



*Remember
submissions
close at 5pm,
Friday 21
October 2022*

Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

1. Submitter details:

Full Name:	Te Rūnanga o Ngāti Rēhia		
Company / Organisation Name: (if applicable)	Charitable Trust		
Contact person (if different):	Willian Skipper (Kipa) Munro		
Full Postal Address:	PO Box 202 Kerikeri 0245		
Phone contact:	Mobile:	Home:	Work:
Email (please print):	kipa@ngatirehia.co.nz		

2. (Please select one of the two options below)

- I **could not** gain an advantage in trade competition through this submission
 I **could** gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I **am** directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition
- I **am not** directly affected by an effect of the subject matter of the submission that:
 (A) Adversely affects the environment; and
 (B) Does not relate to trade competition or the effect of trade competition


Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

As per written submission



Confirm your position: <input type="checkbox"/> Support <input checked="" type="checkbox"/> Support In-part <input type="checkbox"/> Oppose <i>(please tick relevant box)</i>
My submission is: <i>(Include details and reasons for your position)</i> As per written submission
I seek the following decision from the Council: <i>(Give precise details. If seeking amendments, how would you like to see the provision amended?)</i> As per written submission
<input checked="" type="checkbox"/> I wish to be heard in support of my submission <input type="checkbox"/> I do not wish to be heard in support of my submission <i>(Please tick relevant box)</i>
If <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No I would consider presenting a joint case with them at a hearing
If <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you wish to present your submission via Microsoft Teams?
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>  Date: 21 October 2022 <i>(A signature is not required if you are making your submission by electronic means)</i>

Important information:

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)



2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Proposed District Plan
Strategic Planning and Policy, Far North District Council
Far North District Council,
Private Bag 752
KAIKOHE 0400

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close 5pm, 21 October 2022

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION ON THE NOTIFIED PROPOSED FAR NORTH DISTRICT PLAN

To: Far North District Council

NAME OF SUBMITTER: Te Rūnanga o Ngāti Rēhia

This is a submission on the proposed Far North District Plan.

I could not gain trade competition advantage as a result of this submission.

The specific provisions of the proposal that my submission relates to are:

- Tangata whenua
- Urban form and development
- Infrastructure and electricity
- Rural environment
- Natural environment
- Zones
- Coastal environment
- Genetically modified organisms
- Treaty Settlement Land Overlay

We wish to be heard in support of our submission.

If others make a similar submission, we will consider making a joint case with them at the hearing.

1. Introduction to Te Rūnanga o Ngāti Rēhia

- 1.1 Te Rūnanga o Ngāti Rēhia (TRONR) is the hapū authority of Ngāti Rēhia. Ngāti Rēhia hold mana i te whenua and mana i te moana over the traditional rohe of the hapū (map of area attached). TRONR acknowledges that such mana is not necessarily held exclusively. TRONR considers that overlaps in traditional authority between ngā hapū o Ngāpuhi are areas of 'shared interest' rather than areas of conflict. TRONR, on behalf of Ngāti Rēhia claim ahi kā and tangata whenua status over its rohe.
- 1.2 Ngāti Rēhia are proudly Ngāpuhi and acknowledge the guardianship of times past and the mana in which resources were shared with other Ngāpuhi hapū, whose lives, stories, and whakapapa are also interwoven into the landscape. We acknowledge those common interests and kaitiakiatanga of our neighbouring whanaunga hapū.
- 1.3 As of 2004, Ngāti Rēhia hapū were estimated to constitute a population of approximately 3,700, including those living at Takou and Te Tii as well as many residing around Kerikeri and Pewhairangi.
- 1.4 TRONR kaupapa is to develop a sustainable economic, social, and cultural base for the continued growth of Ngāti Rēhia hapū and whānau. This includes cultural advice, and support for our hapū members, the Kerikeri community and the wider surrounds. We provide opportunities for our

hapū members to strengthen their whakapapa and wairua connections and gain a deeper understanding of their part in the economic and social development of our riu.

2. He Whakaputanga o Te Rangatiratanga o Niu Tireni and Te Tiriti o Waitangi

- 2.1 Ngāti Rēhia believe in and promote the agreements and promises made in both He Whakaputanga o Te Rangatiratanga o Niu Tireni and Te Tiriti o Waitangi and are of the view that they are the founding documents of Aotearoa. The Waitangi Tribunal Te Paparahi o Te Raki 2016 Stage 1 Report found that Ngāpuhi never ceded sovereignty. Article two of Te Tiriti o Waitangi promised Māori the right to continue their rangatiratanga over their lands and taonga.
- 2.2 The introduction of the Local Government Act 2002 and the amendments to the Resource Management Act 1991 have underscored the need for agencies to provide for the participation of tangata whenua in their decision-making and forward planning processes.

Our Submission

3. Significant Resource Management Issues

- 3.1 This section identifies 10 significant issues. While we agree with all the issues raised in this section, we note that water resilience and reliable water supply is missing from the list of significant issues and needs to be incorporated into this section. S559.053
S559.054
- 3.2 Urban Sustainability and Affordable Infrastructure are of interest to Ngāti Rēhia, including better management of urban infrastructure, land and building resources to reduce wasted and insufficient use of existing land and infrastructure resources that increase the living costs. We suggest that council complete a feasibility study (utilising a modelling tool) like that completed by Whangarei District Council to model the likelihood of plan enabled development in Kerikeri-Waipapa. Furthermore, we suggest council complete placemaking for Kerikeri-Waipapa to shape the look and feel of the area. This alongside affordable housing options would assist in meeting SD-UFD-01. S559.001
- 3.3 Natural and build landscape values are prioritised over cultural landscapes. There is minimal expression of a cultural landscape when you travel down state highway 10 and yet it goes through multiple areas of cultural and historical significance. It is important for Ngāti Rēhia that their people see themselves reflected across their riu. The council should prioritise working with Ngāti Rēhia and the hapū of Kerikeri Waipapa on cultural and historical heritage inventories to be initiated as an integral part of this plan. This would assist in meeting the objectives outlined in SD-CP-03 S559.002

4. Tangata whenua

- 4.1 Overall, this section is supported by Ngāti Rēhia. How this is prioritised in the implementation is critical and the relationship to all the other sections. Hapū and iwi should not be restricted to just cultural values, our values span all four well beings and this needs to be reflected in the implementation of these policies.
- 4.2 The current system of land ownership is not one that allows for rangatiratanga for Māori. The rating of Māori land needs to be aligned to assist Māori to utilise their land. Māori land is usually

in areas that is not serviced and has no infrastructure. The way our land under the new zones is rated should be different to general land and should support our rangatiratanga and kaitiaki responsibilities.

