

**Sanson & Associates Limited**

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**To:** District Plan Team – Attention: Greg Wilson  
Strategic Planning & Policy  
5 Memorial Avenue  
Private Bag 752  
Kaikohe 0440.  
Email: [greg.wilson@fndc.govt.nz](mailto:greg.wilson@fndc.govt.nz)

**RE: Submission on the Proposed Far North District Plan 2022**

1. **Details of persons making submission**

Kahukuraariki Trust  
C/- Sanson & Associates Limited  
Attention: Steven Sanson  
PO Box 318  
PAIHIA 0247

2. **General Statement**

Kahukuraariki Trust are directly affected by the Proposed Far North District Plan (**'PDP'**).

They cannot gain an advantage in trade competition through this submission. They are directly affected by the PDP. The effects are not related to trade competition.

3. **Background & Context**

## Background

The ancestral lands of Ngatikahu ki Whangaroa are between the eastern side of the Mangonui Harbour and the Whangaroa Harbour.

The area covers from Taemaro along the coastline to Omata, then to Te Whatu (Berghan Point) then to Tokerau (Doubtless Bay), to Waiaua, Te Hihi and to the Paewhenua Motu, up the Oruaiti River taking in Otangaroa, Maunga Taratara, Waihapa, then to Waihapa Bay and following the shoreline along Totara North around to Taupo Bay then northward to Frear Bay, Taupo Bay, Motukahakaha, Waimahana and then back to Taemaro

The Kahukuraariki Trust is Governed by 8 Trustees, representing 8 Marae. The organisation is a Post Settlement Governance Entity, mandated to represent the interests of the Ngatikahu ki Whangaroa Iwi members who have whakapapa connections to those Marae within its rohe. Its treaty claims were settled in 2017.

## Site Description

The lands to which this submission relate are attached at

### **Attachment 1.**

The land is varied in nature and includes multiple zones, overlays, rules and regulations. Kahukuraariki have landholdings that have numerous uses, including cultural, spiritual and economic development.

## Summary of the PDP Approach

In relation to the landholdings under consideration, the PDP seeks in Kahukuraariki instance to promote an underlying zone and a Treaty Settlement Land Overlay.

Many of the overlays and resource features mapped by the Northland Regional Council are also imposed over the landholdings, as are specific provisions relating to the zone and each overlay proposed.

Kahukuraariki provided a submission on the Draft PDP and notes that some of the submission points have been considered and upheld in the PDP.

4. **The specific provisions of the Proposed Far North District Plan that this submission relates to are:**

1. General Statement

5. **Kahukuraariki seek the following amendments/relief:**

1. Make changes to the PD as outlined in Section 6 below.

6. **The reasons for making the submission on the Proposed District Plan are as follows:**

**General Statement**

The overall make up and intent of the District Plan attempts to pull numerous strands of strategic direction together. These strategic directions are important to note and are important for the District.

However, the zoning and provisions which follow through, in particular with respect to what tangata whenua can do on their own whenua fail is extremely limiting.

Many objectives and policies seek to enable treaty settlement land and maori land, but this intent is quickly limited by overlays, rules and regulations which highlight that the existing Operative District Plan is far more favourable than that proposed.

The new rules and provisions occur District Wide. They do not factor or provide for anything of significance or of importance to Kahukuraariki. They are not site specific or rohe specific. The rules that apply at Te Rerenga Wairua, apply at Towai. This lack of specificity impacts everyone.

For a district plan there is a lack of specificity for many provisions. It is not clear why Council needs to control papakainga density, or exclusive use areas, why there are activity specific controls, bulk and location controls. The land is Treaty Settlement Land, and the right to consider what activities will go where is the right of Kahukuraariki Trust.

The land is important to Kahukuraariki and it forms one of the key pillars for intergenerational transformation for future generations.

The PDP takes an approach to Treaty Settlement Land that does not appreciate the significance of the land, or its potential contribution to realising the dreams and aspirations of an entire iwi.

To this end the PDP does not appropriately support Kahukuraariki's section 6(e) requirements outlined in the RMA 1991 or the purpose of

the RMA 1991. Kahukuraariki, in general oppose the contents of the PDP.

7. **Kahukuraariki wish that the Far North District Council address the above issues by:**

1. Making changes to the PDP as outlined above; and
2. Applying any other relief to achieve the outcomes sought by this submission.

S379.001 to  
S379.003

Kahukuraariki reserves the right to call additional evidence in respect of their submission.

