



BEFORE THE INDEPENDENT HEARINGS PANEL

I MAU NGĀ KAIKŌMIHANA MOTUHAKE I TE KAUNIHERA O TE HIKU O TE IKA

UNDER THE

Resource Management Act 1991

IN THE MATTER OF

the Proposed Far North District Plan

**STATEMENT OF EVIDENCE OF PETER HEMI WHITE ON BEHALF OF
NGĀ KAIINGAMAHA O NGĀTI HINE CHARITABLE TRUST**

**HEARING STREAM 15C
Rezoning Requests – Urban and Rural**

Corporate
11 September 2025

1 INTRODUCTION

- 1.1 Tēnā koutou. My full name is Peter Hemi White. I am the Heamana (Chairperson) of Ngā Kāingamaha O Ngāti Hine Charitable Trust ('Ngāti Hine') and uri o Ngāti Hine
- 1.2 My involvement with the Far North District Council Proposed District Plan ('PDP') has involved reviewing it to see how it enables or hinders the housing and health outcomes for our people and their community. I write with the intent to strengthen the PDP and to seek to enable better outcomes for our people and their communities.
- 1.3 I was involved in a governance and advisory capacity but not technically in preparing the submission. We appreciate our technical teams mahi.

2 QUALIFICATIONS AND EXPERIENCE

- 2.1 I hold mana i te whenua along with my hapū Ngāti Hine and Ngāti Hine iwi nui tonu for Te Kawakawa which include the town known as Kawakawa.
- 2.2 I have 43 years of experience in being Ngāti Hine.
- 2.3 My professional background is in military engineering and served as a Field Engineer in the NZ Army, and have 20 years experience with technology including GIS, geospatial and C4i systems. I have work for Eagle Technology and have for almost 15 years and am currently employed as the National Security Lead.

3 PURPOSE AND SCOPE OF EVIDENCE

- 3.1 My evidence provides context for Ngāti Hine's submission to the PDP. My evidence should be read in conjunction with the evidence of Mr Alvin Jung and Makarena Dalton, Ngāti Hine's independent planning consultants, who address the relevant planning matters associated with Ngāti Hine's submission (#555), as relevant to Hearing Stream 15C.
- 3.2 My evidence will address the following topics:
 - (a) The history of Ngāti Hine, our relationship to Kawakawa the subject site.
 - (b) The relationship between Ngā Kaingamaha o Ngāti Hine and Ngāti Hine Health Trust
 - (c) Housing aspirations and outcome for Ngāti Hine.

- (d) A summary of the Kainga Ora Acceleration Fund.

4 NGĀTI HINE

- 4.1 Kawakawa and the subject site are significant to Ngāti Hine. We descend from many great tupuna, Hineāmaru being our eponymous ancestor. We have directly been mana i te whenua for Te Kawakawa for half a millennia and have had many great leaders including Kawiti and then his son Maihi Paraone Kawiti, through to our leaders of the present time. Humbly like many others, I am an uri of these great tupuna.
- 4.2 Ngāti Hine is presently organised with 13 marae and 9 hapū. Ngā Hapū o Ngāti Hine or Ngāti Hine Iwi Tonu iwi governance is provided by Te Rūnanga o Ngāti Hine that operates under Tikanga and has sub-components legal entities such as Charitable Trusts. We are also fortunate to have focused bodies such as Ngāti Hine Health Trust (Health and Housing focused) and Ngā Kāingamaha o Ngāti Hine (Housing focused).
- 4.3 If we look at Te Tiriti o Waitangi, firstly only the Te Tiriti o Waitangi has signatures or tohu, there is no signed English version of the Te Tiriti o Waitangi. There are treaties for other peoples in other places but they have no bearing or mana in Te Kawakawa. Article two of Te Tiriti o Waitangi explicitly states the Crown will ensure ngā hapu have tino rangatiratanga (higher kingdom) over their whenua (land) and kainga (towns). Kawakawa is a town within our higher kingdom Te Rohe Potae o Ngāti Hine, the land is within Te Kawakawa, and the town is also our peoples and their communities. Remember we are all indigenous somewhere.
- (a) “Ko te tuarua - **Ko te Kuini o Ingarani ka wakarite ka wakaee ki nga Rangatira ki nga hapu – ki nga tangata katoa o Nu Tirani te tino rangatiratanga o o ratou wenua o ratou kainga me o ratou taonga katoa.** Otiia ko nga Rangatira o te wakaminenga me nga Rangatira katoa atu ka tuku ki te Kuini te hokonga o era wahi wenua e pai ai te tangata nona te Wenua – ki te ritenga o te utu e wakaritea ai e ratou ko te kai hoko e meatia nei e te Kuini hei kai hoko mona.”
- (b) We ask the Crown and its agents which includes local government to consider honouring the Te Tiriti o Waitangi with specific and special consideration to article two. Specifically applying this to our reasonable zoning request.
- (c) We would also note when our tūpuna signed, his tohu is at the top, as uri or descendants we have additonal responsibilities to ensure that these

agreements or kawenata are firstly understood about what was agreed and secondly honoured by implementing what was agreed.