- 4.2 TW – P2 – How this policy is intended to be used needs to be reflected appropriately in every other section to give more direction to those working under this plan to provide for kaitiakitanga by hapū. Currently, the draft plan does not reflect this policy. S559.003
- 4.3 TW – P3 needs to be strengthened in the heritage and culture values section of the plan, especially in sites of significance to Māori. This could be achieved through a clauses that stipulate that only tangata whenua can determine if something is likely to have an adverse effect on a site of significance to Māori or their relationship to a site of significance to Māori and requiring a cultural impact assessment in both situations. This should also be applied within the subdivision section of the plan in relation to adverse effects on sites of significance, ancestral lands, water, sites, wāhi tapu and other taonga. S559.004
S559.005
- 5. Climate Change**
- 5.1 We would like to see a greater emphasis on response to climate change. There are climate change mitigation and adaptation responses relevant to district planning that could be set out now. We support the greater use of mixed-use zones and enabling greater density in urban centres subject to appropriate requirements for water resilience and minimising risk from natural hazards. S559.006
- 5.2 Ngāti Rēhia would like to see climate change incorporated into the strategic direction with a clear statement on how the communities will be enabled to respond appropriately and to be resilient to climate change. S559.007
- 5.3 We recommend that landuse provisions are tested to ensure there are no impediments to climate change mitigation (e.g. amenity-based rules on ‘reflectivity’, building height or similar that unduly limit opportunities for small to medium scale solar or wind generation). S559.008
- 5.4 Although council does not need to consider greenhouse gas emissions currently, our whenua should be enabled to utilise our native and exotic forestry (that we have left on our property) to offset any emissions or trade them. S559.009
- 6. Water supply and resilience**
- 6.1 Water resilience is of great concern for Ngāti Rēhia, after the last draught and the impacts that had on available water supply, especially those that rely on surface water. We recommend this being included in the strategic direction chapter. S559.010
- 6.2 The principle of Te Mana o te Wai embedded in the NPS Freshwater Management (2020) has implications for reliance on supply from natural waterbodies in that it establishes a hierarchy where the health and wellbeing of waterbodies comes first (with the needs of people second).
- 6.3 Our whenua is rural and, in most cases, lack a water supply network. With the growth of Kerikeri and its surrounding area, more demand is being put on our groundwater systems and in our coastal areas these systems are sensitive to extraction (saltwater intrusion).

- 6.4 Ngāti Rēhia are the kaitiaki of the water resources within our rohe. There should be an objective that focuses on the relationship of tangata whenua to their ancestral waterways and the maintenance of that relationship. S559.011, S559.046, S559.047
- 6.5 We recommend signalling high intensity development will not be enabled unless serviced by a supply network or adequate on-site storage is provided to cater for extended dry spells / droughts. S559.012, S559.048, S559.049
- 6.6 We recommend low impact stormwater design be mandatory for new development to ensure recharge is maintained (e.g. a requirement in engineering standards to use swales instead of kerb and channel) and that a new policy is added to make it clear. S559.013, S559.050 to S559.052
- 7. Significant Natural Areas and Natural Environment Values**
- 7.1 Biodiversity and its continued protection are important to Ngāti Rēhia. Our whakapapa connects us to all our native fauna and flora. It is our kaitiaki responsibility to listen to our native fauna and flora and be their voice.
- 7.2 Policy and rules should not impact our ability utilise our whenua in a way that will help us to provide social, cultural and economic prosperity for our people.
- 7.3 Māori land is usually undeveloped land, historically we were not provided the same ability to lend, receive subsidies, or grants to allow us to develop at the same way as non-Māori. This has left Māori as owners of majority of the large parcels of land that have high biodiversity values in the Far North outside of the Crown owned conversation blocks.
- 7.4 We request the council remove the policies associated to significant natural areas (SNA's) and the rules with current legal effect. They should be appropriately redrafted in conjunction with tangata whenua. The current approach is not considered to meet s6(e) of the RMA. S559.014 to S559.024
- 7.5 We request that NFL-P5 is amended to remove the requirement associated to 'ancestral use'. There is no guarantee the land given back would have a known 'ancestral use' and dictating how we can utilise our treaty settlement land is contrary SD-CP-O1. It needs to be open to use and develop the land in a way that meets the aspirations of the landholders without adverse effects on the natural features and landscapes. S559.025
- 7.6 The council should look at incentives rather than restrictive rules. Incentivising landowners to protect and enhance their biodiversity through subsidies and other types of initiatives. S559.026
- 7.7 Overall, the proposed approach undertaken in the PDP is not considered to be the most appropriate pathway to meet the purpose and principles of the RMA.
- 8. Natural Hazards**
- 8.1 The reduction of natural hazard impacts on our communities is a priority for Ngāti Rēhia.
- 8.2 Many of our Māori land blocks and marae are coastal or in low lying areas (Takou, Tapuaetahi, Te Tii) impacted by the new coastal hazard zones. The impacts of strict rules could have major consequences on our ability to live on our whenua and generate wealth.
- 8.3 We support the submission by Tapuaetahi Incorporation regarding natural hazards/coastal environment. S559.027

9. Zoning

- 9.1 Ngāti Rēhia support in principle the concept of focusing the urban residential zone on the urban areas that can be serviced by three waters infrastructure. It is not clear from either the subdivision or these zone rules regarding wastewater infrastructure that require servicing capacity to be confirmed at the time of a subdivision or land use consent application. Greater certainty about the ability of existing infrastructure to service this type of 'Plan enabled' development i.e., by way of a permitted or controlled activity is still required rather than fully relying on permitted rule standards to demonstrate this at the time of a land use consent proposal. S559.028
- 9.2 Re-zoning without three waters infrastructure is an issue in the long term – retrofitting networks to service such sites can be problematic and more costly than establishment at the 'greenfield' stage. Waipapa is an example of an area that has been re-zoned from rural production to light and heavy industry. Noting there is already existing development there that has already established on-site services (e.g. wastewater disposal and water storage) but would need to pay to connect to new network services. Without access to appropriate servicing there are major limitations on the density and type of urban development which can be accommodated in these zones. We suggest that re-zoning comes into force only once the 3 waters infrastructure is in place for Waipapa. SS59.029
- 9.3 We support the submission by Kairos and Habitat regarding the removal of the permitted activity ability to locate multiple standalone residential units on a single site. Keep this as a permitted activity would continue to give organisations such as us, Kairos and Habitat the ability to provide community housing, in a fashion that does not require subdivision. Furthermore, if it is removed, it would restrict the ability of whanau purchasing land together and living as whanau unit on one block of land with multiple dwellings, something that is culturally appropriate. We further support the decision sought by Kairos and Habitat regarding amendments to GRZ-R3. S559.030
- 9.4 We support the purpose of the mixed-use zone in the urban centre, providing residential opportunities and the ability for people to live and work within the heart of urban centres. Ngāti Rēhia would like to see the ability for ground level residential dwellings in locations that do not impact on street frontage. Furthermore, Ngāti Rēhia would like the council to develop, alongside the hapū and community of Kerikeri design guidelines for the town centre. This would help to meet SD-UFD-O1. S559.031
S559.032
- 9.5 We supports the creation of zones for horticulture use and processing and the rationale being to protect the productive capacity of areas around Kerikeri and Waipapa, especially given soil quality and water supply available to support such use. We note controlled activity lot size for subdivision in the Horticulture zone is 10ha and discretionary activity lot size is 4ha. Given the proximity to Waipapa and Kerikeri, demand for lifestyle blocks in these areas is likely to be high and we suggest that larger minimum lot sizes and/or more restrictive activity status for development would provide better protection for these areas. S559.033
S559.034
- 9.6 There are two new zones - Māori purpose zone and Treaty settlement zone, that directly relate to Māori whenau, and any land handed back through treaty settlements. While we support in principle the intention of the council with this new zone, we suggest that there is an analysis completed to make sure there is no unnessesary restriction to any current use, or intended use S559.035

