

Rebecca Vertongen

From: Didi Paraone <didi.paraone@fndc.govt.nz>
Sent: Thursday, 29 October 2015 3:01 p.m.
To: Terry Greening; 'Bob Drey'; 'mailroom@nrc.govt.nz'; Mike Butler; 'Alice Hosted'
Cc: 'David McKenzie'; 'deliah quedec'; 'emma_gibbs@xtra.co.nz'
Subject: Resource Consent 2160176 received at Far North District Council
Attachments: 29102015135314-0001.pdf; 29102015135619-0001.pdf

Good afternoon

RE:Land Use Application

Please find enclosed a resource consent application received by the Council for the construction, presence and use of two sets of steps adjoining the Russell Wharf to access the waterfront along The Strand plus seating features which may be of interest to your organisation.

If you have any comments or interest in this application, could you please advise the Council within five working days (5 November 2015). If no comments are received within this timeframe, it will be assumed that you have no interest.

Please be aware that the five working day timeframe is the optimum time set by Council as the Resource Management Act 1991 requires Council to determine, within 10 working days of an application for a resource consent being first lodged, whether to give public or limited notification of the application. Comments from interested parties can be crucial to making that decision.

If you have any questions about the resource consent application, please contact Planning Support on 0800 920 029 or email: planning.support@fndc.govt.nz.

Kind regards

Didi Paraone
RMA Support Officer
District Services, Far North District Council
09 401 5200 or 0800 920 029 | didi.paraone@fndc.govt.nz www.fndc.govt.nz

Get it done online at your convenience, visit our website - www.fndc.govt.nz

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Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Please consider the environment before printing this email.

RC 2160176

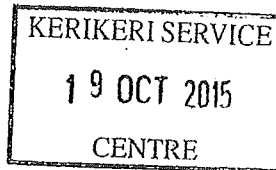
BAY OF ISLANDS PLANNING LIMITED

2 Totara Place , Kerikeri
PO Box 795
Kerikeri

90085

Phone [09] 4075253 ; Email - bayplan@actrix.co.nz

Environmental Management Department
Far North District Council
John Butler Centre
Kerikeri



19 October 2015.

Dear Sir , Madam ,

Re ; Proposed Beach Access Steps , The Strand , Russell.

We are pleased to lodge on behalf of our client an application to establish two sets of beach access steps, seating and other amenity features along the waterfront of The Strand , Russell.

Please do not hesitate to contact me should you require any further information.

Yours faithfully ,


Jeff Kemp.

Form 9

APPLICATION FOR RESOURCE CONSENT
Section 88, Resource Management Act 1991

To Far North District Council:

We, **Russell Wharf and Waterfront Trust** c/- Far North Holdings Limited , apply for the following resource consent:

Land Use, for the construction, presence and use of two sets of steps adjoining the Russell Wharf to access the waterfront along The Strand plus seating features in accordance with the supporting information contained within the application.

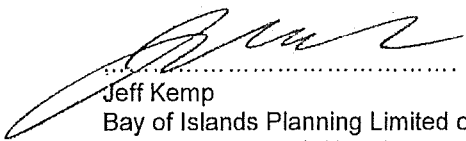
The names and address of the owner and occupier (other than the applicant) of land to which the application relates are as follows: **Far North District Council , Memorial Avenue, Kaikohe.**

The location of the proposed activity is as follows: **The application site is located within the road reserve of The Strand , Russell.**

I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I attach information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act as follows:

**Planning Report, including Assessment of Environmental Effects; and
Site Plan and Design Concepts
Archaeological Assessment by Heritage Survey Consultants.**


.....
Jeff Kemp

Bay of Islands Planning Limited on behalf of
Russell Wharf and Waterfront Trust

Date: 19 October 2015

Address for service of applicant:

Jeff Kemp
Bay of Islands Planning Limited
PO Box 795
Kerikeri
Ph. 0064 09 4075253 Mobile 0274 457136
EMail : bayplan@actrix.co.nz

10. 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 all names in full) FAR NORTH HOLDINGS LIMITED

Postal Address: PO BOX 7, OPUA

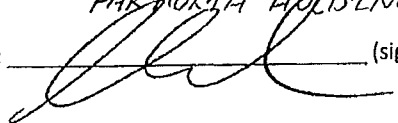
Post Code: 0200
Phone Numbers: Work: 09 4025 659 Home:

Fax: _____ Email: chris@fnhl.co.nz

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

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

Name: CHRIS GARRATH (please print)
FAR NORTH HOLDINGS LIMITED

Signature:  (signature of bill payer – mandatory) Date: 19/7/2015

PROPOSED BEACH ACCESS STEPS – THE STRAND, RUSSELL

1.0 INTRODUCTION

1.1 Our client seeks resource consent for the construction, use and presence of two sets of steps and seating facilities adjoining the Russell Wharf, Russell. The steps to facilitate the safe and convenient pedestrian access onto the foreshore adjoining The Strand, Russell.

2.0 SITE AND LOCALITY DESCRIPTION

2.1 The application site is within the road reserve of The Strand, Russell. It adjoins the Russell Wharf wherein the facilities are located along the southern side of wharf platform and the northern end of the fuel bunker.

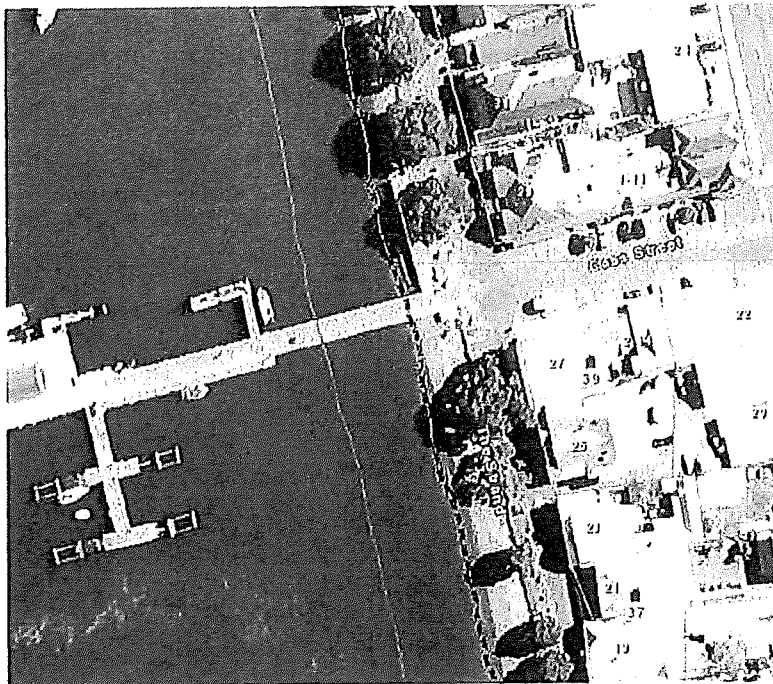
The southern side of the wharf area is currently occupied with a small platform upon which a refuse facility is located. This will be removed. The existing set of steps at the northern end of fuel bunker are also to be removed.

The wharf has been part of the Russell character since the early colonisation periods and has over time changed in regard to its shape form and character but still remains a focal point of the community. The community has also recognised the opportunity to enhance the experience of Russell and being able to walk along the foreshore is one of those contributing factors.

The existing access from The Strand down to the beach is precarious for many people and it is proposed to improve this access via the new steps.

The Strand itself is a Council road which is formed and sealed. It has a one way traffic movement system, with the road also serving as providing an open pedestrian footpath. The road reserve having a wide grass verge and a number of Pohutukawa trees along the reserve area. The steps are located in areas opposite existing commercial activities of the Russell township.

The Aerial Photograph below although not recent depicts the location of the wharf and The Strand.



