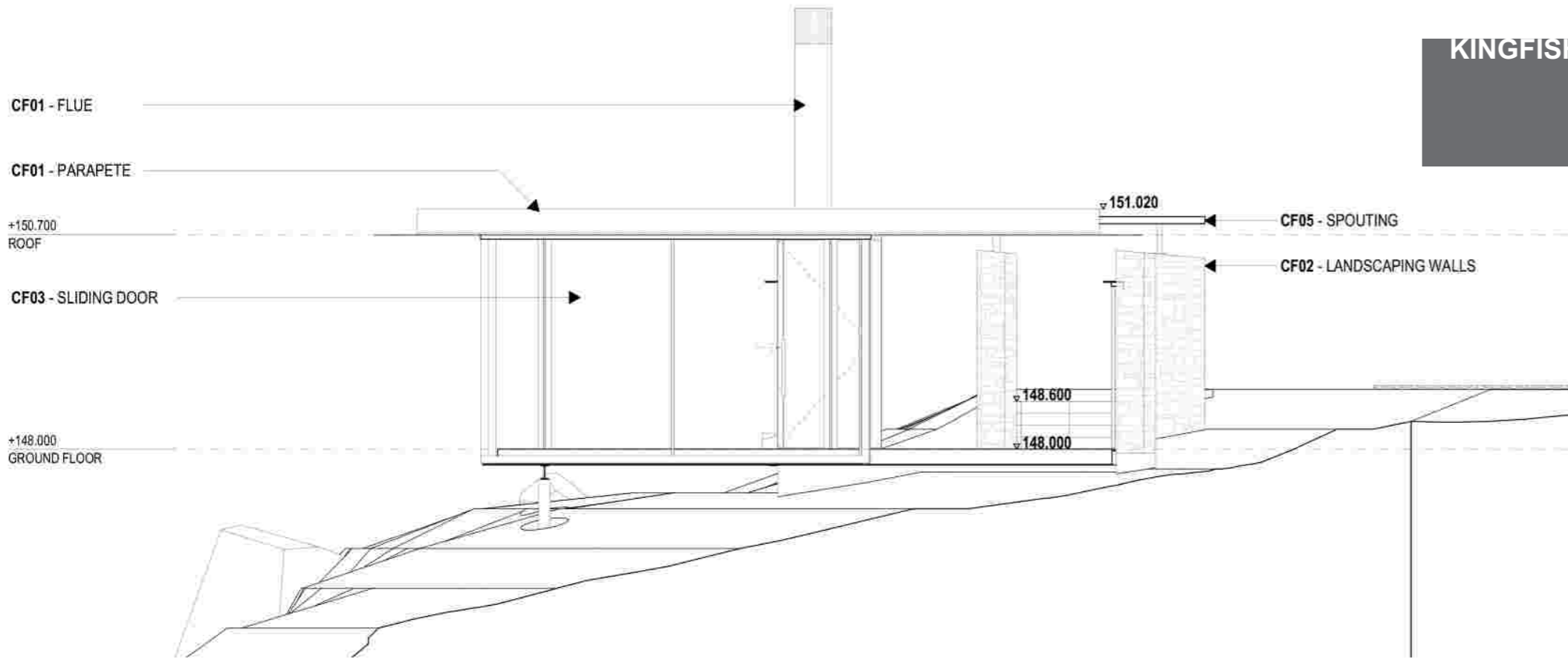
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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

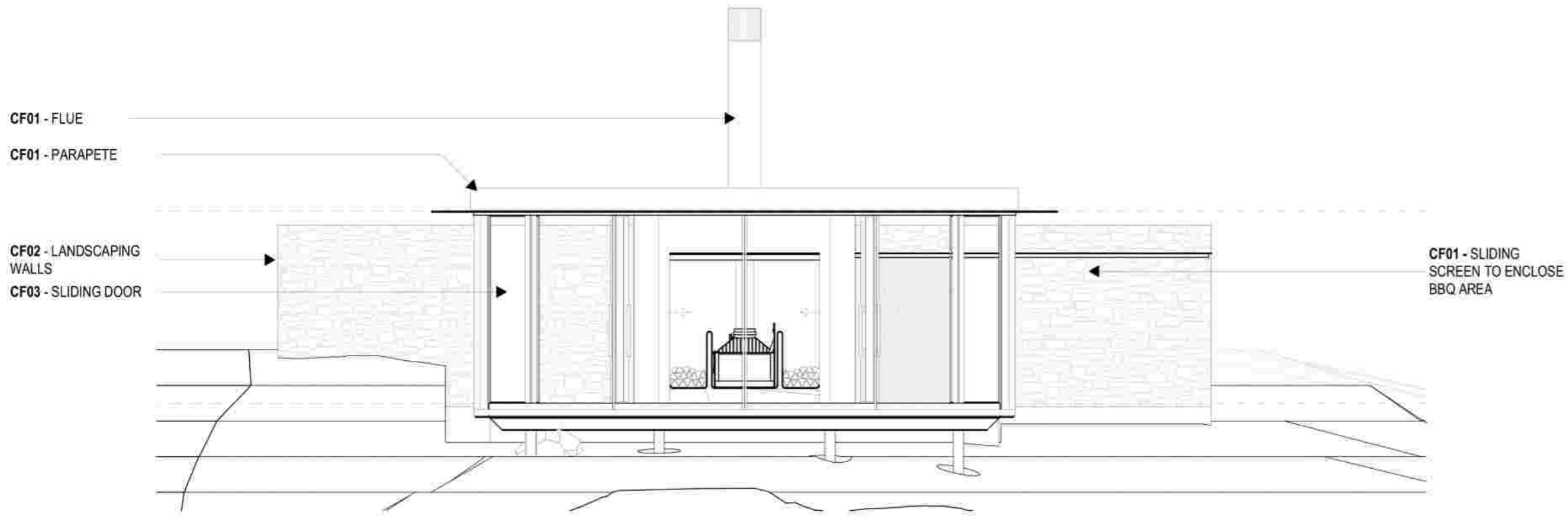
## KINGFISH LODGE, WHANGAROA HARBOUR Proposed Lookout and Shed Landscape Assessment FIGURE 3g: The proposal (Lookout)

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS: DATE: REV:  
RESOURCE CONSENT ISSUE 2026/03/18 01



3 SOUTH - ELEVATION  
SCALE 1:50



4 WEST - ELEVATION  
SCALE 1:50



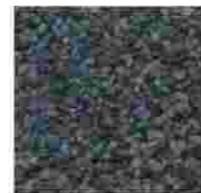
CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



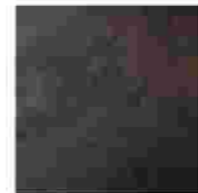
CF02 - LOCALLY SOURCED BASALT STONE



CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%



CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL

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### LOOKOUT ELEVATIONS S + W

SCALE: 1:50 @ A2

DATE: 18/03/2026

PROJECT No: 9###

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CHRISTCHURCH  
New Zealand  
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f: +64 3 962 6541  
office@maparchitects.co.nz  
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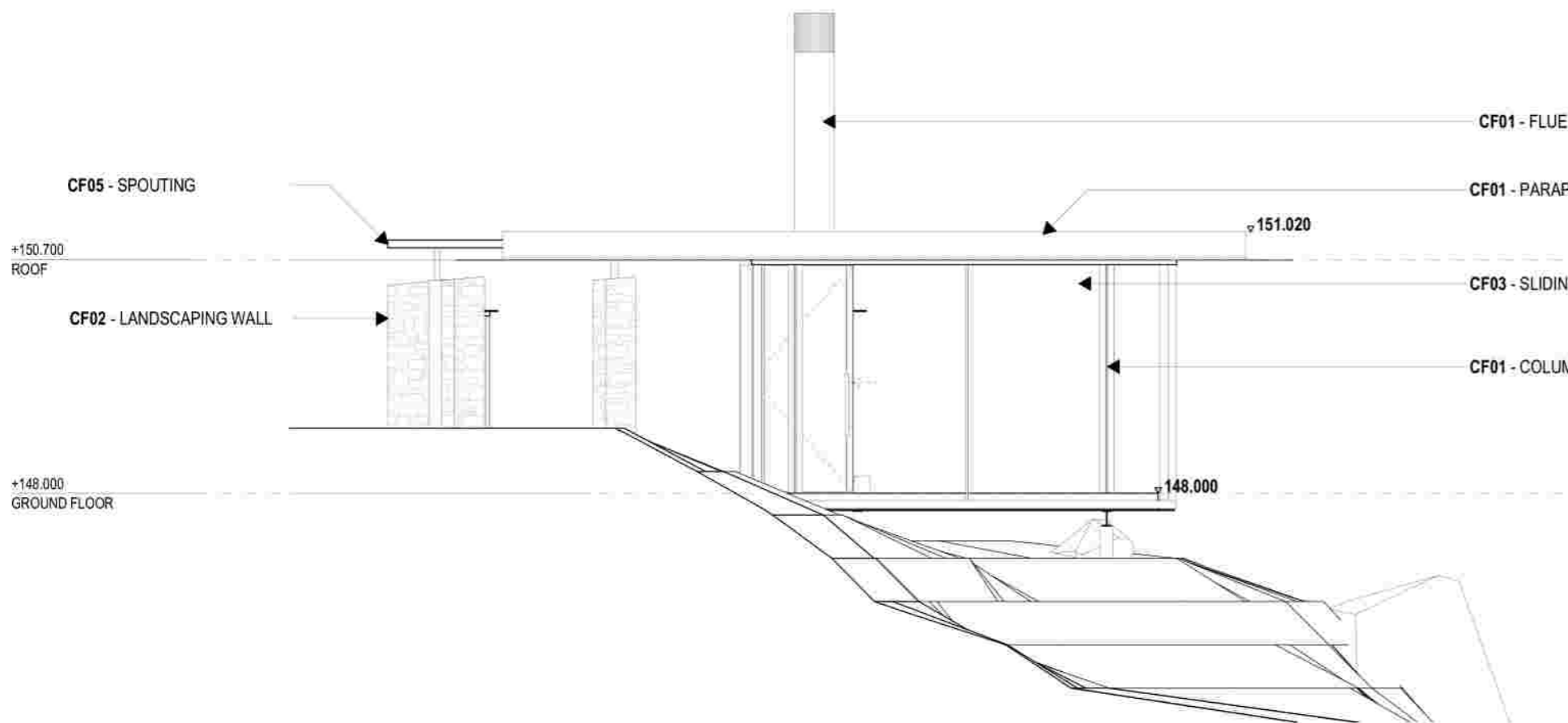
DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

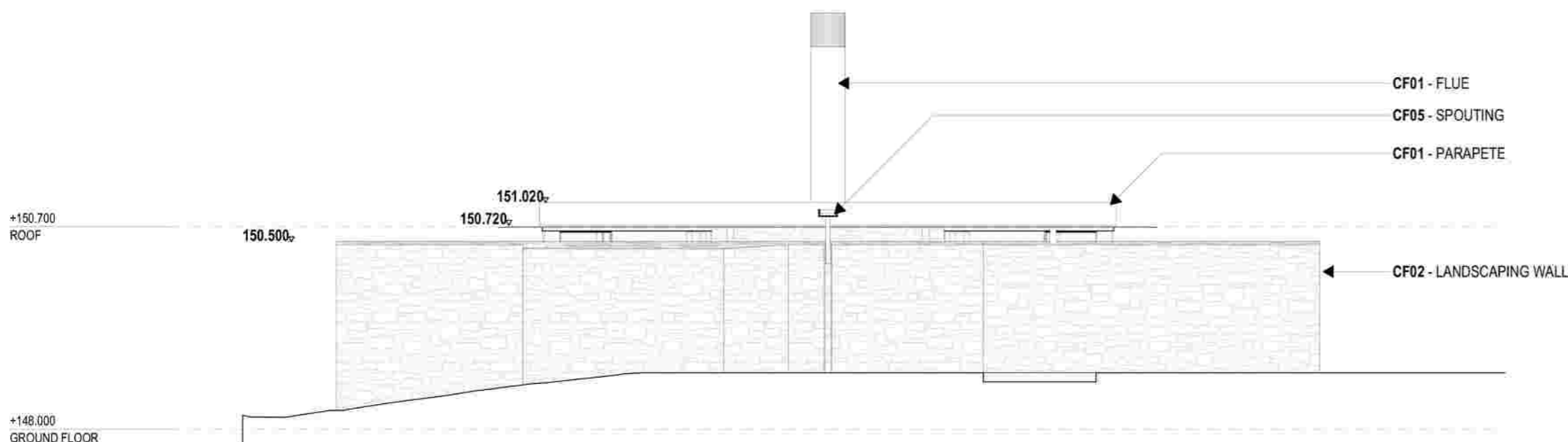
## KINGFISH LODGE, WHANGAROA HARBOUR Proposed Lookout and Shed Landscape Assessment FIGURE 3h: The proposal (Lookout)

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS: DATE: REV  
RESOURCE CONSENT ISSUE 2026/03/18 01



1 NORTH - ELEVATION  
SCALE 1:50



2 EAST - ELEVATION  
SCALE 1:50



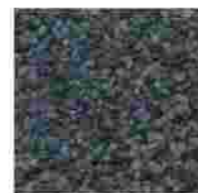
CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



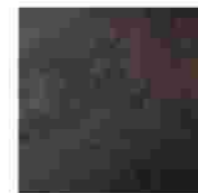
CF02 - LOCALLY SOURCED BASALT STONE



CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%



CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### LOOKOUT ELEVATIONS N + E

SCALE: 1:50 @ A2

DATE: 18/03/2026

PROJECT No: 9###

## RC1.24 rev 01

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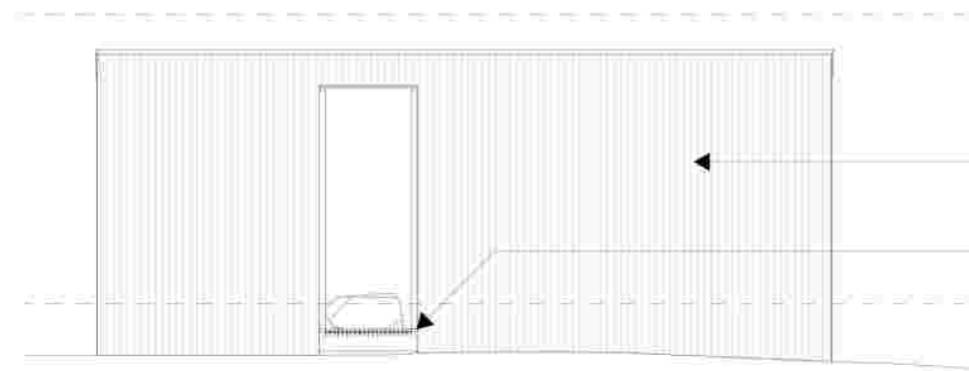
131 Victoria Street  
PO Box 687  
CHRISTCHURCH  
New Zealand  
p: +64 3 962 6330  
f: +64 3 962 6341  
office@maparchitects.co.nz  
www.maparchitects.co.nz

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

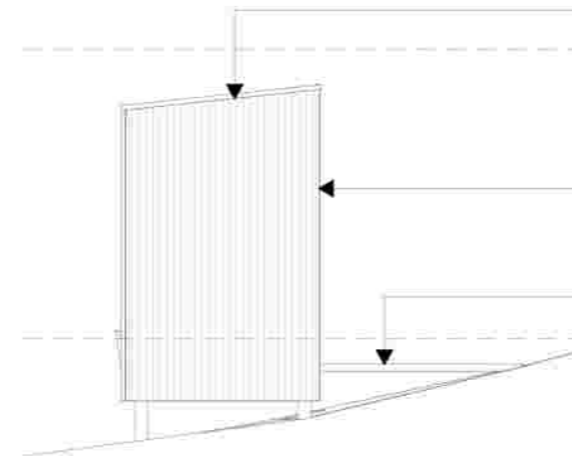
PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS: DATE: REV  
RESOURCE CONSENT ISSUE 2026.03.18. 01



CF06 - CLADDING: CORRUGATED IRON WITH GALVANISED FINISH  
FF04 - GALVANISED STEEL WEBFORGE OPEN GRATE WALK WAY

**NORTH - ELEVATION**  
SCALE 1:50

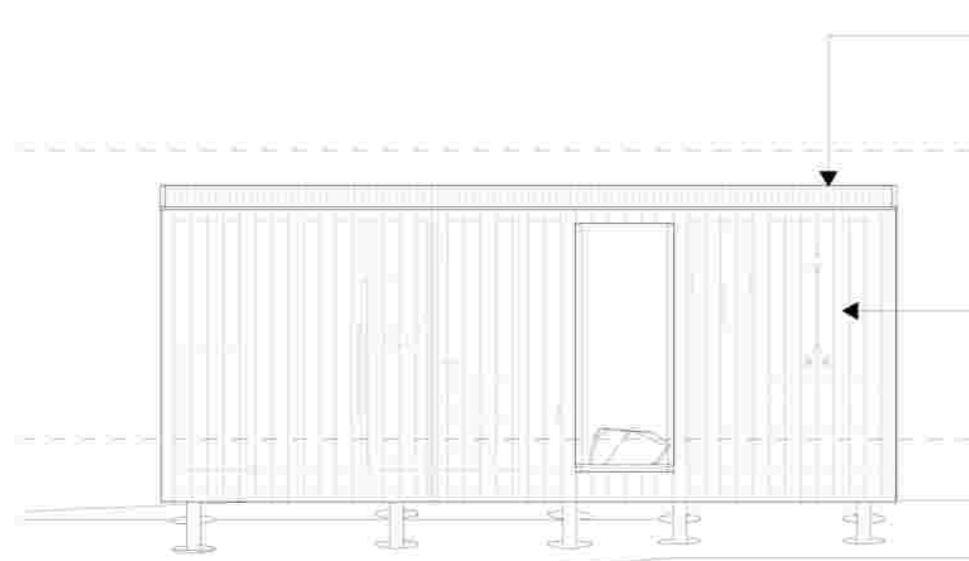


CF06 - ROOFING: CORRUGATED IRON WITH GALVANISED FINISH

CF06 - CLADDING: CORRUGATED IRON WITH GALVANISED FINISH

FF04 - GALVANISED STEEL WEBFORGE OPEN GRATE WALK WAY

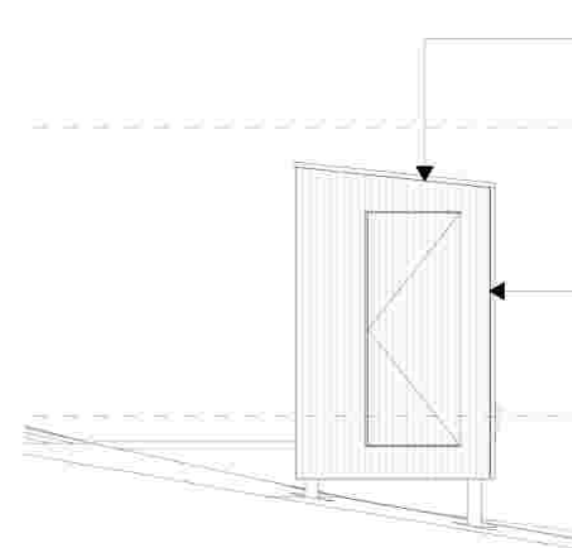
**EAST - ELEVATION**  
SCALE 1:50



CF06 - ROOFING: CORRUGATED IRON WITH GALVANISED FINISH

CF07 - SEMI TRANSLUCENT POLYCARBONATE CLADDING

**SOUTH - ELEVATION**  
SCALE 1:50



CF06 - ROOFING: CORRUGATED IRON WITH GALVANISED FINISH

CF06 - CLADDING: CORRUGATED IRON WITH GALVANISED FINISH

**WEST - ELEVATION**  
SCALE 1:50



CF06 - CORRUGATED IRON WITH GALVANISED FINISH



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL



FF04 - GALVANISED STEEL WEBFORGE OPEN GRATE WALK WAY

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## WC + SHOWER + STORE ELEVATIONS

SCALE: @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

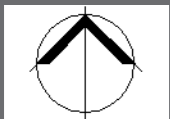
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+MAP Architects (2016) Ltd.

111 Victoria Street  
PO Box 687  
CHRISTCHURCH  
New Zealand  
p: +64 3 962 6530  
f: +64 3 962 6541  
office@maparchitects.co.nz  
www.maparchitects.co.nz

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Exit viewshed  
2019  
10:18:29 am 3:59:12 pm



**KINGFISH LODGE, WHANGAROA HARBOUR**  
Proposed Lookout and Shed

Landscape Assessment

FIGURE 4a: Viewshed analysis (Ground): Lookout



Exit viewshed  
2019  
10:18:29 am 3:59:12 pm

Pizz' Amore

Duke's Nose

Lookout

Shed

Butterfly Bay

Tauranga Bay Ho

Dukes Nose Campsite



**KINGFISH LODGE, WHANGAROA HARBOUR**  
Proposed Lookout and Shed

Landscape Assessment

FIGURE 4b: Viewshed analysis (Ground): Shed





Photo 1: View north west from shed building site along ridge crest

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 2: View east to shed building site

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 3: View north east across shed building site

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 4: View from west of shed building site to the west along ridge crest

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 5: Vegetation in vicinity of Lookout structure

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 6: View north west to proposed Lookout structure location

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 7: View west to proposed Lookout structure location

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Photo 8: View north from Otakiri (St Pauls Rock)

Photo date - 22 January 2022

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 9: View east from Otakiri (St Pauls Rock) to Waitapu Bay

Photo date - 22 January 2022

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)



Lookout site

Shed site



Photo 10: View to Lodge from Harbour (S35°00'30.1" E173°44'31.9")

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 11: View from Lookout site to west

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Photo 12: View from Lookout site to north west

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





Lookout site

Photo 13 View to Lookout site from the Harbour (S35°00'08.2 E173°45'31"5)

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos





Lookout site

Photo 14 View to Lookout site from the Harbour (S35°00'22.3" E173°45'30.4)

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**

Photos

(Photographs taken with digital equivalent of 50mm focal length unless otherwise specified)





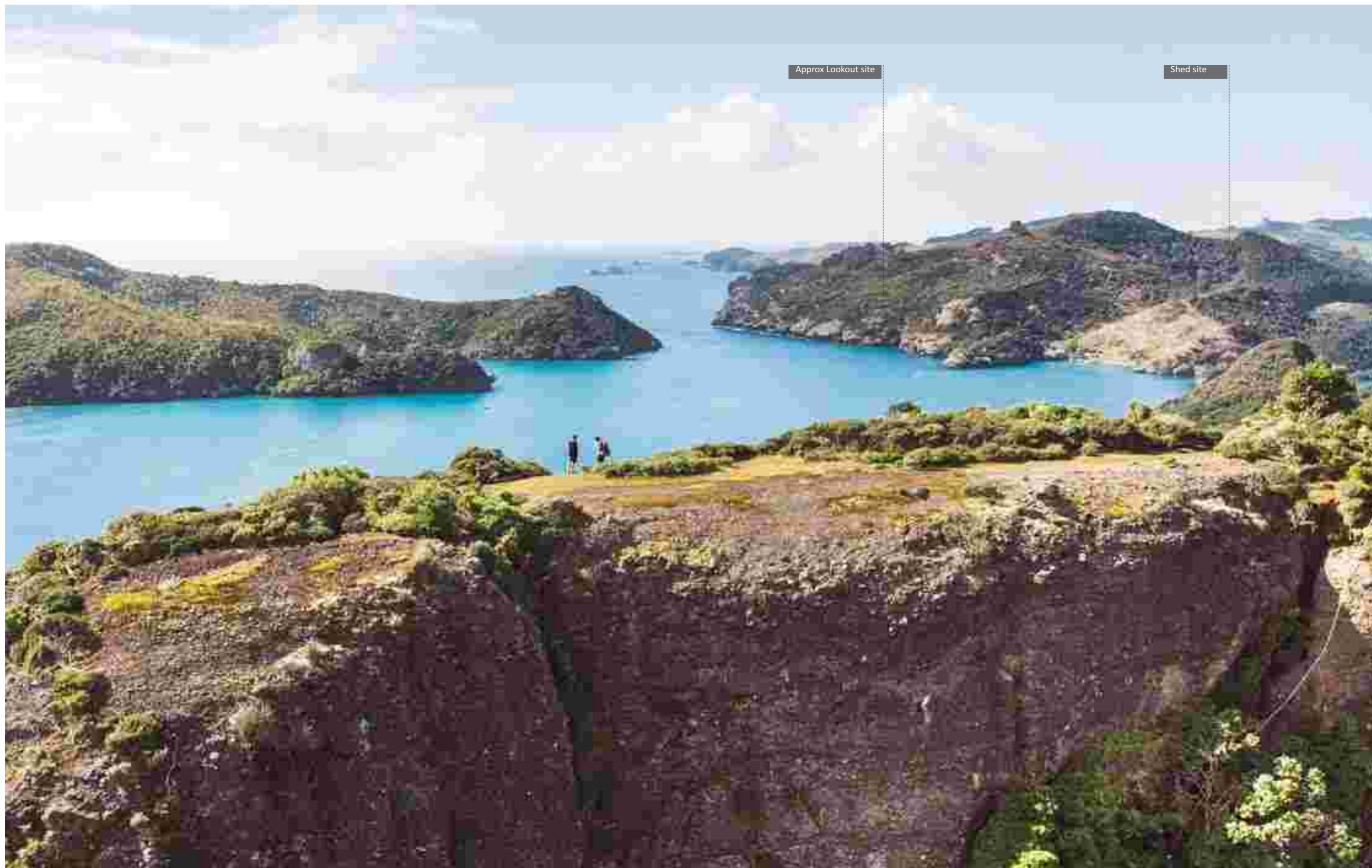
Lookout site

Photo 15 View to Lookout site from the Harbour (S35°00'32"7E 173°45'20"6)

Photo date - 26 February 2026

**KINGFISH LODGE, WHANGAROA HARBOUR**  
**Proposed Lookout and Shed**  
Photos





Approx Lookout site

Shed site

Photo 16 View to north from Dukes Nose / Kairaara, with Kingfish Lodge to right of frame

**KINGFISH LODGE, WHANGAROA HARBOUR**  
Proposed Lookout and Shed  
Photos

Photo date - 2018 [photo sourced from [https://www.youtube.com/watch%3Fv%3DcKrQ0kgEMGU&ved=2ahUKEwjc\\_Lq-iICTaxVYT2wGHXpu0tEQh-wKegQIORAF&usg=AOvVaw2avSzeRWvjNPeodTw37avl](https://www.youtube.com/watch%3Fv%3DcKrQ0kgEMGU&ved=2ahUKEwjc_Lq-iICTaxVYT2wGHXpu0tEQh-wKegQIORAF&usg=AOvVaw2avSzeRWvjNPeodTw37avl)]

## **APPENDIX 2: Landscape and Visual Effects Assessment Methodology**

## Landscape Effects Assessment Method

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of *'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and,*
- *The significance of effect.*

### *The Existing Landscape*

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the Project alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the visual catchment and viewing audience relating to the Project including key representative public views. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

**Physical** –relevant natural and human features and processes;

**Perceptual** –direct human sensory experience and its broader interpretation; and

**Associative** – intangible meanings and associations that influence how places are perceived.

### *Engagement with tāngata whenua*

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

### *Statutory and Non-Statutory Provisions*

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

### *The Nature of Effect*

The nature of effect assesses the outcome of the Project within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when

assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

### *The Level of Effect*

Where the nature of effect is assessed as 'adverse', the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from very low to very high consistent with Te Tangi a te Manu Guidelines and reproduced below.



### *Landscape Effects*

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

### *Visual Effects*

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the Project may occur requires an identification of the area from where the Project may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

### *Zone of Theoretical Visibility*

As an initial step in the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken of the site in its context to determine the likely extent of visibility in the wider landscape. ZTV mapping represents the area that a development may theoretically be seen - that is, it may not actually be visible in reality due to localised screening from intervening vegetation, buildings or other structures. In addition, ZTV mapping does not convey the nature or magnitude of visual impacts, for example whether visibility will result in positive or negative effects and whether these will be significant.

Following the ZTV analysis, field work is used to determine the actual extent of visibility of the site, including the selection of representative viewpoints from public areas. This stage is also used to identify the potential 'viewing audience' e.g. residential, visitors, recreation users, and other groups of viewers who can see the site. During fieldwork, photographs are taken to represent views from available viewing audiences.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and Project. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this.

Where appropriate, key representative viewpoints should be agreed with the relevant local authority.



## APPENDIX 3: RPS ONL worksheet

# Northland Regional Landscape Assessment Worksheet

	Unit name – <b>WHANGAROA HARBOUR HEADLANDS</b>
DESCRIPTION AND CHARACTERISATION	
Component	Comment
<b>Land Types</b> (refer to list overleaf) Coastal cliffs / escarpment Reefs and islands	A pair of bold headlands that are coupled with rugged rocky cliffs to enframe the entrance to Whangaroa Harbour.
<b>Geology</b> (including geopreservation sites)	<p>Coastal cliffs of Tupou Complex greywacke to the north of the harbour mouth and Whangaroa Group andesitic breccia to the south.</p> <p>NZ Geopres Inventory: Whangaroa North Head ring plain deposits – best exposures of Miocene ring plain deposits in northern New Zealand, including several paleogullies and their walls. Runs 1.5km to west from Whangaroa mouth's northern headland.</p> <p>Taupo Bay ring plain deposits – best example of easily accessible exposures of laharcic ring plain breccias. Found in cliffs and intertidal zone at southern end of Taupo Bay.</p> <p>Jellicoe Cave – a 50m long narrow sea cave that passes through a small point to the seaward side of Whangaroa North Head. Named after Lord Jellicoe who holidayed in the area.</p> <p>Tauranga Bay channelised flow - a geopreservation site of regional importance, is exposed in the cliffs behind the Tauranga Bay campground.</p>
<b>Soil Types</b>	Huia steepland soils, stony silt loam, and Bream clay loam.
<b>Ecology</b> (including protected vegetation / features, PNAP Level 1 and 2 sites)	<p>Taupo Bay cliffs have manuka 2–4 metres tall with frequent pohutukawa and occasional kohekohe, <i>Astelia banksii</i>, kawakawa, and tutu. Remnant of uncommon coastal vegetation, including a species of local distribution (<i>Fuschia procumbens</i>).</p> <p>Heading towards Whangaroa North Head this merges to low manuka–kanuka shrubland, occurs on coastal cliffs with locally frequent mamangi, flax, rengarenga lily and <i>Astelia</i>. Karaka, pohutukawa, puriri and kowhai occur occasionally. This is part of the the larger North Whangaroa ecological area that has a high level of significance and is described more fully in the worksheet for the Manganui Forest range and Pekapeka Bay ONL.</p> <p>The southern head cliffines are characterised by Manuka shrubland on coastal hillslopes, <i>Astelia</i>–rengarenga lily on coastal cliffs, and pohutukawa treeland in coastal gullies. Coastal shrubland is now uncommon in the ecological district. Habitat for a plant species of local distribution (<i>Fuschia procumbens</i>).</p>
<b>Archaeological sites</b>	None identified on this paired portion of coast.
<b>Heritage Landscapes</b>	Relationship with Lord Jellicoe.

## Landscape characterisation

(including the identification of any specific characteristics)

A system of substantial rocky cliffs and bluffs that define either side of the Whangaroa Harbour mouth. It is not until approaching vessels are relatively close that the entrance to the harbour becomes clear between these landforms. False Head to the north is testament to this ambiguity. The cliffs therefore appear to act as an imposing guarding structure to the sheltered waters of the harbour within.

