

**From:** Steven Sanson <steve@sansons.co.nz>  
**Sent:** Wednesday, 9 April 2025 3:51 pm  
**To:** Milton Ross  
**Cc:** kenanateranginuimaraetrust@gmail.com; Tiger Tukariri; Secretary Parapara Marae; waiaua@xtra.co.nz; witchery52@hotmail.com; brenda smith; Karepori Marae; Ariana Williams; reneepikaahu@hotmail.co.nz; Nicole Lie; hixtar1972@gmail.com; honebassett5@gmail.com; office@ngatikahu.iwi.nz; Deliah Balle; Kristin Ross; Stevie-Raye Ross; Indianna Ross; Esta Bassett; Callie Corrigan; Duty Planner; Heta Greaves  
**Subject:** Re: Waka Centre Resource Consent - and reference e-mail from Steve Sanson below  
**Attachments:** 16.1 Appendix N - Record of attempts to consult with the Ngāti Tara hapū.pdf; 7. Appendix E - Assessment of Okokori Site of Significance to Maori.pdf; 5. Appendix C - Cultural Effects Assessment .pdf; 6. Appendix D - Maori Land Court Documents.pdf

**CAUTION:** This email originated from outside Far North District Council.  
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Kia ora,

Please see a response to each bullet point raised.

1. The consultation record is attached to this email for consideration. This includes the attempts made when the CIA was being drafted. The applicant, through the FNDC, also sought Ngati Tara to review the CIA and provide their feedback. This opportunity was not taken up. Before, during and after Ngati Tara have had opportunities to be involved.
2. This is for the council to consider, but at a certain point the applicant had to make a call to lodge an application after the long and drawn out attempts to meet.
3. It is understood that a hui with Arawai, Te Taitokerau Tarai Waka Inc, and Hekenukumai Nga Iwi Trust was set for 22nd February 2025, however this did not happen.
4. Arawai adapted to the original refusal of consent by installing temporary shelters for the waka and the depot and downsizing buildings below 30m2. Works have continued as Arawai have contractual obligations to Kanoa. These have been explained to the Committee. The allegations around earthworks are false. This relates to fencing done by the Hekenukumai Nga Iwi Trust on land that is far removed from the waka centre. There was no destruction of a midden.
5. The statements about mislabelling come from an FNDC review and a Judge Ambler judgement in the Maori Land Court [attached]. Conversely, if this is not mislabelled as is suggested then the logic is that owners of Okokori B must be consulted and their approvals provided for any building, excavating, filling or planting of trees or clearance of vegetation undertaken within Okokori A as the labelling links the two parcels together.
6. Please see Appendix C and E attached.
7. In his decision on the 2021 application the hearing commissioner Alan Watson stated *"I do say that I find the proposal to be commendable for a number of reasons, as set out in the application and in evidence for the applicant, some recorded in the above decision."* However, there are matters that are required by the RMA to be addressed to a greater degree than has been done in this application. In particular, the commissioner considered Arawai had placed undue reliance on a previous approval for a 2012 consent which had been supported by the Marae Committee and did not properly address the effects on

cultural and spiritual matters and on the relationship of iwi with their ancestral lands. The remedy identified by the Commissioner was the preparation of a Cultural Impact Assessment. It would both help resolving different opinions and provide an opportunity for engagement. Arawai sought to engage with the Committee in 2021 and 2023 on this matter but to no avail. Ultimately to meet its contractual obligations to Kānoa, Arawai commissioned Tina Latimer to prepare a Cultural Effects Assessment. Tina has over ten years practical experience in Māori resource and environmental management and is of Te Paatu, Ngāti Kahu, Ngaitakoto, Ngāti Kuri, Ngāpuhi, Ngāti Wai, Te Aupouri, Te Rarawa, Te Uri o Hau and Te Whakatohea descent. Tina holds a Master of Philosophy (Science) Māori Resource & Environmental Management, Bachelor of Iwi Environmental Management, Diploma in Iwi Environmental Management and Trusteeship. Tina Latimer's conclusions were that *"the effects of the development and operation of the Sir Hek Busby Kupe Waka Centre on cultural and spiritual matters and on the relationship of iwi with their ancestral lands is less than minor, and that the Waka centre creates a number of benefits of national, regional, and local significance."*

On Tue, 8 Apr 2025 at 21:13, Milton Ross <[miltross8@gmail.com](mailto:miltross8@gmail.com)> wrote:

Tēnā koutou katoa,

This email is written in reply to the email sent to Te Runanga o Ngāti Kahu and forwarded on by them to marae representatives.