3.0 ACTIVITIES SOUGHT AND SUPPORTING INFORMATION

3.1 Our clients propose to remove the existing refuse landing and the steps adjoining the northern end of the fuel bunker. These two structures will be replaced with a set of steps and seats as depicted on the attached plans.

All of the work is located within the road reserve of The Strand and landward of the Coastal Marine Area.

4.0 STATUS OF ACTIVITIES

4.1 While the activity is taking place within the road reserve the District Plan includes the land within the **Commercial Zone** as depicted on Zone Map 89. With respect to the Resource Maps the application area sits with **The Strand Heritage Precinct**.

4.2 The application requires assessment in relation to the rules pertaining to the **Commercial Zone** [Section 7.7], and any relevant District Wide Rules namely heritage, water setback. The following table outlines the relevant performance standards, and assesses the extent to which they are attained by the proposal. This determines the status of the application and the process required for its assessment.

Table 1 Assessment of Performance Standards

Rule	Subject	Standard for Permitted Activities	Compliance	Determination of Status
Commercial Zone				
7.7.5.1.1	Building Height	Maximum of 12.0m	The structure is less than 2.0m high.	Permitted
7.7.5.1.2	Sunlight	2m plus shortest horizontal distance.	Complies as less than 2.0m high.	Permitted
7.7.5.1.3	Visual Amenity & Environmental Protection	50% of 6 metre strip from road boundary to be landscaped if not occupied by buildings.	The rule if capable of applying to the site is achieved as the facilities are defined as part of "landscaping".	Permitted
7.7.5.1.4	Setback from boundaries	No setback is required.	Complies.	Permitted
7.7.5.1.5	Noise Mitigation for Residential Activities	N/a.		N/a.
7.7.5.1.6	Traffic Intensity	200 daily one way movements per site is a Permitted Activity . 201 – 500 movements is a Controlled Activity , and in excess of 501 movements the application is a Restricted Discretionary Activity .	N/a.	N/a.
7.7.5.1.7	Keeping of animals	Sites not to be used for factory farming or breeding or boarding kennels/catteries.	N/a.	N/a.

Rule	Subject	Standard for Permitted Activities	Compliance	Determination of Status
7.7.5.1.8	Noise	Activities to be conducted so that noise measured at any point within any other site in the Zone does not exceed: <ul style="list-style-type: none"> Day 65dBA L₁₀ Night 55dBA L₁₀ & 80dBA L_{max} 	N/a.	N/a.
7.7.5.1.10	Roof Pitch	N/a	N/a.	N/a.
7.7.5.1.11	Stormwater	Must be within urban drainage system.	The application does not generate storm water.	N/a.
7.7.5.1.12	Helicopter Landing Area	N/a.	N/a.	N/a.
Access & Parking				
The activity does not generate car parks.				
Water Setback				
12.7.6.1.1	Water Setback	20.0m from boundary of the Coastal Marine Area	The structures sit at the boundary of the Coastal Marine Area.	Discretionary Activity
Heritage Precinct				
12.5A.6.3.2	Building location.	No building shall be seaward of The Strand boundary.	The structures sit seaward of the road boundary.	Discretionary Activity

4.3 The application complies with all of the Commercial Zone Rules. In respect of the District Wide Rules the application is assessed to be a **Discretionary Activity** in respect of Water Setback and Building Location within The Strand Heritage Precinct.

5.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

General

5.1 The following assessment addresses the matters listed in the Fourth Schedule to the Resource Management Act more particularly those matters over which Council has restricted its discretion [Rule 4.3.1.1]. Where appropriate, reference is made to other sections of this report for the provision of details on the application.

Table 1 Requirements for Assessment of Environmental Effects

FOURTH SCHEDULE REFERENCE & REQUIREMENTS	COMMENTS & PAGE/PARAGRAPH REFERENCE
2(1) Information required in all applications:	
a) a description of the activity:	This has been provided in the paragraphs above.
(b) a description of the site at which the activity is to occur:	Refer to paragraphs above.
(c) the full name and address of each owner or occupier of the site:	Refer to the Form 9.
d) a description of any other activities that are part of the proposal to which the application relates	N/a.

FOURTH SCHEDULE REFERENCE & REQUIREMENTS	COMMENTS & PAGE/PARAGRAPH REFERENCE
e) a description of any other resource consents required for the proposal to which the application relates	No other resource consents are required.
f) an assessment of the activity against the matters set out in Part 2	This is provided within the balance of this planning report under a separate heading.
g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).	The relevant documents have been identified in 2(2) a) below and assessed subsequently as listed.
2(2) Assessment under 2 (1) (g) against:	
a) any relevant objectives, policies, or rules in a document;	NZCPS ; RPS; PRPS ; Far North District Council District Plan. Each of these documents is assessed in the following.
b) any relevant requirements, conditions, or permissions in any rules in a document; and	Not applicable
c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).	No NES are known to apply.
2(3) An assessment of the activity's effects on the environment that:	
a) includes the information required by clause 6;	Refer to separate heading below.
b) addresses the matters specified in clause 7;	Refer to separate heading below.
c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.	
3 Additional information required in some applications:	
a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Refer to <i>Table 1</i> of the application.
b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	Not applicable.
c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	Not applicable.
4 Additional information required in application for subdivision consent	
a) the position of all new boundaries:	N/a.
b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan;	N/a
c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:	N/a
d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:	N/a
e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:	N/a
f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):	N/a

FOURTH/SCHEDULE REFERENCE	REFERENCE & REQUIREMENTS	COMMENTS & PAGE/PARAGRAPH REFERENCE
	g) the locations and areas of land to be set aside as new roads.	N/a
5	Additional information required in application for reclamation:	
		Not applicable.
6	Information required in assessment of environmental effects:	
	1) An assessment of the activity's effects on the environment must include the following information:	
	Items (a) to (h)	Items (a) to (h) are included in the Assessment of Environmental Effects provided under the following heading.
7	Matters that must be addressed by assessment of environmental effects:	
	1) An assessment of the activity's effects on the environment must address the following matters:	
	Items (a) to (f)	Items (a) to (f) are included in the Assessment of Environmental Effects provided under the following heading.

Clause 6. Information Required in Assessment of Environmental Effects

Item (a)

If it is likely that an activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:

No significant adverse effects are anticipated to arise as detailed within the application.

Item (b)

An assessment of the actual or potential effect on the environment of the proposed activity:

The construction of the steps may well reveal the presence of archaeological features within the road reserve. The archaeological survey has not identified any features at the location however monitoring during the construction is required.

The appearance of the facilities in the coastal setting and that of Russell is to be assessed. The steps are being constructed from concrete which will use a composition of local beach pebbles and shells within the concrete mix. The final surface of the steps will be water blasted to expose the pebbles and shells in order that these are seen as part of the beach landscape. The exposed surface will also create a safe walking surface if the steps are wet.

The existing rocks will be retained and retained with additional bolder rocks introduced.

Item (c)

If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:

This is not applicable.

Item (d)

If the activity includes the discharge of any contaminant, a description of -

- (i) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and
(ii) Any possible alternative methods of discharge, including discharge into any other receiving environment:

This is not applicable.

Item (e)

A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:

The visual effect of the steps is being mitigated through using materials that reflect the coastal setting at this location.

Item (f)

Identification of the persons affected by the proposal, the consultation undertaken, if any, and any response to the views of any person consulted.

Consultation with a wide range of parties and community groups has been undertaken with a positive response to the proposal. Copies of the responses are attached.

Item (g)

If the scale or significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:

The nature and scale of the activity is not considered to warrant monitoring of the consent beyond those standard conditions which apply.

Item (h)

If the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

The application is not known to affect these rights. Support from the local Iwi has been obtained.

Clause 7, Matters that must be Addressed by Assessment of Environmental Effects

Item (a)

Any effect on those in the neighbourhood and, where relevant, the wider community including any social, economic or cultural effects:

Refer to consultation which has been undertaken.