of the land in the future. Traffic management reports should not be required for marae development, as they are the same as they always have been and will continue to be into the future. A special exemption should be applied for marae development. We support the submission by Tapuaetahi Incorporation regarding an exemption to MPZ-R5, if this is not provided then the plan is not meeting the objectives in SD-CP-O1. S559.036
S559.037

10. Inclusionary Housing

10.1 In Kerikeri we have 'the working poor' and many of these workers have been squeezed out of Kerikeri to surrounding towns (Kawakawa, Paihia, Kaikohe and Kaeo), because they cannot afford to rent or buy at home in Kerikeri. This is exemplified for hapū members, those wanting to move home or are already here that cannot afford to buy or rent in their own rohe regardless of wage and income ability. Some of us do not have access to papakainga whenua; and for some our papakainga whenua is far from the services of the Kerikeri township and they need to be closer to those services (such as our kuia and kaumatua). The Kairos Connection Trust and Ngāti Rēhia joint submission to FNDC is attached as a supplementary documentation to this submission regarding the housing issues in Kerikeri.

10.2 We recommend the adding of a new Inclusionary housing Chapter or at a minimum, requirements in the subdivision, urban zone and residential zone policy and rules that would allow a % share of the estimated value of the sale of the subdivided lots to a nominated Community Housing Provider within the area of the urban area in question. This would provide developer contributions to assist with the establishment of affordable housing, something that is drastically needed in Kerikeri. S559.038

10.3 We further recommend following a similar approach that was adopted by Queenstown Lakes District regarding their subdivision and landuse development rules associated to contributions for affordable housing. S559.039

10.4 We acknowledge that this would require the council to complete an assessment to set the appropriate % for the Far North.

11. Public Access

11.1 Access has long been a significant issue for Ngāti Rēhia. The current Crown policy of providing access for all to all parts of our coastline raises significant issues where the coast is adjacent to land in Māori title, such as Te Tii, Wharengaere, Taupueatahi and Tākou. Many of our cultural sites are on private land, and this provides another barrier to access.

11.2 It should be noted at the beginning of this section, that were applicable, the transfer of esplanade strips to hapū will be supported or at least investigated. This will support objective TW-O4. S559.040

11.3 PA – P2 Needs to explicitly include mahinga kai purposes and fisheries. It is unclear by just saying cultural sites of significance and could be missed out by those required to implement the policy. S559.041

11.4 PA – P3 – should include detrimental to land in Māori title, mahinga kai, and hapū fisheries. S559.042

12. Sites and areas of significance to Māori

12.1 Ngāti Rēhia recommend that the council add Piakoa, Tākou Bay (List no. 9832) to the schedule of sites of significance to Māori. The New Zealand Heritage List / Rārangi Kōrero – Extract of Report for Wāhi Tapu Area is attached as a supporting document to this submission. S559.043

13. Kauri Cliffs Special Purpose Zone

13.1 We support this zone and are aware that there will be a request to amend this zone. S559.044

14. Definitions

12.1 We request the removal of the definition of cultural activity – we do not believe that it is appropriate for council to define what constitutes a cultural activity. This is only something tangata whenua can define. S559.045

Signed:



Kipa Munro

Chairperson

Te Rūnanga o Ngāti Rēhia



Scale 1:350,000 Main Map

Data Sources: LINZ Topographic data (crown copyright reserved)



HERITAGE NEW ZEALAND
POUHERE TAONGA

New Zealand Heritage List / Rārangi Kōrero – Extract of Report for a Wāhi Tapu Area
Piakoā, Tākou Bay (List no. 9832)



Horeke basalt columns at Piakoā above Tākou Bay (©HNZPT, Xavier Forde, July 2019)

SUMMARY

The traditional burial caves of Piakoa are wedged in the fissures of the eroding Hōreke basalt columns that form the cliffs high above the coastline of Tākou Bay.

A number of great rangatira were laid to rest here including Auwha, who with Whakaaria led the Ngāpuhi conquest of the area, and his descendants. His grandson Hongi Hika, the renowned war chief of Ngāpuhi was placed here for a time after his death from a musket ball wound at Pupuke in 1828, before being removed to another burial place near Kaikohe. This was notably commemorated in a mōteatea (traditional lament) attributed to his senior wife Turikatuku.

The remains of many others that lay there were removed in the 1930s, when the hau kāinga decided to give their tūpuna a Christian burial by removing them to a cemetery at Matauri after a slip exposed the caves.

Piakoa, also known as Opiako, is sacred to the people of Tākou Marae and Ngāti Rēhia of Ngāpuhi, and stands near their whenua and papakāinga at the mouth of the Tākou river.

1. IDENTIFICATION¹

1.1. Name of Wāhi Tapu Area

Piako

Other Name: Opiako

1.2. Location Information

Address

Tākou Bay

Additional Location Information

-35.0751501, 173.9308862 (NZGD 2000)

Local Authority

Far North District Council

1.3. Current Legal Description

Lot 1 Deposited Plan 199909 and Lot 8 Deposited Plan 50236 (CT NZ126B/770)

1.4. Extent of Wāhi Tapu Area

Extent includes part of the land described as Lot 1 Deposited Plan 199909 and Lot 8 Deposited Plan 50236 (CT NZ126B/770) known as Piako, the coastal strip from the beach to the top of the cliffs including related wāhi tapu area features the burial caves and streams that are interconnected.

1.5. Existing Heritage Recognition

Other Heritage Recognition

Marked as “Opiako Wahi Tapu” on Old Land Claim 228 “Plan of Waiaua Estate”, dated 1856.

1.6. Use

Place associated with particular ancestors [Māori]

Rua Kōiwi [Māori] (former)

1.7. Associated List Entries

Te Kopua Kawai o te Whakaeke, Tākou Bay (List No. 9588)

¹ This section is supplemented by visual aids in Appendix 1 of the report.

