

# Te Waka Pupuri Putea Trust Submission on the Proposed Far North District Plan



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TE WAKA PUPURI PUTEA TRUST

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**Dated: 28 September 2022**

**Submitted by: Cale Silich**

## Summary

Te Waka Pupuri Putea Trust (“**TWPTT**”) as commercial arm of Te Runanga o Te Rarawa seeks to protect and enforce not only our proprietary interests but also, once again and unequivocally, assert our status as Mana Whenua within our rohe in the context of the Far North District Plan (“**District Plan**”) and any relevant planning instruments pertaining to our rohe.

TWPTT intends to support any proposed changes that promote our interests and oppose any proposed changes to the District Plan that threaten these interests.

As Mana Whenua with primacy over the Kaitaia area and adjoining localities, changes to the District Plan are critical to the future of our whanau, hapu and iwi.

Whilst we are broadly supportive of the changes to the District Plan as proposed, we would like to comment on the broader planning context. The District Plan review process is well overdue, and we are generally supportive of the review given this. However, it should be noted that given the review of the overall resource management system and planning frameworks within Aotearoa currently, we are of the position that the timing of the District Plan review process could have been more considered.

We wish to state that given that the proposed District Plan is likely to become operative under the Resource Management Act 1991, the proposed changes should be cognisant of the inevitability of the Natural and Built Resources Act (or whichever moniker is eventually adopted) and other relevant Acts and planning instruments that are proposed by the resource management review process currently being undertaken by central government.

There are a suite of National Policy Statements and National Environmental Standards currently under consideration that the District Plan will be legislatively required to enact once operative. We would like to iterate that the proposed District Plan should be forward thinking in its intent and consider these and any other relevant developments. S477.001

As Mana Whenua, we are key strategic stakeholders within our rohe. This means that we are intent on diversifying our operations appropriately over time and along with it, increasing our commercial and property imprint within our rohe. Endemic and poverty related issues such as housing and historic underinvestment in critical infrastructure are within our immediate and future purview and we seek to support and encourage a District Plan that enables, permits and promotes solutions to these endemic issues that disproportionately affect our whanau, hapu and iwi, as well as providing opportunities for adequate environmental protection and enhancement, commercial return and regional economic growth. S477.002 &  
S477.003

As Kaitiaki, we are and have been acutely aware of the degradation of Papatuanuku (Earth mother) and all living things between her and Ranginui (Sky Father) and the unavoidable consequences that can be generally categorised as Climate Change issues since pre-colonial times until present. We implore the Far North District Council to be forward-thinking regarding climate-related issues as the geography of our rohe makes us more susceptible to these issues and their potentially dire consequences. S477.004 to  
S477.014

As the commercial arm of Te Runanga o Te Rarawa, we have significant commercial property holdings within Kaitaia and its western districts. Our group companies include legacy businesses in the construction, horticulture and retail sectors on which the proposed changes will have an effect.

Further, we encourage and will reciprocate any efforts of the Far North District Council in maintaining a strategic relationship regarding all matters pertaining to our rohe.

### **Rural Production Zone**

As the proprietors of significant holdings (as the parent company of Bell's Produce Limited) within the Rural Production Zone, we are broadly supportive of the proposed changes. We support the preservation of the character of the zone in its restriction on intensification and development and the protection from reverse sensitivity related issues that can arise from activities of this kind. S477.015

Notwithstanding the above, as a horticulture business owner that is dependent upon people capacity and capability, we also support the provision for rules relating to accommodation for staff as imagined within the Rural Production Zone. As an employer of a significant number of workers, it is critical that we are enabled to provide for the living of a prospective workforce that provides value into the wider local and regional economies. S477.015

More specifically and for example, we support Rules like RPROZ-R3, RPROZ-R10 and RPROZ-R20 in providing for not only the living environment for our workforce but also the opportunity for rural produce retail and Papakainga housing respectively – the latter being of increasing importance to our whanau, hapu into the future. S477.016 to S477.018

### **Rural Lifestyle Zone**

TWPTT as proprietor of 202 Okahu Road, Kaitaia also support the proposed rezoning of the property and those appropriately appurtenant to within the Rural Lifestyle Zone. S477.019

This rezoning will provide an opportunity for the development of this property for a more appropriate land use than that for which it is currently zoned.