Item (b)

Any physical effect on the locality, including any landscape and visual effects:

There will be the removal of the existing refuse platform and the steps at the end of the fuel bunker, both of which will be replaced with the steps detailed in the application. The steps are designed to fit into the foreshore setting.

Item (c)

Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:

This is not considered to be applicable to the application.

Item (d)

Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

Factors of this nature may well be located within the application area for which the archaeology report has been prepared.

Item (e)

Any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:

There are no discharges.

Item (f)

Any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of any hazardous substances or hazardous installations:

Factors of this nature are not known to apply to the site nor the application. It is however acknowledged the site location in proximity to the Coastal Marine Area could potentially be subject to coastal water inundation during high rainfall storm events.

Summary

1. Based on the above analysis, the actual and potential effects of the proposal on the environment can be considered to be no more than minor.

6.0 STATUTORY CONSIDERATIONS

Resource Management Act 1991 Considerations

6.1 Section 104 of the RMA states that when considering an application for a 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*
- (b) *any relevant provisions of –*
 - (i) *a national policy statement;*
 - (ii) *a New Zealand Coastal Policy Statement;*
 - (iii) *a regional policy statement or proposed regional policy statement;*
and
 - (iv) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application."*

6.2 The considerations required under s.104 are discussed below under the headings Actual and Potential Effects, Policy Statements, and Objectives and Policies of the District Plans. No other matters are considered relevant. The discussion of these items is followed by assessment of the relevant Part II Matters.

ACTUAL AND POTENTIAL EFFECTS

6.3 As discussed in section 5 of this report, the effects on the environment will be minimal in terms of potential adverse effects and are considered positive in respect of providing social and economic benefits through the improved facilities.

POLICY STATEMENTS

6.4 The New Zealand Coastal Policy Statement 2010 aims to achieve the purpose of the Resource Management Act in respect of the Coastal Environment and is of relevance to this site. The resource policies considered relevant in the Regional Policy Statement for Northland [RPS] are those relating to soil conservation and water quality.

New Zealand Coastal Policy Statement 2010

1. The New Zealand Coastal Policy Statement 2010 [NZCPS 2010] aims to provide policies to achieve the purpose of the Resource Management Act in respect of the Coastal Environment. It contains seven objectives and some 29 policies. Table 4 below sets out the seven objectives with comments as to how the proposal fits within these aims.

Table 4 *Review of Objectives of NZCPS 2010*

Number	Objectives and policies	Comments
Objectives		
1	To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by: <ul style="list-style-type: none"> • maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature; • protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand's indigenous coastal flora and fauna; and • maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity. 	The proposal is not contrary to this objective as it does not affect the integrity, form, functioning or resilience of the coastal environment in its vicinity. The proposed steps have been designed and sited to achieve minimal interference with coastal processes, biota, water quality and recreational use of the Coastal Marine Area.
2	To preserve the natural character of the coastal environment and protect natural features and landscape values through: <ul style="list-style-type: none"> • 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. 	The application site is in a location which has already been modified through the presence of existing structures along the foreshore. The proposal is considered to be compatible with the character of the locality as it exists and does not diminish the degree of natural character it currently possesses.

Number	Objectives and policies	Comments
3	<p>To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</p> <ul style="list-style-type: none"> • recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources; • promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act; • incorporating mātauranga Māori into sustainable management practices; and • recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua. 	<p>No sites of significance to Maori have been identified in the District Plan. Iwi consultation has been undertaken within the wider community process.</p>
4	<p>To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</p> <ul style="list-style-type: none"> • 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 practicable providing alternative linking access close to the coastal marine area; and • recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland. 	<p>Use of the adjacent coastal waters are not affected by the proposal. The new steps facilitate direct public access to the foreshore in a manner which is safe and convenient.</p>
5	<p>To ensure that coastal hazard risks taking account of climate change, are managed by:</p> <ul style="list-style-type: none"> • locating new development away from areas prone to such risks; • considering responses, including managed retreat, for existing development in this situation; and • protecting or restoring natural defences to coastal hazards. 	<p>The site is at sea level with the design taking into account coastal processes.</p>

Number	Objectives and policies	Comments
6	<p>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</p> <ul style="list-style-type: none"> • the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; • some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities; • functionally some uses and developments can only be located on the coast or in the coastal marine area; • the coastal environment contains renewable energy resources of significant value; • the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities; • the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land; • the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; • historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development. 	<p>The proposal does not have effects on renewable energy resources, habitats, natural and physical resources in the Coastal Marine Area, or any areas under formal protection. While it may not have any functional dependency on the Coastal Marine Area the appropriateness of the development has been augmented by the communities desire to improve onto the foreshore as well as create an amenity feature. Heritage values have been assessed within the application.</p>
7	<p>To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.</p>	<p>This is not relevant to this particular application.</p>

POLICY	PERFORMANCE OF ACTIVITY
<p>Policy 1 Extent and characteristics of the coastal environment</p> <p>(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</p> <p>(2) Recognise that the coastal environment includes:</p> <ul style="list-style-type: none"> (a) the coastal marine area; (b) islands within the coastal marine area; (c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these; (d) areas at risk from coastal hazards; (e) coastal vegetation and the habitat of indigenous coastal species including migratory birds; (f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values; (g) items of cultural and historic heritage in the coastal marine area or on the coast; (h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and (i) physical resources and built facilities, including infrastructure, that have modified the coastal environment. 	<p>It is considered the application has taken these factors into account. The proposal is considered to attain a number of these matters as it maintains the character of the area and takes into account coastal processes. It is not anticipated that the proposal will give rise to any cumulative adverse effects because the positive effects from the proposal.</p>
<p>Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage</p> <p>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</p>	<p>The applicant has been in consultation with the local iwi.</p>

<p>(a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</p> <p>(b) involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</p> <p>(c) with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</p> <p>(d) provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;</p> <p>(e) take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū Mātauranga Māori: as defined in the Glossary, Pūkenga: as defined in the Glossary, and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</p> <p>(f) where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</p> <p>(g) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</p> <p>(h) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</p> <p>(i) bringing cultural understanding to monitoring of natural resources;</p> <p>(ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;</p> <p>(iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaītai or other non commercial Māori customary fishing; and</p> <p>(i) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</p> <p>(i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</p> <p>(ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</p>	
<p>Policy 3 Precautionary approach</p> <p>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</p> <p>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</p> <p>(a) avoidable social and economic loss and harm to</p>	<p>The application incorporates information and detail which assesses the effects of the activity on the environment . This analysis is considered to take the proposal beyond a precautionary approach as the effects are known.</p>

<p>communities does not occur;</p> <p>(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and</p> <p>(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.</p>	
<p>Policy 4 Integration</p> <p>Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</p> <p>(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:</p> <p>(i) the local authority boundary between the coastal marine area and land;</p> <p>(ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and</p> <p>(iii) where hapū or iwi boundaries or rohe cross local authority boundaries;</p> <p>(b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and</p> <p>(c) particular consideration of situations where:</p> <p>(i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or</p> <p>(ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or</p> <p>(iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or</p> <p>(iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or</p> <p>(v) significant adverse cumulative effects are occurring, or can be anticipated.</p>	<p>The application does take an overall approach in recognition of the factors detailed in this Policy.</p>
<p>Policy 6 Activities in the coastal environment</p> <p>(1) In relation to the coastal environment:</p> <p>(a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;</p> <p>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</p> <p>(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;</p> <p>(d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;</p> <p>Papakāinga: as defined in the Glossary.</p> <p>(e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;</p> <p>(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a</p>	<p>The facilities are considered to be appropriate to the location within an area which has a long standing interface between the land and the coastal waters.</p> <p>The steps are considered to have a functional need to be constructed at this location. The design becoming part of this coastal character.</p> <p>The facilities provide direct contact between the land and the foreshore wherein it creates positive community benefit.</p>