The vegetation patterns and landcover of the northern half of the unit is highly intact, whereas the cover of the southern portion is more fragment and there are a couple of buildings evident. Within the scale of the setting and magnitude of the geology of the entrance however, those intrusions are relatively minor and the unit presents a strong level of natural character.

Interaction with the sea is an essential part of this area's landscape character. The battering inflicted by large seas is evident in the exposed rock faces and restrained distribution of vegetation on the outer faces. This contrasts with the more placid nature – despite tidal flows – of the water in the harbour mouth, which in turn transitions to the greater shelter afforded by the protected harbour.

Closely related to the “Manganui Forest range and Pekapeka Bay” outstanding landscape that adjoins the northern part of this harbour mouth landscape.

## EVALUATION

Criteria	Rank	Comment
<b>Natural Science Factors</b>		
<b>Representativeness</b> Natural landscapes are clearly characteristic of the area, district or region. The key components of the landscape will be present in a way that defines the character of the place and distills its character and essence. Endemic associations.	5	Intrinsically linked to the mouth of Whangaroa Harbour, expressed through the hard geology of the location. Indigenous vegetation patterns, particularly on the northern headland, reinforce the structural component created by the exposed parent material.
<b>Rarity</b> Natural features are unique or rare in the region or nationally, and few comparable examples exist.	4	Whilst coastal bluffs, cliffs and scarps are not uncommon around the Northland coast, the assemblage of this area and its relationship to the harbour within, makes it an unusually and rare coastal landscape.
<b>Aesthetic Values</b>		
<b>Coherence</b> The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.	4	Very coherent, as a result of a consistency of exposed rock, patterns of native vegetation cover and lack of unnatural disruption within the ONL
<b>Diversity &amp; Complexity</b> The elements contributing to overall landscape character are diverse and complex (particularly in ecological terms) without creating disharmony.	4	A complex and varied coastline. Bold and simple from a distance, but greater subtle complexity arises from closer inspection, arising from the form and texture of the weatherworn rock, alignment of the coast and natural vegetation composition and pattern.
<b>Vividness</b> Natural features and landscape are widely recognized across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities.	4	Quite strongly vivid and expressive. Likely to be very memorable amongst mariners who use the harbour for fishing bases, shelter and a home base.
<b>Naturalness</b> How affected by human activity is the landscape? Does human activity intrude on the landscape? Eg. <ul style="list-style-type: none"> <li>• Presence of buildings and associated built development.</li> </ul>	4	Some influence from occasional houses sited on the apex of the southern headland spurt, along with grazed pasture in that area (all of which is outside of the ONL). Areas closer to the water and on the northern head are more natural, with natural rock formations and vegetation in an intact state.

<ul style="list-style-type: none"> <li>• Presence of infrastructure services.</li> <li>• Extent of indigenous forest cover.</li> <li>• Homogeneity of exotic vegetation.</li> <li>• Presence / extent of modified agricultural land use.</li> <li>• Strength of natural processes / ecological patterns.</li> <li>• Unmodified and legible physical relief and landform.</li> <li>• Presence of water.</li> </ul>		
<p><b>Intactness</b></p> <p>Natural systems are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation, visually intact and highly aesthetic natural landscapes.</p>	4	Generally very intact – due to reserve status and lack of accessibility
<p><b>Experiential Values</b></p>		
<p><b>Expressiveness</b></p> <p>The 'legibility' of the landscape. Natural features clearly demonstrate the natural processes that formed them.</p>	5	Highly expressive and dramatic. Acts as a barrier gateway when accessing or leaving the Whangaroa Harbour.
<p><b>Sensory qualities</b></p> <p>(These are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore).</p>	5	Brings a strong sense of being highly influenced by the sea and its forces. Clear water and dark colouring contrasts with the more turbid estuarine waters with their pale colour.
<p><b>Transient Values</b></p> <p>The consistent and repeated occurrence of transient features that contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution that these make to the landscape.</p>	5	Highly responsive to early morning light picking out these cliffs and to the varied sea conditions experienced here,
<p><b>Remoteness / Wildness</b></p> <p>Does the landscape display a wilderness character, remote from and untouched by human presence? Eg.</p> <ul style="list-style-type: none"> <li>• Sense of remoteness</li> <li>• Accessibility</li> <li>• Distance from built development</li> </ul>	4	Whilst not far from Tauranga Bay and the more accessible inner waters of the Whangaroa Harbour, this landscape stands somewhat in isolation. It is accessible by boat only.
<p><b>Shared and recognised values</b></p> <p>Natural features and landscape are widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with, or high public esteem for the place.</p>	4	One of the Northland coastline's well know landmarks, it is likely that this landscape is recognised and valued by a large sector of the boating fraternity.
<p><b>Spiritual, cultural and historical associations</b></p> <p>Natural features and landscapes can be clearly and widely known and influenced by their connection to the spiritual, cultural and historical valued in the place and includes associative meanings and associative activities valued by the community. These can include both activities and meanings associative meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, whilst associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots.</p>	***	<p>Probable that these will be high in recognition of their role as a threshold, their durability and protecting role at the harbour mouth and all that lies within.</p> <p>Consultation was initiated during the mapping process, but has not led to any feedback within the required period.</p>

Rank scale between 1 (low) and 5 (high)

Land Types
Coastal cliffs / escarpment
Low escarpment
Bays and headlands
Beach
Dune complex
Reefs and islands
Estuarine / inlet
Open harbour
Coastal plain
Rolling hills
Steep hills; moderate to high relief
Ranges; high relief
Strongly rolling land
Low rolling land
Valley floors and flats
Plains
Volcanic cones
River mouth
Wetland
Watercourses
Lakes and water bodies

Photographs of unit









# Kingfish Lodge, Implement Shed and Lookout Archaeological Assessment

Prepared for Mike Sullivan

By Doug Gaylard (MA Hons)  
September 2025



**CONTEXT  
ARCHAEOLOGY**

4 Poronui Street  
Mount Eden  
Auckland

021 258 4699  
[www.contextarchaeology.co.nz](http://www.contextarchaeology.co.nz)  
[info@contextarchaeology.co.nz](mailto:info@contextarchaeology.co.nz)

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# Introduction

The owner of Kingfish Lodge, Whangaroa (legal description: Lot 1 DP198828), is proposing the construction of two minor structures; a implement shed and a lookout (Figure 1 – Figure 2). Detailed Plans for the implement shed and lookout are included within Appendix 2 and Appendix 3 respectively. Earthworks to create a building platforms for the proposed structures comprise:

## The Implement shed

- Excavations totalling 113.7m<sup>3</sup> in volume in order to create a suitable building platform for the implement shed

## The Lookout

- Excavations totalling 30m<sup>3</sup> in volume in order to create suitable footing for the lookout structure.
- Excavations totalling 0.4m<sup>3</sup> of excavation for a WC and storage associated with the lookout.

An archaeological and heritage impact assessment was commissioned by Mike Sullivan to establish if building platform earthworks are likely to impact archaeological or heritage values. Recommendations have been made in accordance with the statutory requirements of the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act 2014.

# Methodology

As part of this assessment the New Zealand Archaeological Association's (NZAA) site record database (ArchSite), District Plan schedules and the Heritage New Zealand Pouhere Taonga (Heritage NZ) New Zealand Heritage List/Rārangi Kōrero were searched to determine whether any archaeological sites had been recorded on or near the proposed areas of works. Relevant literature and archaeological reports were also consulted (see Bibliography). Early survey plans and aerial photographs from the area were checked for information relating to past activities or modifications.

An inspection of the building footprints of both structures was undertaken on 3 September 2025. This inspection focussed on the building footprints and their immediate surrounds. Visual inspection of the area was undertaken, in addition to randomised subsurface probing. Four test pits were opened within footprint of the proposed implement shed, while two test pits were opened within the footprint of the proposed lookout. Photographs were taken to record the immediate surrounds of both proposed structures.

## Constraints and Limitations

This report does not reflect the perspectives of the iwi concerning the importance of the place to mana whenua. The cultural significance of the place to iwi and the potential presence of wāhi tapu can only be evaluated by mana whenua.

Traditional archaeological survey methods, which rely on visual inspection and limited sub-surface testing, are not always capable of identifying all sub-surface archaeological features. Furthermore, they cannot identify wahi tapu and other sites of traditional importance to Māori, especially if these sites lack physical remains.



Figure 1. General Location of Lot 1 DP198828, Whangaroa (indicated by the white dot)

Source: Northland Regional Council Local Maps 2025



Figure 2. Detailed Location of Lot 1 DP198828, Whangaroa (indicated by the white broken line)

Source: Northland Regional Council Local Maps 2025

# Historical Background

While based on reliable documentary sources, this information should not be viewed as complete or without other context. There are a large number of iwi historically associated with the Whangaroa area and many other histories known to mana whenua.

Whangaroa Harbour sits on the northeastern coast of New Zealand's Northland Peninsula, about 40 kilometres north of Kerikeri. Around 6,000 years ago, rising sea levels flooded the river valley to form the harbour. Today, it is renowned for its dramatic volcanic cliffs, tranquil inlets, and lush native forests.

In addition to its considerable geological history, the Whangaroa Harbour is wrapped in a dense cultural history, beginning with the arrival of the Polynesian navigator and explorer Kupe, captaining the waka *Matawhaorua*, and making landfall east of the Whangaroa harbour at Te Au Kanapanapa (now named Opounui Point). Subsequent waka which travelled from Hawaiki, such as *Māhuhu*, *Riukākara*, *Māmari*, and *Mataatua*, have strong cultural connections to the Whangaroa area, with the *Māhuhu* making landfall, and the anchor stone of the *Mataatua* being within the Whangaroa Harbour itself. While the oral histories of these early voyaging waka contain some conflicts, and the preceding information provides an over-simplified history of early Polynesian voyages (as well as being outside the cultural remit, authority, and expertise, of the author), archaeological sites such as wāhi tapu, terraced gardens and pā sites – including Ohakiri/Saint Paul's Rock, which overlooks the harbour – underscore the strategic and cultural importance of the area.

The name “Whangaroa,” meaning ‘long wait,’ originates from the legend of Rauruiti and Kaimohi. According to the legend, Rauruiti stood astride the harbour mourning the absence of her husband, Kaimohi, who had journeyed south on a raid. Crying “Whaingaroa!” (or, more literally, “What a long waiting!”), Rauruiti glanced upwards to see the visage of her husband engraved in stone above Waihi Bay. Kaimohi's image in the stone was looking northwest towards Te Reinga (Cape Reinga), the location where the souls of the dead depart. Interpreting these signs that Kaimohi had been killed in battle, Rauruiti climbed a high cliff – Tumarangi – and threw herself from it in despair. It is said that the only remains of Rauruiti are her hip (Ohakiri/Saint Paul's Rock), and her knee (Hopekako/St Peter's Rock).

Before the arrival of Europeans, the forests surrounding the harbour were filled with kauri, tōtara, rimu, and kahikatea. These forest were home to a number of bird species, including kererū, tūī, and kākā, while the waters were home to numerous species of fish, shellfish, and marine mammals. This natural abundance provided ample sustenance for early Māori populations, who inhabited the Whangaroa for 600 to 800 years before the arrival of European settlers. (Williams 1940?, Sale 1986, Robinson 1991, Orange 2015). The 1793 map of New Zealand, originally drawn in chalk by Tuki Te Terenui Whare Pirau, contains a notation adjacent to Whangaroa indicating the area at that time was occupied by “2000 fighting men”, while an additional notation details “3000 fighting men” (Figure 3). Accounting for discrepancies, it is clear that the natural marine and terrestrial abundance within the Whangaroa area was capable of supporting a considerable human population.

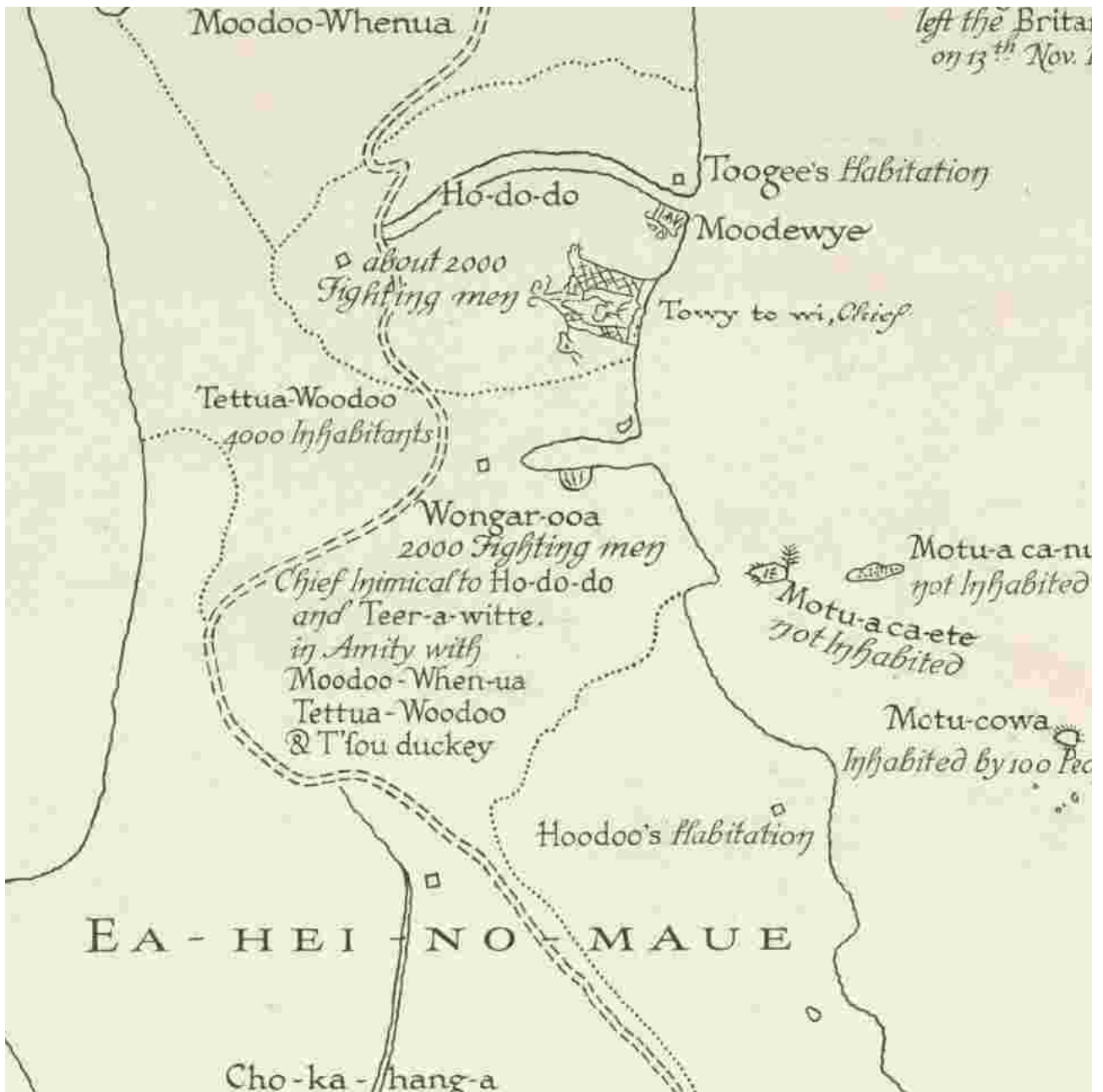


Figure 3. Detail of the reproduction of Tuki Te Terenui Whare Pirau's 1793 map of New Zealand, with the Whangaroa area and associated annotations.

Source: National Library of New Zealand.

The arrival of the *Endeavour* in Mātauri Bay in November of 1769 was the first contact with European explorers in the immediate Whangaroa area. However, challenging conditions near the Cavalli Islands forced Cook and the *Endeavour* south to the Bay of Islands. It was likely a result of the weather patterns around the Cavalli Islands that resulted in the Whangaroa Harbour not being surveyed by the *Endeavour*, as early charts show a largely continuous stretch of coastline from Mātauri Bay to Doubtless Bay (Figure 4).

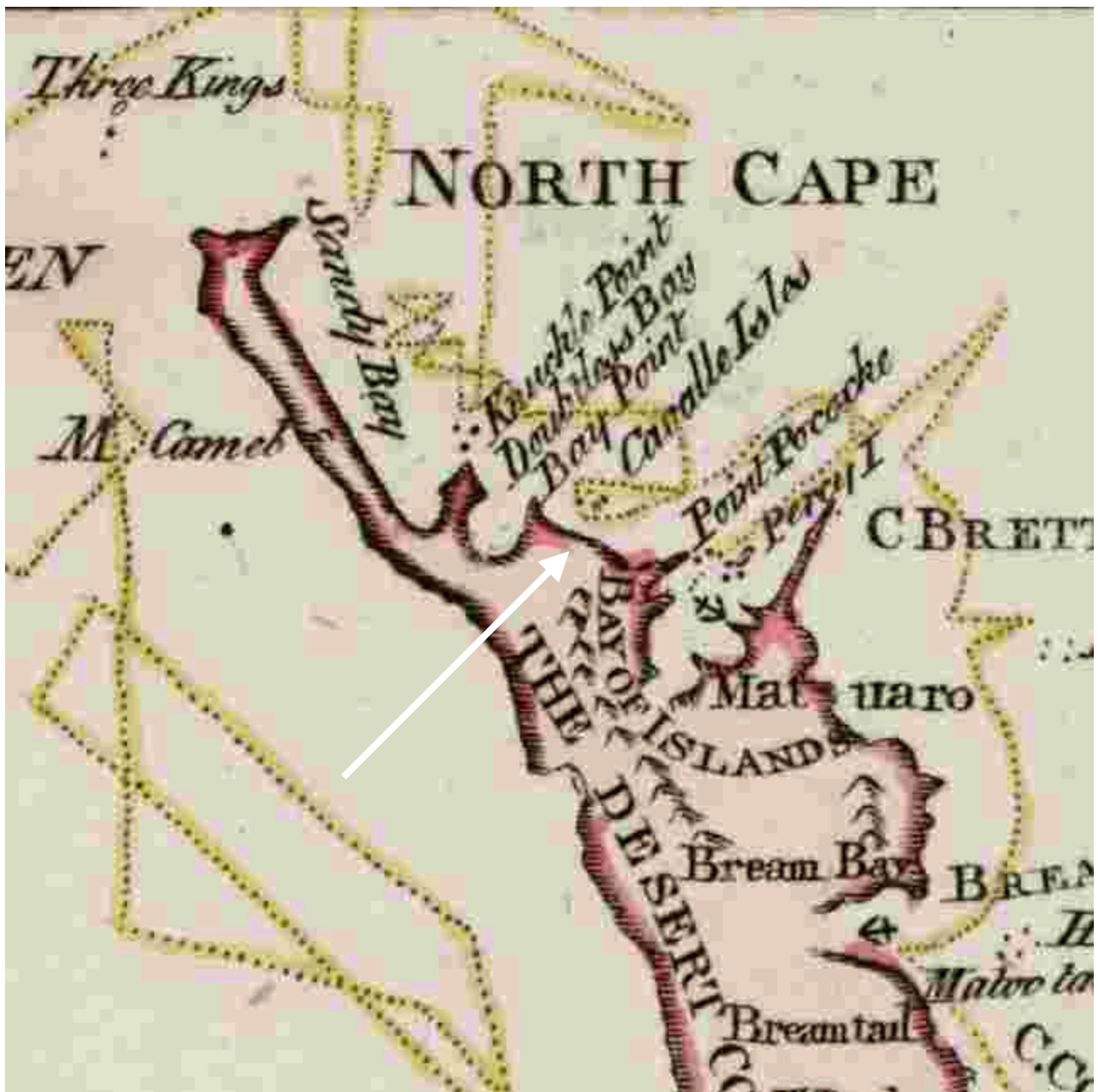


Figure 4. Detail of the *Endeavour* survey map of northern New Zealand showing uninterrupted coastline from Matakauri Bay to Doubtless Bay (indicated by the white arrow).

Source: National Library of New Zealand.

Subsequent contact with Europeans was minimal until 1807 when John Wilkinson – captain of the *Star* – another a victim of the weather systems around the Cavalli Islands, sought refuge at Ririwha/Stephenson Island immediately north of the entrance to Whangaroa Harbour. As it had likely appeared to the crew of the *Endeavour*, the entrance to the harbour appeared to Stevenson as a line of unbroken cliffs. However, the arrival of waka from the harbour with the intent to trade with the *Star* prompted Stevenson to undertake a small exploratory expedition before returning at a later date to thoroughly examine the harbour. Mutually beneficial trade between local populations and European sailors continued until 1808 with a seemingly inconsequential event aboard the *Commerce* which had anchored within Whangaroa Harbour. In a display of showmanship, James Ceroni – captain of the *Commerce* – accidentally let his timepiece fall into the waters of the Whangaroa Harbour. The watch

was viewed by local populations as an atua, and its loss into the harbour was feared to have unleashed an unwelcome spirit (Sale 1986). The unceremonious departure of the *Commerce*, followed by an outbreak of disease which killed the local chief, Kaitoke, did little to assuage these fears. While some accounts report the safe arrival of other vessels, Ceroni actively avoided returning to Whangaroa, and other ships were often warned by Māori to avoid the harbour entirely. However, within weeks, circumstance was to see the arrival of the *Boyd*.

In December of 1809 the *Boyd*, a British brig, arrived from Sydney carrying cargo and passengers, including Te Ara, the son of a local Māori chief. Upon reaching Whangaroa, Te Ara informed his people of his mistreatment aboard the ship, prompting utu against the passengers and crew. Around 66 individuals were killed in the attack. The incident shocked colonial society and attracted widespread attention, though contemporary accounts were often sensationalised and stripped of the cultural context that had led to the conflict. In retaliation, European whalers and traders destroyed local pā and villages, worsening relations between Māori and Europeans in Whangaroa for many years.

In the aftermath of the *Boyd* incident, Christian missionaries turned their attention to the region, viewing it as both a community in need of salvation and a strategic base for extending their influence. In 1823, the Wesleyan Mission established a station at Kaeo, at the head of Whangaroa Harbour. The mission faced considerable challenges, including warfare and internal conflict, and it was ultimately abandoned in 1827 after an attack by Hōne Heke and Ngāti Pou forces during the Musket Wars.

Later missionary efforts continued. James Shepherd, who settled in the Whangaroa area in 1838, played an important role despite not being an ordained minister. A skilled carpenter and horticulturalist, and fluent in te reo Māori, Shepherd contributed to ongoing missionary and cultural engagement in the region (Sale 1986; NZ National Library 2024). Despite early obstacles, the missionaries' presence left lasting legacies, including literacy, Western agricultural practices, Christianity, and the introduction of European goods, all of which gradually reshaped local society.

By the mid-19th century, Whangaroa had become a centre of the kauri timber industry. Trees were felled with axes and pit saws, hauled to waterways by bullocks, and floated down rivers to the harbour for loading onto ships bound for Auckland and overseas markets. Though the timber trade thrived for decades, it was environmentally destructive, leaving eroded hillsides and permanently altering the ecosystem.

Whangaroa also became known for kauri gum-digging, particularly from the late 1800s into the early 1900s. Gum was dug from swamps and old forest floors for use in varnishes and linoleum. Many gum diggers were Croatian immigrants who brought new cultural influences to the area. While the industry provided employment and income, the work was exhausting and often dangerous, and by the 1930s gum-digging had largely declined (Orange 2015).

As the kauri and gum industries declined, Whangaroa entered a quieter phase. Farming, particularly sheep and cattle grazing, became the mainstay of the local economy, supplemented by the development of orchards and exotic forestry. During the 20th century, the region gradually transitioned from an industrial hub to a recreational destination. Whangaroa is now known for its holiday homes and as a centre of marine leisure, with activities such as yachting, diving, and big game fishing playing a central role.

# Archaeological Background and Survey

## Previous Archaeological Work

As Maingay (1986) observes, early archaeological attention in the Whangaroa region was directed primarily toward the sea coast and outlying islands, including Stevenson Island and the Cavalli Islands group, while intensive survey of Whangaroa Harbour itself was initially overlooked (Figure 5). This gap was not addressed until the late 1980s and mid-1990s, when comprehensive surveys of the harbour were undertaken (Johnson 1988, Johnson 1990, Robinson 1996).

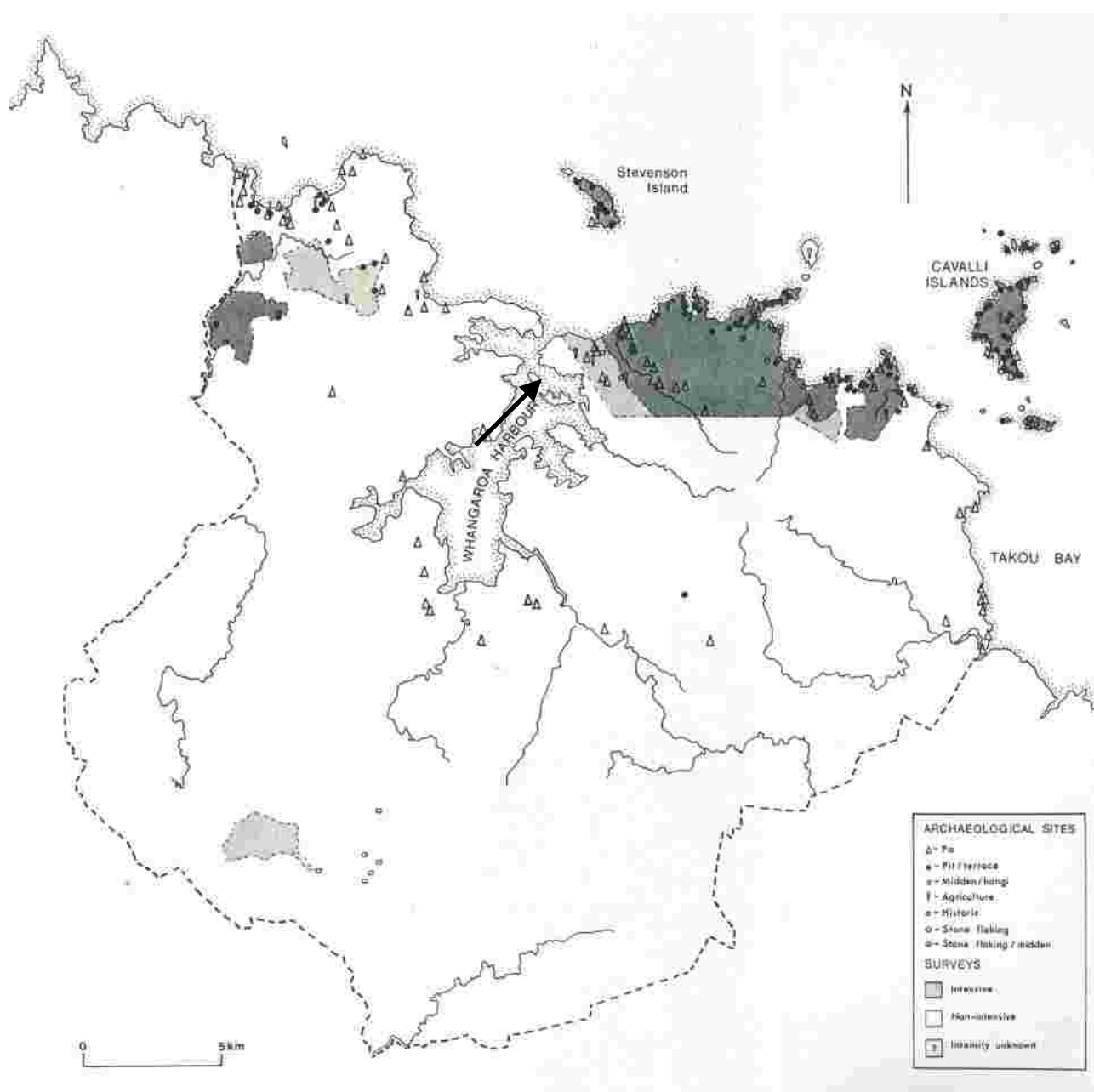


Figure 5: Map from Maingay (1986) showing the areas subject to archaeological survey in the Whangaroa area. The general project area is indicated by the black arrow.

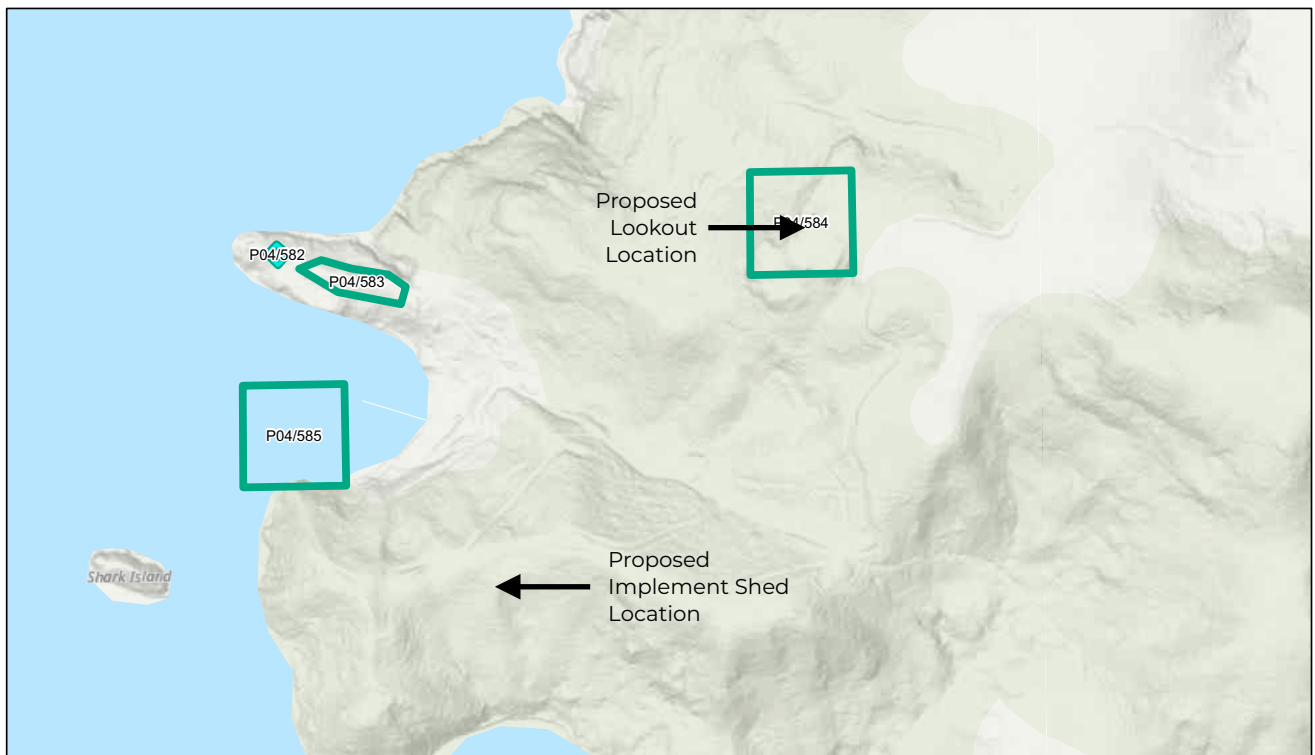
More recent archaeological investigations in and around the Whangaroa Harbour have concentrated on the foreshore and adjacent coastal hill slopes. These projects have generally been prompted by modern development, such as residential subdivision (Bruce 2004), land reclamation (Nevin 2001), and infrastructure upgrades (Callaghan 2012).