Given shifts in demography and issues with housing supply, it is critical that land is appropriately afforded to avoid further compounding these issues. We support the maintenance of the rural amenity and considered provision for appropriate development within the zone (eg. Retirement villages/aged care facilities) and its anticipation of the kinds of activities that should be encouraged, particularly in this instance in such proximity to the town centre of Kaitaia. S477.020

### **Significant Natural Areas (SNAs)**

As Tangata Whenua, we do not support a process of identification, assessment and classification of Significant Natural Areas ("SNAs") that impede Māori landowners use of whenua considering that state of Māori land more generally. Whenua Māori through the process of identification, assessment and classification of will be unduly imposed upon as Māori landowners are significant proprietors of land that remains underdeveloped and in a natural state. As, Tangata Tiriti, any prejudicial administration of Māori land will be assessed contextually, and the upholding of or breaching of rights conferred under Te Tiriti o Waitangi will be approached accordingly at any relevant level of government. S477.021

We understand that the National Policy Statement on Indigenous Biodiversity will influence how SNAs are administered and as such will be submitting on these legislative developments also.

### **Climate Change**

Notwithstanding Aotearoa New Zealand's post-2020 commitment to reduce greenhouse gas emissions under the Paris Agreement, we as Mana Whenua within our rohe through our whakapapa ki te whenua

exercise our Kaitiakitanga in an active and future-focused manner and urge Far North District Council to do the same.

Any District Plan at any one time must reflect the importance of the impacts that human life has on natural and built environments and appropriately provide for these potentially positive and negative effects.

## Conclusion

In conclusion, we seek to:

1. Broadly support the proposed Plan Change as drafted but with more consideration of the implications of resource management and planning reform.
2. Support and encourage collaboration with us as Mana Whenua on all issues related to resource management, kaitiakitanga, environmental protection and enhancement, economic development and planning instruments and frameworks. S477.022
3. Support the rules as drafted for the Rural Production Zone. S477.015
4. Support the rezoning of the Okahu area of Kaitaia to Rural Lifestyle Zone. S477.019
5. Support and encourage Far North District Council to consider how SNAs will affect Māori landowners. S477.021
6. Implore Far North District Council to practice stewardship regarding Climate Change and any other climate related issues in an active and future-focused manner; and S477.004 to S477.014
7. Encourage the Far North District Council to be more proactive in maintaining our strategic relationship regarding all things related to the District Plan and planning framework more broadly. S477.022

## Liz Searle

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**From:** Cale Silich <cale@terarawa.co.nz>  
**Sent:** Thursday, 16 March 2023 11:17 am  
**To:** Proposed District Plan  
**Subject:** RE: Te Waka Pupuri Putea Trust submission

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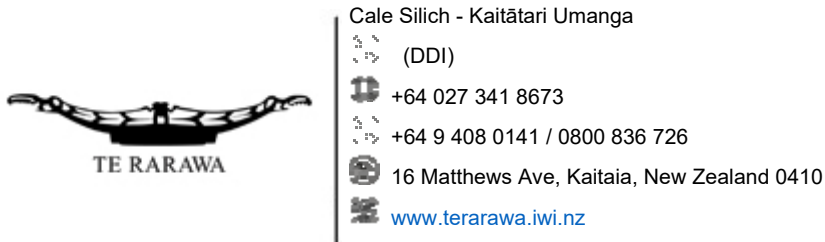
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Kia ora Liz,

Te Waka Pupuri Putea could not gain an advantage in trade competition through our submission for the purposes of the Act (ie. There is no purpose of “retaining or obtaining market share” relating to our submission), and we do wish to be heard in support of our submission.

Apologies for these omissions from our submission – we look forward to the progression of the Plan review process.

Naku noa, na,  
Cale



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**From:** Proposed District Plan <pdp@fndc.govt.nz>  
**Sent:** Thursday, March 16, 2023 10:56 AM  
**To:** Cale Silich <cale@terarawa.co.nz>  
**Cc:** Proposed District Plan <pdp@fndc.govt.nz>  
**Subject:** RE: Te Waka Pupuri Putea Trust submission

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Kia ora Cale,

Thank you for Te Waka Pupuri Putea submission to the Proposed District Plan, as attached. We're currently summarising the submissions to the Proposed District Plan, which we hope to complete in the next few weeks. At this stage, I'd anticipate the summary of submissions being notified for further submissions late April/May.

I've undertaken an initial review of the submission and unfortunately there are some small gaps in the required information. If you could please respond to the following quick questions:

- You could/could not gain an advantage in trade competition through your submission
- You wish/do not wish to be heard in support of your submission.

My apologies for any inconvenience but Council requires this information as per the Act.

Please don't hesitate to call me if there are any matters that you'd like to discuss. I look forward to hearing from you.

Ngā mihi



**Liz Searle**  
Policy Planner

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**From:** Cale Silich <[cale@terarawa.co.nz](mailto:cale@terarawa.co.nz)>  
**Sent:** Friday, 21 October 2022 12:53 pm  
**To:** Proposed District Plan <[pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)>  
**Subject:** Te Waka Pupuri Putea Trust submission

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Kia ora,

**Attached** is Te Waka Pupuri Putea submission on the proposed Far North District Plan.

Ngāa mihi  
Cale Silich



Cale Silich - Kaitātari Umanga

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