<p>change in character would be acceptable;</p> <p>(g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;</p> <p>(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;</p> <p>(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; and</p> <p>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</p> <p>(2) Additionally, in relation to the coastal marine area:</p> <p>(a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;</p> <p>(b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;</p> <p>(c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;</p> <p>(d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and</p> <p>(e) promote the efficient use of occupied space, including by:</p> <p>(i) requiring that structures be made available for public or multiple use wherever reasonable and practicable;</p> <p>(ii) requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and</p> <p>(iii) considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.</p>	
<p>Policy 13 Preservation of natural character</p> <p>(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</p> <p>(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</p> <p>(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:</p> <p>(c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</p> <p>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</p> <p>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</p> <p>(a) natural elements, processes and patterns;</p> <p>(b) biophysical, ecological, geological and geomorphological aspects;</p> <p>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</p> <p>(d) the natural movement of water and sediment;</p> <p>(e) the natural darkness of the night sky;</p>	<p>The design of and materials used for the steps and seats are considered to fit into and become part of the landscape and character of the area.</p>

<p>(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. Harmful aquatic organisms: as defined in the Glossary.</p>	
<p>Policy 14 Restoration of natural character Promote restoration or rehabilitation of the natural character of the coastal environment, including by :</p> <p>(a) identifying areas and opportunities for restoration or rehabilitation;</p> <p>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</p> <p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <p>(i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</p> <p>(ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</p> <p>(iii) creating or enhancing habitat for indigenous species; or</p> <p>(iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</p> <p>(v) restoring and protecting riparian and intertidal margins; or</p> <p>(vi) reducing or eliminating discharges of contaminants; or</p> <p>(vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</p> <p>(viii) restoring cultural landscape features; or</p> <p>(ix) redesign of structures that interfere with ecosystem processes; or</p> <p>(x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</p>	<p>Restoration of the natural character is not considered to be warranted as the activity is not considered to denigrate the natural character.</p>
<p>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:</p> <p>(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and</p> <p>(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;</p> <p>including by:</p> <p>(c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:</p> <p>(i) natural science factors, including geological, topographical, ecological and dynamic components;</p> <p>(ii) the presence of water including in seas, lakes, rivers and streams;</p> <p>(iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;</p> <p>(iv) aesthetic values including memorability and naturalness;</p> <p>(v) vegetation (native and exotic);</p> <p>(vi) transient values, including presence of wildlife or other values at certain times of the day or year;</p>	<p>The nature and scale of the activity is not considered to have an adverse effect upon the features and landscape.</p>

(vii) whether the values are shared and recognised; (viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features; (ix) historical and heritage associations; and (x) wild or scenic values; (d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and (e) including the objectives, policies and rules required by (d) in plans.	
Policy 21 Enhancement of water quality	The application does not affect these factors.
Policy 22 Sedimentation	
Policy 23 Discharge of contaminants	

It can be concluded from the above review of the objectives of NZCPS 2010 that the proposal does not conflict with its general aims.

Regional Policy Statement for Northland

2. The proposal also requires consideration in terms of the Regional Policy Statement for Northland [RPS]. This document contains general policies and objectives which are very similar to the purpose and principles of the RMA, which will be discussed later, and to those of the NZCPS which have already been addressed in the preceding paragraphs above, i.e. protecting the coastal environment from inappropriate subdivision use and development.

3. In its section on Heritage Protection, Objective 24.3.1 of the RPS addresses "Protection and where possible, enhancement of the cultural, historic and amenity values of heritage features." Specific policies have the following aims:
 - To identify heritage features and ensure that appropriate recording systems are in place. [24.4(a) 1]
 - To ensure that recording systems are established in consultation with affected land owners, the Historic Places Trust, iwi authorities, the Department of Conservation and other relevant bodies. [24.4(a) 2]
 - To encourage and, where appropriate, require the protection of heritage features, including waahi tapu. [24.4(b) 1]
 - To facilitate and promote the public use and enjoyment of appropriate heritage features. [24.4(b) 2]

Proposed Regional Policy Statement

4. The PRPS has now reach a stage where a number of matters within the document have

been through Mediation resulting in Consent Orders being lodged with the Environment Court. As such considerably more weight should be placed upon this document in assessing the application.

5. The following assesses the application against various objectives and policies which have been agreed through Mediation.

Table 4 Proposed Regional Policy Statement

Objective / Policy		Performance of the application
Objective 3.5 - Enabling economic wellbeing	Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.	It is considered the application provides of the sustained use of the natural resources in a manner which will encourage economic well being and growth within Northland.
Objective 3.14 - Natural character, outstanding natural features, outstanding natural landscapes and historic heritage	Identify and protect from inappropriate subdivision, use and development; (a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins; (b) The qualities and characteristics that make up outstanding natural features and outstanding natural landscapes; (c) The integrity of historic heritage.	These matters have been taken into account within the application.
Objective 3.15 - Active management	Maintain and / or improve; (a) The natural character of the coastal environment and fresh water bodies and their margins; (b) Outstanding natural features and outstanding natural landscapes; (c) Historic heritage; (d) Areas of significant indigenous vegetation and significant habitats of indigenous fauna (including those within estuaries and harbours); (e) Public access to the coast; and (f) Fresh and coastal water quality by supporting, enabling and positively recognising active management arising from the efforts of landowners, individuals, iwi, hapū and community groups.	The application incorporates the maintenance and enhancement of access to the foreshore and is a reflection of community aspirations.
Policy 4.4.2 - Supporting restoration and enhancement	Support voluntary efforts of landowners and community groups, iwi and hapū, to achieve Objective 3.15.	The application includes voluntary effects.
4.6.1 Policy – Managing effects on natural character, features / landscapes and heritage	(1) In the coastal environment: a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes. b) 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, scale and form of subdivision and built development is appropriate having regard to natural elements, landforms and processes, including vegetation patterns, ridgelines, headlands, peninsulas, dune systems, reefs and freshwater bodies	These matters are as relevant embodied into the application.

	<p>and their margins; and</p> <p>(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</p> <p>(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.</p> <p>(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:</p> <p>(a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins;</p> <p>(b) In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;</p> <p>(c) Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.</p> <p>(3) 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:</p> <p>(a) Recognise that a minor or transitory effect may not be an adverse effect;</p> <p>(b) Recognise that many areas contain ongoing use and development that:</p> <p>(i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established</p> <p>(ii) May be dynamic, diverse or seasonal;</p> <p>(c) Recognise that there may be more than minor cumulative adverse effects from minor or transitory adverse effects; and</p> <p>(d) Have regard to any restoration and enhancement on the characteristics and qualities of that area of natural character, natural features and/or natural landscape.</p>	
<p>4.7.1 Policy – Promote active management</p>	<p>In plan provisions and the resource consent process, recognise and promote the positive effects of the following activities that contribute to active management:</p> <p>(a) Pest control, particularly where it will complement an existing pest control project / programme;</p> <p>(b) Soil conservation / erosion control;</p> <p>(c) Measures to improve water quality in parts of the coastal marine area where it has deteriorated and is having significant adverse effects, or in freshwater bodies targeted for water quality enhancement;</p>	<p>These matters are as relevant embodied into the application.</p>