What emerges clearly is that the coastal margins of Whangaroa were once densely settled and strategically defended. The region's geology provided fertile soils for horticulture and abundant mineral resources for the manufacture of stone tools (Maingay 1986; Stratton and Cassels 1978). In addition, the area played a significant role in early European settlement, as demonstrated by archaeological remains of sawmills, wharves, and other industrial activity.

Two key archaeological surveys have been undertaken within the general area of the proposed implement shed and lookout. The most recent was undertaken in June of 2004 by Judge and Clough (Judge and Clough 2004). This survey focussed strictly on the footprint of two proposed structures located adjacent to the recorded pā site P04/583. No suspected archaeological features or deposits were noted during the 2004 survey.

A prior survey by Nevin in July of 1997 covered a more comprehensive area totalling 12 hectares in size (Nevin 1997). Nevin's survey focussed on the recording of the Oheia pā site (P04/583) and the WWII gun emplacements (P04/582), both of which are located on Oheia/Kingfish Point. An additional two archaeological sites were also recorded during the course of Nevin's survey; a 50cm long scatter of marine shell midden composed largely of cockle (*a. stutchburyi*), and a partially filled kumara pit 5m x 3m in size and 50cm in depth. These sites were designated as P04/585, and P04/584, respectively. Nevin also noted some modification of ridge lines had occurred prior to his 1997 survey, and these modifications typically took the form of bulldozing to facilitate the installation of farm fencing.

Of the archaeological sites recorded by Nevin, only the kumara pit (P04/584) exists near the proposed lookout (refer to Figure 6 on the following page), and no recorded archaeological sites exist near the footprint of the proposed implement shed.



22/9/2025, 11:51:31 am

Sites

Approved

New Zealand Hillshade

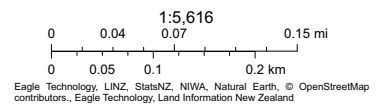


Figure 6. Recorded archaeological sites in relation to the location of the proposed implement shed and lookout.

Source: ArchSite 2025

## Information from Early Maps, Plans, and Aerial Photography

Historic maps and 20th century aerial photography were consulted in order to understand previous use of the property and establish if historic remains or unrecorded archaeological features may be present within the footprints of the proposed implement shed and lookout. Historic maps did not provide significant insight into the property, however 20th century aerial photography did provide valuable insight into the property during the early 20th century. Aerial photography indicated that much of the property and the surrounding area were covered in grazing farmland and regenerating bush, which was typically restricted to steeply sloping areas (Figure 7, Figure 8). No suspected archaeological features were noted within 20th century aerial photography.

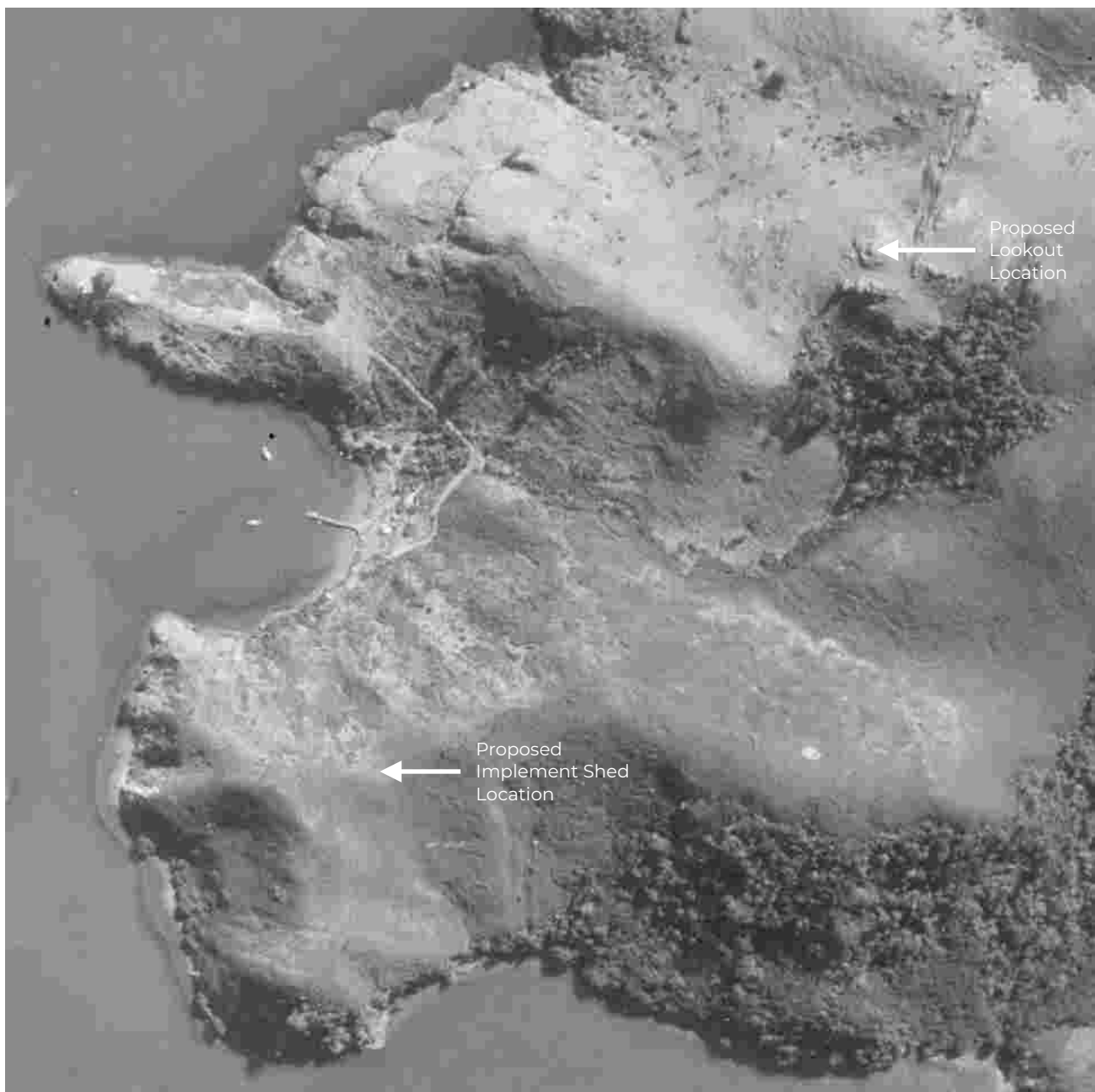


Figure 7. 1948 aerial photograph (Survey Number 350/Photo 28/Run 1861).



Figure 8. 1953 Whites Aviation Ltd oblique aerial survey photograph (Reference: WA-32130-F).

Source: New Zealand National Library

# Archaeological Field Survey

A pedestrian archaeological survey within the footprints and surrounds of both the proposed implement shed and lookout were undertaken on 3 September 2025. The survey areas and results of archaeological survey are considered individually below.

## The Implement shed

The location of the proposed implement shed is the top of the southernmost ridge line within Lot 1 DP198828. The area has been recently cleared, and is surrounded by regenerating manuka and fern. The ridgeline is bisected by a vehicle track, and a prominent patch of recent burn activity exists within the proposed implement shed footprint (Figure 9-Figure 11).

Four test pits were opened within the vicinity of the proposed implement shed (Figure 12). In general, Test Pits 2, 3, and 4 displayed minimal topsoils overlaying natural grey/brown clays (Figure 15-Figure 16). No inclusions were noted within Test Pits 2, 3, or 4. An exception was provided by Test Pit 1, which displayed an underlying substrate of reddish/brown clay and prominent light brown clay clumps (Figure 13). One charcoal inclusion was also noted within Test Pit 1. It is considered likely that both the clay clumping and charcoal inclusion are modern in origin, and are likely the result of the ridge line modification noted by Nevin during the 1997 archaeological survey. No suspected archaeological features or deposits were encountered during the examination of the proposed implement shed footprint.



Figure 9: View east over the location of the proposed implement shed.



Figure 10. View west over the location of the proposed implement shed.



Figure 11. View south over the location of the proposed implement shed



Figure 12. Location of Test Pits



Figure 13. Detail of Test Pit 1



Figure 14. Detail of Test Pit 2



Figure 15. Detail of Test Pit 3



Figure 16. Detail of Test Pit 4

## The Lookout

The location of the proposed lookout is the top of a pronounced scarp comprised of volcanic conglomerate overlooking the Whangaroa Harbour entrance. The area shows little signs of recent modification, and is surrounded by regenerating scrub while the general area of the proposed lookout is covered in low grass (Figure 17-Figure 19).

Two test pits were opened within the footprint of the proposed lookout. Subsurface stratigraphy within both Test Pits were represented by a thick, dark brown organic humus layer of moderate compaction (Figure 20-Figure 22). No inclusions were noted within either Test Pit 1 or Test Pit 2, and no suspected archaeological features or deposits were encountered during the examination of the proposed lookout footprint.

The the kumara pit (P04/584) recorded during the course of the 1997 Nevin survey was unable to be relocated during the course of this survey.



Figure 17. View northeast over the location of the proposed lookout.



Figure 18. View southeast over the location of the proposed lookout.



Figure 19. View southeast over the location of the proposed lookout.



Figure 20: Location of Test Pits



Figure 21. Detail of Test Pit 1



Figure 22. Detail of Test Pit 2

# Summary and Discussion

## Summary of Results

Three previously recorded archaeological sites exist within the boundary of Lot 1 DP198828. These are represented by Oheia pā (P04/583), a scatter of marine shell midden (P04/585), and a kumara pit (P04/584), in addition to 20th century WWII gun emplacements (P04/582).

None of the recorded archaeological sites existing within immediate adjacency to the proposed implement shed, and no suspected archaeological features or deposits were encountered within the footprint of the proposed implement shed. Results of test-pitting within the project area also did not suggest the presence of unrecorded archaeological deposits or features within the footprint of the proposed implement shed.

One archaeological site – the kumara pit (P04/584) – is recorded near the footprint of the proposed lookout. This site was not able to be relocated during the course of this survey. An examination of the site record form from the 1997 Nevin survey notes that the location of this site is “[at] the 80m contour...[at] a knoll where the fence bends” (refer to Appendix 1). The site record form also notes that the pit is faintly visible on 1948 aerial photography and a possible additional pit is located in proximity to the immediate south. Further examination of the information within the site record form for P04/584 against early aerial photography revealed two distinct depressions upon a knoll southwest of the location of the proposed lookout (**Figure X**). This suggests the location of P04/584 is some 97m from the footprint of the proposed lookout.

No suspected archaeological features or deposits were encountered within the footprint of the proposed lookout. Likewise, results of test-pitting within the project area also did not suggest the presence of unrecorded archaeological deposits or features within the footprint of the proposed lookout.

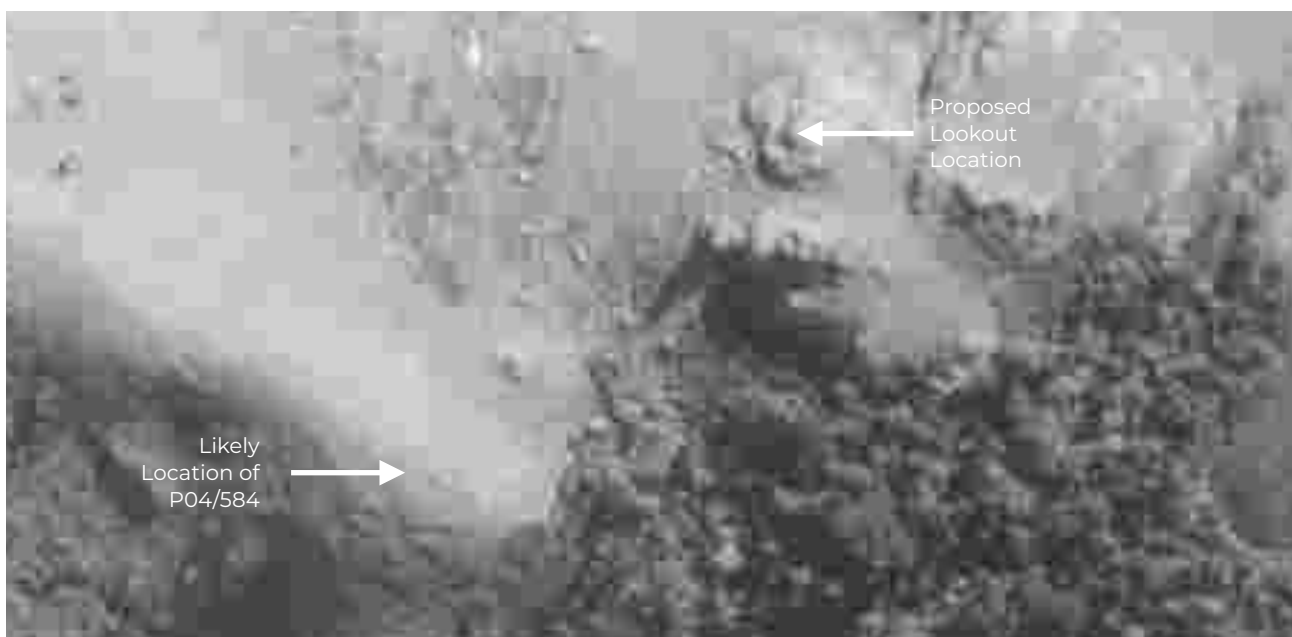


Figure 23. Detail of 1948 aerial photograph (Survey Number 350/Photo 28/Run 1861) showing lookout location and likely location of kumara pit P04/584.

## **Māori Cultural Values**

This assessment considers the impact on archaeological values only and does not assess the impact on Māori cultural values. Only the tangata whenua should carry out such assessments. Māori cultural concerns may include a wider range of values than those associated with archaeological sites. The strong historical connection of the general area with the tangata whenua is apparent from the documented sites, traditional histories, and known Māori place names.

## **Effects of the Proposal**

In any area where archaeological sites have been documented in the general vicinity, there is a possibility of encountering unrecorded subsurface remains during development. Although this is considered unlikely in this instance, due to previous landscape modifications and the absence of documented archaeological sites in immediate adjacency to either the proposed implement shed or lookout, procedures should be in place to ensure that the Council and Heritage NZ are notified if such remains are discovered.

These remains may include burnt and fire-cracked stone, charcoal, rubbish heaps containing shell, bone, and/or 19th-century glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and/or early European origin, or human burials.

# Legislation and Policy

There are two main pieces of legislation in New Zealand that govern work affecting archaeological and other significant historic heritage sites: the Resource Management Act 1991 (RMA) and the Heritage New Zealand Pouhere Taonga Act (2014).

## 1. Resource Management Act 1991 (RMA)

This act provides a framework for managing the use of natural and physical resources, including historic heritage. It requires local authorities to consider the effects of land use and development on heritage sites, and to provide protection for historic heritage as part of the sustainable management of resources. The RMA empowers local councils to develop district and regional plans that include rules and provisions to protect heritage sites.

## 2. Heritage New Zealand Pouhere Taonga Act 2014

This act is specifically focused on heritage protection and management. It establishes Heritage New Zealand Pouhere Taonga (formerly known as the New Zealand Historic Places Trust) as the main organisation responsible for identifying, protecting, and conserving New Zealand's historic places. The Act requires that any work on archaeological sites – defined as any site associated with human activity before 1900 – must have an archaeological authority from Heritage New Zealand Pouhere Taonga, regardless of whether the site is recorded or not.

Together, these two pieces of legislation play a significant role in safeguarding New Zealand's archaeological and historic heritage sites.

## Resource Management Act 1991 (RMA)

Section 6 of the RMA recognises as matters of national importance: "the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga" (S6(e)); and "the protection of historic heritage from inappropriate subdivision, use, and development" (S6(f)).

All individuals carrying out responsibilities and exercising authority under the Resource Management Act (RMA) must acknowledge and address these significant national matters when overseeing the utilisation, development, and safeguarding of natural and physical resources, as outlined in Section 6. There is an obligation to prevent, rectify, or alleviate any negative environmental impacts resulting from an activity (Section 17), including those affecting historic heritage.

Historic heritage is defined (S2) as 'those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological'. Historic heritage includes: '(i) historic sites, structures, places, and areas; (ii) archaeological sites; (iii) sites of significance to Māori,

including wahi tapu; (iv) surroundings associated with the natural and physical resources’.

Regional, district, and local plans include sections that aid in the identification, protection, and management of archaeological and other heritage sites. These plans are developed in accordance with the provisions of the Resource Management Act (RMA).

## Heritage New Zealand Pouhere Taonga Act 2014 Requirements

The Heritage New Zealand Pouhere Taonga Act (HNZPTA) protects all archaeological sites, whether they have been officially recorded or not. These sites cannot be damaged or destroyed without prior authorisation from Heritage NZ, as outlined in Section 42 of the Act, in addition to any requirements set forth in the Resource Management Act (RMA).

HNZPTA Section 6 defines an archaeological site as follows:

**‘archaeological site’** means, subject to section 42(3), –

(a) any place in New Zealand, including any building or structure (or part of a building or structure) that –

(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

(ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) includes a site for which a declaration is made under section 43(1)’

Under Section 43(1) a place post-dating 1900 (including the site of a wreck that occurred after 1900) that could provide ‘significant evidence relating to the historical and cultural heritage of New Zealand’ can be declared by Heritage NZ to be an archaeological site.

Authorities to modify archaeological sites can be applied for either in respect to archaeological sites within a specified area of land (Section 44(a)), or to modify a specific archaeological site where the effects will be no more than minor (Section 44(b)), or for the purpose of conducting a scientific investigation (Section 44(c)). Applications that relate to sites of Māori interest require consultation with (and in the case of scientific investigations the consent of) the appropriate iwi or hapū and are subject to the recommendations of the Māori Heritage Council of Heritage NZ. In addition, an application may be made to carry out an exploratory investigation of any site or locality under Section 56, to confirm the presence, extent and nature of a site or suspected site.

An archaeological authority will not be required for this project as there are no known sites that will be affected, and it is unlikely that any undetected sites are present. However, if any sites are exposed during the development, the provisions of the HNZPTA must be complied with.

# Conclusions

As there are no recorded archaeological sites within the areas of the proposed implement shed and lookout – nor were any suspected archaeological sites encountered during the course of this survey – it is considered appropriate for construction of both proposed structures to proceed under the provisions provided by the Accidental Discovery Protocol (ADP).

# Recommendations


- There should be no major restrictions on construction of either the proposed implement shed or lookout based on archaeological grounds as there are no known archaeological sites within immediate adjacency, and it is considered unlikely that any will be exposed during development.
- If any suspected archaeological artefacts, deposits, or features are found during construction (such as intact shell middens, hāngi, or storage pits related to Māori occupation, or cobbled floors, brick or stone foundations, and rubbish pits related to 19th-century European occupation) work should stop immediately in the area, and both Heritage NZ and the Council should be notified. If changes to an archaeological site become necessary, an Authority must be applied for under Section 44(a) of the HNZPTA and granted before any further work that will impact the site. This is a legal requirement
- Alternatively, applying for an Authority in advance of works could be considered as a precaution to minimise delays if archaeological remains are uncovered once the works are underway.
- In the event of human remains being uncovered, work should be stopped immediately in the area, and tangata whenua, Heritage NZ, NZ Police, and the Council should be contacted to make appropriate arrangements.
- Since archaeological surveying cannot always detect sites of traditional importance to Māori, such as wahi tapu, the tangata whenua should be consulted about the potential existence of such sites on the property.


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# Appendix 1: Site Record Forms

NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

	<h2>Site Record Form</h2>	
	<b>NZAA Site Number:</b> P04/582	<b>Site Coordinates (NZTM)</b>
	<b>Imperial Site Number:</b>	<b>Easting:</b> 1668937
	<b>Site Type:</b> Military (non-Maori)	<b>Northing:</b> 6125452
	<b>Site Name(s):</b>	<b>Source:</b> On Screen

Scale: 1:2,500 Disclaimer: Polygon may not reflect the full extent of the site

<b>Finding Aids to the Location of the Site:</b> The site is on the headland at the entrance to Kingfish Bay.
<b>Brief Description:</b> Gun emplacement.
<b>Condition of Site when last visited:</b> No Recent Info

## NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED

### Site Periods:

Modern 1900-

### Ethnicity:

Non Maori

### Site Features:

Gun emplacement

### Associated Sites:

### Description:

Updated: 13/04/2011 - NZTM E1668937/ N6125452 (On Screen).

The first promontory on the eastern shore inside the harbour is Oheia or Kingfish Point, named for the excellence of the fishing here.

On the end of Kingfish Point is the concrete gun emplacement of the Whangaroa Battery. Two 60-pound field guns were placed here as an immediate response to the invasion threat following the entry of Japan into the Second World War in 1941. A concrete emplacement for a six-inch gun was begun in May 1942 and completed by August 1942, though the gun was in place and test fired in July. The gun was crewed by the Royal New Zealand Artillery until November 1943, when the gun was removed.

There was no connection between the Army gun battery here and the Navy mine control station on the other side of the harbour entrance. Communication between the two was by telephone connected through Wellington (or by rowing across!)

Site viewed from boat on several occasions during 2008 and 2009. The gun emplacement, from c.50 m away, appears to be in good condition, although it now has a navigation beacon attached to the top of the 'lid' of the emplacement. It is also said to be used by guests at Kingfish Lodge, the nearby resort, for skeet shooting.

Updated by: Park, Stuart.

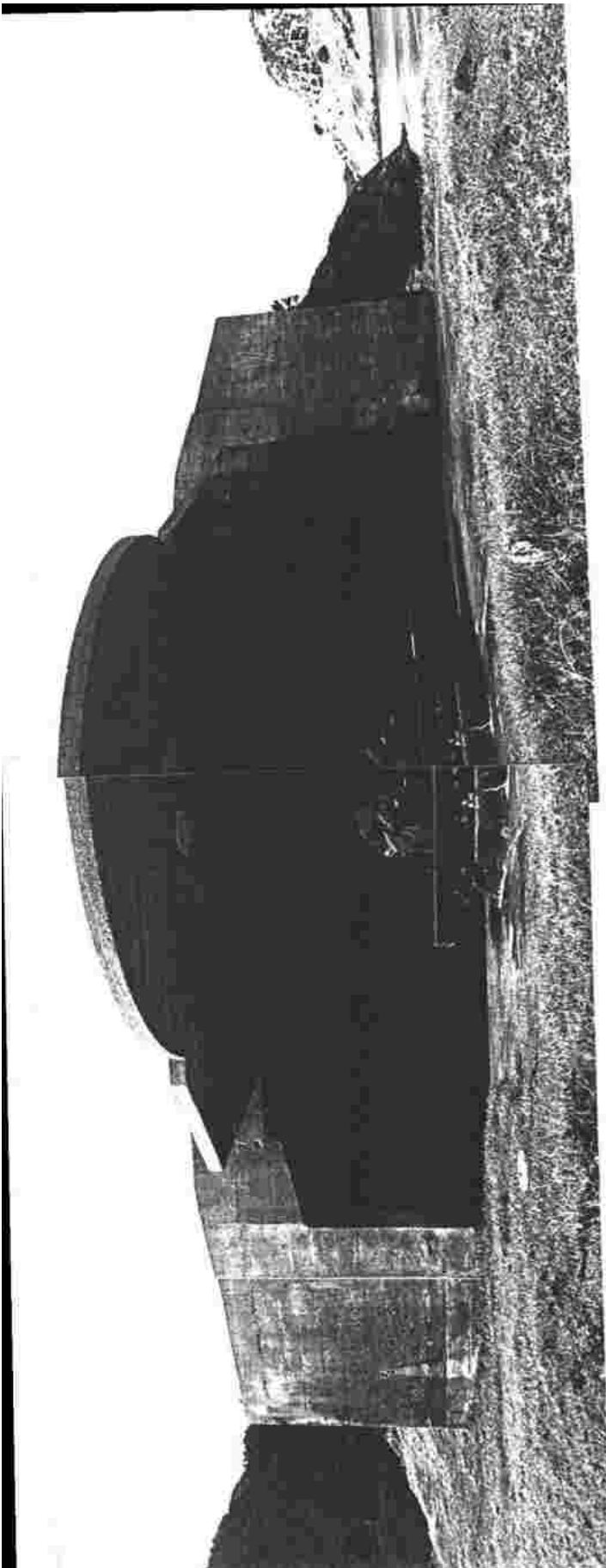
Updated: 11/02/2013 - In Defence of Our Land: A tour of New Zealand's Historic Harbour Forts - by Russell Glackin, 2009 pg 120 states that the battery was completed in August 1943, though acknowledges presence of a 6 inch Mk VII naval gun from 1942. Battery included a magazine, war shelters, observation post and an electricity generating plant, barrack accommodation and a landing jetty. All construction materials are said to have been barged on site due to lack of roads.

### Condition Notes:



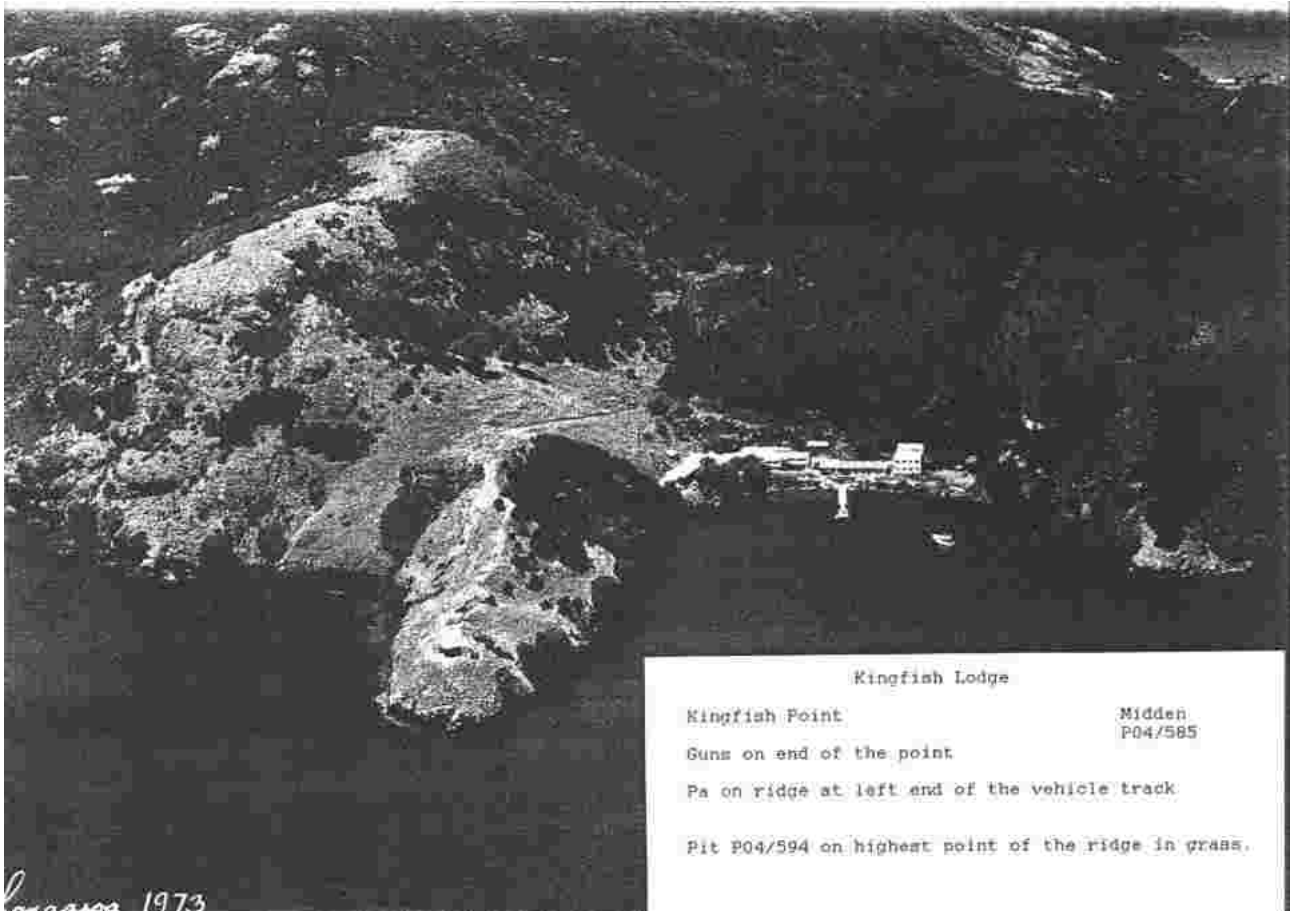
P04/582  
Gun emplacements

Looking West along the point,  
closest the smaller emplace-  
ment  
middle the observation post  
far the roof of the largest  
emplacement  
distant Pekaheka Bay



P04/582

The largest gun emplacement  
right at the end of the poin  
looking into it.



Kingfish Lodge

Kingfish Point

Midden  
P04/585

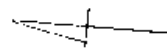
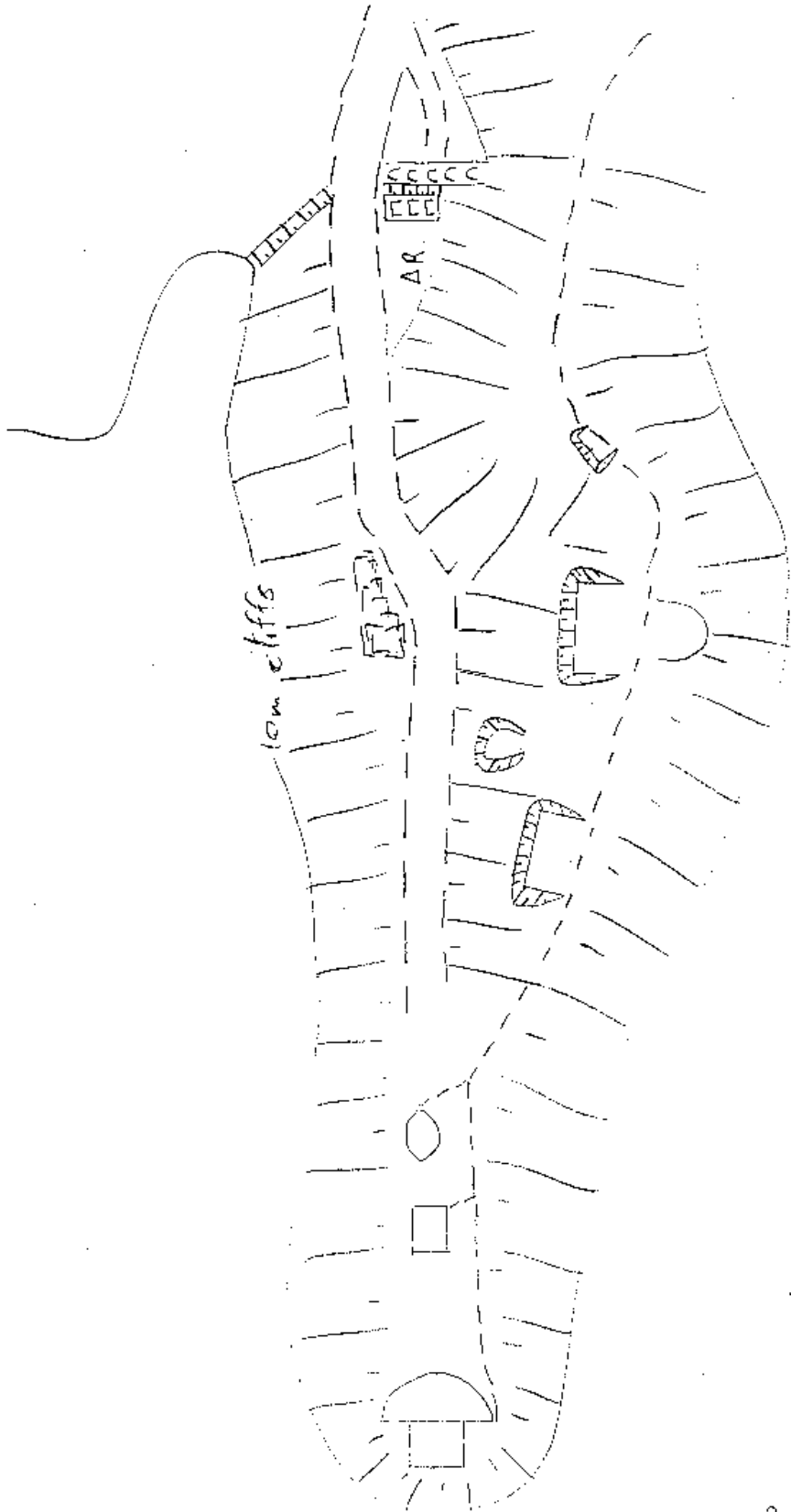
Guns on end of the point

Pa on ridge at left end of the vehicle track

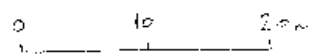
Pit P04/594 on highest point of the ridge in grass.