2. SUPPORTING INFORMATION

2.1. General Nature of Wāhi Tapu Area

Piakoia is located along the Waiaua coastline north of the Tākou River, in Tākou Bay, within the tribal rohe of Ngāpuhi, in the takiwā of the Tākou Marae and Ngāti Rēhia. The Tākou river is the resting place of the ancestral Mataatua waka. A number of pā and kāinga housed the local population from Waiaua at the north end of Bay to Tākou papakāinga in the south, which is still today the abode of the Tākou community.

The lava that once flowed to the sea formed the fluted Hōreke basalt rock columns, which are clearly visible from the seaside at the top of the cliffs at Piakoia. Erosion causes these great columns to slowly collapse into a field of boulders which continues to the waterline. Fissures between the columns open into numerous gaps and caves (tōrere), which at Piakoia or Opiako (piako meaning “hollow”) were used as places of traditional Māori sepulture.

In 1836, the land around it was initially sold to missionary Philip King, one of the first Pākehā settlers at Matauri, by local rangatira ‘Tiki, Niho and Ihaka lamoe’. In an updated 1845 Crown Grant the deed was signed by Haumia and Kira. Piakoia was excluded from the sale, and described as ‘the sacred place of Opiako’ in the 1845 deed, and later marked out as a ‘wahi tapu’ on the 1856 survey of the Old Land Claim 228.

In the 1930s, a concerted effort by the hau kāinga was made to relocate the bones to Matauri for a Christian burial. Numerous slips before and since have modified the cliff face, its tōrere, and the boulder beach below. The land above the cliffs is now the home of the Kauri Cliffs lodge and golf course.

2.2. Wāhi Tapu Area Statement

Piakoia, also known as Opiako, is an area containing burial caves held to be sacred in the traditional and ritual sense.

The area is one of traditional Māori sepulture where the bones of many ancestors were once laid to rest. These include Auwha (Auha), who with his brother Whakaaria led the conquest of the area from Taiamai to Ipipiri (the Bay of Islands) and to Tākou and Waiaua, later returning to live nearby for a time at Matauri and at Taumatangi pā, and many of his descendants.

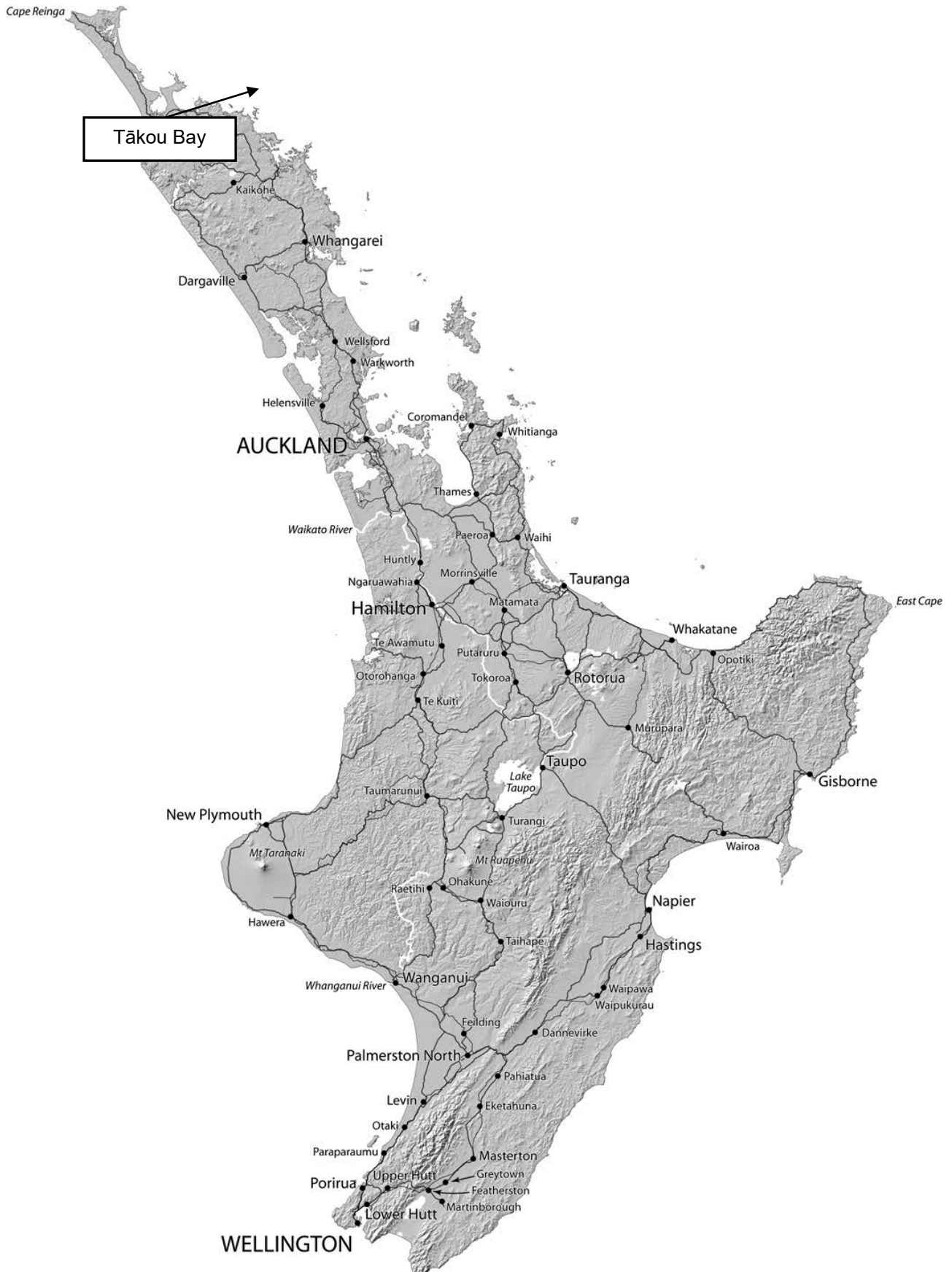
For a time Hongi Hika, the grandson of Auwha, and Ngāpuhi rangatira of great renown, lay here after his death in 1828. Piakoia was set aside as a wāhi tapu by the rangatira Haumia and Kira who are recorded as the initial sellers of the surrounding land at Waiaua in 1836. Although the tūpuna were removed to Matauri for a Christian burial by the hau kāinga in the 1930s, the area is still held to be tapu. At the time, none of those who participated in the relocation or reburial were allowed to touch food with their hands, and they were fed morning and night by others.

Nga Whānau o Tākou, principally of Ngāti Rēhia descent, are the Kaitiaki of the Tākou area and Piakoia on behalf of Ngāpuhi and the descendants of the Mataatua waka.