	<p>(d) Measures to improve flows and / or levels in over allocated freshwater bodies;</p> <p>(e) Re-vegetation with indigenous species, particularly in areas identified for natural character improvement;</p> <p>(f) Maintenance of historic heritage resources (including sites, buildings and structures);</p> <p>(g) Improvement of public access to and along the coastal marine area or the margins of rivers or lakes except where this would compromise the conservation of historic heritage or significant indigenous vegetation and / or significant habitats of indigenous fauna;</p> <p>(h) Exclusion of stock from waterways and areas of significant indigenous vegetation and / or significant habitats of indigenous fauna;</p> <p>(i) Protection of indigenous biodiversity values identified under Policy 4.4.1, outstanding natural character, outstanding natural landscapes or outstanding natural features either through legal means or physical works;</p> <p>(j) Removal of redundant or unwanted structures and / or buildings except where these are of historic heritage value or where removal reduces public access to and along the coast or lakes and rivers;</p> <p>(k) Restoration or creation of natural habitat and processes, including ecological corridors in association with indigenous biodiversity values identified under Policy 4.4.1, particularly wetlands and / or wetland sequences;</p> <p>Restoration of natural processes in marine and freshwater habitats.</p>	
4.7.2. Policy – Supporting landowner and community efforts	Support landowners, iwi, hapū, and community efforts to actively manage or improve key aspects of the environment especially where there is willing collaboration between participants and those efforts are directed at one or more of the activities in Policy 4.7.1.	The efforts are embodied in the application.
4.7.3 Policy – Improving natural character	<p>Except where in conflict with established uses promote rehabilitation and restoration of natural character in the manner described in Policy 4.7.1 in the following areas:</p> <p>(a) Wetlands, rivers, lakes, estuaries, and their margins;</p> <p>(b) Undeveloped or largely undeveloped natural landforms between settlements, such as coastal headlands, peninsulas, ridgelines, dune systems;</p> <p>(c) Areas of high natural character;</p> <p>(d) Land adjacent to outstanding natural character areas, outstanding natural features, and outstanding natural landscapes;</p> <p>(e) Remnants of indigenous coastal vegetation particularly where these are adjacent to water or can be linked to establish or enhance ecological corridors; and</p> <p>(f) The areas or values identified in Policy 4.4.1 (protecting significant areas and species).</p>	While not in conflict with established use the application incorporates measure which improve the natural character.

6. Overall those relevant matters have been incorporated into the proposal within it considered to be consistent with the aims of the Regional Policy Statement for Northland [Operative and Proposed]

Provisions of the Operative District Plan

7. The applicable objectives and polices it is considered the most relevant are those pertain to heritage . These are now considered.

Reference	OBJECTIVE OR POLICY	PERFORMANCE OF PROPOSAL
GENERAL OBJECTIVES		
12.5.3.1	To protect and retain the heritage values of resources, such values to include those of an archaeological, architectural, cultural, historic, scientific, and technological nature.	The heritage values will not be diminished and future visitors to the site will have the opportunity to access the foreshore in a safe manner. The values are not removed by the activity.
12.5.3.2	To protect waahi tapu and other sites of spiritual, cultural or historical significance to Maori from inappropriate use, development and subdivision.	The general location of the site has historic associations for Maori. Consultation has been undertaken.
12.5.3.3	To protect the notable trees of the District.	N/a.
12.5.3.4	To conserve the historic and amenity values of settlements with significant historic character.	The activity is not considered to remove or endanger the values of the whole of The Strand Precinct or that of Russell.
12.5.3.5	To protect the cultural, spiritual, scientific and historic values of archaeological sites from inappropriate use, development and subdivision.	These factors are not considered to apply to the proposed activities. Consultation with local Iwi has not raised these matters.
12.5.3.6	To assist landowners' understanding and appreciation of the heritage resources located on their land.	The proposal is not considered to offend this matter.
12.5.3.7	To ensure that subdivision and land use management practices avoid adverse effects on heritage values and resources.	The proposed work of removal and the future steps will achieve these aims.
GENERAL POLICIES		
12.5.4.1	That a heritage resource be recognised as a complete entity whose surrounds or setting may have an important relationship with the values of the resource. For instance the coastal setting of places like Kohukohu, Rawene, Mangonui and The Strand in Russell is an important part of the heritage value of these Precincts.	This approach is already enshrined in The Strand Precinct.
12.5.4.2	That the heritage values of any building, object, vegetation or heritage site shall not be adversely affected by subdivision or land use activities.	Refer to response to Objective 12.5.3.1.
12.5.4.3	That notable trees be provided protection, except where it can be demonstrated that they pose a hazard to people or habitable buildings.	N/a.
12.5.4.6	That maintenance, repairs or redecoration of historic buildings or objects shall retain their historic value and character.	As removal of the refuse landing and steps does not affect values.
12.5.4.7	That activities on any archaeological sites shall be managed in order to avoid or minimise any adverse effects.	The removal and construction process will be subject to a management plan.
12.5.4.8	That where areas have significant historic character, their heritage values are not compromised by inappropriate activities.	The activities proposed are not considered to be inappropriate.
12.5.4.9	That where there is evidence demonstrating support for heritage values attributed to a place by individuals, groups and agencies, these values shall be taken into account in considering applications to alter or destroy such places.	The applicant has consulted with all parties having an interest in the site.
12.5.4.10	That landowners shall be encouraged to protect and enhance heritage sites on their land through the provision of information and incentives.	Better interpretation of the site to visitors is the intended outcome of the process.
12.5.4.11	That settlements that contain a high degree of heritage value be protected from subdivision, use and development that would adversely affect these values and their landscape setting.	As discussed in the AEE, the application is designed to have no effects upon the values of the area.

Reference	OBJECTIVE OR POLICY	PERFORMANCE OF PROPOSAL
12.5.4.12	That the Council will utilise, where appropriate, its heritage protection authority status under s187 of the Act, to protect any place of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the tangata whenua for spiritual, cultural or historical reasons and such area of land (if any) surrounding that place as is reasonably necessary for the purpose of ensuring the protection and reasonable enjoyment of the place.	Council has already taken steps through its District Plan to protect the site and its values and these aims are not diminished by this proposal.
HERITAGE PRECINCT OBJECTIVES		
12.5A.3.1	To recognise and protect retain the heritage values of the various heritage precincts derived from the sites, buildings and objects of historic significance, and to protect such sites, buildings and objects from inappropriate subdivision, use and development.	Heritage New Zealand's work in the Russell area complements the Council's aims for the locality. The proposal does not conflict with the intent of the Heritage Precinct.
12.5A.3.2	To recognise and protect the heritage values of the various heritage precincts derived from the archaeological sites of the precincts and to retrieve and record archaeological evidence where appropriate.	The proposal furthers this aim.
12.5A.3.3	To recognise and protect the special character of the various heritage precincts that derives from the built form in combination with the landforms.	The steps does not contribute to the special heritage character of the precinct area.
HERITAGE PRECINCT POLICIES		
12.5A.4.1	That the type, scale and nature of alterations to existing buildings be limited so as to ensure the retention of the heritage character of the various heritage precincts and of buildings of historic significance within those heritage precincts.	This policy is aimed more at privately owned and used buildings within Heritage Precincts.
12.5A.4.2	That the removal or demolition of buildings be restricted to those of little or no historic significance which do not contribute significantly to the streetscape values of the various heritage precincts.	N/a .
12.5A.4.4	That archaeological sites are protected from damage or destruction, and that archaeological information is retrieved whenever appropriate.	This is one of the aims of the proposal and of the long term conservation and management of the site as a whole.

8. Overall it is considered that the proposal is not in conflict with the District Plan's objectives and policies relating to heritage features and values.

Assessment Criteria

9. When considering discretionary applications concerning heritage items, Council will use the assessment criteria contained in section 12.5.7 of the District Plan. These are evaluated in the Table below in respect of the proposal with omission of items which have no relevance.

Table

CRITERION	PERFORMANCE OF PROPOSAL
(a) whether an assessment by a qualified archaeologist has been carried out;	The applicant has sought advice from an Archaeologist.
(c) whether the proposal is consistent with the objectives of any hapu or iwi management plan relating to the area;	The nature and scale of the work is not known to have an adverse effect to local iwi.