August 1973

PO4/582 & 583  
Pa Oheia  
Gun Emplacements  
Whangaroa



1:500



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION  
SITE DESCRIPTION FORM

Map Number m P04  
Map Name Whangaparāoa  
Map Edition 1st 1987  
Grid Reference 708874

SITE NUMBER P04/582

SITE NAME: MAORI  
OTHER Kingfish Point

SITE TYPE Gun Emplacement

On the end of Kingfish Point, 15m asl, a concrete gun site has a 200° field of fire, looking NE out the harbour entrance, W to Pekapeka Bay and upharbour to the SW. A concrete roof covers the inner part and recess which has a series of lockers built into the rear wall.

10m East is a concrete observation post, interior 4 x 3m. This is sunk 1.5m into the point and has a 300mm deep windows looking out.

4m further East is an open gun site with no roof or shelter. The floor is sunk a metre into the point. It measures 4 x 3m with a circular gun footing.

A foot track along the southern side of the point links these sites to two sheds and continues to the bay and jetty.

The western shed stood in a 6 x 3m terrace, dug 3m deep into the slope. The eastern shed stood in a 7 x 4m terrace and its concrete floor, 6 x 3.5m, survives. Both these sheds show on a 1953 Whites Aviation oblique of Kingfish Lodge. Between the sheds is a rough terrace/hole, about 4 x 4m and dug 4m deep into the steep slope.

The 1948 aerial shows a jetty and 2 or 3 buildings in the bay and a vehicle track from the bay to the gun emplacements.

There is a concrete weir in the stream behind the lodge, presumably the WWI water supply.

Believed to have been built by Mr Watts of Gray Watts & Beca, civil engineers.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZZA METRIC SITE NUMBER P04/582	
<b>SITE RECORD FORM (NZMS 260)</b>		DATE VISITED 4 July 97	
NZMS 260 map number	P04	SITE TYPE	Gun Emplacement
NZMS 260 map name	Whangaroa	SITE NAME: MAORI	
NZMS 260 map edition	1st 1984	SITE NAME: OTHER	Kingfish Point
Grid References		Easting	2 5 7 9 8 5 0
		Northing	6 6 8 7 4 0 0
1. Aids to relocation of site <i>(attach a sketch map)</i> The end of Kingfish Point, by walking track from Kingfish Lodge in the bay South of the point.			
2. State of site and possible future damage The concrete survives in good condition. Slight erosion of soil from behind some of the concrete work.			
3. Description of site <i>(Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)</i>  Site description forms attached. Plan Photos..			
4. Owner Paper road Address: NDC Kaitaia		Tenant/Manager Address	
5. Nature of information <i>(hearsay, brief or extended visit, etc.)</i> Visit  Photographs <i>(reference numbers, and where they are held)</i> Attached.  Aerial photographs <i>(reference numbers, and clarity of site)</i> 1861/28-29, 1948, clearly Whites Aviation oblique, 1953, clearly.			
6. Reported by D C Nevin Address 17 Wakelin St Whangarei		Filekeeper Date <i>[Signature]</i> 25/7/97.	
7. Key words 2 gun emplacements, observation post, tracks, sneds.			

8. New Zealand Register of Archaeological Sites *(for office use)*  
NZHPT Site Field Code

Latitude S

E	D	Type of site
-	-	Local environment today
A	H	Land classification

Longitude E

A	A	Present condition and future danger of destruction
-	-	Security code
M	A	Local body





# Site Record Form

**NZAA Site Number:** P04/583

**Imperial Site Number:**

**Site Type:** Pa

**Site Name(s):** Oheia

**Site Coordinates (NZTM)**

**Easting:** 1669001

**Northing:** 6125425

**Source:** CINZAS



**Finding Aids to the Location of the Site:**

**Brief Description:**

PA

**Condition of Site when last visited:**

No Recent Info

**NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED**

**Site Periods:**

Indigenous pre-1769

**Ethnicity:**

Maori

**Site Features:**

Unclassified

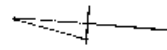
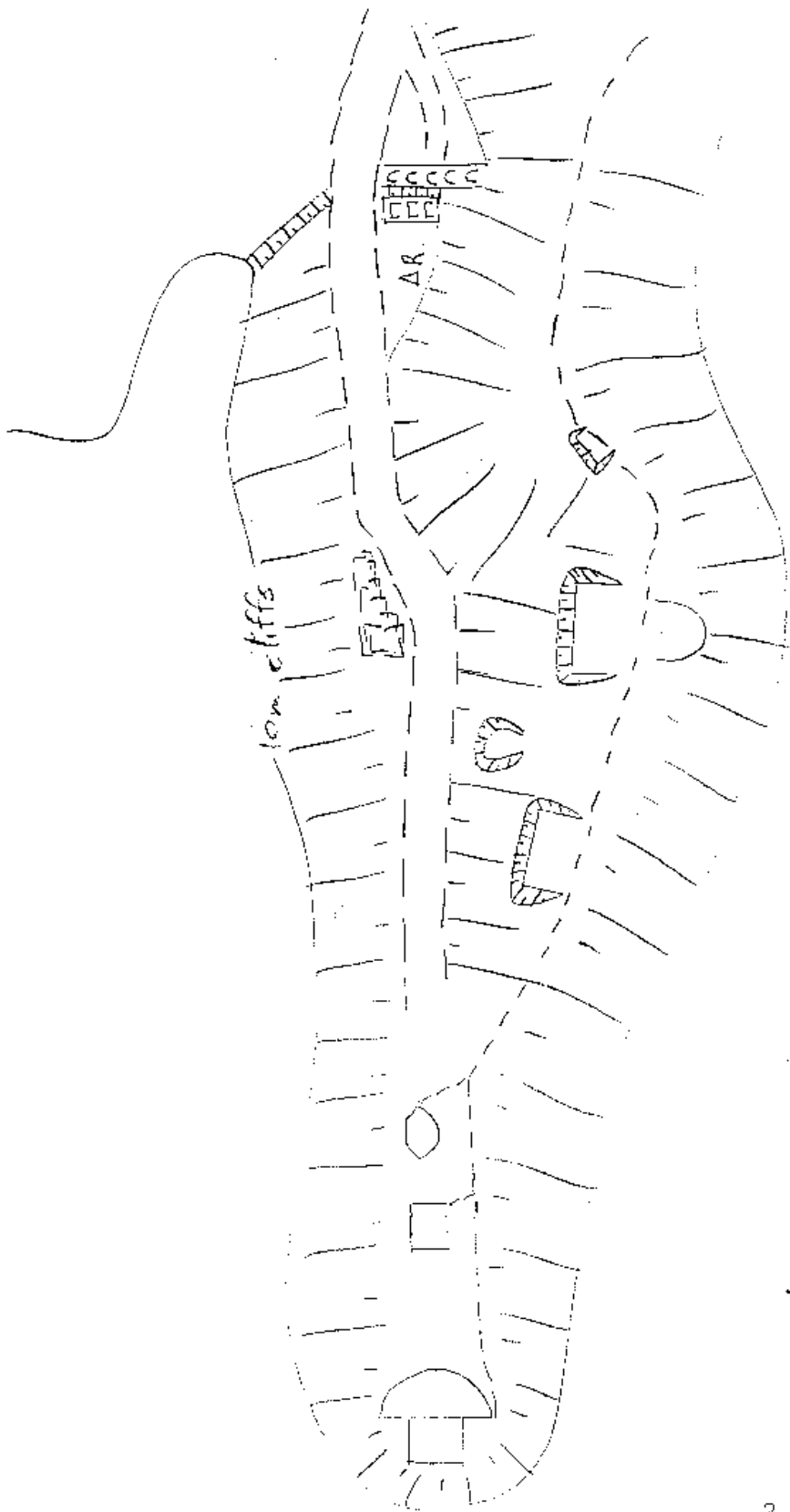
**Associated Sites:**

**Description:**

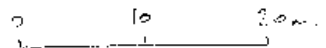
Name added from SRF - 5/12/2013, Rick McGovern-Wilson

**Condition Notes:**

P04,382 & 383  
Pa Oheia  
Gun Emplacements  
Whangaroa



1:500





for P04/582 and 583

Kingfish Point from 80m asl.

The gun emplacements are among the grass at the end of the point. The ditch/bank of the pa is in the left hand patch of grass, to the left of the radio mast visible against the teatree.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION SITE DESCRIPTION FORM		SITE NUMBER	P04/583
Map Number	P04	SITE NAME: MAORI	Oheia
Map Name	Whangaroa	SITE NAME: OTHER	
Map Edition	1st 1984	SITE TYPE	Pa
Grid Reference	799874		

A very rocky point 150m long, steep sided with 10m seacliffs either side and gun emplacements at the western end. Views!

E V Sale in "Whangaroa", 1986, shows a pa here and calls it Oheia.

At the base of the point about 20m asl a ditch and bank cuts across the higher part. A track built about WWII has filled some of the ditch and probably removed some of the bank. The remaining bank is 5m long, 2m wide and a metre high. The ditch is 2m wide and up to a metre deep. It extends 8m down the southern slope and stops where that slope becomes precipitous.

North of the track, the inner scarp of the ditch continues, cutting diagonally across the slope down to the top of the seacliffs. This scarp is about 1.2m high and there is no ditch here, just the scarp.

The WWII track continues West along the ridge apex down to the first gun emplacement.

There is a small flattish area inside the bank, where the radio mast, a wooden pole, stands. 35m West of the bank is a rock outcrop, 10 x 10m and 4m high.

There is no terracing and no midden could be found, despite a lot of exposed soil under the teatree and along the cattle tracks. The pa appears to be only the ditch and bank and not occupied.

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER P04/583	
<b>SITE RECORD FORM (NZMS260)</b>		DATE VISITED 4 July 97	
NZMS 260 map number	P04	SITE TYPE	Pa
NZMS 260 map name	Whangaroa	SITE NAME: MAORI	Oheia
NZMS 260 map edition	1st 1984	OTHER	Kingfish Point
Grid References		Easting	25799500
		Northing	6687400
1. Aids to relocation of site (attach a sketch map) The base of Kingfish Point, marked R on the P04 topo, by walking track from Kingfish Lodge.			
2. State of site and possible future damage Pasture, teatree scrub. About WWII a track was bulldozed through the ditch/bank.			
3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here)  Site description form Plan Photo			
4. Owner Kingfish Lodge 1993 Ltd		Tenant/Manager	
Address RD 1		Address	
Kaeo			
5. Nature of information (hearsay, brief or extended visit, etc.)		Visit	
Photographs (reference numbers, and where they are held)		Attached	
Aerial photographs (reference numbers, and clarity of site)		1861/28-29, 1948, faintly	
6. Reported by D C Nevin		Filekeeper	
Address 17 Wakelin St		Date	
Whangarei		25/7/97	
7. Key words Pa, ditch and bank.			
8. New Zealand Register of Archaeological Sites (for office use) NZHPT Site Field Code			
Latitude S		Longitude E	
AD	Type of site	BB	Present condition and future danger of destruction
--	Local environment today	--	Security code
AE	Land classification	MA	Local body





# Site Record Form

**NZAA Site Number:** P04/584

**Imperial Site Number:**

**Site Type:** Pit/Terrace

**Site Name(s):**

**Site Coordinates (NZTM)**

**Easting:** 1669400

**Northing:** 6125426

**Source:** CINZAS



Scale: 1:2,500

Disclaimer: Polygon may not reflect the full extent of the site

**Finding Aids to the Location of the Site:**

**Brief Description:**

PIT

**Condition of Site when last visited:**

No Recent Info

**NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED**

**Site Periods:**

**Ethnicity:**

Maori

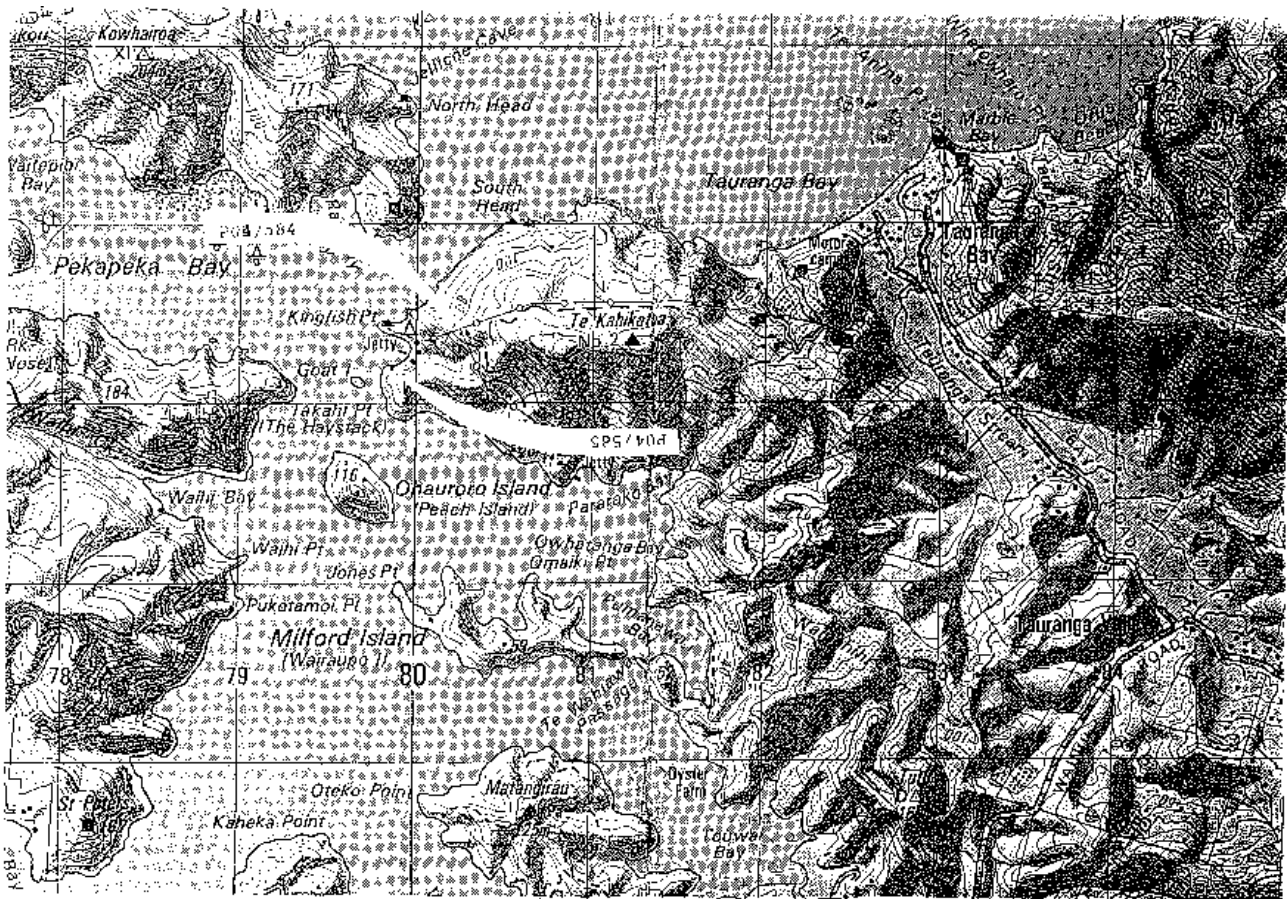
**Site Features:**

Pit, Pit

**Associated Sites:**

**Description:**

**Condition Notes:**



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER P04/584													
<b>SITE RECORD FORM (NZMS260)</b>		DATE VISITED 4 July 1997													
NZMS 260 map number	P04	SITE TYPE	Pit												
NZMS 260 map name	Whangaroa	SITE NAME: MAORI	--												
NZMS 260 map edition	1st 1984	SITE NAME: OTHER	--												
Grid References		Easting	25 8 0 3 0 . 0												
		Northing	6 6 8 7 4 0 . 0												
1. Aids to relocation of site ( <i>attach a sketch map</i> )															
Follow the new fenceline east from Kingfish Point, up to the 80m contour. There is a powerpole in a saddle, then a knoll where the fence bends.															
2. State of site and possible future damage															
Teatree scrub recently bulldozed for the new fence, 10m North.															
3. Description of site ( <i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i> )															
One isolated pit, 5 by 3 metres and 50cm deep.															
Bulldozing for the fenceline has scraped the surrounding soil to the subsoil and partly filled the pit.															
Five metres South may be another pit, filled with teatree debris															
The rest of the knoll has been scraped to the rocky subsoil and nothing cultural was found.															
4. Owner	Kingfish Lodge 1993 Ltd	Tenant/Manager													
Address	RD 1	Address													
	Kaeo														
5. Nature of information ( <i>hearsay, brief or extended visit, etc.</i> )		Visit													
Photographs ( <i>reference numbers, and where they are held</i> )		No													
Aerial photographs ( <i>reference numbers, and clarity of site</i> )		1861/28-29, 1948, faintly													
6. Reported by	D C Nevin	Filekeeper	<i>[Signature]</i>												
Address	17 Wakelin St	Date	29/7/97												
	Whangarei														
7. Key words															
Pit 5x3m															
8. New Zealand Register of Archaeological Sites ( <i>for office use</i> )															
NZHPT Site Field Code															
Latitude S		Longitude E													
<table border="1"><tr><td>A</td><td>M</td></tr><tr><td>-</td><td>-</td></tr><tr><td>A</td><td>E</td></tr></table>	A	M	-	-	A	E	Type of site	<table border="1"><tr><td>B</td><td>B</td></tr><tr><td>-</td><td>-</td></tr><tr><td>M</td><td>A</td></tr></table>	B	B	-	-	M	A	Present condition and future danger of destructic
A	M														
-	-														
A	E														
B	B														
-	-														
M	A														
	Local environment today		Security code												
	Land classification		Local body												



# Site Record Form

NZAA Site Number: P04/585

Site Coordinates (NZTM)

Imperial Site Number:

Easting: 1668901

Site Type: Midden/Oven

Northing: 6125225

Site Name(s):

Source: CINZAS



**Finding Aids to the Location of the Site:**

**Brief Description:**

MIDDEN

**Condition of Site when last visited:**

No Recent Info

**NEW ZEALAND ARCHEOLOGICAL ASSOCIATION INCORPORATED**

**Site Periods:**

**Ethnicity:**

Maori

**Site Features:**

Midden, Midden

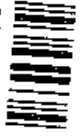
**Associated Sites:**

**Description:**

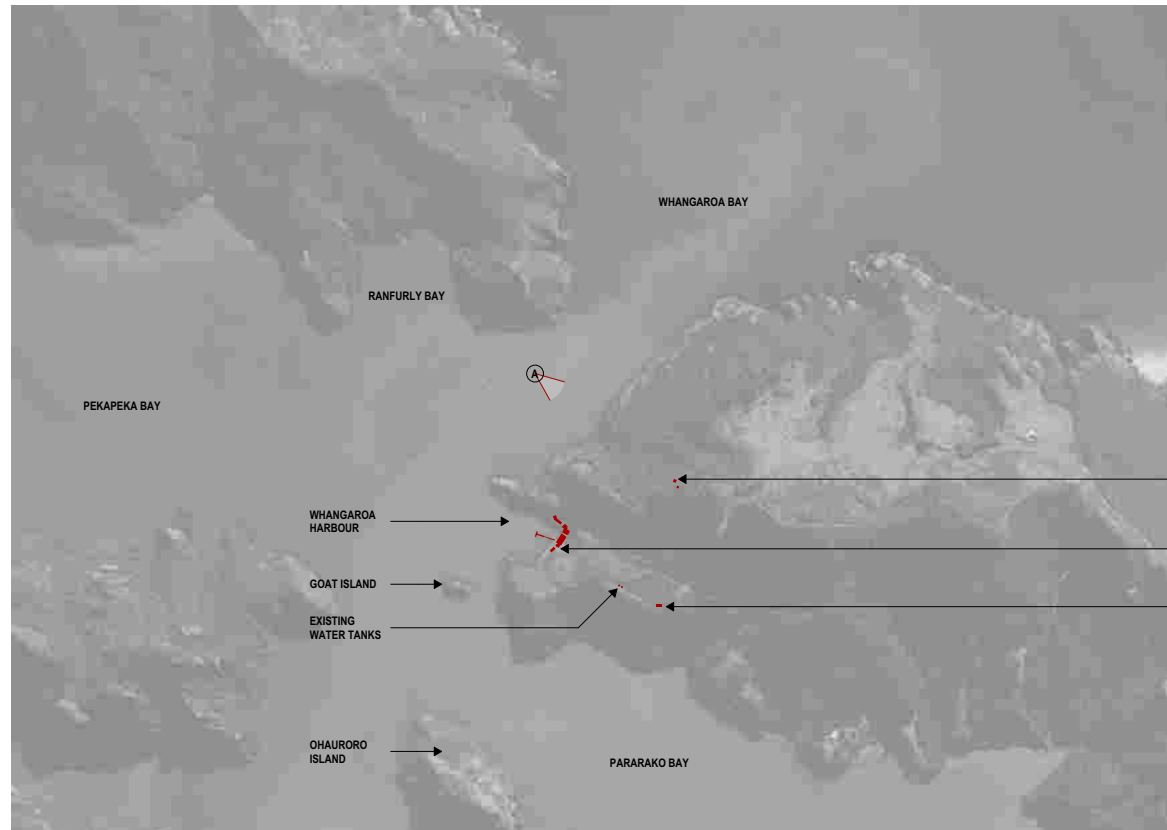
**Condition Notes:**



NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION		NZAA METRIC SITE NUMBER P04/585	
<b>SITE RECORD FORM (NZMS260)</b>		DATE VISITED 4 July '97	
NZMS 260 map number	P04	SITE TYPE	Midden
NZMS 260 map name	Whangaroa	SITE NAME: MAORI	--
NZMS 260 map edition	1st 1984	OTHER	--
Grid References		Easting	25 7 9 8 50
		Northing	66 8 7 2 0 0
1. Aids to relocation of site ( <i>attach a sketch map</i> )			
Take the foot track SW from Kingfish Lodge to the point. At the point, backtrack 10m and search the uphill scarp of the track.			
2. State of site and possible future damage			
Teatree scrub under pines.			
3. Description of site ( <i>Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here</i> )			
A few shells exposed in the uphill scarp of the foot track. 20cm topsoil then a thin scatter of whole cockle shells up to 20mm across. The scatter is 50cm long and 1.5m East is a 30cm scatter of the same shells. There are a few shells in the topsoil, 2, 20 and 30m East from the the point. The slope is very steep for 15-29m above here to the ridge apex.			
4. Owner Address		Tenant/Manager Address	
Paper Road FNDC Kaitaia			
5. Nature of information ( <i>hearsay, brief or extended visit, etc.</i> )		Visit	
Photographs ( <i>reference numbers, and where they are held</i> )		No	
Aerial photographs ( <i>reference numbers, and clarity of site</i> )		No	
6. Reported by Address		Filekeeper Date	
D C Nevin 17 Wakelin St Whangarei		<i>[Signature]</i> 25/7/97	
7. Key words			
8. New Zealand Register of Archaeological Sites ( <i>for office use</i> )			
NZHPT Site Field Code			
Latitude S		Longitude E	
AA	Type of site	BB	Present condition and future danger of destruction
--	Local environment today	--	Security code
AA	Land classification	MA	Local body



# Appendix 2: Implement Shed Plans



1 | LOCATION PLAN  
SCALE : NTS

LOCATION OF PROPOSED LOOKOUT - NOT TO BE INCLUDED WITHIN THIS CONSENT

LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

LOCATION OF PROPOSED IMPLEMENT SHED - SUBJECT OF THE CONSENT. REFER TO RC2.ZX

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TSD  
STRUCTURAL & CIVIL ENGINEER - TSD  
CONTRACT TEAM  
MAN CONTRACTOR - TSD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026.03.18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION DIAGRAM**  
SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.11** rev 01

**+MAP Architects (2016) Ltd.**  
131 Victoria Street  
PO Box 907  
CHRISTCHURCH  
New Zealand  
P: +64 3 362 6332  
F: +64 3 362 6341  
info@maparchitects.co.nz  
www.maparchitects.co.nz

DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK





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	Name	Date
Surveyed		
Designed		
Drawn	KS	18/03/2026

Height Datum: NZVD  
Local Reference  
Contour Interval  
Major: 1.0m Minor: 0.5m  
Address: \_\_\_\_\_  
Title: \_\_\_\_\_

**JOB/CIENT:**  
**KINGFISH LODGE**  
**WHANGAROA HARBOUR**

**SHEET TITLE:**  
**PROPOSED LOOKOUT SITE LOCATION**

**Williams & King**  
Registered Land Surveyors, Planners & Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-407 6032  
Email: [surveys@williamsandking.co.nz](mailto:surveys@williamsandking.co.nz)

Job No: 21813  
File: Overall Site

**SCALE @ A3**     **SHEET No**  
**1:2000**             **1/1**

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA HARBOUR**

**PROJECT CONTROL GROUP**  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026/03/18	01









NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

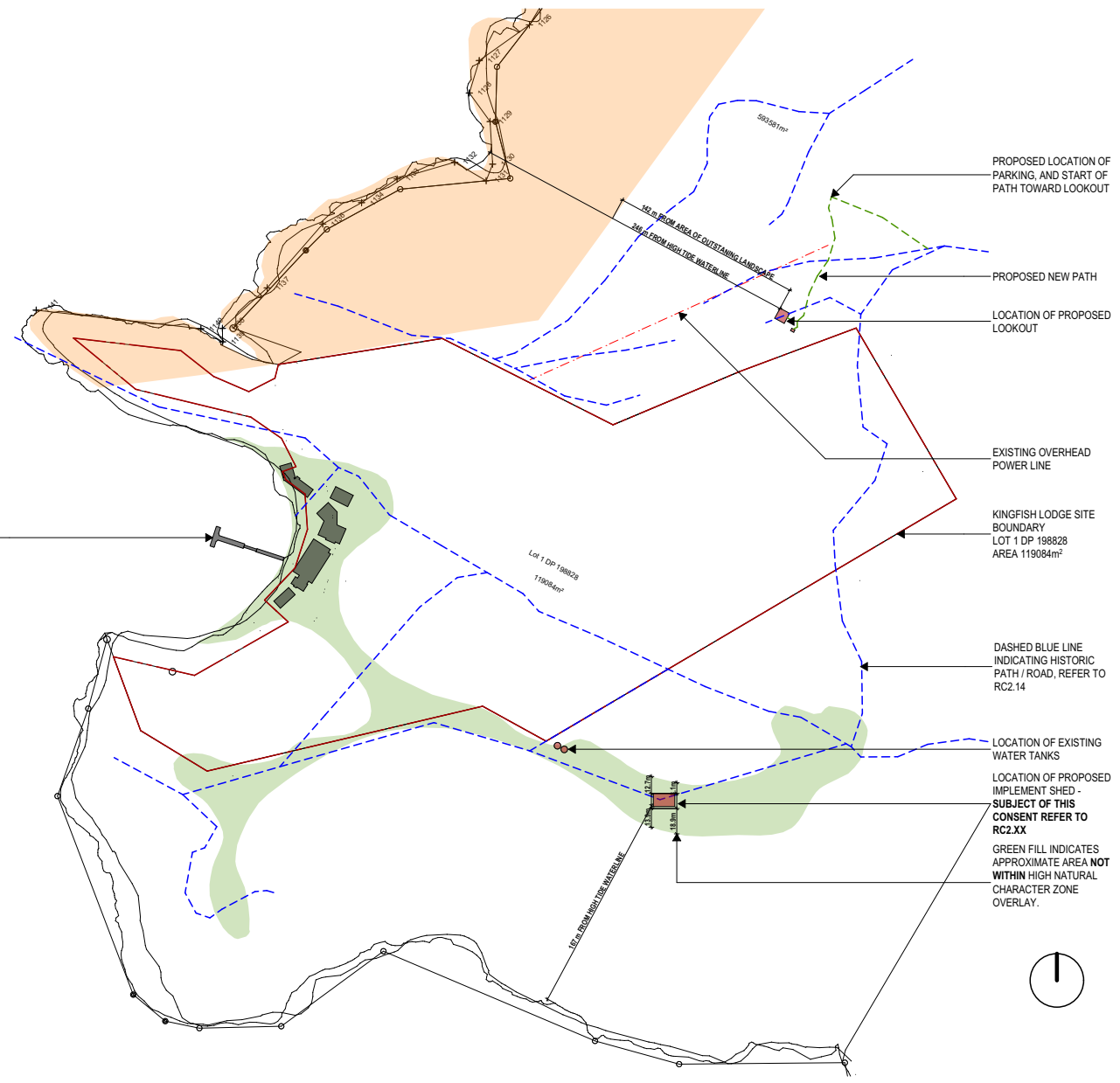
**OVERALL SURVEY**  
SCALE: @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

**RC2.12 rev 01**

**+MAP Architects (2016) Ltd.**  
131 Victoria Street  
PO Box 667  
CHRIST CHURCH  
New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
info@maparchitects.co.nz  
www.maparchitects.co.nz

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LOCATION PLAN KEY	
	EXISTING BUILDINGS NOT TO BE INCLUDED WITHIN CONSENT
	PROPOSED BUILDINGS TO BE INCLUDED WITHIN CONSENT
	AREA OF OUTSTANDING LANDSCAPE AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY, AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	BOUNDARY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING PATHS AND ROADS RELEVANT TO THIS CONSENT. REFER TO LINZ HISTORIC AERIAL IMAGERY 2000-2003
	PROPOSED PATHS AND ROADS



LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

PROPOSED LOCATION OF PARKING, AND START OF PATH TOWARD LOOKOUT

PROPOSED NEW PATH

LOCATION OF PROPOSED LOOKOUT

EXISTING OVERHEAD POWER LINE

KINGFISH LODGE SITE BOUNDARY  
LOT 1 DP 198828  
AREA 119084m<sup>2</sup>

DASHED BLUE LINE INDICATING HISTORIC PATH / ROAD, REFER TO RC2.14

LOCATION OF EXISTING WATER TANKS

LOCATION OF PROPOSED IMPLEMENT SHED - SUBJECT OF THIS CONSENT REFER TO RC2.XX

GREEN FILL INDICATES APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY.



# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

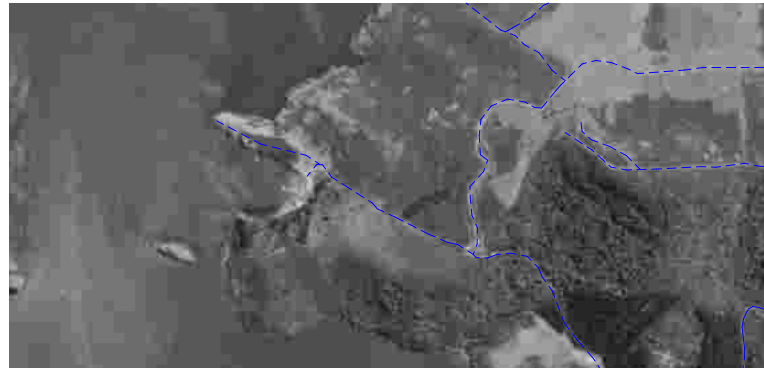
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION PLAN**  
SCALE: 1:2000 @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

## RC2.13 rev 01

**+MAP Architects (2016) Ltd.**  
131 Victoria Street  
PO Box 667  
CHRIST CHURCH  
New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
info@maparchitects.co.nz  
www.maparchitects.co.nz

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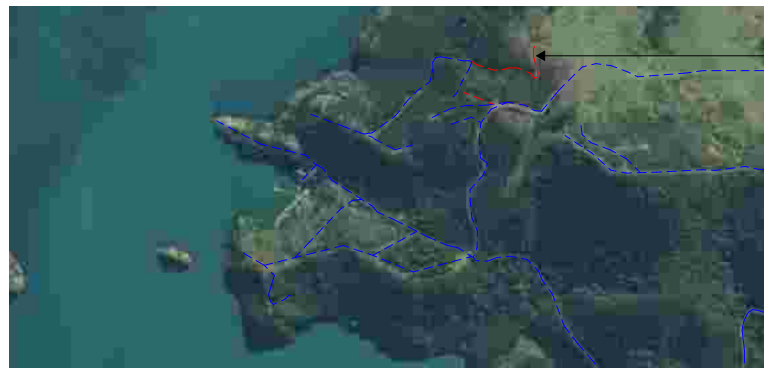
1 | LINZ AERIAL IMAGE : 1981 - 1982

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13



2 | LINZ AERIAL IMAGE : 2000 - 2003

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13



3 | LINZ AERIAL IMAGE : 2023 - 2025

DASHED **RED** LINE  
INDICATING NEW PATH /  
ROAD SINCE 2000-2003  
HISTORIC AERIAL IMAGE

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD WHICH HAVE  
BEEN MAINTAINED,  
REFERED TO IN LOCATION  
PLAN - RC2.13

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT









**HISTORIC AERIAL IMAGERY  
VS CURRENT**

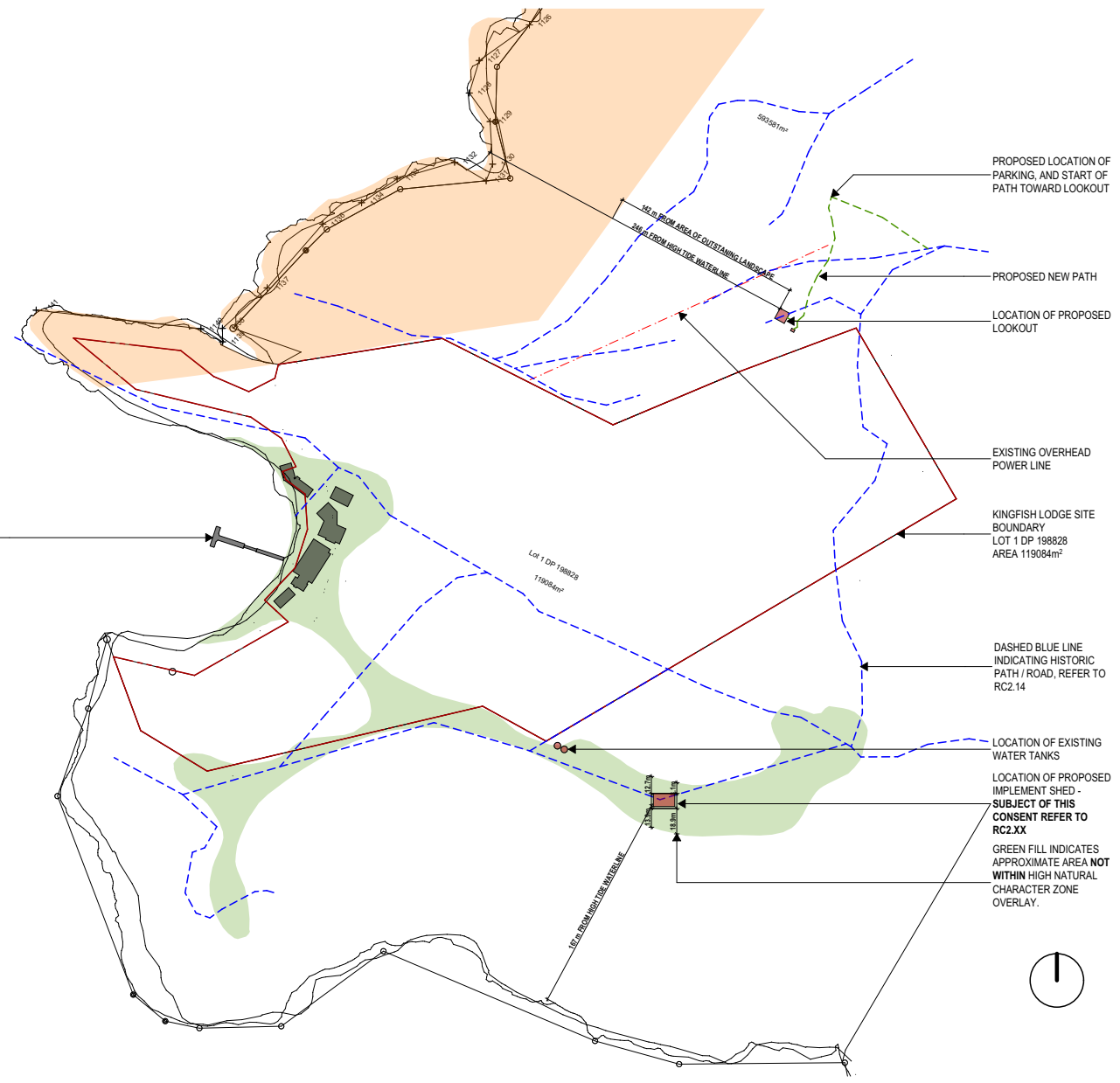
SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.14 rev 01**

**+MAP Architects (2016) Ltd.**  
131 Victoria Street  
PO Box 667  
CHRIST CHURCH  
New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
info@maparchitects.co.nz  
www.maparchitects.co.nz

DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY  
ALL DIMENSIONS PRIOR TO COMMENCING WORK

LOCATION PLAN KEY	
	EXISTING BUILDINGS NOT TO BE INCLUDED WITHIN CONSENT
	PROPOSED BUILDINGS TO BE INCLUDED WITHIN CONSENT
	AREA OF OUTSTANDING LANDSCAPE AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY, AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	BOUNDARY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING PATHS AND ROADS RELEVANT TO THIS CONSENT. REFER TO LINZ HISTORIC AERIAL IMAGERY 2000-2003
	PROPOSED PATHS AND ROADS



LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

PROPOSED LOCATION OF PARKING, AND START OF PATH TOWARD LOOKOUT

PROPOSED NEW PATH

LOCATION OF PROPOSED LOOKOUT

EXISTING OVERHEAD POWER LINE

KINGFISH LODGE SITE BOUNDARY LOT 1 DP 198828 AREA 119084m²

DASHED BLUE LINE INDICATING HISTORIC PATH / ROAD, REFER TO RC2.14

LOCATION OF EXISTING WATER TANKS

LOCATION OF PROPOSED IMPLEMENT SHED - SUBJECT OF THIS CONSENT REFER TO RC2.XX

GREEN FILL INDICATES APPROXIMATE AREA NOT WITHIN HIGH NATURAL CHARACTER ZONE OVERLAY.



# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

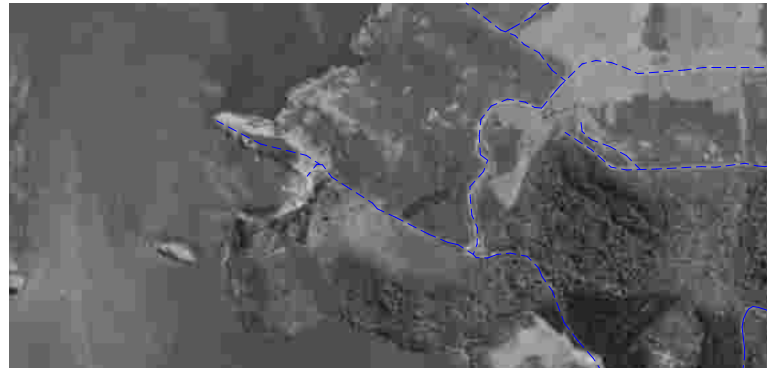
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION PLAN**  
SCALE: 1:2000 @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

## RC2.13 rev 01

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131 Victoria Street  
PO Box 667  
CHRIST CHURCH  
New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
info@maparchitects.co.nz  
www.maparchitects.co.nz

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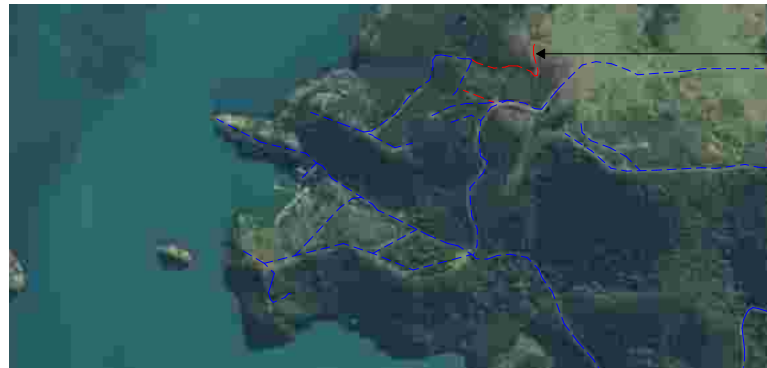
1 | LINZ AERIAL IMAGE : 1981 - 1982

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13



2 | LINZ AERIAL IMAGE : 2000-2003

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC2.13



3 | LINZ AERIAL IMAGE : 2023 - 2025

DASHED **RED** LINE  
INDICATING NEW PATH /  
ROAD SINCE 2000-2003  
HISTORIC AERIAL IMAGE

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD WHICH HAVE  
BEEN MAINTAINED,  
REFERED TO IN LOCATION  
PLAN - RC2.13



# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACT TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## HISTORIC AERIAL IMAGERY VS CURRENT

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC2.14 rev 01

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PO Box 667  
CHRIST CHURCH  
New Zealand  
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F: +64 3 962 8541  
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ALL DIMENSIONS PRIOR TO COMMENCING WORK



1 | PROPOSED LOCATION OF IMPLEMENT SHED



3 | VIEW OF SITE FROM HARBOUR OF IMPLEMENT SHED



2 | VIEW OF HARBOUR FROM PROPOSED IMPLEMENT SHED



**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

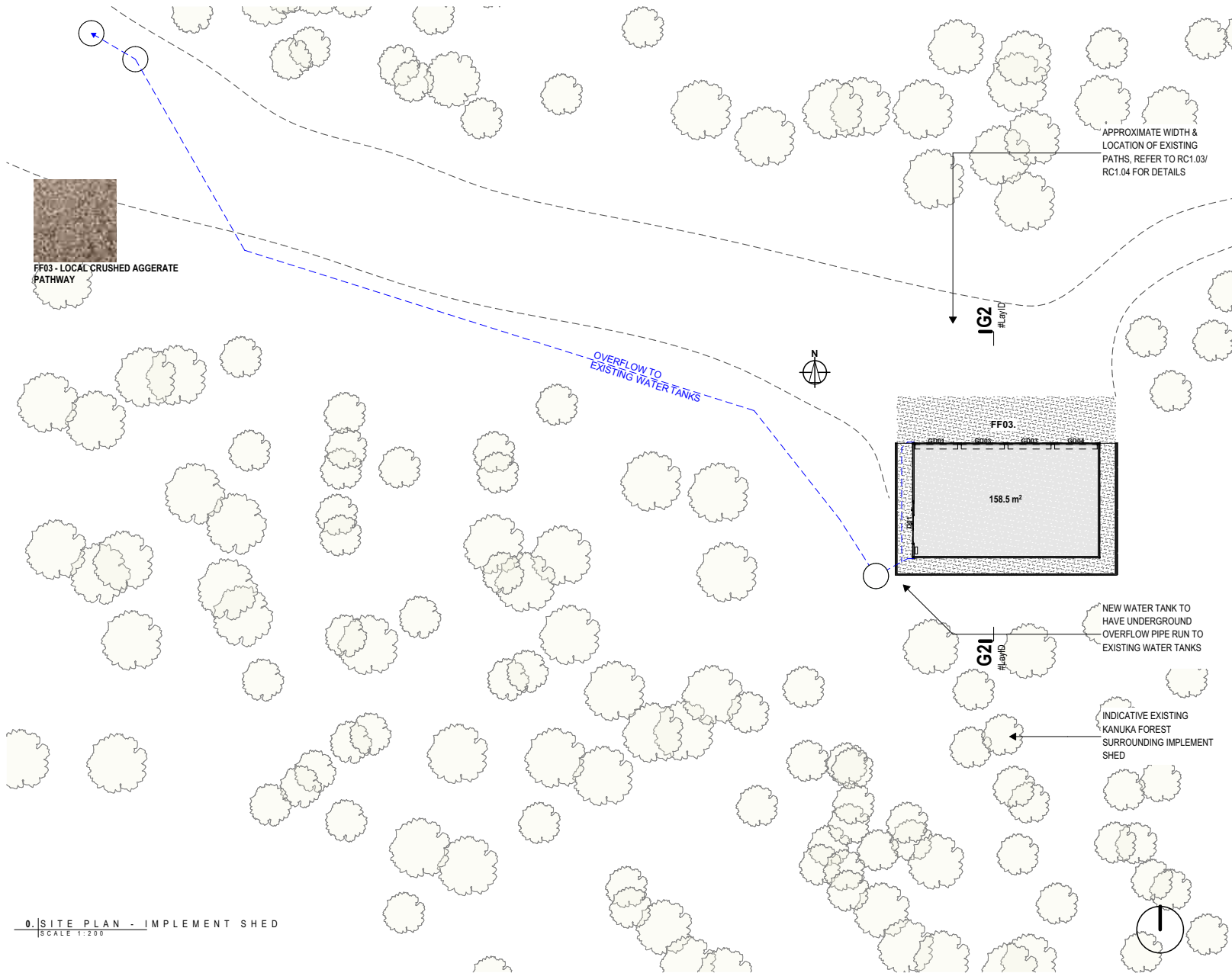
**IMPLEMENT SHED SITE  
PHOTOS**

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.20 rev 01**

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CHRIST CHURCH  
New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
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**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**IMPLEMENT SHED SITE PLAN**

SCALE : 1:200 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.21 rev 01**

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F: +64 3 962 8541  
info@maparchitects.co.nz  
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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

0. SITE PLAN - IMPLEMENT SHED  
SCALE 1:200

IMPLEMENT SHED	
BUILDING AREA	158.5 m <sup>2</sup>
ROOF AREA	164.3 m <sup>2</sup>



FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA

CF08 - VERTICAL 0.4 COLOURSTEEL MAXX DIAMOND BB 900 CLADDING - FINISHED IN COLOURSTEEL KARAKA

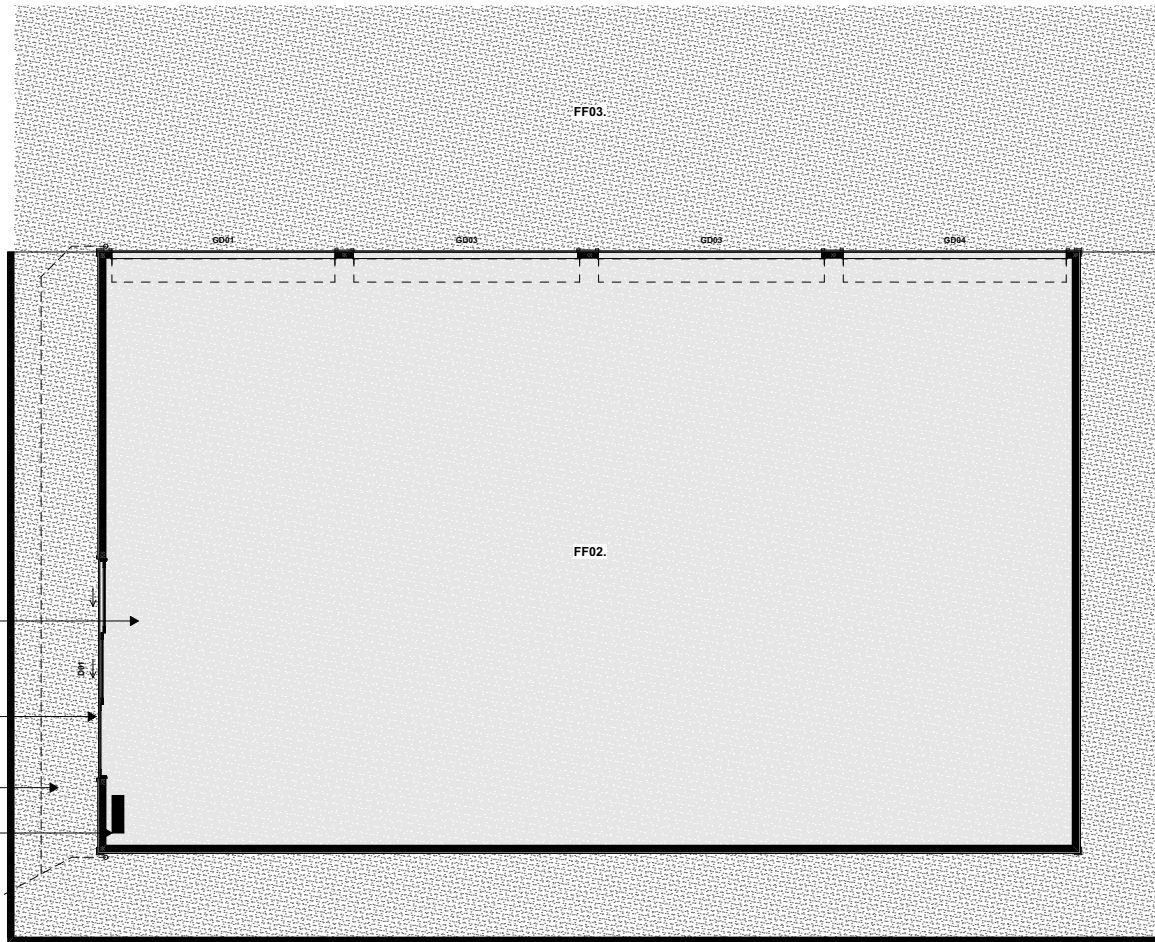
ALL SPOUTING, FLASHING AND EXTERNAL JOINERY TO BE PAINT MATCHED TO CLADDING IN COLOURSTEEL KARAKA

EXTENT OF GRAVEL PLATFORM TO BE CONFIRMED ON SITE

BATTERY FOR SOLAR STORAGE

10,000L ABOVE GROUND WATER TANK - KARAKA FINISH

RETAINING WALL TO BE NO GREATER THAN 990mm SLOPE ABOVE TO BE BATTERED IF REQUIRED - C.O.S



**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

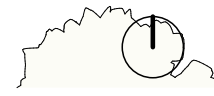
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**IMPLEMENT SHED FLOOR PLAN**  
SCALE: 1:50 @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

**RC2.22 rev 01**

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F: +64 3 962 8541  
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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK



IMPLEMENT SHED	
BUILDING AREA	158.5 m <sup>2</sup>
ROOF AREA	164.3 m <sup>2</sup>



CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA



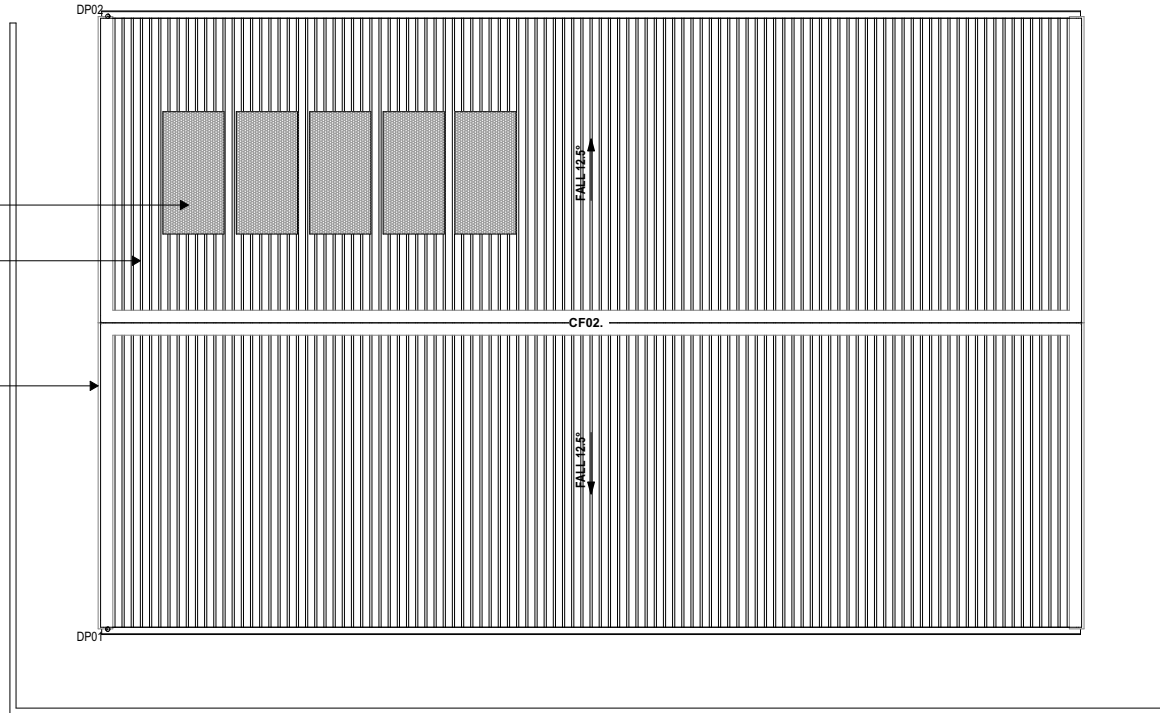
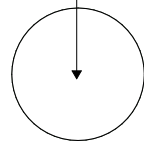
CF09 - SOLAR PANELS

CF09 - SOLAR PANELS, SIZE AND NUMBER TBD

CF08 - VERTICAL 0.4 COLORSTEEL MAXX DIAMOND BB 900 CLADDING

ALL SPOUTING, FLASHING AND EXTERNAL JOINERY TO BE PAINT MACHED TO CLADDING IN COLOURSTEEL KARAKA

10,000L, ABOVE GROUND WATER TANK - KARAKA FINISH



**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**IMPLEMENT SHED ROOF PLAN**  
SCALE : 1:50 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.23 rev 01**

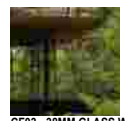
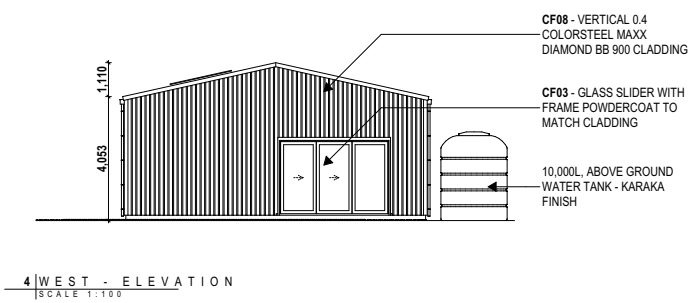
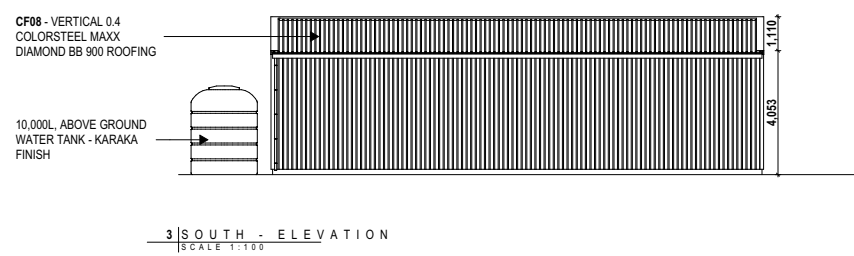
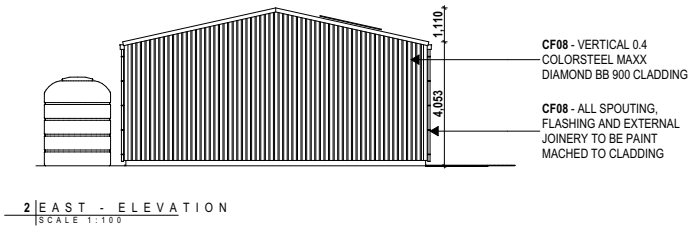
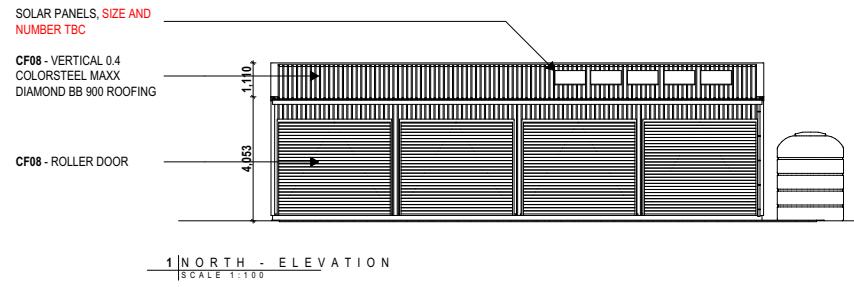
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New Zealand  
P: +64 3 962 8530  
F: +64 3 962 8541  
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**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01



**CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%**



**CF08 - DIAMOND BB900 CLADDING & ROOFING - FINISHED IN COLOURSTEEL KARAKA**

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**IMPLEMENT SHED ELEVATIONS**  
SCALE : 1:100 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.24 rev 01**

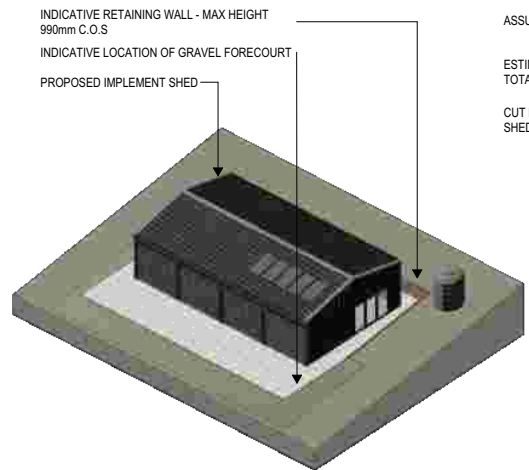
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New Zealand  
P: +64 3 962 8530  
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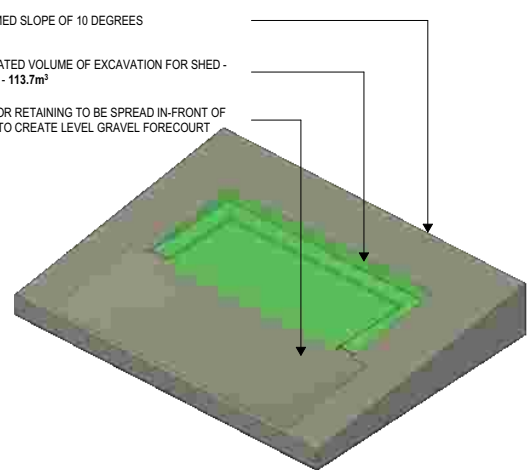
**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

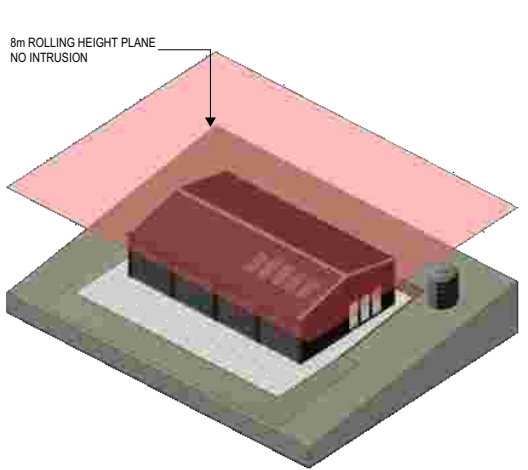
DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01



3 D MODEL



SITE WITH PROPOSED EXCAVATION



8m ROLLING HEIGHT PLANE

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**CUT & FILL + HEIGHT PLANE  
DIGRAM**

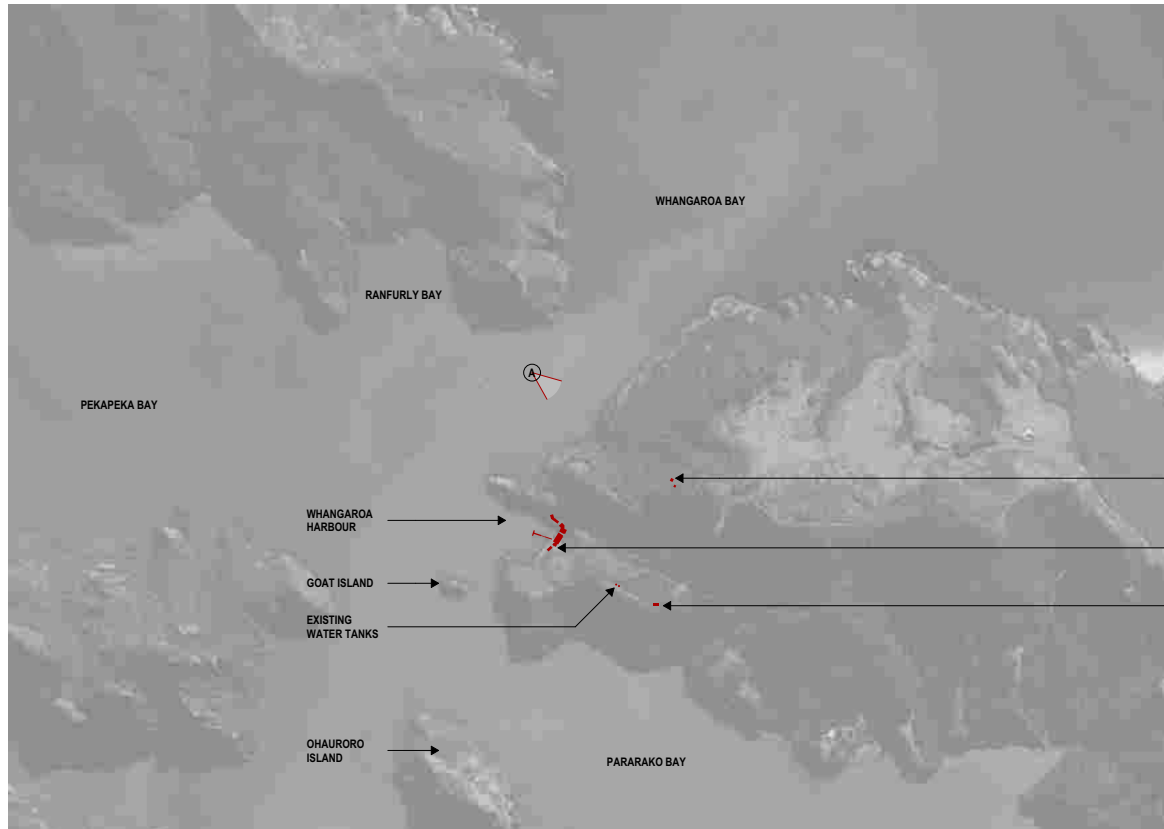
SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC2.25 rev 01**