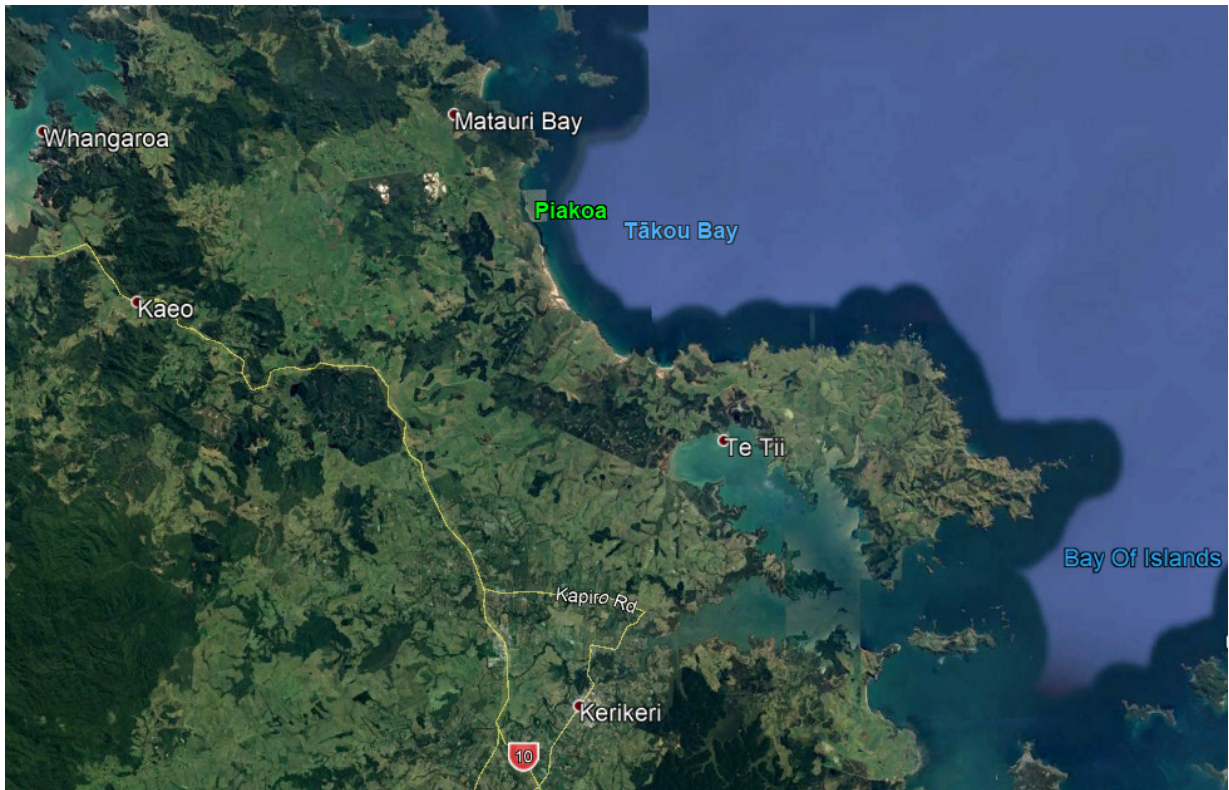
3. APPENDICES

3.1. Appendix 1: Visual Identification Aids

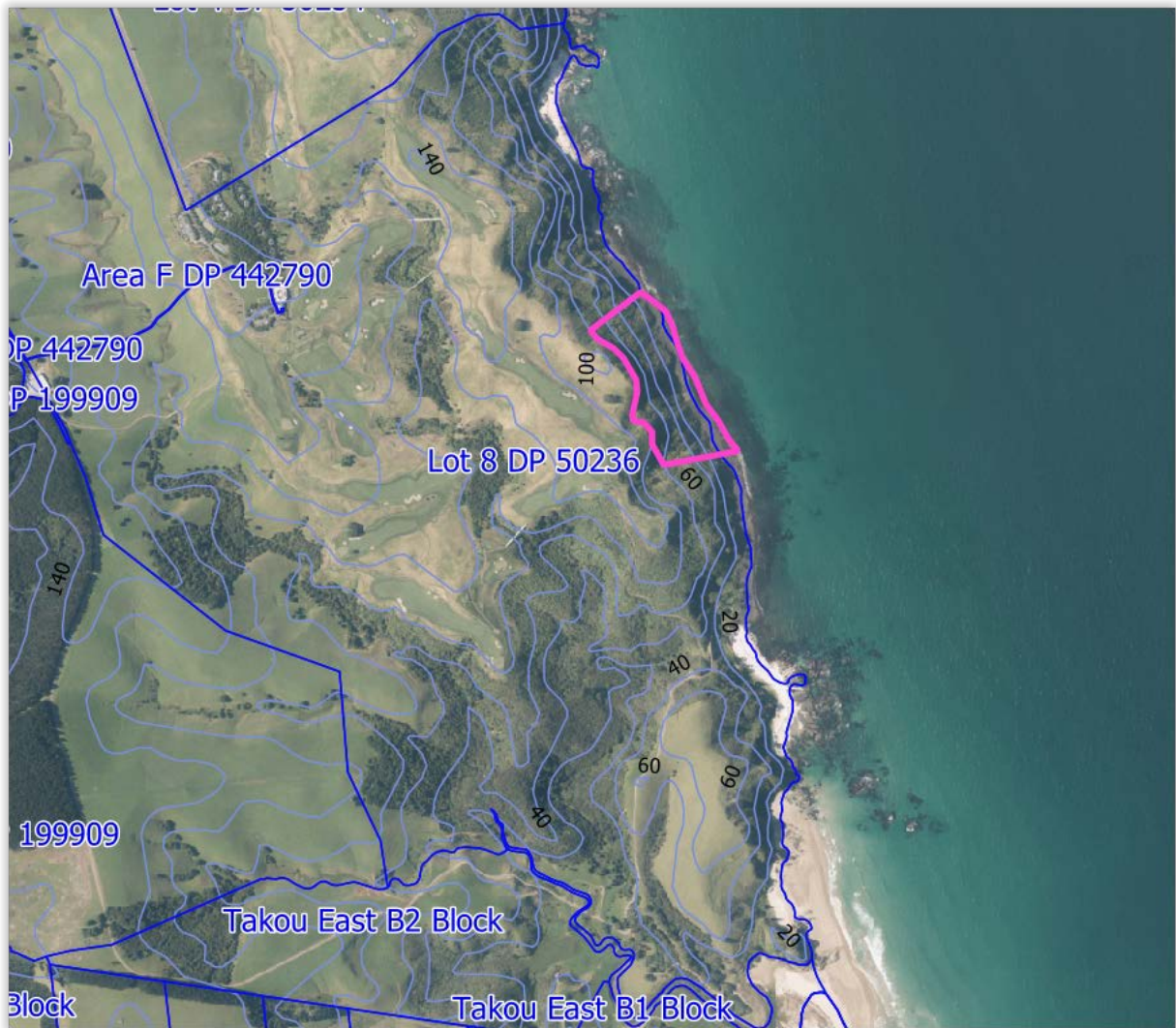
Location Maps



Location Map



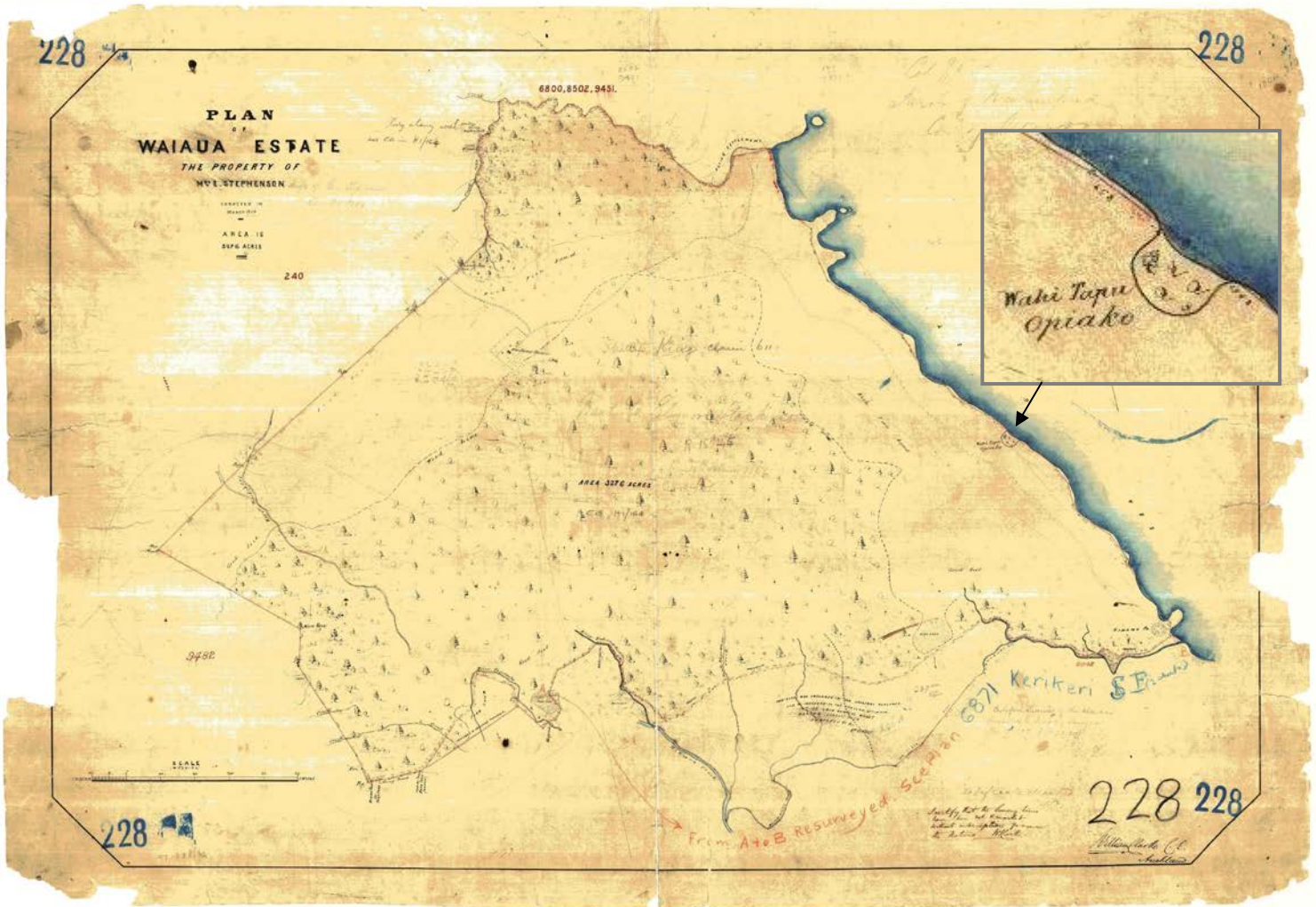
Map of Extent (in pink)



Extent includes part of the land described as Lot 1 Deposited Plan 199909 and Lot 8 Deposited Plan 50236 (CT NZ126B/770) known as Piakoa, the coastal strip from the beach to the top of the cliffs including