CRITERION	PERFORMANCE OF PROPOSAL
(d) whether the New Zealand Historic Places Trust has been consulted and whether an Authority to Modify an archaeological site has been obtained under the Historic Places Act 1993;	Heritage New Zealand has been consulted and they are currently processing an Approval to Modify.
(e) whether the activity will have any adverse effect on an archaeological site;	Removal of the refuse ramp and existing steps are not considered to have an adverse effect.
(f) the extent to which the activity may adversely affect cultural and spiritual values;	Consultation has been undertaken.
(g) the extent to which the activity may adversely affect design and appearance of the building or object;	The attached reports do not identify any matters relating to this assessment criteria.
(h) the extent to which the activity will adversely affect any cemetery;	There are no cemeteries in the immediate vicinity.
(i) the extent to which heritage values can be permanently protected and enhanced;	These matters do not appear at the site however an Authority has been sought.
(j) the effect of the proposed activity on the integrity or heritage values associated with the resource;	Refer to the response to item (i).
(k) the significance of heritage values associated with the heritage resource;	This has been addressed in the attached assessment.
(l) the registration (if applicable), and the reasons for this registration, of the heritage resource under the Historic Places Act 1993;	Registration already exists.
(m) the purpose of the proposed activity and whether there are other means of achieving the same or similar ends;	The AEE details the necessity for the activity.
(n) the policies of any conservation plan and heritage inventory relating to the heritage resource;	Such plan is not known to exist.
(o) the importance (if any) of land surrounding the heritage resource;	The importance of the immediate site has been recognised and will be protected throughout the work.
(p) the importance attributed to the heritage resource by tangata whenua and the wider community;	This is considered to have been taken into account in the Consultation.
(q) the recommendations made by the New Zealand Historic Places Trust and any other person or organisation with recognised expertise in heritage conservation issues;	An application to Modify is currently with Heritage New Zealand.
(r) in considering any proposal the Council shall also have regard to the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;	This is addressed in the Archaeological Assessment.
(s) the extent to which restoration and rehabilitation of heritage resources is likely to be achieved.	These are not considered relevant to the application.

Water Setback

10. The assessment criteria applicable to Discretionary Activities [Rule 12.7.7.] are addressed in the following .

Assessment Criteria for Lakes, Rivers, Wetlands and the Coastline [12.7.7]

CRITERIA	PERFORMANCE OF PROPOSAL
(a) the extent to which the activity may adversely affect cultural and spiritual values;	Consultation was undertaken with the local community undertakings.
(b) the extent to which the activity may adversely	N/a.

affect wetlands;	
(c) the extent to which the activity may exacerbate or be adversely affected by natural hazards;	A coastal location of this site could be subject to coastal processes in terms of wave run up and possible inundation of the foreshore. The structures are sheltered by the wharf facility. The area does suffer from coastal processes along this part of the beach however it recuperates very quickly. The location and scale of the steps are therefore not considered to be affected by the coastal processes.
(d) the potential effects of the activity on the natural character and amenity values of lakes, rivers, wetlands and their margins or the coastal environment;	The small scale of the steps are not considered to have any adverse effect upon the natural character or amenity values. The steps will in fact improve the amenity through access to and from the foreshore.
(e) the history of the site and the extent to which it has been modified by human intervention	The site has been heavily modified through the development of the existing wharf and adjoining support facilities.
(f) the potential effects on the biodiversity and life supporting capacity of the water body or coastal marine area or riparian margins;	The presence of the steps are not considered to have any effect upon these matters.
(g) the potential and cumulative effects on water quality and quantity, and in particular, whether the activity is within a water catchment that serves a public water supply;	These effects are not applicable to the application.
(h) the extent to which any proposed measures will mitigate adverse effects on water quality or on vegetation on riparian margins;	These effects are not applicable to the application.
(i) whether there are better alternatives for effluent disposal;	N/a.
(j) the extent to which the activity has a functional need to establish adjacent to a water body;	The design and location of the steps is an enhancement of integrating the adjoining hub of Russell with the coastal setting of the foreshore. The new facilities would greatly enhance the ability to access the foreshore in a safe and convenient manner.
(k) whether there is a need to restrict public access or the type of public access in situations where adverse safety or operational considerations could result if an esplanade reserve or strip were to vest.	N/a.

11. The preceding analysis demonstrates the manner in which the applicant has endeavoured to the relevant considerations to be taken into account in formulating the application and that the various statutory processes have either been, or will be, undertaken.

Summary

12. Overall it is considered the activity is not in conflict with the provisions of the Operative District Plan and the effects are considered to be no more than minor.

PART II MATTERS

6.5 With regard to the purpose and principles of the Resource Management Act 1991, the following considerations are of relevance to this application. The proposal is considered to attain the overall purpose of the Act as described in s.5 in that it provides for sustainable management of the natural and physical resources of the property and provides for the social, economic and well being of people and community. None of the s.6 items [matters of National Importance] are relevant, and there are no known Treaty of Waitangi issues affecting the site.

6.6 The items of relevance in s.7 include efficient use and development of natural and physical resources, maintenance and enhancement of amenity and the overall quality of the environment. All of these factors are considered to be attained by the application.

Summary

6.7 The application has been assessed against the statutory provisions of section 104 of the RMA and the provisions of Part II with the conclusion that the proposal achieves the outcomes required under the legislation.

7.0 CONCLUSIONS

7.1 The proposal has been assessed to be a restricted discretionary activity and has been assessed against the criteria contained within the ODP and the statutory requirements of section 104 of the RMA. It is considered to meet those requirements.

7.2 As the effects on the environment have been assessed as minimal and the extensive public consultation undertaken it is considered the application can be processed under delegated authority without notification. The activity is one which has the support of the local community with the work being undertaken in a manner which recognises and takes into account the sites historic location. A favourable decision from Council is therefore sought.

Yours faithfully ,

Jeff Kemp

On behalf of Far North Holdings Limited.

Kororareka Marae

Corner of the Strand & Pitt Street
P.O. Box 236
Kororareka Russell
Bay of Islands 0242
Email: marae@kororarekanz.com
Web: marae.kororarekanz.com

*Ko Maiki te Maunga, Ko Pikopiko i Whiti te Moana
Ko Kororareka te Pākainga, Ko Rahiri te Tupuna
Ko Haratu te Whare*



Russell Wharf Trust
PO Box 191
Russell 0202

16th June 2015.

Dear Sir/Madam

Re Cass Street/Russell Wharf Re-development Project.

The Kororareka Marae fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that began in 2003. This project was approved through town meetings and consultation at the time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Kind Regards
Diane Tito-Saliva
Secretary.

RUSSELL RATERPAYERS & CITIZENS ASSOC. INC.

P O Box 57, Russell 0242

charray@clear.net.nz

Phone: 09 4037116

12 June 2015

Russell Wharf Trust
P. O. Box 191
Russell 0202

Dear Sirs:

Re: Cass Street/Russell Wharf Re-development Project

Our Association fully supports your initiative to complete this work, which is Stage 2 of the Russell 2000 Cass Street Beautification project begun in 2003. This project was approved through town meetings and consultation at that time.

We understand your Trust will be managing all aspects of this re-development, and if we can be of any assistance, please let us know.

Thank you for taking on this beautification work, which will be an asset to our township and enhance our Heritage Precinct.

Kind regards,



Ray Ebbett
Chair, RRCA

Russell 2000 project

Russell Business Assn [russellbusinessassn@gmail.com]

Sent: Monday, 1 June 2015 12:02 p.m.

To: Riki Kinnaird

Good morning Riki,

We are in total support of the Russell 2000 project to improve and beautify the wharf and bay of Russell.

Regards,

Karen Wilkinson

Secretary

--

**Sent on behalf of the
Russell Business Association**

The Russell Community Medical Trust Inc.