5 NGĀ KAINGAMAHA O NGĀTI HINE AND NGĀTI HINE HEALTH TRUST

5.1 Ngā Kaingamaha o Ngāti Hine Charitable Trust and Ngāti Hine Health Trust are both grounded in the whakapapa and values of Ngāti Hine. They share a vision for whānau wellbeing, self-determination, and culturally rooted development, with the main differences as follows:

- (a) **Ngāti Hine Health Trust** has been serving Te Tai Tokerau for over 30 years, offering kaupapa Māori health and social services—from GP care and mental health support to housing, education, and reintegration services. Their approach is hapū-led and whānau-focused.
- (b) **Ngā Kaingamaha o Ngāti Hine** is leading a major housing and wellness development called **Te Mataora**, right next to the Bay of Islands Hospital. The project includes iwi housing, aged care units, a retirement village, and a kaupapa Māori wellness centre—all designed to support intergenerational wellbeing.

5.2 Both trusts are guided by **Te Tū o Ngāti Hine**, a shared kaupapa that puts whakapapa, mana motuhake, and whānau aspirations at the centre. Together, they're building a future where Ngāti Hine whānau can thrive—culturally, socially, and economically.

6 HOUSING ASPIRATIONS AND OUTCOME FOR NGĀTI HINE

6.1 Te Mataora is a residential development of 180 homes proposed in Kawakawa by the hospital, Ngā Kāingamaha o Ngāti Hine is the developer.

6.2 The project is enabled with the support of Kainga Ora through their Infrastructure Acceleration Fund, secured for the development and expansion of the necessary infrastructure to support housing development in Kawakawa. The infrastructure delivery to the Te Mataora development is facilitated by a partnership with the Far North District Council (FNDC), Kainga Ora and Ngā Kāingamaha o Ngāti Hine.

6.3 Close proximity to the hospital, other health services and local amenities provides significant benefits to those who will live within Te Mataora. The need for homes in the north is dire, the homes are a significant social investment for our people and their community.

- 6.4 The proposed development is to take place on land currently owned by Te Whatu Ora. It is anticipated that this land will be returned to Ngāti Hine ownership through the Crown Disposal process, administered by Land Information New Zealand (LINZ).
- 6.5 This may be in the form of a public sale to Ngāti Hine, or an appropriate body or representation of the Iwi such as Ngā Kāingamaha o Ngāti Hine or Ngāti Hine Health Trust or Te Rūnanga o Ngāti Hine directly.
- 6.6 Our people are sleeping in garages, tents, cars, overcrowded homes and unsafe homes contributing to negative health including life expectancy outcomes. On average our people pass much earlier, this has dire consequences over time. Our housing aspirations are part of the solution to enable better health outcomes, including for our people to have improved life expectancy. We are working diligently to enable these outcomes and humbly ask you to help with this positive change.

7 KAWAKAWA INFRASTRUCTURE ACCELERATION FUND

- 7.1 The development is predicated on significant funding for infrastructure facilitated by FNDC and Kainga Ora. National Infrastructure Funding and Finance (NIFF) have now assumed the Kainga Ora or Crown responsibilities for the IAF.
- 7.2 Our understanding is that central government will provide FNDC a grant of 25.6 million for the enabling infrastructure for an additional 310 homes. Without the infrastructure there can be no growth and without growth investment will be limited or go elsewhere. Critical services like the hospital and primary care would also likely go else where, leading to dire health outcomes for our people and their community.
- 7.3 The funding and Housing outcomes agreement outlines, and highlights the requirements for development. Te Mataora is 180 houses, as part of the wider IAF funding agreement.
- (a) The initial works enabled through HUD MAIHI funding enable us to verify that the land would technically support our planned Development.
 - (b) Ngāti Hine requires sufficient land interest in section 25 to enable the Te Mata Ora development. This is a critical activity which we are focused on, this activity is with Te Whatu Ora and LINZ.
 - (c) **The land at section 25 requires to be zoned to enable the Te Mata Ora development. This is a key activity and this submission seeks to satisfy this requirement, if we cannot reasonably meet this**

requirement then FNDC and the community could lose this once in a generation investment of 25.6 million from central government and all the benefits it will bring.

- 7.4 Late 2024, a mitigation plan was developed. This mitigation plan alters timelines to ensure adequate time is available to complete the activities. Timeframes have been revised to provide a more appropriate development programme, giving us until November 2026 to meet the 3 conditions stated previously. FNDC needs to deliver Infrastructure earlier, which could put them at risk until these 3 conditions are met.
- 7.5 The timelines have not significantly, or materially altered the outcomes of the IAF, including the proposed Te Mataora Development, with the exception of the completion of the project having a slightly deferred timeframe, and more houses being proposed for the 2029 calendar year.
- 7.6 180 homes are still proposed as part of this development, supported by a wellness centre which may or may not operate on a commercial basis.
- 7.7 The Te Mataora development is the key reason the infrastructure will be available for Kawakawa. We appreciate your fair and reasonable consideration, and humbly request your support.

Mā tā mātou Matua Nui te Rangi tiaki, manaakitia koutou me tō whānau me ngā Kaupapa hoki.

Noho ora mai

Kia ora



Peter Hemi White

Heamana

Ngā Kāingamaha o Ngāti Hine

Uri a Ngāti Hine

12 September 2025