related wāhi tapu area features the burial caves and streams that are interconnected.

3.2. Appendix 2: Visual Aids to Historical Information

Survey Plan - Old Land Claim 228 dated 1856



Appendix 3: Visual Aids to Physical Information

Current Photographs of Place



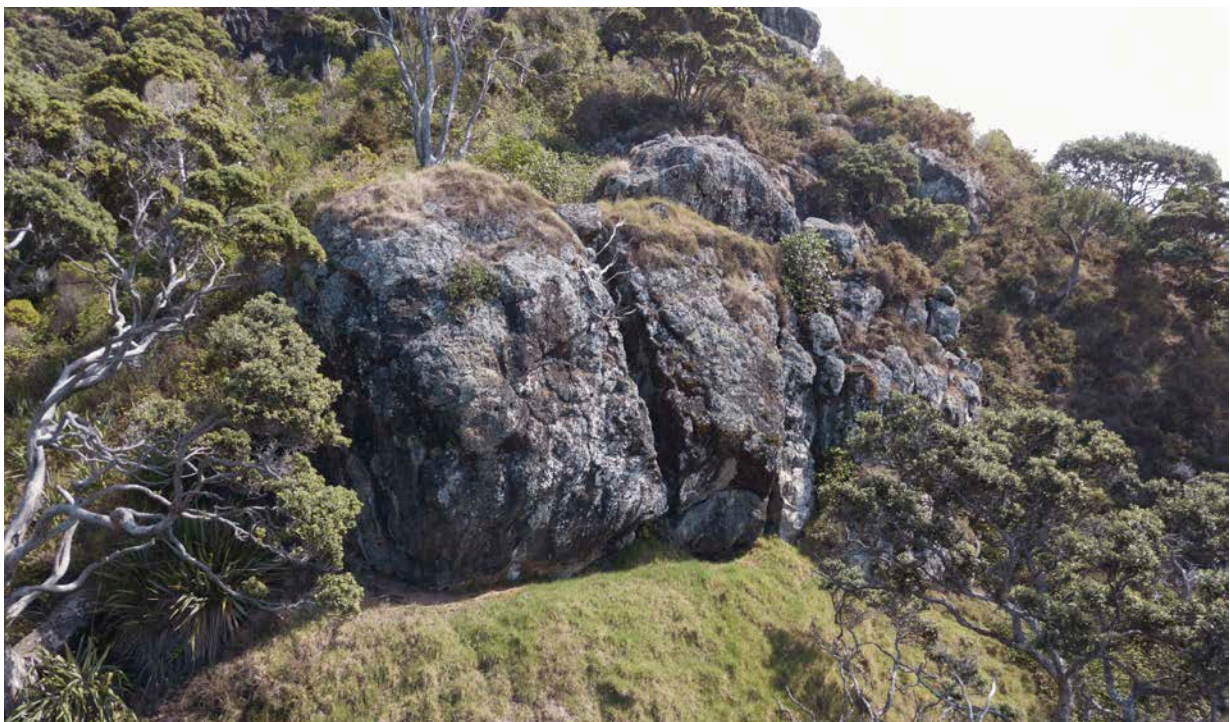
Looking South East at Opiako shoreline



Horeke basalt columnar formations forming the cliff faces where fissures and caves are located