Mr Riki Kinnaird
Chairman
Russell Wharf and Waterfront Trust
C/- P O Box 35
Russell 0202

Dear Riki

We refer to your email of May 28 with its attached drawing of the proposed upgrade of the waterfront area adjacent to the wharf.

On behalf of the RCMT I have pleasure in advising that we offer our full support to your project.

Kind regards



Gray Mathias
Chairman

P O Box 32 Russell 0202.
Telephone 09 403 7390
email baldy.blondie@gmail.com

**RUSSELL GARDENING CLUB
RUSSELL
BAY OF ISLANDS**

4th June 2015

To whom it may concern

Completion of Russell 2000 development of Wharf and
Cass Street

On behalf of the 50 Members of Russell Gardening Club the committee wish to confirm our support of the project to complete the Russell 2000 development to the revised plans dated August 2014 and will assist in whatever way we are able.

We approve of the revised plans of the end of wharf and Cass Street improvements.

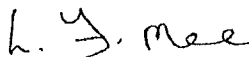
We also support the appointment of Russell Wharf Trust as lead on this project.

YOURS FAITHFULLY

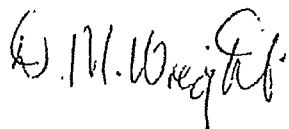
MARGARET PASCO (PRESIDENT)



LINDA MEE (SECRETARY)



DIANE WRIGHT (TREASURER)



Russell Museum

Te Whare Taonga O Karorareka

4 June 2015

Mr R Kinhairst
c/- The Duke of Marlborough
The Strand
Russell 0202

Dear Riki

Re: Russell 2000 – Cass Street and end of Wharf refurbishments.

The Trustees of the Russell Centennial Trust Board / Russell Museum have read the information you provided, in your email dated 28th May 2015, regarding Cass Street and the end of the wharf refurbishment.

The Russell Centennial Trust Board / Russell Museum is totally in support of this project.

The Trustees agree with the appointment of the Russell Wharf Trust to lead this project.

Yours faithfully



Blanne Davey

Secretary

Russell Centennial Trust Board / Russell Museum



Registration number: CC35416

2 York Street, Russell 0202
Bay of Islands, New Zealand

Phone/fax 09 403 7701
Email: info@russellmuseum.org.nz

Class Street redevelopment

John Gallie [gallie1@slingshot.co.nz]

Sent: Thursday, 11 June 2015 7:33 a.m.

To: Riki Kinnaird

Good Morning Riki,

The Russell Landcare Trust support the Cass Street redevelopment plan as outlined to us by Terry Greening. We are happy for the Russell Wharf Trust to be project manager for this. Cheers. John Gallie (chair)

Cass Street Restoration

John Gallie [gallie1@slingshot.co.nz]

Sent: Sunday, 7 June 2015 7:25 a.m.

To: Riki Kinnaird

Good Morning Riki,

The Okiato/Te Wahapu & Districts Ratepayers and Residents Association Inc support the Cass Street redevelopment project as outlined to us by Terry Greening. We are happy for the Russell wharf Trust to be the project manager for this.

Regards. John Gallie (Chair)

RUSSELL SPORTS CLUB (INC)

5855 Whakapara Road Russell

Riki Kinnaird
Wharf and Waterfront Trust

Dear Riki

The Russell Sports Club has reviewed the Russell 2000 – Cass Street and Wharf end Restoration project, and wish to support the resource consent application for this project. We understand that the Wharf Trust will project manage this project. We would like to offer our assistance, where possible.

Thank you

William Fuller
Secretary
Russell Sports Club

russellsportsclub@gmail.com

0277147845

The Forum and Cass St 2

Brad Mercer [bradlmercer@gmail.com]

Sent: Friday, 10 July 2015 11:29 p.m.

To: Terry greening [terry.lizg@kinect.co.nz]

Cc: Riki Kinnaird

Hi Guys

I am writing on behalf of the Russell Protection Society to support Riki's call for an expanded and more representative Russell Forum. We need an overarching body to speak for Russell and support positions Terry takes on our behalf, The Forum is clearly our most representative group, but we agree its voice is less valid if it does not represent at least the majority of the community. Perhaps the fact it is open to all Russell organisation representatives is not getting out, equally you cannot make people attend meetings if they choose not to do so.

Secondly, we are happy for the Wharf Trust to take the lead role on Cass St 2 as long as the proposed town hall meeting is happy with the proposed work, oversight and funding mechanisms.

Rikki, I looked online to see who the Wharf Trust trustees and executive committee members are but they are not listed, can you tell me who they are?

Regards

Brad

Brad Mercer

10 Florance Ave Russell 0202
09 403 7756 021 51 56 51

bradlmercer@gmail.com



The Good Ship
R·TUCKER·THOMPSON

BAY OF ISLANDS * NEW ZEALAND

18 June 2015

To whom it may concern

The R. Tucker Thompson Sail Training Trust operates Northland's tall ship and is a key user of Russell Wharf. The Trust fully endorses the proposal to progress implement the original plans designed by Harry Turbot for Cass Street Phase 2.

The first stage of the Russell 2000 project has considerably enhanced the amenity of Cass Street providing a pedestrian friendly link towards the sea. Stage 2, which provides linkages between the wharf, the beach and Cass Street, will complete this work offering an enhanced amenity for visitors and locals alike.

We furthermore support the Russell Waterfront Trust in taking a lead role in making this project happen in partnership with the Russell 2000 Trust. The Russell Waterfront has practical experience of Council/Community partnership and a proven track record of fundraising to maximise funding contributions. We are sure that this partnership will help complete this project which has been left unfinished for too long.

We look forward to the realisation of the plans envisaged over 15 years ago to enhance this community space.

JANE HINDLE
Executive Trustee

ROSS AND JO BLACKMAN
81 LONG BEACH ROAD
PO BOX 161
RUSSELL 0242
BAY OF ISLANDS
NEW ZEALAND

June 2, 2015

Russell Wharf Trust
Attn: Riki Kinnaird
The Duke of Marlborough Hotel
Russell

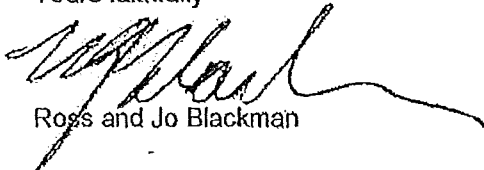
Dear Riki,

This letter serves to confirm that Jo and I are in complete support of the redevelopment of the base of the Russell Wharf on Case Street as per the plans that you have circulated and we have discussed at several meetings.

We are also in complete support of the Russell Wharf trust taking the lead role in project managing and funding the community share of this redevelopment in conjunction with Far North Holdings Ltd who will manage the tender process.

We intend to assist in any way we can.

Yours faithfully



Ross and Jo Blackman

DATE 15 May 2015

Your name and address.

Russell Wharf Trust
P.O Box 191
Russell 0202

Sue Windust
54 Florence Ave
Russell

Dear sirs,

Re Cass Street/Russell Wharf Re-development project

We fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that begun in 2003. This project was approved through town meetings and consultation at that time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Regards

Your name.

Sue Windust

DATE 15 May 2015

Russell Wharf and Waterfront Trust
c/o PO Box 191
Russell
0202

Russell Wharf Trust
P.O Box 191
Russell 0202

Dear sirs,

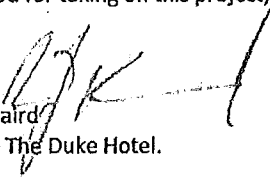
Re Cass Street/Russell Wharf Re-development project

We fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that begun in 2003. This project was approved through town meetings and consultation at that time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Regards


Riki Kinnaird
Owner – The Duke Hotel.

