

**BEFORE THE HEARINGS PANEL**

**I MUA NGĀ KAIKŌMIHANA MOTUHAKE I TE  
KAUNIHERA O TE HIKU O TE IKA**

**UNDER**

the Resource Management Act  
1991 (“**RMA**”)

**IN THE MATTER OF**

the Proposed Far North District  
Plan (“**PDP**”)

**ADDITIONAL STATEMENT BY MAKARENA EVELYN TE PAEA ON BEHALF OF  
TE AUPŌURI COMMERCIAL DEVELOPMENT LTD**

**CULTURAL**

**11 JUNE 2025**

**1. INTRODUCTION**

- 1.1 Ours name are Tipene Kapa-Kingi and Pereniki Conrad. We prepared cultural evidence on behalf of Te Aupōuri Commercial Development Ltd (“**Te Aupōuri**”) as part of Hearing Stream 12. We attended and presented our evidence on 28 May 2025 alongside Makarena Dalton, Te Aupōuri’s planning expert.
- 1.2 As requested by the Hearing Panel, we have updated our assessment of the PDP’s scheduled sites and areas of significance to Māori which is enclosed as **Attachment 1** of this additional statement.
- 1.3 Further to our comments in Attachment 1, we note the following additional comments in relation to ‘overlapping interests with other iwi’ to support Te Aupōuri’s recommendations to remove other ‘requesting party’s’ from Schedule 3 of the PDP:
- (a) As stated in the hearing, Te Aupōuri iwi’s area of interest does overlap with other Te Hiku iwi, including Te Rarawa, Ngāti Kuri, Ngāti Takoto and Ngāti Kahu. Ngāti Kahu has not completed their Treaty settlement process.
  - (b) These overlaps are there because of whakapapa connections, which are reflected in the mapped ‘areas of interest’ within each iwi’s deed of treaty

settlement. Where these overlaps occur and are already acknowledged within Schedule 3, we have not recommended changes to the 'Requesting Party's'<sup>1</sup>.

- (c) There may be overlaps with other iwi, however, we can only provide comment on Te Aupōuri's behalf.
- (d) We have recommended removal of other requesting parties within the area that is considered 100% Te Aupōuri's rohe. This is a more defined area than Te Aupōuri's deed of settlement 'Area of Interest' and is localised to the area around Te Kao and Pārengarenga Harbour area that's stretches from Te Oneroa-A-Tōhē (Ninety Mile Beach) to the west, Tokerau to the East as outlined at paragraph 3.3 and 3.4 of our primary evidence statement.

**Tipene Kapa-Kingi and Pereniki Conrad**

**Date:** 11 June 2025

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<sup>1</sup> Sites MS01-03, MS01-04, MS01-05, MS01-33, MS01-34, MS01-35, MS02-19, and MS02-26.

## Attachment 1 – Revised Recommended Amendments to Rural Settlement Zone Provisions

S42A recommended wording = additions underlined text deletions ~~strikethrough text~~

David Badham EIC recommended wording = additions underlined text deletions ~~strikethrough text~~

David Badham Additional Statement Post Hearing recommended wording = additions underlined text deletions ~~strikethrough text~~

RSZ-R1	New buildings or structures, <u>relocated buildings</u> <sup>6</sup> or extensions or alterations to existing buildings or structures	
Settlement zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b>  <del>The new building or structure, relocated building or extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.</del></p> <p><b>PER-2</b>  The new building or structure, <u>relocated building or extension or alteration to an existing building or structure</u> complies with standards:  RSZ S1 Maximum height;  RSZ S2 Height in relation to boundary;  RSZ S3 Setback (excluding from MHWS or wetland, lake and river margins);  <del>RSZ S4 Setback from MHWS;</del>  RSZ S5 Outdoor living space;  RSZ S6 Outdoor Storage; and  RSZ S7 Landscaping and screening;  <u>RLZ-SX Sensitive activities setback from intensive indoor and outdoor primary production activities; and</u>  <u>RLZ-SY Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).</u><sup>8</sup></p>	<p><b>Activity status where compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>a. the matters of discretion of any infringed standard</p> <hr/> <p><del><b>Activity status where compliance not achieved with PER-1: Discretionary</b></del></p>

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RSZ-R8	Commercial activity	
Settlement zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Any retail activity does not exceed:</p> <ol style="list-style-type: none"> <li>1. GFA of 400m<sup>2</sup> if the site is located in the settlement of Moerewa; or</li> <li>2. GFA of 300m<sup>2</sup> in all other settlements.</li> </ol> <p><b>PER-1A</b> Any supermarket does not exceed GFA of 500m<sup>2</sup> in all settlements.</p> <p><b>PER-2</b> Any office activity does not exceed:</p> <ol style="list-style-type: none"> <li>1. GFA of 200m<sup>2</sup> if the site is located in the settlement of Moerewa; or</li> <li>2. GFA of 100m<sup>2</sup> in all other settlements.</li> </ol> <p><b>PER-4</b> The activity complies with standards: RSZ S5 Outdoor storage; RSZ S6 Landscaping and screening.</p>	<p><b>Activity status where compliance not achieved with PER-1A:</b> <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the location and design of buildings, outdoor areas, parking and loading areas and access;</li> <li>b. hours of operation;</li> <li>c. screening and landscaping;</li> <li>d. wastewater treatment and disposal;</li> <li>e. water supply for drinking and firefighting; and</li> <li>f. stormwater disposal.</li> </ol>
		<p><b>Activity status where compliance not achieved with PER-4:</b> <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard.</li> </ol>
		<p><b>Activity status where compliance not achieved with PER-1 or PER-2:</b> <b>Discretionary</b></p>

## **Attachment 2 – Four Square Project 4.0 Store Guidelines**