Te Tahuna Roa is an elected and authorised group of Ngāti Tara hapū members who have been asked to respond to Arawai Ltd and their most recent application for a Resource Consent at Okokori.

- Ngāti Tara were asked as mana whenua by Council to review the CIA referred to (as appendix c) in the email below from Steve Sanson (Arawai Planner). At a recent hui a hapū this was discussed and two members advised that the CIA had positive aspects but there was general disappointment among whānau present that an active member of the hapū was not asked to be involved in the creation of the CIA or that any members of the whanau or members present had even been interviewed or invited to take part in the CIA.
- Te Tahuna Roa are extremely disappointed that Council had lodged the new consent without the knowledge of the hapū and because of this we respectfully ask that the resource consent be notified.
- Ngāti Tara have had two hui a hapū with representatives of Arawai Ltd and associated trusts at Parapara Marae, we made it clear that we wanted to engage more widely with the associated groups connected with Arawai Ltd but have been unable to as yet.
- We are also aware of works carried out at Okokori by Arawai Ltd (in 2022 and 2023), and that this was in defiance of a previously denied resource consent. These included earthworks and the destruction of middens which once Council became aware of this they ordered Arawai Ltd to stop.
- We also strongly disagree with Steve Sanson's statement (referring to appendix e) that the area of the development has erroneously been labeled as a site of significance. The Cultural and historical significance of this site is well established through kōrero tuku iho as well as by numerous members of the Ngāti Tara hapū. This information is well documented in the previous resource consent application in 2021 through our own statements and the recognition of Ngāti Tara mana whenua status since then by the Council.
- We currently are unable to access either appendix c or appendix e referred to in Steve Sanson's email and so are unable to review the information in order to form a firm opinion.
- Finally, as mana whenua our interest is greater than the general public, we maintain that we will be adversely affected by the proposal to the extent these effects will be more than

minor, including works undertaken in retrospect of consent being granted and therefore request that this application be limit notified and a copy of the application be sent to us immediately.

Nāku nā

Milton Ross on behalf of Te Tahuna Roa  
Parapara Marae Trustee

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**From:** Steven Sanson <[steve@sansons.co.nz](mailto:steve@sansons.co.nz)>  
**Sent:** Wednesday, 2 April 2025 7:55 am  
**To:** Ngāti Kahu Office <[office@ngatikahu.iwi.nz](mailto:office@ngatikahu.iwi.nz)>  
**Subject:** Waka Centre Resource Consent

Kia ora,

We are assisting Arawai Limited in their pursuit of resource consent at Aurere. The consent is for the well known Waka Centre.

The resource consent application link is provided below with all details.

<https://boiplanning.sharepoint.com/:f:/s/BOIPlanning/Egetpc3raiFOrPANRZkLCSYBzBbStpwS6iz-ufew9XgyMQ?email=office%40ngatikahu.iwi.nz&e=uJEEU>

The Commissioner originally declined this application because it did not have a Cultural Impact Assessment. This application now has one and is attached as Appendix C.

We are trying to get this application approved non-notified and Council has asked for your input as to whether you believe you are an affected party in relation to the Site of Significance MS05-38 - Awapoko Reserve.

You will see that in Appendix E, there is substantial evidence that the site has been erroneously labelled within the District Plan as it relates to the site.

This labelling is causing difficulty in getting the consent approved without a hearing.

Our client seeks your positive feedback and approval of the waka centre venture which has widespread positive effects for the community. This will greatly assist in moving this through the process.

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Steven Sanson (BPlan Hons)

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**Managing Director | Consultant Planner**

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