Ray White

North Harbour Realty Limited
Licensed (REAA 2008)

25 The Strand
PO Box 80
Russell 0202

T 09 403 7769
F 09 403 7742
E russell.nz@raywhite.com
raywhite.co.nz

16th June 2015

Riki Kinnaird
The Duke of Marlborough
The Strand
Russell

Dear Riki,

Re: Cass Street and End of Wharf Refurbishment.

I write confirming our full support for the refurbishment of Cass Street and the end of the wharf as described in the plans provided which will complete the Russell 2000 development.

It is our understanding, the project will be managed by The Russell Wharf Trust and we offer our support to the project where and whenever we can.

We thank those involved for bringing to the fore and hopefully fruition, a project which is long overdue. The refurbishment can only be seen as a very positive move for the town.

If we are able to assist further in anyway whatsoever, please feel free to call or email at anytime.

With regards,



Dianne Wynyard
Business Owner/ Branch Manager

Re: Russell 2000 - Case Street and End of Wharf Refurbishments. Can you support it?

Nick Loosley [thegablesrestaurant@xtra.co.nz]

Sent: Wednesday, 17 June 2015 11:02 p.m.

To: Riki Kinnaird

Hi Riki,

Hope you are well.

The Gables is fully in support of the proposed redevelopments.

Regards
Nick Loosley

> On 15 Jun 2015, at 01:10, Riki Kinnaird <riki@theduke.co.nz> wrote:
>
> Hi all,
>
> I am sorry for the blanket email and I hope your all is well.
>
> Over the the last 6 months a group has got together with a view to work out how
> to make Russell more beautiful. It turns out we all want complete the Cass Street
> and
> Russell Wharf redevelopment work that was planned but not completed by
> Russell and Russell 2000 about 15 years ago completed.
>
> The Wharf Trust and Terry have worked with Far North Holdings to see what
> needs to be completed to make this project happen. Unfortunately we need a
> resource consent to allow us to do the work, which is no problem if we
> re-confirm that this work is again wanted by the community.
>
> So whilst we have all said our groups support the project we need to provide
> formal letters of support. Can the museum have a look at the updated drawing
> and let me know if youd support this development.
>
> If your OK with the project can you
> send a letter of support that supports the project to complete the Russell
> 2000 development by 20th June 2015 to me (at this email address).
>
> To make this happen we also need to appoint the Russell Wharf Trust as the
> lead on the project. This is the entity that can get charity funding and has
> a relationship with the council (who will part fund the project and also own
> the asset). Can you add to your letter that the Wharf Trust will project
> manage this project and you will support where you can.
>
> After I get all the letters, we will ...
>
> - Hold a town meeting to review the Russell 2000 work.
> - Far North Holdings will do the resource consent and follow the resource
> consent process, including the costings / look and feel and materials.
> - The wharf trust will work with the council to obtain funding, and start
> fundraising our share. The cost is expected to be 80k of which we would look
> to fund 40k. (Russell 2000 has put aside 10k for this work already)
> - The work is then to be tendered out by Far North Holdings and completed.
>
> If we don't get the letters the Russell 2000 project will be put to bed.
>
> Regards Riki
>
> Riki Kinnaird
> Duke
> ph +64 09 4037829

DATE 2 July 2015

Michele Fryer
Russell Mini Tours
15 Baker St
Russell

Russell Wharf Trust
P.O Box 191
Russell 0202

Dear sirs,

Re Cass Street/Russell Wharf Re-development project

We fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that begun in 2003. This project was approved through town meetings and consultation at that time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Regards

Michele Fryer
021 182 9359

DATE 16th June 2015

John & Rongo Clifford
Hananui Lodge & Apartments
4 York Street
Russell

Russell Wharf Trust
P.O Box 191
Russell 0202

Dear Sir's

Re Cass Street/Russell Wharf Re-development project

We fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that begun in 2003. This project was approved through town meetings and consultation at that time.

We understand the Russell Wharf Trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Regards

John & Rongo Clifford



15 May 2015

Russell Wharf Trust
P.O Box 191
Russell 0202

Dear Sir/Madam,

Re Cass Street/Russell Wharf Re-development project

Fullers GreatSights fully support your initiative to complete the work started by the Russell 2000 project is Stage 2 of the Cass Street Beautification project that began in 2003. This project was approved through town meetings and consultation at that time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance the Heritage Precinct.

Regards

Charles Parker
General Manager

DATE 24 July 2015

~~Commodores Lodge~~
31 The Strand
~~Russell 0202~~

Russell Wharf Trust
P.O Box 191
~~Russell 0202~~

Dear sirs,

Re Cass Street/Russell Wharf Re-development project

We fully support your initiative to complete the work started by the Russell 2000 project ie Stage 2 of the Cass Street Beautification project that begun in 2003. This project was approved through town meetings and consultation at that time.

We understand your trust will be managing all aspects of this re-development, and if we can be of assistance, please let me know.

Thank you for taking on this project, which will be an asset to our town and enhance our Heritage Precinct.

Regards

Bill and Pat Noble



Order of St John
Russell Area Committee
P O Box 26
Russell

30th July 2015

Riki Kinnaird
35 The Strand
Russell

Dear Riki,

Re: Russell 2000 Project

The Russell St John Area Committee fully supports the project to complete the Russell 2000 Development.

This is a commendable continuation of the great project begun 15 years ago by Russell 2000.

The Wharf Trust will lead the project and we will fully support this Trust wherever we can along with other Community groups who will benefit from this development in Russell.

Yours sincerely

Diane Smith
Chairperson Russell St John

Russell School



"Progress
through
partnership"

Tuesday 28 July 2015

Riki Kinnaird
Wharf and Waterfront Trust

Dear Riki

Russell School has reviewed the Russell 2000 – Cass Street and Wharf end Restoration project, and wish to support the resource consent application for this project. We understand that the Wharf Trust will project manage this project. We wish you well with your endeavours.

Thank you

Kathryn White
Chairperson
Russell School Board of Trustees

Bank Street
Russell
Bay of Islands
New Zealand

Phone: 09 403 7016
Fax: 09 403 7014

www.russellschool.nz

Chris Galbraith

From: Riki Kinnaird [riki@theduke.co.nz]
Sent: Friday, 31 July 2015 9:29 a.m.
To: Chris Galbraith
Subject: FW: RUSSELL 2000

Sorry last one

Support from the swordy club.

Cheers

Riki Kinnaird
Duke
ph +64 09 4037829
mobile +64 21983531
35 The Strand, Russell, New Zealand
www.theduke.co.nz
www.facebook.com/TheDukeRussell

From: Swordfish Office [swordfish@xtra.co.nz]
Sent: Monday, 27 July 2015 3:12 p.m.
To: Riki Kinnaird
Subject: RE: RUSSELL 2000

Hi Riki

I did discuss this with Bruce Smith, Club President, some time ago and asked for his direction. To my knowledge I have not received anything in writing unless Bruce sent something direct to you.

My understanding is that Bruce did attend all meetings in relation to the redevelopment of the beach end of the Wharf and was satisfied with the plan as you have forwarded to me. Bruce was aware the flag was going to be relocated but it was to remain on the wharf in a similar location to where it is now. There is a historic attachment to the pole and it was not to be replaced but relocated and that the Swordfish Club will place a plaque on it. We currently put a board out that has the flag descriptions.

In Bruce's absence I have spoken to our Vice President, Mr Rod Haines, and he is in agreement with the information I have supplied here.

The Swordfish Club is in support of the redevelopment as describe in the Russell Wharf End Upgrade Aug 2014 with the club flag pole being moved to a similar location to where it now to accommodate the stairs down to the beach as described in the plan.

I hope this satisfies your requirement from the Swordfish Club. If you have any other questions please do not hesitate to contact me.

Kind regards

Dale Pullen
Club Manager
Bay of Islands Swordfish Club Inc