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PO Box 667  
CHRISTCHURCH  
New Zealand  
P +64 3 962 8530  
F +64 3 962 8541  
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# Appendix 3: Lookout Plans



LOCATION OF PROPOSED LOOKOUT - SUBJECT OF THE CONSENT. REFER TO RC1.2X

LOCATION OF BUILDINGS AT KINGFISH LODGE - NOT TO BE INCLUDED WITHIN THIS CONSENT

LOCATION OF PROPOSED IMPLEMENT SHED - NOT TO BE INCLUDED WITHIN THIS CONSENT

1 | LOCATION PLAN  
SCALE : NTS

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TSD  
STRUCTURAL & CIVIL ENGINEER - TSD  
CONTRACT TEAM  
MAIN CONTRACTOR - TSD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION DIGRAM**  
SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC1.11** rev 01

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CHRISTCHURCH  
New Zealand  
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E: info@maparchitects.co.nz  
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	Name	Date
Surveyed		
Designed		
Drawn	KS	18/03/2026

Height Datum NZVD  
Local Reference  
Contour Interval  
Major 1.0m Minor 0.5m  
Address  
Title Area

**JOB/CIENT:**  
KINGFISH LODGE  
WHANGAROA HARBOUR

**SHEET TITLE:**  
PROPOSED LOOKOUT SITE LOCATION

**Williams & King**  
Registered Land Surveyors, Planners & Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-407 6032  
Email: [surveys@williamsandking.co.nz](mailto:surveys@williamsandking.co.nz)

Job No: 21813  
File: Overall Site

SCALE @ A3 1:2000 SHEET No 1/1

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA HARBOUR**

**PROJECT CONTROL GROUP**  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2026/03/18	01








NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

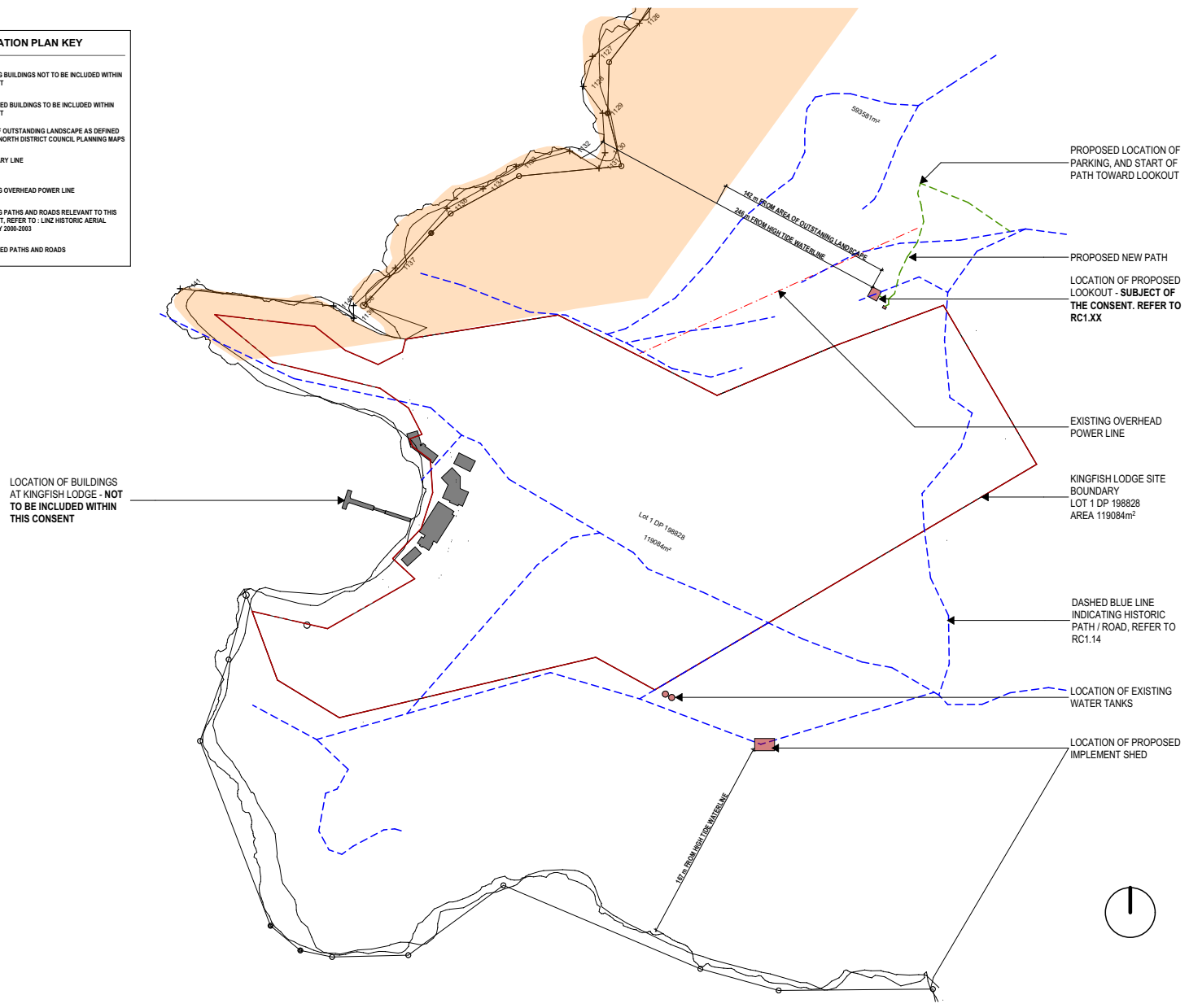
**OVERALL SURVEY**  
SCALE: @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

**RC1.12 rev 01**

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New Zealand  
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LOCATION PLAN KEY	
	EXISTING BUILDINGS NOT TO BE INCLUDED WITHIN CONSENT
	PROPOSED BUILDINGS TO BE INCLUDED WITHIN CONSENT
	AREA OF OUTSTANDING LANDSCAPE AS DEFINED BY FAR NORTH DISTRICT COUNCIL PLANNING MAPS
	BOUNDARY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING PATHS AND ROADS RELEVANT TO THIS CONSENT, REFER TO : LINZ HISTORIC AERIAL IMAGERY 2000-2003
	PROPOSED PATHS AND ROADS



**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

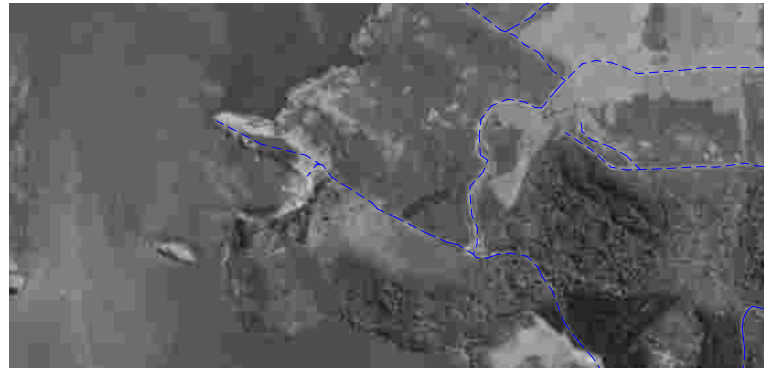
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOCATION PLAN**  
SCALE : 1:2000 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC1.13 rev 01**

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New Zealand  
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1 | LINZ AERIAL IMAGE : 1981 - 1982

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC1.13



2 | LINZ AERIAL IMAGE : 2000-2003

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD, REFERED TO  
IN LOCATION PLAN - RC1.13



3 | LINZ AERIAL IMAGE : 2023 - 2025

DASHED **RED** LINE  
INDICATING NEW PATH /  
ROAD SINCE 2000-2003  
HISTORIC AERIAL IMAGE

DASHED **BLUE** LINE  
INDICATING HISTORIC  
PATH / ROAD WHICH HAVE  
BEEN MAINTAINED,  
REFERED TO IN LOCATION  
PLAN - RC0.13



# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## HISTORIC AERIAL IMAGERY VS CURRENT

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.14 rev 01

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WHANGAROA BAY  
 NAIL IN ROCK  
 BOULDER

NORTH ASPECT FROM LOOKOUT



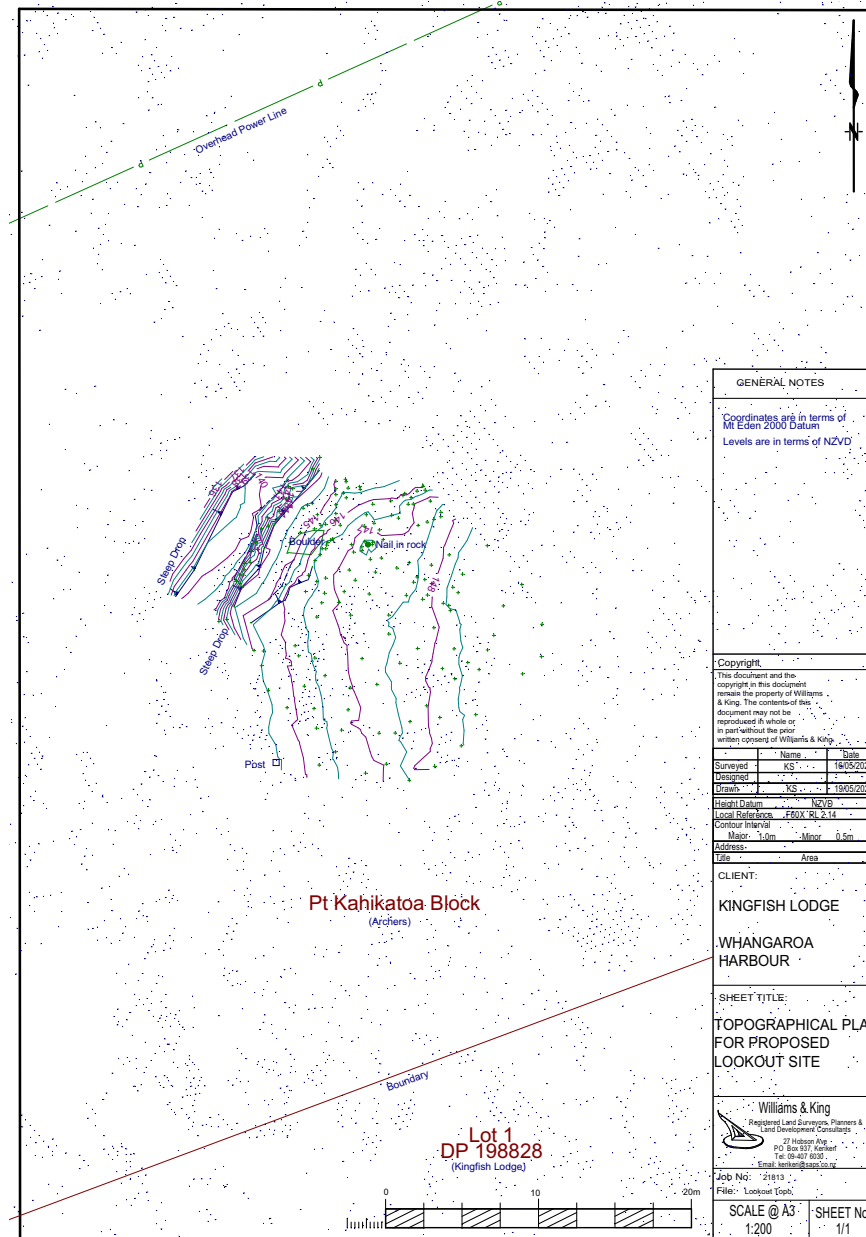
PEKAPEKA BAY  
 RANFURLY BAY  
 BOULDER

WEST ASPECT FROM LOOKOUT



PEKAPEKA BAY  
 NAIL IN ROCK

SOUTH WEST ASPECT FROM LOOKOUT



**GENERAL NOTES**

Coordinates are in terms of Mt Eden 2000 Datum  
 Levels are in terms of NZVD

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Name	Date
Surveyed	KS 18/05/2025
Drawn	KS 19/05/2025

Height Datum: NZVD  
 Local Reference: F60X, RL 2.14  
 Contour Interval:  
 Major: 1.0m Minor: 0.5m  
 Address:  
 Title: Area

CLIENT:  
 KINGFISH LODGE  
 WHANGAROA HARBOUR

SHEET TITLE:  
 TOPOGRAPHICAL PLAN FOR PROPOSED LOOKOUT SITE

Williams & King  
 Registered Land Surveyors, Planners & Development Consultants  
 27 Hobson Ave  
 Box 107, Christchurch  
 Tel: 04-477 6000  
 Email: kenton@wsk.co.nz

Job No: 21813  
 File: Lookout Topo  
 SCALE @ A3: 1:200  
 SHEET No: 1/1

**KINGFISH LODGE  
 LOOKOUT  
 WHANGAROA HARBOUR**

PROJECT CONTROL GROUP  
 CLIENT: CLIENT  
 PROJECT MANAGEMENT: TEO  
 STRUCTURAL & CIVIL ENGINEER: TEO  
 CONTRACTOR TEAM  
 MAIN CONTRACTOR: TEO

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2025/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOOKOUT SITE PHOTOS + SURVEY**

SCALE: @ A2  
 DATE: 18/03/2026  
 PROJECT No: 9###

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LOOKOUT	
ENCLOSURE AREA	36.1 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	66.8 m <sup>2</sup>
<b>WC + STORE</b>	
ENCLOSURE AREA	13.0 m <sup>2</sup>
ROOF AREA	13.0 m <sup>2</sup>
IMPERVIOUS AREA	13.0 m <sup>2</sup>



FF01 - IRREGULAR PATTERN PAVING



FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



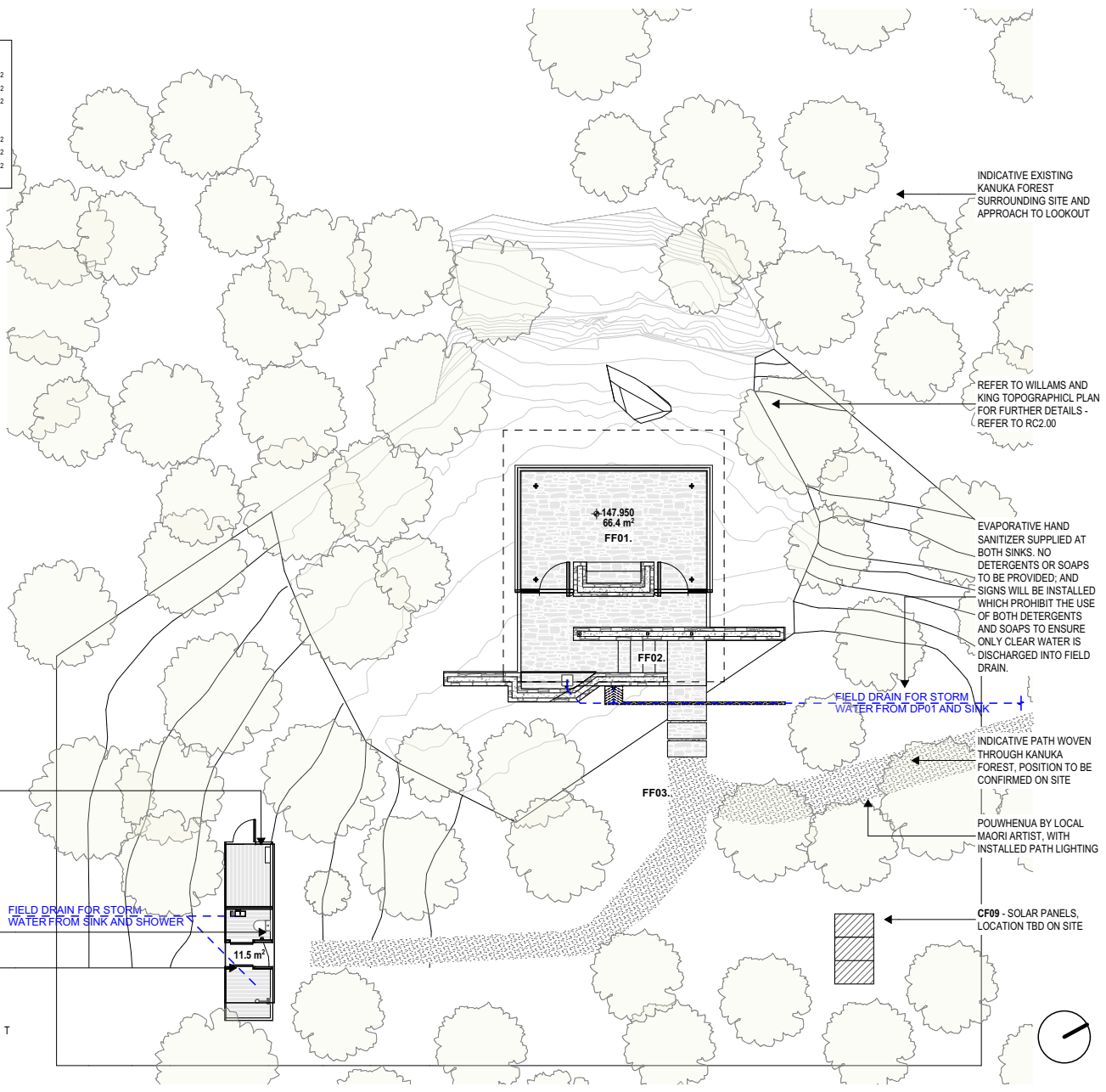
FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF09 - SOLAR PANELS

PROPOSED STORE+WC LOCATION BEYOND EXTENT OF WILLIAMS AND KING SURVEY, FFL AND FINAL POSITION TO BE CONFIRMED ON-SITE

CASSETTE TOILET - WITH INBUILT REMOVABLE CAPSULE WASTE.  
REFER TO A2.10 & A2.11 FOR FURTHER DETAILS



1 | SITE PLAN - LOOKOUT  
SCALE 1:100

**KINGFISH LODGE**  
**LOOKOUT**  
**WHANGAROA HARBOUR**

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACT TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

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**LOOKOUT SITE PLAN**  
SCALE: 1:100 @ A2  
DATE: 18/03/2026  
PROJECT No: 9##

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LOOKOUT	
BUILDING AREA	65.4 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	94.8 m <sup>2</sup>
<b>WC + STORE</b>	
BUILDING AREA	11.5 m <sup>2</sup>
ROOF AREA	13.2 m <sup>2</sup>
IMPERVIOUS AREA	13.2 m <sup>2</sup>



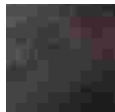
FF01 - IRREGULAR PATTERN PAVING



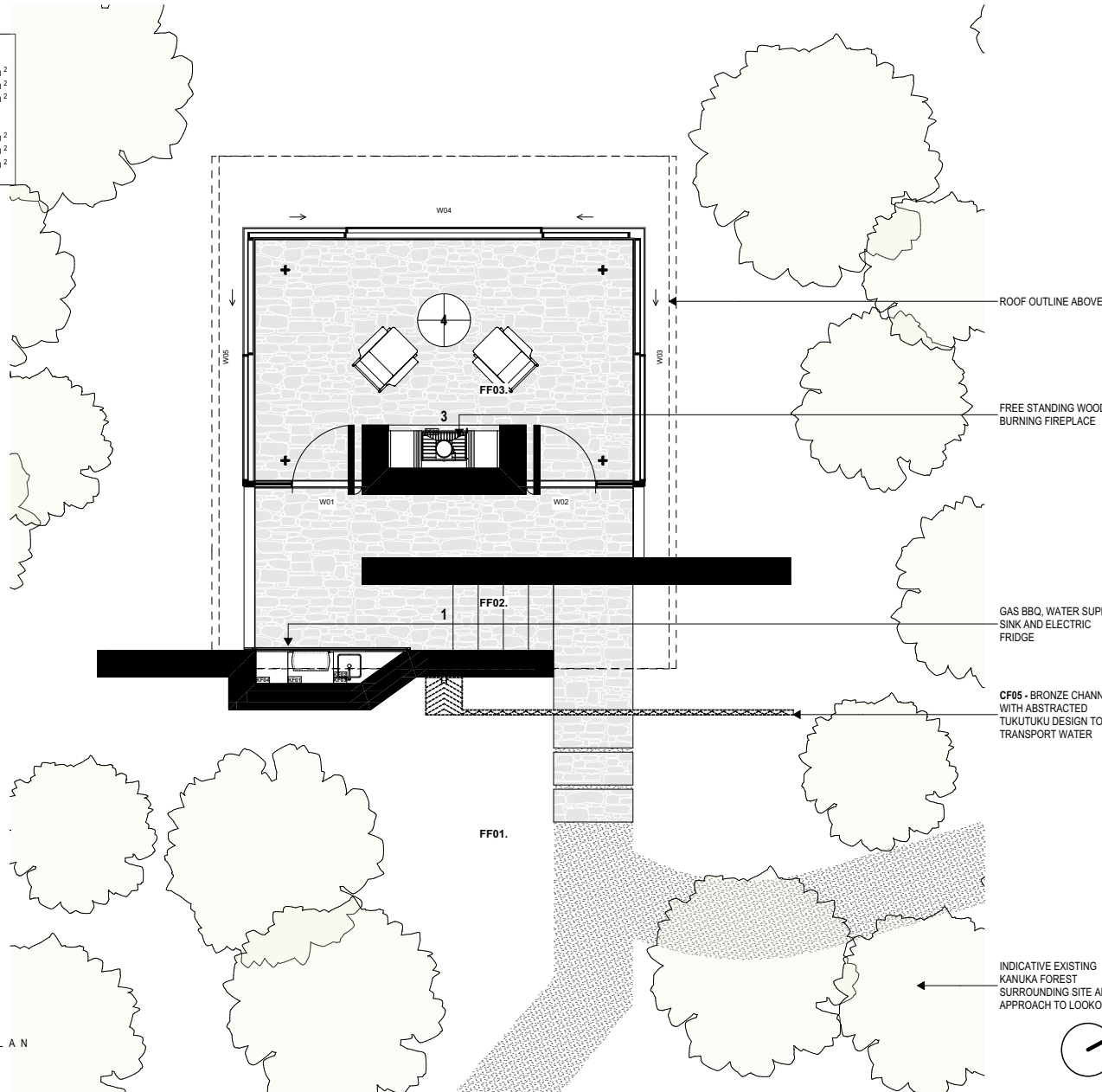
FF02 - BRUSHED CONCRETE WITH EXPOSED AGGERATE



FF03 - LOCAL CRUSHED AGGERATE PATHWAY



CF05 - WEATHERED BRONZE



1 | GROUND FLOOR - PLAN  
SCALE 1:50

**+MAP**

**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

ROOF OUTLINE ABOVE

FREE STANDING WOOD BURNING FIREPLACE

GAS BBQ, WATER SUPPLY, SINK AND ELECTRIC FRIDGE

CF05 - BRONZE CHANNEL WITH ABSTRACTED TUKUTUKU DESIGN TO TRANSPORT WATER

INDICATIVE EXISTING KANUKA FOREST SURROUNDING SITE AND APPROACH TO LOOKOUT

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOOKOUT FLOOR PLAN**

SCALE : 1:50 @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

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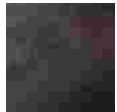
LOOKOUT	
BUILDING AREA	65.4 m <sup>2</sup>
ROOF AREA	82.4 m <sup>2</sup>
IMPERVIOUS AREA	94.8 m <sup>2</sup>
<b>WC + STORE</b>	
BUILDING AREA	11.5 m <sup>2</sup>
ROOF AREA	13.2 m <sup>2</sup>
IMPERVIOUS AREA	13.2 m <sup>2</sup>



CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



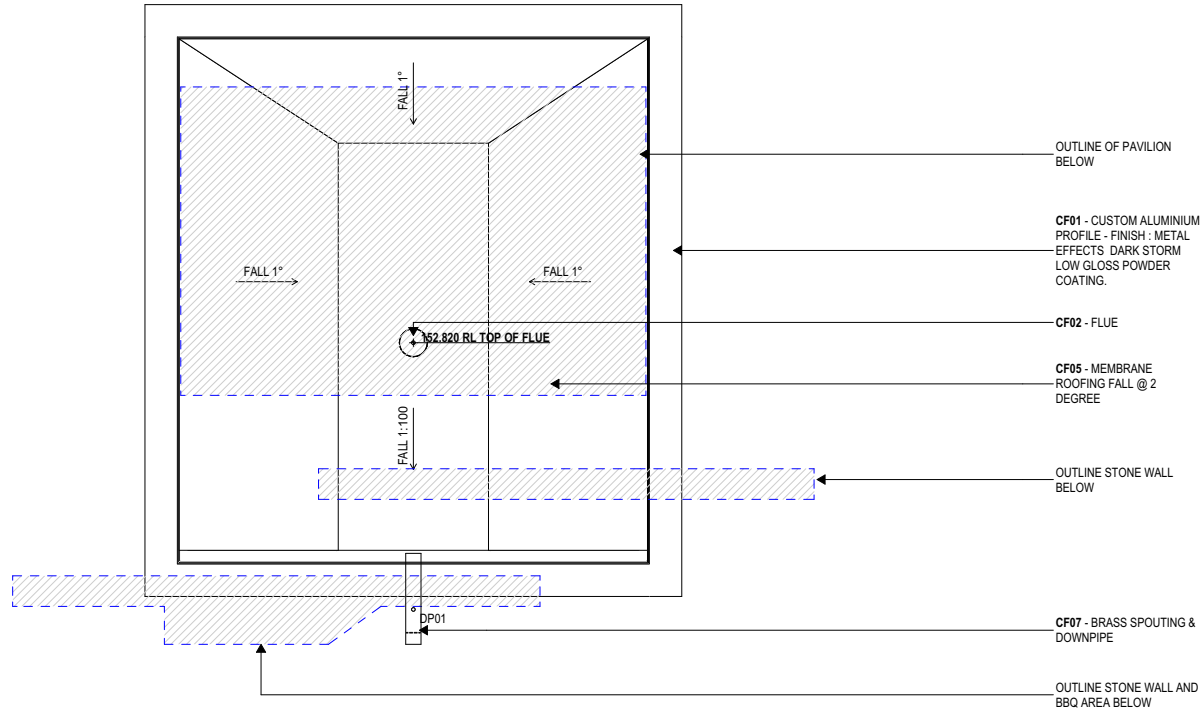
CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



**KINGFISH LODGE  
LOOKOUT  
WHANGARO  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACT TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01

- OUTLINE OF PAVILION BELOW
- CF01 - CUSTOM ALUMINIUM PROFILE - FINISH: METAL EFFECTS DARK STORM LOW GLOSS POWDER COATING.
- CF02 - FLUE
- CF05 - MEMBRANE ROOFING FALL @ 2 DEGREE
- OUTLINE STONE WALL BELOW
- CF07 - BRASS SPOUTING & DOWNPIPE
- OUTLINE STONE WALL AND BBQ AREA BELOW

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

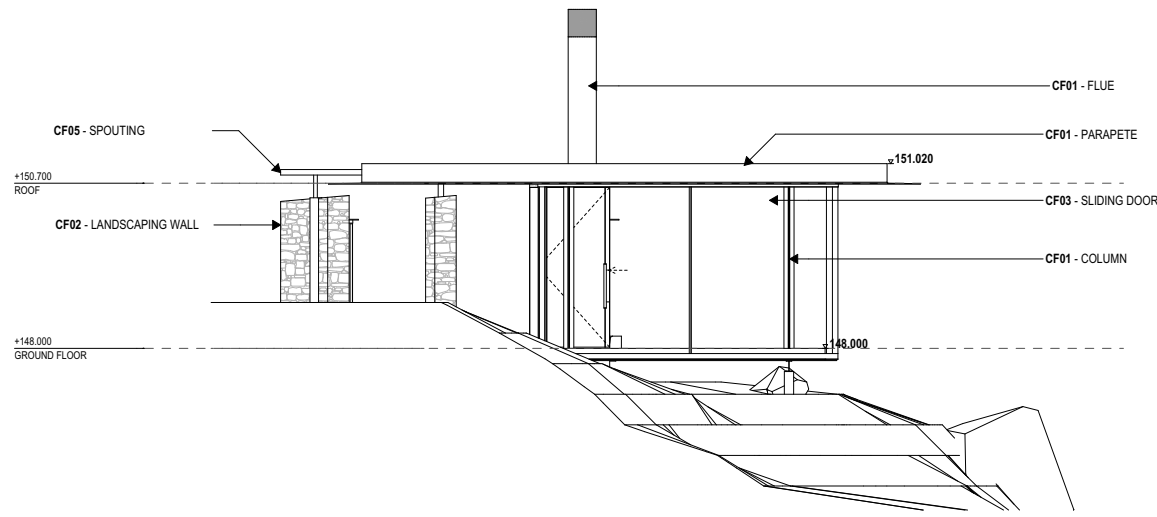
**LOOKOUT ROOF PLAN**  
SCALE: 1:50 @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

**RC1.23 rev 01**

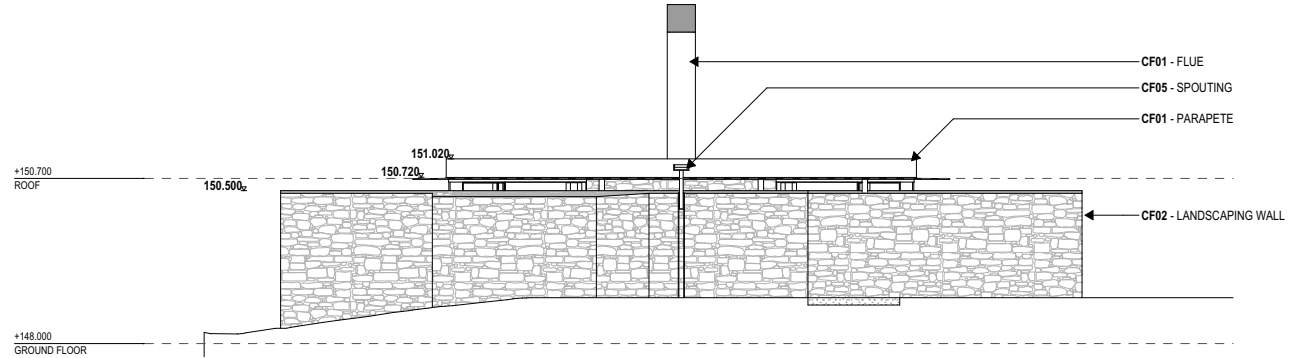
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New Zealand  
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1 | NORTH - ELEVATION  
SCALE 1:50



