



Haititaimarangai Marae

Te Whanau Moana me Te Rorohuri Nga Hapu

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C/- Keringawai Evans Chairperson of
Haititaimarangai 339 Trust

Submission Statement: Haititaimarangai Marae Trust

In Response to Submissions: MARCUS HAYDEN LANGMAN ON BEHALF OF LUCKLAW FARM LIMITED (#551, FS373), TRUSTEES OF THE TARANAKI TRUST (#552) AND GRACE ANNE STURGESS (#553)

Submitted by: Keringawai Evans Chairperson

Position: Haititaimarangai Marae Trust

Date: 12 September 2025

To: Far North District Council

Tēnā koutou,

As tangata whenua and kaitiaki of this whenua within our rohe Te Whanau Moana me Te Rorohuri at Rangiputa on Karikari Peninsular, I submit this statement in response to the submission by MARCUS HAYDEN LANGMAN ON BEHALF OF LUCKLAW FARM LIMITED (#551, FS373), TRUSTEES OF THE TARANAKI TRUST (#552) AND GRACE ANNE STURGESS (#553) seeks to rezone land at Rangiputa and Puwheke from Rural Production to a mix of Residential, Mixed Use, and Rural Lifestyle zones. This submission is grounded in the principles and values of Te Whanau Moana me Te Rorohuri hapu and reflects deep concern for the cultural, ecological, and spiritual integrity of the whenua, wai, and taonga within the precinct.

Whakapapa me te Hononga ki te Whenua

Rangiputa is not merely a parcel of land for development—it is a living entity, woven into our whakapapa. The maunga, awa, and puna within this rohe hold ancestral significance and spiritual resonance. Any development must honour these connections and uphold the mauri of the land, the water and uphold the best environmental protections as kaitiaki of Te Whanau Moana me Te Rorohuri hapu inherently are bound too.

“Te Whanau Moana me Te Rorohuri Hapu Oppose this Submission on the following aspects”:

Ngā Āwangawanga – Concerns and Recommendations

Te Whanau Moana me Te Rorohuri hapu have been actively seeking the protection of our Maunga, Awa, Roto, Moana in our rohe on Karikari Peninsula area several concerns remain:

1. **There was no consultation** of this the proposed plan and submission, this was done without us around the table and did not include Te Whanau Moana me Te Rorohuri hapu aspirations or values in the original construct of the precinct.
 2. **Rangatiratanga and Decision-Making Power**
Consultation alone is insufficient. Mana Whenua must be active co-authors of the development process, with decision-making authority embedded in governance structures.
 3. **Protection of Wāhi Tapu and Cultural Landscapes**
This submission contains extremely sensitive cultural and ecological areas and seeks development here that risks degrading the mauri and wairua of the whenua. This Risk of overlooking cultural values and sites of significance.
 4. **Infrastructure Impacts on Tikanga Māori**
Transport and wastewater infrastructure may disrupt sacred sites and traditional landforms. All infrastructure planning must be guided by tikanga and cultural impact assessments. This development is seeking to have a large amount of housing that will not be supported by any wastewater or stormwater infrastructure it is a problem. Biodiversity Impacts include potential loss of indigenous vegetation and habitats. Increased human activity may disturb sensitive dune ecosystems.
 5. **Fragmentation of Whenua and Access**
Subdivision and zoning boundaries risk fragmenting traditional relationships between people, land, and water, between whanaunga Iwi as well. Tribal mana whenua access to customary areas must be guaranteed and protected.
 6. **Infrastructure Uncertainty** WWTP capacity is currently inadequate; new infrastructure is needed but not yet planned or funded.
 7. **Reverse Sensitivity** Residential development near WWTP may lead to complaints about odour/noise, affecting plant operations.
 8. **Fragmentation Risk** Without inclusion of the masterplan in the District Plan, development may be piecemeal and less cohesive.
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Ngā Tūmanako – Our Aspirations

We will envision a future where development is not at the expense of our whakapapa, but in harmony with it rare is the development that does .

Hei Whakakapi – Conclusion

We urge Far North District Council to uphold its obligations under Te Tiriti o Waitangi and ensure that the development is guided by the principles and values of Te Whanau Moana me Te Rorohuri. Growth and development cannot be at the expense of the environment and future generational green spaces it should honour the past, protect the present, and empower the future but we can not see that in this development.

Nāku iti noa, nā



Keringawai Evans
Haititaimarangai Marae Trust Chairperson

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