Columns crumbling to boulders with crevices and overhangs



Fissured rock formations opening inwards into hollows

Kairos Connection Trust & Ngati Rehia

Affordable Housing Submission to FNDC September 2021



Kerikeri Employer Perspectives

- ▶ **All** Kerikeri employers surveyed are very concerned for accommodation for their staff, especially in the wake of COVID (2020), including our 1,000+ packhouse staff.
- ▶ Community Fitness Gym are concerned for **ALL** new employees, particularly those aged 20-35.
- ▶ Kerikeri High School are noticing a trend for new teachers coming into the area having difficulty finding accommodation. They are aware of some new teachers having to move in with other teachers in order to stay in the area to teach at Kerikeri High School. Kerikeri Primary School have the same problem.

- ▶ New World are concerned for **80% of their staff** (including Management) and have actually lost staff in the past due to a lack of affordable accommodation to rent or buy in Kerikeri.
- ▶ FNDC employ (370-380 staff) on average 4-6 new staff per month. Salaries are moderate to high for Northland. There has been a growing trend over the last 2 years with incoming staff **not even looking in Kerikeri to rent or buy because there is nothing affordable available.**
- ▶ It has become apparent that even those in Management in Kerikeri on modest incomes are being adversely affected. Time and time again, when interviewed about their staff, Managers shared their own stories of difficulty in finding suitable accommodation in Kerikeri.
- ▶ Kairos & Ngati Rehia are also concerned for our Millennials coming home from University. Many would like to come home to Kerikeri but can't because they are already disadvantaged by student debt and for these young couples, while jobs may be available, **affordable accommodation to rent or buy IS NOT.**

THIS IS APPALLING!!!!

- ▶ Kerikeri Village is concerned for **60% of staff! That is an alarming statistic!** Especially since they pay above the minimum wage. They have cases of both partners working full-time but not being able to find accommodation to rent or buy in Kerikeri.
- ▶ KK Village are aware of Arvida's 450 unit residential care facility under development and it is apparent that Summerset are intending to develop the 'Bing' property behind 'Woodlands'. As far as we are aware, there are **NO** plans to house the required workers.

Retirement Village/Gated Community	Units*
Kerikeri Village	73
Quail Ridge	199
Inlet Estate	48
Orchard Estate	80
Oakridge	103
Arvida	450
Summerset*	?
Total	953+

- ▶ Currently, 60% of Superannuants in NZ own their own home but **40% do NOT** which means they have no home to sell to afford the 'licence to occupy' at a residential care village. This is expected to grow to 50% within the next 30 years or sooner!

Current market rental prices in Kerikeri as at May 2021 (Source Tenancy Services NZ)

HOUSE - KERIKERI					
SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE	
1 bedroom	27	\$308	\$340	\$365	
2 bedrooms	147	\$430	\$450	\$483	
3 bedrooms	342	\$478	\$525	\$580	
4 bedrooms	96	\$598	\$630	\$650	

Rental Affordability in Kerikeri (May 2021)

Size & Status	Net weekly income	Lower Quartile	Median Quartile	Upper Quartile
1-Brm		\$308	\$340	\$365
Single Superannuant % Income	\$ 436.94	70%	78%	84%
Single Minimum wage earner	\$ 678.85	45%	50%	54%
2-Brm		\$430	\$450	\$483
Single parent/caregiver minimum wage with one child	\$739.98	58%	61%	65%
Couple with no dependants 1.5 incomes on minimum wage (\$20 per hour)	\$ 1,018.28	42%	44%	47%
Couple with no dependants 1.5 incomes on average Northland wage (\$27.30 per hour)	\$1,367.63	31%	32%	35%
3-Brm		\$478	\$525	\$585
Single parent/caregiver with 2 children on minimum wage (\$20 per hour)	\$739.98	65%	71%	79%
Couple with 2 dependants 1.5 incomes on minimum wage (\$20 per hour)	\$ 1,079.41	44%	49%	54%
Couple with 2 dependants 1.5 incomes on average Northland wage (\$27.30 per hour) + \$69 FTC	\$1,336.63	35%	39%	43%
4-Brm		\$598	\$630	\$650
Couple with 3 dependants 1.5 incomes on minimum wage (\$20 per hour)	\$ 1,079.41	55%	58%	60%
Single parent/caregiver with 3 children on minimum wage (\$20 per hour)	\$ 739.98	81%	85%	88%

Notes:

1) If the threshold for affordable is 35% of net income, red indicates unaffordable, green indicates affordable

Availability of Rental Homes in Kerikeri (August 2021)

- ▶ **As at 12 August 2020 Trademe Kerikeri has 1 x 2-brm unit to rent @ \$350.00 per week.**
- ▶ **Only affordable for a net household income of \$1,000 or more.**
- ▶ **The only other 2-brm unit in Kerikeri was \$550 per week (Upper Quartile)**

- ▶ **There was one 3-brm unit in Kerikeri @ \$450 per week, affordable for a household income of \$1,240.**
- ▶ **The only other 3-brm unit in Kerikeri @ \$570 per week (almost Upper Quartile)**

Houses for purchase in Kerikeri (August 2021)

- ▶ According to Real Property Kerikeri “The median price in Kerikeri for a house is **\$850,000** for the first quarter of 2021.”
- ▶ Those who have lived and worked on the average wage in Northland of \$56,784 or \$1092 per week as at April 2020 (*Source: Stats NZ*) can no longer afford to purchase a home. In fact the median house price is now almost **15 times** the average wage or salary.

Availability of Houses for purchase in Kerikeri (August 2021)

- ▶ A search on Trademe for houses for purchase in Kerikeri under \$500,000 showed **only 3** x 2-brm units @ \$475,000 each.

Contrast this with Queenstown Lakes Community Housing Trust

- ▶ Julie Scott, QLCHT Executive officer (Inclusionary Zoning)



COMMUNITY
HOUSING TRUST

QUEENSTOWN LAKES

“Home is a
name, a word,
it is a strong
one.”