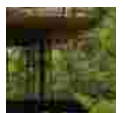
2 | EAST - ELEVATION  
SCALE 1:50



CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS



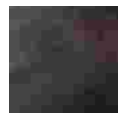
CF02 - LOCALLY SOURCED BASALT STONE



CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%



CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH



CF05 - WEATHERED BRONZE



CF06 - GALVANISED STEEL



CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL

**KINGFISH LODGE  
LOOKOUT  
WHANGARO A  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOOKOUT ELEVATIONS N + E**

SCALE :	1:50 @ A2
DATE :	18/03/2026
PROJECT No:	9###

**RC1.24 rev 01**

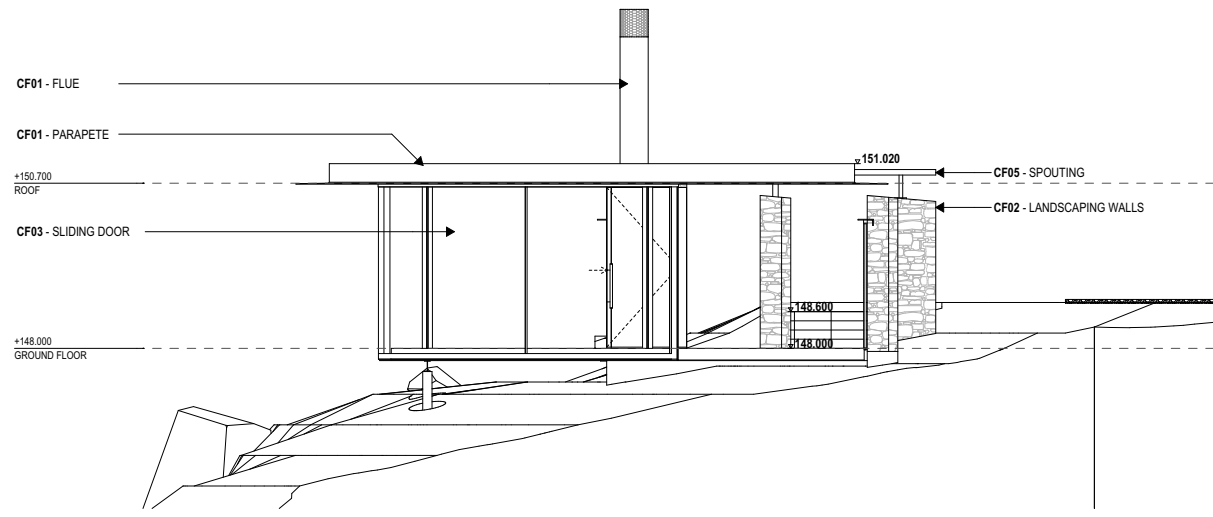
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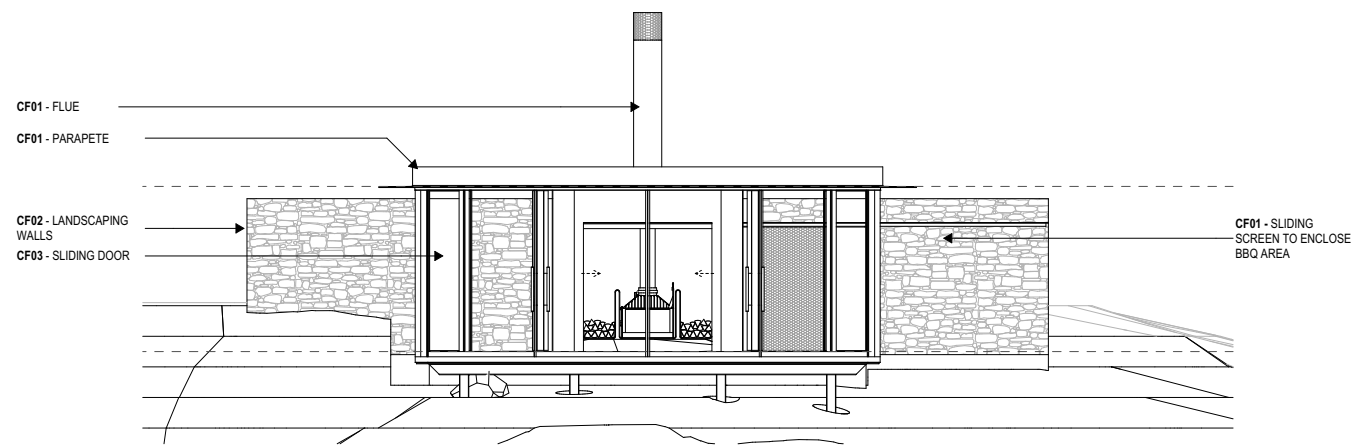
**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01



**3 | SOUTH - ELEVATION**  
SCALE 1:150



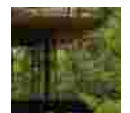
**4 | WEST - ELEVATION**  
SCALE 1:150



**CF01 - METAL FINISHED IN POWDER COATED METAL EFFECTS COLOUR DARK STORM LOW GLOSS**



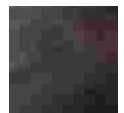
**CF02 - LOCALLY SOURCED BASALT STONE**



**CF03 - 38MM GLASS WITH LOW IRON, LOW E FINISH - REFLECTANCE 13.4%**



**CF04 - 3PM BITUMEN MEMBRANE - CRUSHED AGREGATE CHARCOAL FINISH**



**CF05 - WEATHERED BRONZE**



**CF06 - GALVANISED STEEL**



**CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL**

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**LOOKOUT ELEVATIONS + W**

SCALE :	1:50 @ A2
DATE :	18/03/2026
PROJECT No:	9###

**RC1.25 rev 01**

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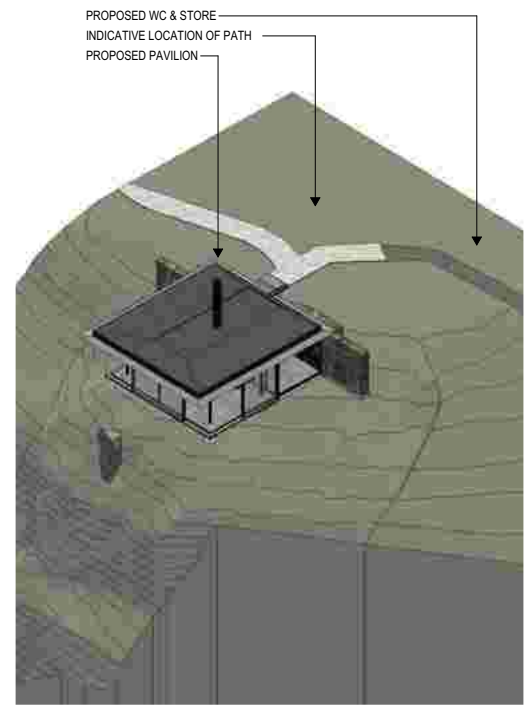
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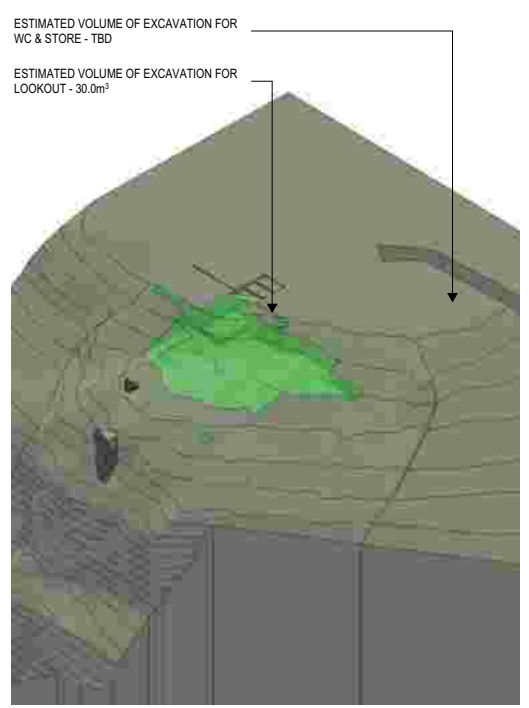
**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACT TEAM  
MAIN CONTRACTOR: TBD

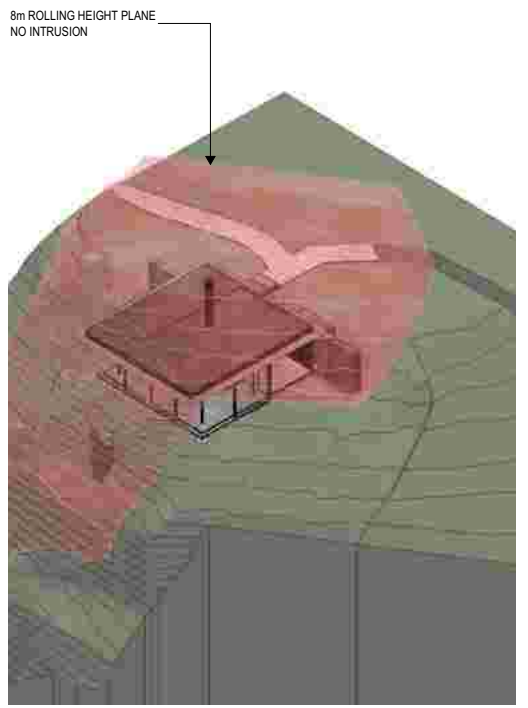
DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01



1 | 3 D MODEL



2 | SITE WITH PROPOSED EXCAVATION



3 | 8 m ROLLING HEIGHT PLANE

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**CUT & FILL + HEIGHT PLANE  
DIAGRAM**

SCALE: @ A2  
DATE: 18/03/2026  
PROJECT No: 9###

**RC1.26 rev 01**

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACT TEAM  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01



1 | VIEW FROM POINT A - RC1.01 - WITHOUT LOOKOUT



2 | VIEW FROM POINT A - RC1.01 - WITH LOOKOUT

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## LOOKOUT VISUAL IMPACT ASSESSMENT

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

## RC1.27 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01



NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## APPROACH - RENDER

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

# RC1.28 rev 01

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# KINGFISH LODGE LOOKOUT WHANGAROA HARBOUR

PROJECT CONTROL GROUP  
CLIENT - CLIENT  
PROJECT MANAGEMENT - TBD  
STRUCTURAL & CIVIL ENGINEER - TBD  
CONTRACT TEAM  
MAIN CONTRACTOR - TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024.03.18	01



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## LOOKOUT - RENDER

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

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**KINGFISH LODGE  
LOOKOUT  
WHANGAROA  
HARBOUR**

**PROJECT CONTROL GROUP**  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
**CONTRACT TEAM**  
MAIN CONTRACTOR: TBD

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	20/03/18	01



POWER WALL / BATTERY FOR SOLAR STORAGE - LOCATION AND QUANTITY OF SOLAR PANEL TBD

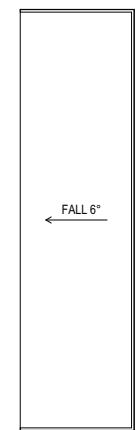
FRIDGE / FREEZER  
GAS BOTTLES

SINK TO DRAIN TO FIELD DRAIN.

CASSETTE TOILET - WITH INBUILT REMOVABLE CAPSULE WASTE.

SHOWER TO DRAIN TO FIELD DRAIN.

**0. FLOOR PLAN**  
SCALE 1:50



**1. ROOF PLAN**  
SCALE 1:50

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**WC + SHOWER + STORE PLANS**

SCALE : @ A2  
DATE : 18/03/2026  
PROJECT No: 9###

**RC1.210 rev 01**

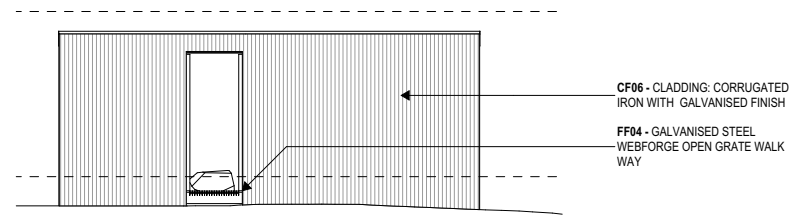
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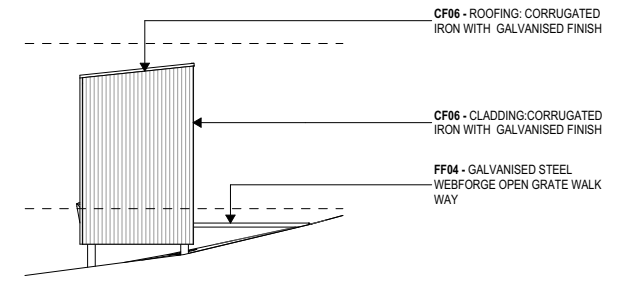
**KINGFISH LODGE  
LOOKOUT  
WHANGAROA HARBOUR**

PROJECT CONTROL GROUP  
CLIENT: CLIENT  
PROJECT MANAGEMENT: TBD  
STRUCTURAL & CIVIL ENGINEER: TBD  
CONTRACTOR TEAM  
MAIN CONTRACTOR: TBD

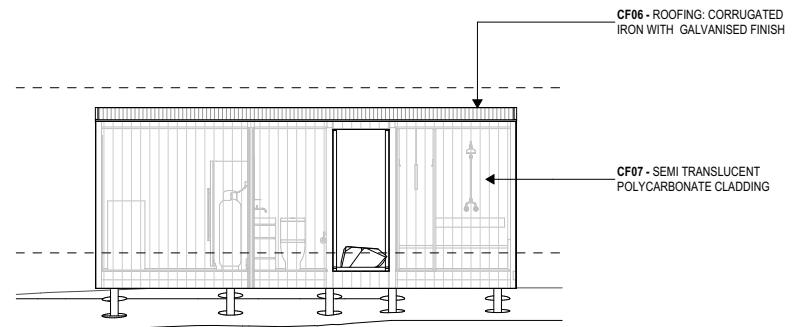
DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	2024/03/18	01



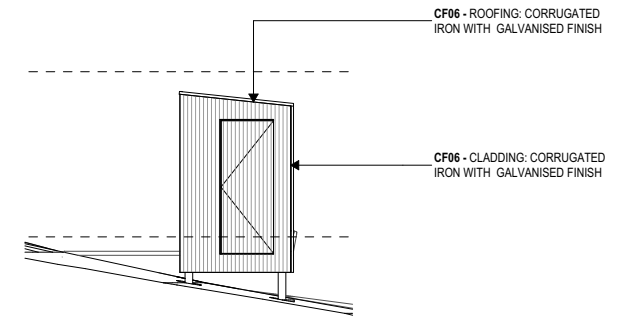
**NORTH - ELEVATION**  
SCALE 1:50



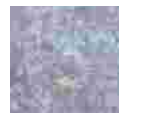
**EAST - ELEVATION**  
SCALE 1:50



**SOUTH - ELEVATION**  
SCALE 1:50



**WEST - ELEVATION**  
SCALE 1:50



**CF06 - CORRUGATED IRON WITH GALVANISED FINISH**



**CF07 - SEMI-TRANSLUCENT POLYCARBONATE PANEL**



**FF04 - GALVANISED STEEL WEBFORGE OPEN GRATE WALK WAY**

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**WC + SHOWER + STORE ELEVATIONS**

SCALE: @ A2  
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# CULTURAL IMPACT ASSESSMENT

## KINGFISH LODGE



Whaingaroa  
Fisheries  
Community Limited  
tūāwhiriākoāwhaingaroa

Prepared by: Alyx Pivac | Kaitiaki Collective

On behalf of: Te Rūnanga ō Whaingaroa



Head Office  
Crnr Waikare Ave & State Highway 10  
PO Box 88, Kāeo, Northland 0448

Kerikeri  
Te Pūtahitanga, 2 Clark Rd,  
PO Box 119, Kerikeri 0245

Wyea  
+64 (9) 405 0340  
Īmēra  
admin@whaingaroa.iwi.nz

0800 GOKAEO 465 236     
www.waingaroa.iwi.nz



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### Applicant and Property Details

Description	Details
Applicant	Kingfish Lodge 2016 Limited c/o Mike Sullivan
Site Address	Kingfish Point
Address for Service	PO Box Whitford 2149
Planner	Northland Planning and Development Rochelle Jacobs
Legal Description	Lot 1 DP788895
District Plan	Far North District Operative Plan
Contact	Mike.sullivan@clearwaterconstruction.co.nz





## Cultural Impact Assessment

---

### 1. Executive Summary

This cultural impact assessment (CIA) was commissioned by Northland Planning on behalf of Mike Sullivan of Kingfish Lodge 2016 Limited to assess the cultural impacts of proposed development and for inclusion in work being completed on the Kingfish Lodge site.

This CIA also assesses the cultural significance of the site and location of the Lodge to assure the hapu, iwi and other tangata whenua stakeholders that an adequate assessment had been completed.

The applicants have commissioned this CIA report to obtain information on the potential impacts on tangata whenua values as a result of proposed development. The report will enable the applicants to file a more comprehensive consent application in the future that satisfies the Council requirement to assess the application against RMA section 6 (e) relationship of Māori with ancestral lands, waters and sites, 6 (f) protection of historic (including cultural) heritage from inappropriate use and development, 7 (a) kaitiakitanga and section 8 Treaty of Waitangi<sup>1</sup>.

The ecological vulnerability and cultural significance of many landscapes today necessitates the careful consideration of development activities that may adversely impact natural, ecological, or cultural values. While the applicants are not tangata whenua, they are passionate and committed to ensure that there is a balance of all local Māori aspirations so as to preserve the lands for future generations.

A further objective of this report is to provide recommendations to avoid, remedy or mitigate adverse effects on tangata whenua values. The recommendations are provided in this report.

The findings of this Cultural Impact Assessment indicate that the tangata whenua are generally supportive of the proposal, and that it is unlikely that there will be concerns with this consent application, provided that the recommendations and conditions provided in this report are addressed to the satisfaction of the tangata whenua.

This Cultural Impact Assessment Report is intended to provide information that can assist the applicant in understanding the potential impacts of the proposal on tangata whenua values. The Report is a starting point for future formal communication and cooperation between the applicant and Te Rūnanga o Whaingaroa.

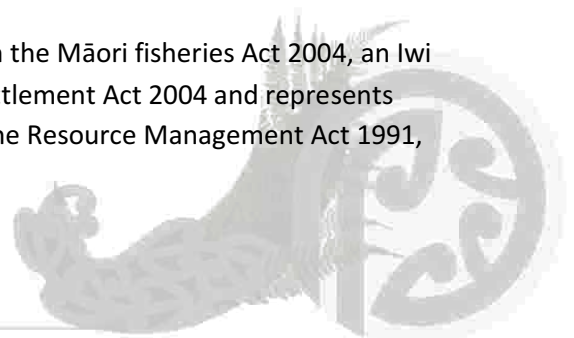
### 2. Introduction

#### 2.1. Te Rūnanga o Whaingaroa

Te Rūnanga o Whaingaroa is the mandated Iwi organisation in the Māori fisheries Act 2004, an Iwi Aquaculture organisation in the Māori Aquaculture Claims Settlement Act 2004 and represents Ngāpuhi/ Ngāti Kahu ki Whaingaroa as an "Iwi Authority for the Resource Management Act 1991,

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<sup>1</sup> Resource Management Act 1991





registered as a Charitable Trust. <sup>2</sup>

Te Rūnanga o Whaingaroa represents our people within our tribal lands, shores and islands which is generally described as commencing at the river mouth of the Oruaiti River in the north, moving in a southerly direction encompassing the Puketū Forest, and then moving in a north-easterly direction in the Takou River area. <sup>3</sup>

The coastal boundary commences at the mouth of the Oruaiti River, follows the eastern side of the Mangonui Harbour, then directly out to sea moving in a south-easterly direction along the coast to Rupurapura (Needles) off Pureura and includes the Whangaroa Harbour, its rivers estuaries and island within this role.



Figure 1 Inland and coastal rohe of Te Rūnanga o Whaingaroa.  
Image: Mahere Rautaki 2018-2023

The rohe is further described as those areas that the hapū of the marae within the above boundaries exercise manawhenua and manamoana.

As affirmed in Te Titiri o Waitangi, ngā hapū o Whangaroa are the kaitiaki of resources which includes land, coastal areas, sea, waterways and other resources within our tribal region. This includes the foreshores and sea beds extending out from the coast and harbours of our rohe and the subject of the current debate over ownership and management of such.



<sup>2</sup> Te Rūnanga o Whaingaroa Trust Deed <https://whaingaroa.iwi.nz/wp-content/uploads/2017/10/Trust-Deed.pdf>

<sup>3</sup> Mahere Rautaki | Te Runanga o Whaingaroa Strategic Plan 2018-2023. <https://whaingaroa.iwi.nz/wp-content/uploads/2019/05/TROW-Strategic-Plan-2018-2023.pdf>





Ngā hapū o Whangaroa actively exercise their customary rights and responsibilities of Kaitiakitanga throughout our district. Traditional cultural practices closely tie Whangaroa to our forests, coastal shores, waters and whenua.

## 2.2. Te Runanga o Whaingaroa Cultural Impact Assessment statement

This Cultural Impact Assessment (CIA) has been carried out by Te Ūkaipō Iwi Environment Management Committee on behalf of Te Runanga o Whaingaroa for Kingfish Lodge 2016 Limited. Kingfish Lodge 2016 Ltd. has applied for a resource consent from the Far North District Council (FNDC) to undertake a number of activities associated with the operation of a luxury lodge for temporary accommodation purposes.

Te Rūnanga o Whaingaroa was engaged with early by the Northland Planning and Kingfish Lodge and acknowledge this as best practice. The Rūnanga has enjoyed cooperative and collaborative engagement with the owners of Kingfish Lodge and enjoy a reciprocal and positive relationship. This Cultural Impact Assessment has been prepared in good faith after lengthy conversations with the owners and the Rūnanga are hopeful the relationship remains positive throughout the lifetime of the Lodge irrespective of ownership.

## 3. Objectives

### 3.1. What is a Cultural Impact Assessment?

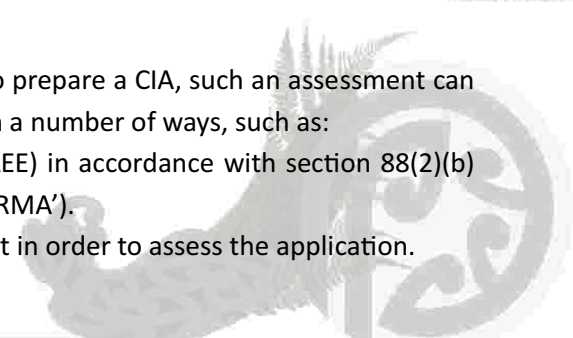
Cultural Impact Assessments (CIA) have become recognised as valuable tools for assessing the potential impacts of a project on tangata whenua. They typically include a description of the relationship of Māori with the area proposed for development, the relevant cultural values, and details of who the kaitiaki are for those values and landscapes. They usually also suggest how adverse effects on these relationships might be avoided, remedied or mitigated.

Because there is no defined process for CIAs in the Resource Management Act (RMA), a common misconception has arisen that “cultural effects” are limited to issues around wāhi tapu or heritage. Although these matters are of great significance to tangata whenua, they are merely one element of a far greater range of effects that could be considered. Effects on the environment are specifically defined in Section 3 of the RMA as including: any positive or adverse effect; and any temporary or permanent effect; and any past, present or future effect; and any cumulative effect that arises over time or in combination with other effects regardless of scale, intensity, duration or frequency; and any potential effect of high probability and any potential effects of low probability which has a high potential impact.

A comprehensive cultural impact assessment should cover the effects of the proposed activity, as identified by the tangata whenua, over this range of values.

While there is no statutory requirement upon an applicant to prepare a CIA, such an assessment can assist Councils and applicants to meet statutory obligations in a number of ways, such as:

- Preparation of an Assessment of Environmental Effects (AEE) in accordance with section 88(2)(b) and Schedule 4 of the Resource Management Act 1991 (‘the RMA’).
- Requests for further information under section 92 of the Act in order to assess the application.





- Providing information to assist the council in determining notification status under sections 93 to 94D of the RMA.
- Providing information to enable appropriate consideration of the relevant Part II matters when making a decision on an application for resource consent under section 104 of the RMA.
- Consideration of appropriate conditions of resource consent under section 108 of the RMA.
- Informing council's of an applications implications in relation to any relevant Iwi Management Plans
- Meeting any specific requirements for councils arising from particular Treaty of Waitangi Settlement legislation.

### 3.2. When to prepare a CIA

It is well recognized that early engagement with tangata whenua in the application process can assist the applicant in developing the proposal and preparing a complete application. Early input also provides opportunities for tangata whenua to influence or have input into the design and planning of project to address potential adverse effects on cultural values before commitments are finalised. Early engagement promotes the development of good working relationships between tangata whenua, councils and developers. Undertaking a CIA is appropriate when the proposed activity is on, adjacent to, or likely to impact on:

- a site of historical or cultural significance to tangata whenua such as urupā (burial sites), wāhi tapu (sacred sites), known archaeological sites, or nohoanga sites (seasonal occupation sites)
- flora and fauna of cultural significance to tangata whenua such as a mahinga kai (food) resources or species used for other cultural practices such as weaving (raranga) or traditional medicine (rongoā)
- areas of historical or spiritual importance to tangata whenua
- areas with significant landscape values to tangata whenua
- waterways or wetlands of importance to tangata whenua
- significant areas for tangata whenua within the coastal environment such as tauranga waka (canoe landing sites), mahinga kai areas (food resources and gathering) or wāhi tapu.

A CIA may also be constructive where:

- applications are for large, intensive, or complex projects
- there is not enough information included in a resource consent application to assess the likely effects of the activity on tangata whenua
- an assessment of potential impacts on cultural values and associations would take a lot of time for tangata whenua to complete
- the cultural values associated with the site or in relation to the proposal are not easily assessed or are unknown to tangata whenua and new or additional research is required to identify the effects of the activity
- the proposed activity may be precedent setting.



## 4. Consultation with Tangata Whenua

### 4.1. Interviews and Engagement

Interviews were held with the following local experts and descendants of Matangirau Block  
Awhi Lawrence | Descendant of original occupants of Matangirau and Te Kahikatoa (Kingfish Lodge site)





### Te Runanga o Whaingaroa Engagement

Rāniera Kaio | Pouārahi | Te Rūnanga o Whaingaroa

Eljon Fitzgerald | Te Ūkaipō sub committee member | Te Rūnanga o Whaingaroa

#### 4.2. Intellectual property

The CIA Report remains the intellectual property of Te Runanga o Whaingaroa, its hapu and those who whakapapa to the rohe.

## 5. Objectives

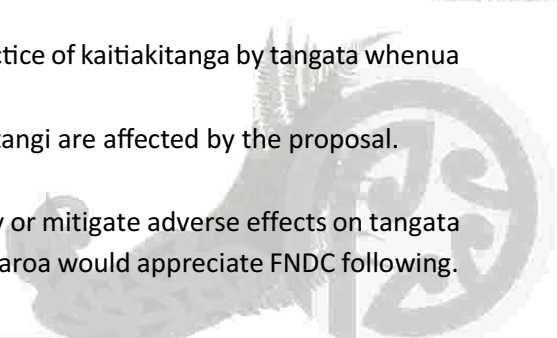
It is hoped that this report will enable the applicants to file a more comprehensive consent application that satisfies Council requirement to assess the application against the following sections of the Resource Management Act 1991:

- *The protection of outstanding natural features and landscapes from inappropriate use, and development (s. 6 (b))*
- *The relationship of Māori with ancestral lands, waters and sites (section 6 (e))*
- *The protection of historic (including cultural) heritage from inappropriate use and development (section 6 (f))*
- *The protection of recognised customary activities (section 6 (g))*
- *Kaitiakitanga (section 7 (a))*
- *The efficient use and development of natural and physical resources (s. 7 (b))*
- *The maintenance and enhancement of amenity values (s. 7 (c))*
- *The maintenance and enhancement of the quality of the environment (s. 7 (f))*
- *Any finite characteristics of natural and physical resources (s. 7 (g))*
- *The effects of climate change (s. 7 (g))*
- *Treaty of Waitangi (section 8).*

Further objectives include;

- To ensure that tangata whenua aspirations, potential issues and values are identified and documented in relation to the Kingfish Lodge development.
- Gather cultural impact information for Kingfish Lodge 2016 in relation to their proposed resource consent lodged with the Far North District Council.
- That the Directors of Kingfish Lodge, as the applicants, are fully informed of any potential effects on tangata whenua values that the development of Kingfish Lodge may have.
- To identify how relationships between tangata whenua, their culture and their traditions and ancestral land, water, sites, wāhi tapu and other tāonga might be affected by the proposed works.
- To identify the implications for the knowledge and practice of kaitiakitanga by tangata whenua over their tāonga of the proposal.
- To assess whether the principles of the Treaty of Waitangi are affected by the proposal.

This report aims to provide recommendations to avoid, remedy or mitigate adverse effects on tangata whenua and provide conditions to which Te Runanga o Whaingaroa would appreciate FNDC following.





## 6. Methodology

A methodology including three specific research objectives has been constructed to inform the CIA and achieve the purpose as described above.

The methodology includes the following three research objectives:

1. Literature Review
2. Key Informant Interviews
3. Hui with local hapū and marae

The overall research methodology is guided by a research framework that aims to capture information germane to two specific Māori cultural domains related to the Kingfish Lodge site (known as Matangirau Block)

### 6.1. Te Ūkaipō cultural impact assessment research framework

<i>Research Domain</i>	<i>Focussed area of inquiry</i>
Taiao (Whenua / Awa / Moana)	Written history Oral history
Tangata whenua	Socio-cultural Impact Assessment Potential impact on whanau, hapū, iwi, marae Written history Oral history

## 7. Description of activity

### 7.1. Description of the Proposed Activity

7.1.1. The land use consent application is required for the refurbishment of the existing restaurant and bar area, and to add on a second storey to the building to enable additional accommodation on site.

7.1.2. The subject site is zoned General Coastal, and breaches a number of permitted activity rules as per the Assessment of Environmental Effects Report.

7.2. For the purpose of this report, the site will be referred to as its original name. The site is Te Kahikatoa, located within Matangirau (or the Matangirau Block).





## 8. Planning Framework

### 8.1. Kawa me Tikanga o Te Runanga o Whaingaroa

#### 8.1.1. Values

##### Te Tiriti o Waitangi

Confirms our relationship with the Crown and our constitutional place in this country

##### Rangatiratanga

Confirms our reciprocal obligations as individuals, whānau, hapū and iwi to ourselves, others and to the world we live in.

##### Tōhungatanga

Recognises the knowledge and wisdom in which we practice and emulate

##### Manaakitanga

Recognises our duty to respect for one another and care for all things create

##### Whānaungatanga

Acknowledges that all things and all people are inherently connected through whakapapa and our cosmologies

##### Ū kai pō

Acknowledges the whakamana relationship that our wellbeing is a consequence of the health and vitality of our environment te mana o te whenua, te ngāhere, te moana, ng1a taonga, me te mana o te wai.

#### 8.1.2. Principles

##### Whangaroatanga

Defining and building on our uniqueness

##### Whakawhānaungatanga

Understanding the value of being connected and acknowledged as such

##### Kaupapatanga

Driven from values that have enabled the well-being and flourishing of our people for generations

##### Toitū te whenua, toitū te tangata

Ensuring that we all engage in contributes to sustainable processes and positive outcomes

#### 8.1.3. Vision

*Rapua hoki te rongo may orange mo to iwi, I roto I o ratou rongo mau orange to oranga”*

Seek the very best for your people and their welfare, for in their welfare you will find yours.





## 8.2. Te Rūnanga o Whaingaroa Te Ūkaipō Iwi Environmental Management Plan

The Iwi Environmental Management Plan (IEMP) was prepared by Te Ūkaipō – the Iwi Environmental Management Unit at Te Rūnanga o Whaingaroa <sup>4</sup>. Relevant policies have been extracted in relation to the application.

### 8.2.1. Freshwater in Whangaroa

Te Rūnanga o Whaingaroa asserts that local, regional and national authorities should ensure that hapū and Iwi of Whangaroa will have:

- Access to good quality/ quantity freshwater for domestic use as a basic human right
- Reasonable access to good quality/ quantity of freshwater in Whangaroa is guaranteed for future generations
- Confidence that natural aquifers in Whangaroa are not impacted by an activity and are protected from the impacts of climate change
- Confidence that any freshwater extracted for farming, business or commercial purposes shall be prohibited if this is deemed to impact negatively on the natural environment.

Te Rūnanga o Whaingaroa expects relevant local government agencies and authorities to work collaboratively with Ngā Hapū o Whangaroa and the Rūnanga to enforce laws and regulations designed to protect the quantity and quality of freshwater in Whangaroa and freshwater tributaries that feed into the Whangaroa Harbour. The protection and utilisation of riparian water rights to filter freshwater must be enforced to this end.

### 8.2.2. The Forest and Bush Environments

Issues:

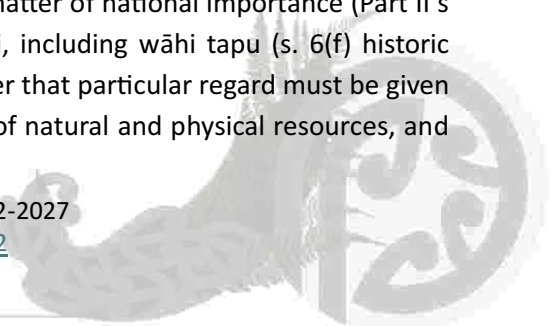
- Impact of pest and weeds on indigenous biodiversity and related ecosystems and habitats
- Loss of access to important indigenous forests, trees, plants and animals for food, medicinal and other cultural purposes.
- Infestation of animal pests such as possums, goats, feral cats, rats and other rodents
- Declining health of native forests.

Te Rūnanga o Whaingaroa acknowledges the restoration work the Applicants have already achieved in relation to pest control and revegetation of indigenous species on this site.

## 8.3. The RMA 1991

The purpose of the Resource Management Act (RMA) 1991 is to promote the sustainable management of natural and physical resources, which on the basis of the definition of sustainable management contained in section 5a(2), clearly includes the “cultural wellbeing” of people and communities. In addition, the RMA recognises the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other tāonga as a matter of national importance (Part II s 6(e)), including the protection of site of significance to Māori, including wāhi tapu (s. 6(f) historic heritage). Section 7 of the Act identifies kaitiakitanga as a matter that particular regard must be given in relation to managing the use, development and protection of natural and physical resources, and

<sup>4</sup> Te Rūnanga o Whaingaroa Iwi Environmental Management Plan 2022-2027  
<https://indd.adobe.com/view/510fc973-15f6-4dfa-aef9-b85c0a68cc62>





section 8 establishes that all persons exercising functions and powers under the Act shall take into account the principles of the Treaty of Waitangi.

#### 8.4. The Treaty of Waitangi

Te Tiriti o Waitangi (The Treaty of Waitangi) is Aotearoa’s (New Zealand’s) founding document. Over 500 Māori Chiefs, including approximately more than five women, signed the Treaty in 1840. It is an agreement drawn up between representatives of the British Crown and representatives of Māori, Iwi and Hapū.

While Article 1 of the Treaty enables the Crown to govern and make laws, Article 2 provides for Māori rangatiratanga over their lands and taonga. Māori values, associations and interests with their taonga applies regardless of property titles or other constructs, and the Treaty requires that the Crown actively protect these associations and interests (including through but not limited to statutes).

Like all treaties it is an exchange of promises: the promises that were exchanged in 1840 were the basis on which the British Crown acquired New Zealand

The Treaty is in Māori and English. The Treaty was intended by Great Britain to be an exchange of sovereignty to be in return for a guarantee of the authority of the chiefs and the protection of Māori land and resource rights. The Treaty also extended to Māori the same rights and privileges of British citizens.

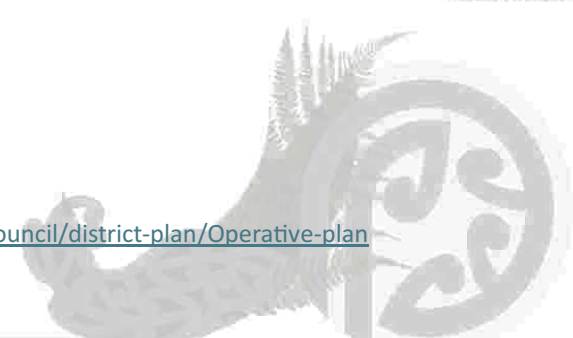
The principles of the Te Tiriti o Waitangi being Partnership, Participation and Protection underpin the relationship between the Government and Māori. These principles are fundamental to developing relationships, including involvement and participation in statutory policies and plans regarding the management of natural resources within the area.

#### 8.5. Far North Council Operative District Plan

District plans set out the policies and rules that a Council will use to manage the use of land in its area. The District Plan has been operative effective of 14 September 2009<sup>5</sup>

#### 8.6. Te Runanga o Whaingaroa Iwi Environmental Management Plan 2022-2027

The Te Rūnanga o Whaingaroa Iwi Environmental Management Plan (IEMP) is based on the tikanga and kawa of the iwi and hapū it represents. The IEMP is driven by all relevant tikanga and kawa to protect moana, whenua and all tribal taonga as a holistic view of the environment is at the very core of its resource management.



<sup>5</sup> Operative Status of District Plan <https://www.fndc.govt.nz/your-council/district-plan/Operative-plan>



### 8.7. Northland Regional Policy Statement

The Regional Policy Statement (RPS) provides an overview of resource management issues in the Northland Region. It provides policies and a range of methods to achieve integrated management of natural and physical resources across resources, jurisdictional boundaries and agency functions, and guides the development of sub-ordinate plans (Regional as well as District) and the consideration of resource consents. The Regional Policy Statement provides a framework for resource use, which enables the Regional community to achieve its social and economic aspirations within the capacity of the environment. Where resource quality is high, it is the intention of objectives and policies to retain high resource quality. Where resource quality has been degraded through inappropriate use, the quality of such resources is intended to be improved over time.

The Regional Policy Statement (RPS) for Northland covers the management of natural and physical resources in the Northland Region, from Kaiwaka in the south, to Cape Reinga in the north, and out to the 12 nautical mile (22.2 km) limit.<sup>6</sup>

The RPS provides the broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.

#### 8.7.1. Status of the Northland Regional Policy Statement

The Regional Policy Statement was made operative on 9 May 2016, except for:

- (a) Issue 2.6(g) and related parts of the explanation
- (b) Policy 6.1.2 and explanation
- (c) Method 6.1.5 and explanation

These provisions relate to the use of genetic engineering and the release of genetically modified organisms to the environment, and were made operative on 14 June 2018.

## 9. Tangata whenua associations with Matangirau Block and Te Kahikatoa

### 9.1. Tangata whenua occupation

The Whangaroa Harbour supplied a suitable environment for early settlement by Māori. The sheltered coastal waters have abundant fish and shellfish resources, the climate is mild with adequate rainfall and there are limited, but fertile areas of alluvial soils suited for cultivation<sup>7</sup>. Numerous clearly defined pā sites surround the coast, supporting the oral recollections that it has been a significant area of Māori settlement for many centuries.

<sup>6</sup> Regional Policy Statement for Northland <https://www.nrc.govt.nz/resource-library-summary/plans-and-policies/regional-policy-statement/regional-policy-statement/>

<sup>7</sup> Robinson, J. (1996) Whangaroa Archaeological Survey. An archaeological survey of Matangirau Land Block. Whangarei Libraries. <https://wdc.recollect.co.nz/nodes/view/1836#idx16349>



The people who occupy the Touwai and Matangirau area are of the Kaitangata, Ngāti Kawau and Te Whanau Pani hapū. The hapū traditionally have a close association with the land around the north head of Whangaroa Harbour, along the eastern side of the harbour and as far south as Tauranga Bay. They have lived in these areas from at least the early 1600s until today.

A survey conducted by James Robinson in 1996, commissioned by the Matangirau Trustees and the Department of Conservation revealed a total of 40 sites located within the survey area (figure 2). The types of sites included 1 pā site (Te pā o Matangirau), 7 related undefended settlements (kāinga), 4 findspots, 26 midden and 1 storage pit.

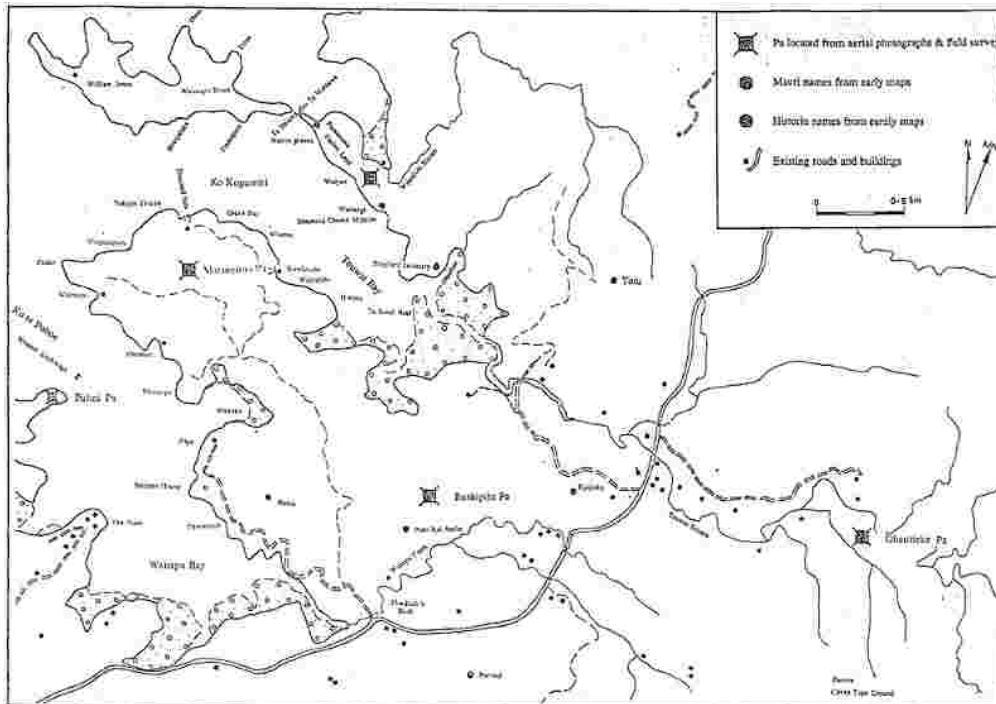


Figure 2 Archaeological and historical sites in the Touwai area (1996 data). Robinson, J. (1996)

## 9.2. Ngāti Kahu ki Whangaroa

As noted above, Matangirau Block has been occupied by tangata whenua since the early settlement of the far north. Te Touwai marae (also known as Karangahape ki Matangirau) is on the eastern side of the Whangaroa Harbour near Waitapu Bay (figure 3). The whareniui is named Karangahape. The marae is associated with hapū Ngāti Kawau and Kaitangata along with the hapū Whanaupani of Ngāti Kahi ki Whangaroa and Ngāpuhi. The marae connects to three maunga depending on the hapū: Ohau Tieke for Ngāti Kawau; Okahumoko for Kaitangata; and Matangirau for Whanaupani. Te Touwai also belongs to the awa Te Touwai<sup>8</sup>.

<sup>8</sup> <https://maorimaps.com/marae/te-touwai-karangahape-ki-matangirau>



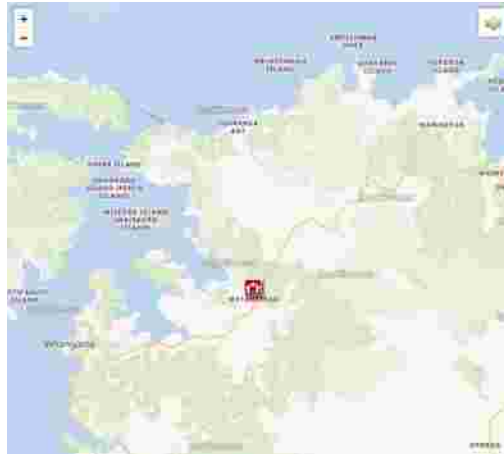


Figure 3 Location of Te Touwai (Karangahape ki Matangirau) Marae in Matangirau.  
Image from <https://maorimaps.com/marae/te-touwai-karangahape-ki-matangirau>

### 9.2.1. Whakikii te tupuna

The tupuna of Matangirau is Whakakii. His children Te Pou and Whirangi were born and grew up at Te Touwai. While his children often travelled between Te Kahikatoa, Ririwha and Matangirau, Whakakii lived permanently at Te Touwai. His people were divided between his children and they occupied the lands, namely Touwa, Kahikatoa, Matangirau and Ririwha. At the time of Korotihi ad Taura, a new tribe arrived to take the land – the name was Ngaitamatea (now known as Ngāti Kahu) Their chiefs were Kautapa and Kohuru. They came to Tauranga. Korotihi sent one of his slaves with a message to Whakakii. He sent the majority of the people at Te Touwai to Tauranga where they had a fight. Ngaitamatea were defeated, their two chiefs were killed in the battle.<sup>9</sup>

It is believed that the name Matangirau refers to the long cry for Whakakii when he went on a journey with Ngai Tamatea. When he returned it was in death and his koiwi (remains) were returned to Ngāti Awa. Te pā o Whakakii on Matangirau Black is said to hold some of the remains of Whakakii – where his descendants mourned the loss of their Rangatira<sup>10</sup>.

From the time of Whakakii to the present, there has been constant occupation of the land. Food cultivations were at Waipahihi, Te Kauri and Papamaia Te Wharau, Wairauo, Waipuna, Owairaka. There is a wāhi tapu called Motutapu where Te Tiratu and Maukihau are buried, however Tiratu's bones were taken to Te Kahikatoa. Te Kauri is also a known wāhi tapu as Te Waimure, Matiu Te Kohuroa and others are buried there.<sup>11</sup> This substantiates the tapu nature and significance of these sites to the hapū of Whangaroa.

After the land wars, the lands were largely vacated and whanau would visit periodically for various reasons. Documentation held by Te Kōti Whenua Māori (The Māori Land Court) substantiates the various whanau who have tupuna who occupied these lands throughout history.

<sup>9</sup> Paora Hori, Matangirau Block Minute Book No. 39 19 October 1905

<sup>10</sup> Wai 1040, #G33. Whangaroa Papa Hapu Hearings Planning Committee. Week 3 Stage 2 Hearings 7-12 July 2013. <https://whangaroapapahapu.org.nz/wp-content/uploads/2023/08/Wai-1040-G033.pdf>

<sup>11</sup> Paora Hori, Matangirau Block Minute Book No. 39 19 October 1905





### 9.2.2. Tūpāpaku processing

Tūpāpaku trees are said to decorate the coastline at Kahikatoa. While the puriri (as puriri represented death or mourning) were used, most of the trees were felled and used for fence posts by European settlements. Pohutukawa were used as tūpāpaku trees as well as trees to bury whenua (placenta) and pito (dried umbilical cord from babies) beneath. Some of the Pohutukawa are still standing today. There are flat rocks within the Whangaroa Harbour that were used as tūpāpaku rocks (usually near or under the Pohutukawa trees) where the bodies that had been hung throughout winter when weather was typically wet would be laid to be cleaned by sea life. The rocks and areas near these rocks were considered tapu at these times. The stream that runs through Kingfish Lodge was also a site for cleansing and processing tūpāpaku.<sup>12</sup>

### 9.2.3. Aquifer

Aquifers provided hapū with freshwater and connected a number of streams, waterholes and wells across the rohe. Understanding there were thousands of people who occupied these lands during early settlement it makes sense that the aquifers were plentiful and could sustain large numbers of people.

## 10. Assessment of Cultural Impacts on Tangata Whenua

The following section outlines key areas of concern that are identified through consultation, interviews and through a literature review specifically of Iwi planning documents.

### 10.1. Kaitiakitanga

Ngāti Kahu ki Whangaroa and more specifically the hapū of Ngāti Kahu are kaitiaki of the lands, waters and other tāonga within the rohe of Ngāti Kahu ki Whangaroa. Te Rūnanga o Whaingaroa Te Ūkaipō members have developed a positive relationship with Kingfish Lodge and acknowledge shared values on a number of topics pertaining to the project.

It is clear that Kingfish Lodge are committed to taking into account the views of Te Rūnanga o Whaingaroa. Te Rūnanga o Whaingaroa and the owners of Kingfish Lodge are more than aware of their responsibilities as kaitiaki and it is likely that these obligations will be implemented effectively if close relationships are maintained over time.

### 10.2. Clear and effective communication

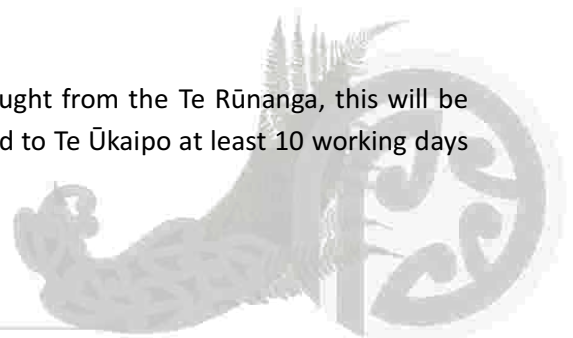
Developments on site will require ongoing and effective communication between Kingfish Lodge and Te Rūnanga. It is recommended that once work begins, Te Ūkaipō are continuously updated and advised with the option to assess any works to be completed if there is suspicion any sites or areas of cultural significance are at risk.

As best practice, where a specific recommendation is sought from the Te Rūnanga, this will be clearly outlined in any materials that should be distributed to Te Ūkaipo at least 10 working days

<sup>12</sup> Korero from Awhi Lawrence April 2024



Whaingaroa  
fisheries  
Te Rūnanga o Whaingaroa





before any response is required. This gives the Rūnanga the opportunity to clarify any information in the materials, to consult with necessary hapū members and to provide direction. Clear and accurate data relating to any monitoring shall also be supplied in a timely manner.

### 10.3. Monitoring

It is recommended that Te Ūkaipō are actively engaged in any monitoring of the project. In particular ensuring that if there are wāhi tapu, middens or other sites of significance are found on the block that at least one kaumatua is contacted to manage the appropriate tikanga and processes required. Water and fisheries monitoring should also be a part of any work near the stream or in the ocean. Water monitoring and fish monitoring should be completed to create base readings to compare future testing results. Results should be provided to Te Rūnanga o Whaingaroa.

### 10.4. The Principles of Te Tiriti o Waitangi

#### 10.4.1. Partnership

The principle of partnership has been honoured through ongoing consultation and engagement with Te Rūnanga o Whaingaroa throughout this process. It is advised that a formal process is followed in the shape of a Memorandum of Understanding (MoU) to ensure the relationship is maintained and preserved regardless of ownership of the Lodge.

#### 10.4.2. Participation

The principle of participation has been honoured to date and through an MoU can be continuously honoured by inviting Iwi and hapū involvement in further development, sharing of stories, site visits and updates on progress. Invitation to contribute to the lodge through story sharing for example will benefit both Kingfish Lodge and the Iwi.

#### 10.4.3. Protection

It is understood that the protection of rights, access and taonga (including the restoration efforts of the owners) has been upheld. Through the development of a MoU this can be formalised and perpetuated between the Iwi and the Lodge owners over the lifespan of the Lodge.

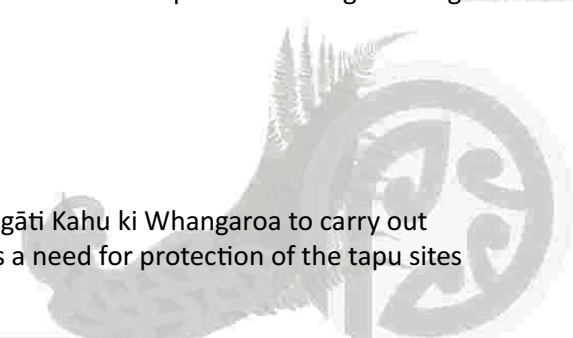
## 11. Summary and Conclusions

This cultural impact report has identified that any cultural impacts that will hinder the proposed project work for Kingfish Lodge have been addressed through the relationship between Kingfish Lodge owners and Te Ūkaipō unit at Te Rūnanga o Whaingaroa.

*The following are recommendations of this report:*

### 11.1. Kaitiakitanga recommendations

The application does not negatively impact on the ability of Ngāti Kahu ki Whangaroa to carry out their obligations, roles and responsibilities as kaitiaki. There is a need for protection of the tapu sites





within the boundaries of the lodge including sites of tūpāpaku cleansing (trees, river and any identifiable rocks in the intertidal zone) from degradation, excavation or removal.

The owners have, with good faith, engaged with the Iwi and provided the opportunity to present the CIA and it is recommended the relationship between the Lodge and Te Rūnanga is formalised to support the perpetuation of the currently positive relationship.

Shall there be any discovery of sites that may be of significance (including wāhi tapu or middens), Te Rūnanga o Whaingaroa must be contacted immediately to provide cultural safety to the owners and users of the Lodge and protection of the discovered site.

### 11.2. Communication Recommendation

It is recommended that the owners liaise with Te Rūnanga throughout and beyond the project work and consenting process to provide the following if and when required:

- Kaumatua to be available throughout any construction or excavation in the event of wāhi tapu identification (in which case work shall stop until the appropriate cultural response is identified)
- Send regular reports throughout the project to Te Ūkaipō (to receive on behalf of Te Rūnanga o Whaingaroa).
- Formalise the relationship through a memorandum of understanding to perpetuate shared values and the positive nature of the relationship irrespective of personalities and ownership.
- Protection future access for tangata whenua to sites of cultural significance

## 12. Conditions

The following are recommendations from this report and discussions held with key informants.

- Any access to the aquifer is maintained at a sustainable level
- Limit or reduce the number of moorings in the harbour with best practice to ensure the visiting vessels are clear of invasive species
- Best practice sewage and wastewater systems are implemented and wastewater is not discharged directly into the harbour
- Ongoing monitoring of freshwater and harbour health
- Regular 6 monthly reports regarding restoration, pest control, invasive species management and cultural site health maintenance are received by Te Ūkaipō
- The protection and preservation of tūpāpaku trees, rocks and streams is maintained
- Any discovery of cultural sites of significance are immediately shared with Te Rūnanga to provide appropriate tikanga in a timely manner

*Te Ūkaipō is currently satisfied with the project, the management and mitigations implemented and accept the project will advance. It reserve the right for the Iwi to modify its position and review consent conditions over the lifetime of the project based on ongoing monitoring and maintenance.*





### 13. Caveat Clause

This Cultural Impact Assessment has been carried out in good faith and with the express purpose to assist Kingfish Lodge 2016 Limited with the Resource Consent Application to the Far North District Council. While every effort has been made to produce an assessment that captures the length and breadth of all issues concerning the cultural values, interests and associations tangata whenua and Māori have with the site, we concede that other issues not included in this report may exist.





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Te Runanga o Whaingaroa  
P.O. Box 88  
KAEO 0478

16 February 2026

Northland Planning and Development 2020 Ltd  
9/6 Fairway Drive  
KERIKERI

Tēnā koe, **Re: Development at Kingfish Lodge**

Thank you for the opportunity to review and respond to development of a (i) wine bar facility and (ii) implement storage shed on the ridge above Kingfish Lodge. We appreciate the fact that you have consulted with the Rūnanga at an early stage in this development.

Please find attached a document describing our response to the proposed developments. We ask that you consider this alongside the recent Cultural Impact Assessment of the area provided by our environmental management unit – Te Ūkaipō last year.

Should you have any questions please feel free to make contact with the writer.

Kind regards  
Ngā mihi

Nākū noa, nā

Eljon Fitzgerald/Stephen Rush  
For Te Ūkaipō  
Iwi Environmental Management Unit  
Te Rūnanga o Whaingaroa



## Te Rūnanga o Whaingaroa Response to Kingfish Lodge Developments Proposed Development of a Lookout Facility and Implement Shed

As described in the Cultural Impact Assessment<sup>1</sup> carried out by the Rūnanga in 2025, the location of Kingfish Lodge including the ridgelines above the lodge (Te Kahikatoa) where the proposed developments are to take place are of cultural significance to local Iwi and hapū. The presence of the ancient Ōheia Pā site, remnants of old kainga settlements along with specific landmarks in and around the lodge location were and remain important to Iwi and hapū to the present day and as part of the ancient history of Whangaroa.

Iwi and hapū oral histories of the Whangaroa area, passed down to a handful of descendants of those ancestors who lived in the area, speak of the many sites of cultural significance that existed in the Whangaroa area and throughout the harbour at various times.

We are fortunate to have had people like Awhirangi Lawrence, Kana Pourewa, Rawiri Timoti and Stephen Rush who have retained those oral histories that have been passed down and moreover, that have been prepared to share their knowledge and experiences for the purposes of this response to the proposed developments.

But what is also more commonly known to historians and researchers of Whangaroa, is that it was home to many hapū and included a large resident population.

As noted by others in the archaeological report prepared by Doug Gaylard of Context Archaeology in September 2025<sup>2</sup>,

*“The 1793 map of New Zealand, originally drawn in chalk by Tuki Te Terenui Whare Pirau, contains a notation adjacent to Whangaroa indicating the area at that time was occupied by “2000 fighting men”, while an additional notation details “3000 fighting men” (Figure X). Accounting for discrepancies, it is clear*

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<sup>1</sup> Cultural Impact Assessment CIA – Te Rūnanga o Whaingaroa (2025)

<sup>2</sup> Kingfish Lodge, Implement Shed and Lookout, Archaeological Assessment – Doug Gaylard, Context Archaeology (Sep 2025)



*that the natural marine and terrestrial abundance within the Whangaroa area was capable of supporting a considerable human population.”*

It follows then that the protection and safeguarding of these communities was paramount to the survival of this population. Keeping guard, remaining vigilant and on alert to any imposing threat to the survival of the people was hugely important. The threat from war parties and enemy invaders (waka taua) entering the Whangaroa harbour had to be countered. And so too the threat from those who would come into the coastal waters of Whangaroa iwi and hapū to rape and pillage the kaimoana that was relied upon to feed local Iwi, hapū and kainga.

The Te Kahikatoa ridgeline area above Kingfish Lodge, was therefore hugely significant throughout our history.

The viewpoints afforded by the Te Kahikatoa ridgelines, towering over the harbour entrance and beyond, helped hapū sentinels to keep watch out for waka taua war parties and to monitor those taking kaimoana. At the sight of any threat the sentinels would light signal fires that would relay down the harbour and around the coastline to the various communities.

From this standpoint the proposed development sites for the storage shed and lookout (wine bar) located on those high vantage points above the lodge are of interest to our hapū and Iwi rūnanga.

We acknowledge the findings of the aerial and field surveys, commissioned by the Matangirau Trustees and DoC carried out by Robinson in 1996. The report noted 40 archaeological sites in the location of Kingfish Lodge, including Pā sites and kainga settlements.

Although no record of Pā sites or kainga settlements near both proposed development sites exists, we herein wish to formally record our interest in the cultural significance of the sites as locations that may have played important roles as vantage points that contributed to the survival of local Iwi and hapū and are part of the wider and rich history of the Whangaroa area.



In addition, we also wish to place on record our oral histories that speak of Iwi and hapū history and activity within the area. The presence of sentinels to act as lookouts who lit signal fires on those ridges and vantage points throughout Whangaroa. On that note and as further archaeology and research reveals Māori activity on specific sites, we reserve the right to review our position on any development that may have taken place.

**Concluding comments:**

This response paper is in reference to the proposal to construct an implement storage shed and lookout (wine bar) facility at Kingfish Lodge as detailed in the information provided by Northland Planning and Development 2020 Ltd.

Te Rūnanga o Whaingaroa, acting through Te Ūkaipō Iwi Environmental Management Unit, restate specific items within 9.1, 9.2 and 9.3 of the Cultural Impact Assessment – Kingfish Lodge prepared by Alyx Pivac, Kaitaiki Collective for Te Ūkaipō Environmental Management Unit, Te Rūnanga o Whaingaroa, specifically:

9.1. Kaitiakitanga

Te Rūnanga o Whaingaroa Te Ūkaipō members have developed a positive relationship with Kingfish Lodge and acknowledge shared values on a number of topics pertaining to the proposed developments.

9.2. Clear and effective communication

Developments on site will require ongoing and effective communication between Kingfish Lodge and Te Rūnanga. It is recommended that once work begins, Te Ūkaipō are continuously updated and advised with the option to assess any works to be completed if there is suspicion any sites or areas of cultural significance are at risk. This includes the accidental discovery of any artefacts, koiwi and/or taonga during the development of these projects.

9.3. Monitoring

It is recommended that Te Ūkaipō are actively engaged in any monitoring of the project. In particular, to ensure that if wāhi tapu, middens or other sites or items thought to be of significance to Iwi or hapū are found during the development, this matter is dealt with in a culturally appropriate way that observes tikanga. Work should halt and Te Ūkaipō Iwi Environmental Management Unit should be contacted in the first instance.





TE RŪNANGA  
O WHAINGAROA

A report on the monitoring of progress of these developments should be provided to the Te Ūkaipō Iwi Environmental Management Unit at sensible intervals and when the project is concluded.

In addition to the above, we introduce the following:

- 9.4 Te Ūkaipō Iwi Environmental Management Unit seeks to be involved in any decisions concerning the visible impact on the landscape of each of the two developments
- 9.5 Te Ūkaipō Iwi Environmental Management Unit seeks to be informed of the introduction of any services at each development site, e.g. power, power lines, water supply, storm and wastewater systems and run-off. We reserve the right to take issue with any adverse impacts on the natural environment, including those above and as a result of installing power poles and lines(if required), and including any run-off into the harbour, impacts on native flora and fauna, birds and wildlife.
- 9.5 We welcome any opportunity to discuss incorporating aspects of Māori cultural heritage and history within the proposed developments, including the use of te reo Māori to name or describe each site.

We conclude with this commonly used whakatauki/proverb about sharing and collaboration.

*Nā tou rourou      with your food basket*  
*Nā tāku rourou    with my food basket*  
*Ka ora ai te iwi    we can feed the people*

Tēnā koutou katoa.



## Rochelle

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**From:** Stuart Bracey <SBracey@heritage.org.nz>  
**Sent:** Wednesday, 1 April 2026 10:47 am  
**To:** Rochelle  
**Cc:** Bill Edwards; James Robinson; Tharron Bloomfield; Atareiria Heihei; Lisa Ahn  
**Subject:** King Fisher Lodge - HNZPT comments on Archaeological Assessment Report

Kia Ora Rochelle,

Thank you for the opportunity to review the Archaeological Assessment Report prepared by Doug Gaylard of Context Archaeology, dated September 2025. HNZPT understands the report was prepared to assess any impacts from the following proposed development activities related to King Fisher Lodge:

### **The Implement shed**

- Excavations totalling 113.7m<sup>3</sup> in volume in order to create a suitable building platform for the implement shed

### **The Lookout**

- Excavations totalling 30m<sup>3</sup> in volume in order to create suitable footing for the lookout structure.
- Excavations totalling 0.4m<sup>3</sup> of excavation for a WC and storage associated with the lookout.

HNZPT confirms it agrees with the following conclusion from the report;

*There should be no major restrictions on construction of either the proposed implement shed or lookout based on archaeological grounds as there are no known archaeological sites within immediate adjacency, and it is considered unlikely that any will be exposed during development.*

Therefore, an ADP approach is acceptable for these works.

If any of the development activity plans change this may require Doug to update his report.

HNZPT also advises caution when carrying out the earthworks for the proposed development activities due to the wide-ranging archaeological values 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](http://www.heritage.org.nz) and learn more about NZ's heritage places.

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