Charles Dickens

Fast Facts

14yrs
Operating

6
Trustees

2.75
FTE Staff

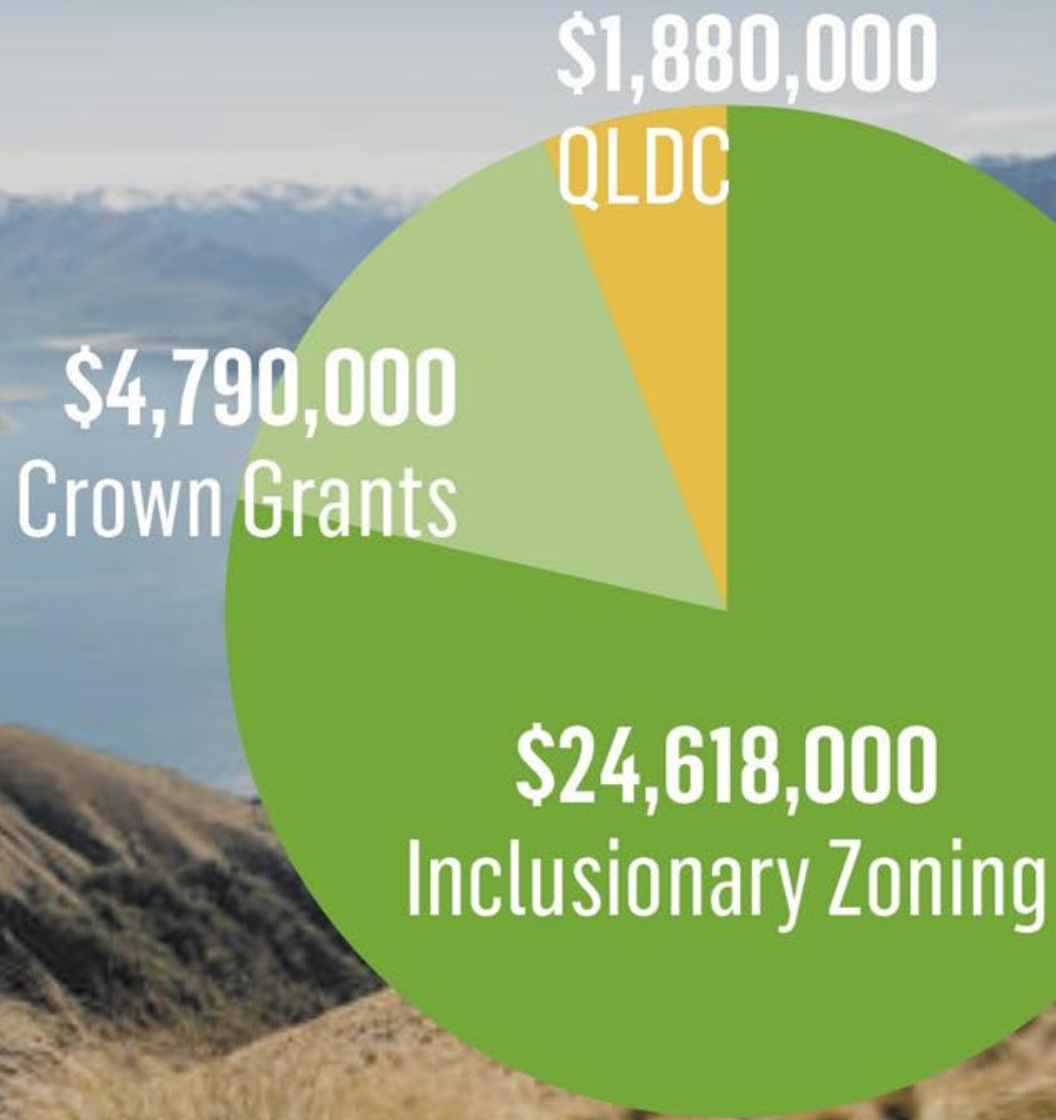
3
Councillor Liaisons

QLDC
Initiated

\$34m
Net Assets

225
Households Helped

Sources of funding



Inclusionary Zoning Philosophy

- Value uplift created through the rezoning of land.
- This uplift is enabled through Council planning processes, eg private plan changes under the RMA process, Special Housing Area legislation.
- Council (on behalf of the community) requests the land developer to share some of that uplift with the community for the purposes of affordable housing, eg 5% of titled sections.
- Land (or \$ value) retained on behalf of community in perpetuity.

QLCHT Inclusionary Zoning Pipeline



Plus many more through existing IZ Deeds through Wanaka and Queenstown – totalling approx. 300 sections.

All land to be retained in **PERPETUITY**

Secure Home Programme



- The Trust owns the land.
- Household buys lease to the property with bank mortgage and deposit.
- Purchase price = cost to construct (no margin).
- Household pays ground rent to QLCHT of 1.5% pa of land value, e.g. \$101 pw on \$350k section.
- QLCHT retains freehold title on behalf of the community in perpetuity.
- Bank has security against leasehold title for purchaser's mortgage to be registered against.

Secure Home Programme



- 100 year lease with ground rent increasing annually with CPI.
- Resale price of house capped to CPI and can only be sold back to QLCHT.
- New household buys in at same price QLCHT bought back at.
- Improvements to property must be approved by QLCHT, and can be added to resale price.
- Bank requires 20% deposit, or 5% with First Home Loan. KiwiSaver and HomeStart grant can be applied.

Secure Home Example

3 bedroom house in Lake Hayes Estate which cost \$380k to build:

Mortgage	\$ 342,000	Mortgage repayments*	Annual \$ 18,411	Weekly \$ 354
Deposit (10%)	\$ 38,000	Rates, insurance & maintenance	\$ 5,200	\$ 100
Upfront purchase price	\$ 380,000	Ground rent (1.5% on \$350k section)	\$ 5,250	\$ 101
		TOTAL	\$28,861	\$ 555

\$555 weekly compared to median rent of \$650 for 3 bed
Secure Home vs. Rent = No Brainer!

*Repayments on a \$342k mortgage over a 25 year term @ 2.5%, and repayments include principal so mortgage getting paid off.

Secure Home Programme

Household has all the benefits of home ownership except the ability to make large capital gains.

House remains in community in perpetuity.

**It's a nest –
not a nest egg!**

Cherwell Lane

2019
COMPLETED

Developer contributed land
6 into Secure Homes

Hikuwai

2021
COMPLETED

Developer contributed land
4 into Secure Home
2 into Rental



Toru, Frankton

2021
COMPLETED

50 units purchased from developer
16 into rentals
26 into Secure Home



Kairos & Ngati Rehia invitation to FNDC

- ▶ FNDC adopt the 'Inclusionary Zoning' principles currently operating through Queenstown Lakes and other regional Councils in NZ to ensure all proposed and future residential developments in Kerikeri set aside % of land for approved housing providers (e.g. Kairos Connection Trust and Ngati Rehia).
- ▶ We invite FNDC to lead by example in allocating 10% of the 'Sportshub' 44 hectares at SH10 Waipapa to Ngati Rehia/Kairos, proportionate to need (i.e. approx $\frac{2}{3}$ Maori (Ngati Rehia), $\frac{1}{3}$ Others (Kairos))
- ▶ **Note:** Kairos is currently seeking to become a registered Community Housing Provider.

10% Inclusionary Zoning Policy to Ngati Rehia/Kairos