Yours sincerely,



**Steven Sanson**

Director | Consultant Planner

On behalf of Kahukuraariki Trust

Dated this 21<sup>st</sup> Day of October 2022

## **Attachment 1:**

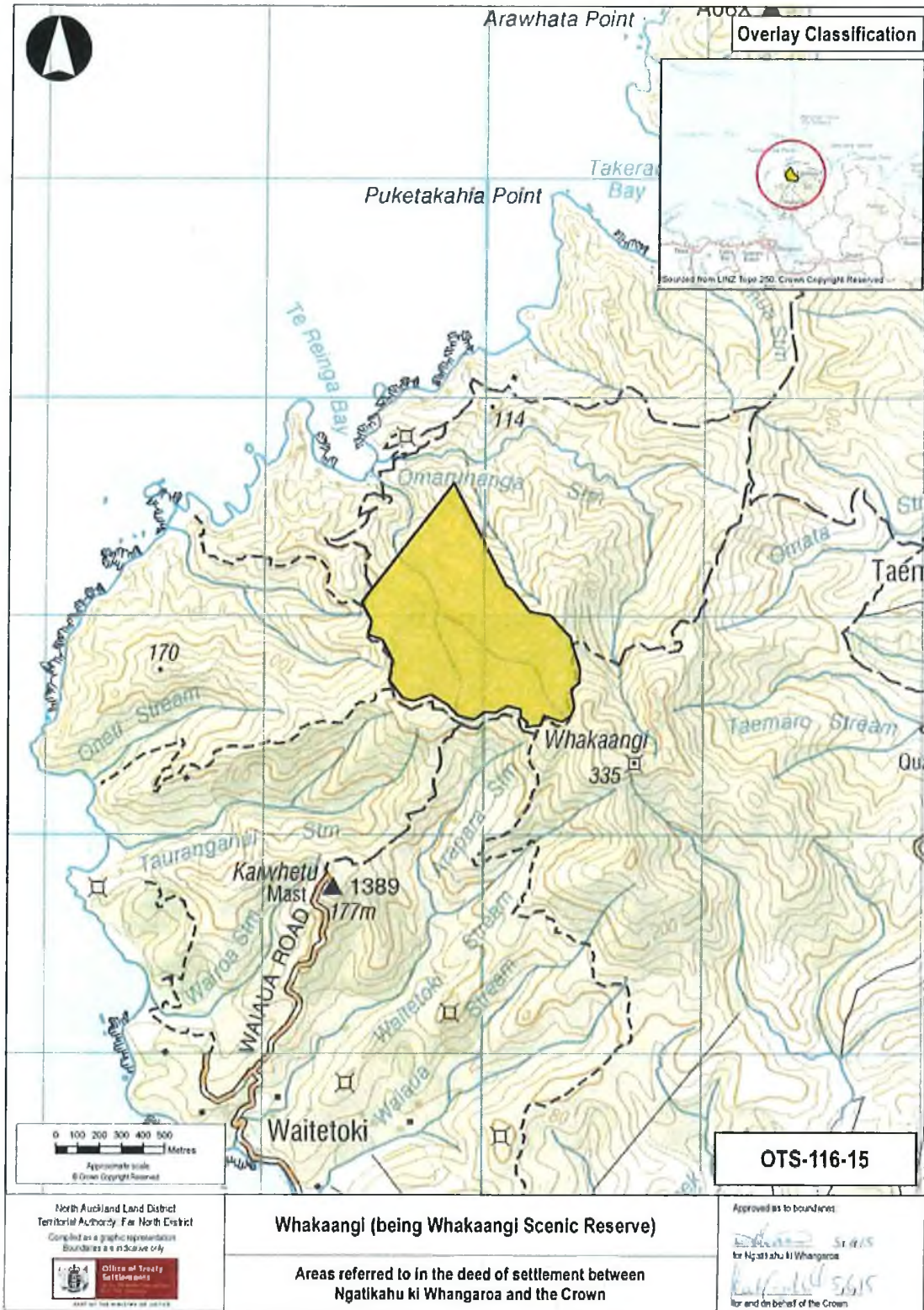
**NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS**



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Whakaangi (being Whakaangi Scenic Reserve) - OTS-116-15



North Auckland Land District  
Territorial Authority: Far North District  
Compiled as a graphic representation  
Boundaries are indicative only

Office of Treaty Settlements

**Whakaangi (being Whakaangi Scenic Reserve)**

Areas referred to in the deed of settlement between  
Ngatikahu ki Whangaroa and the Crown

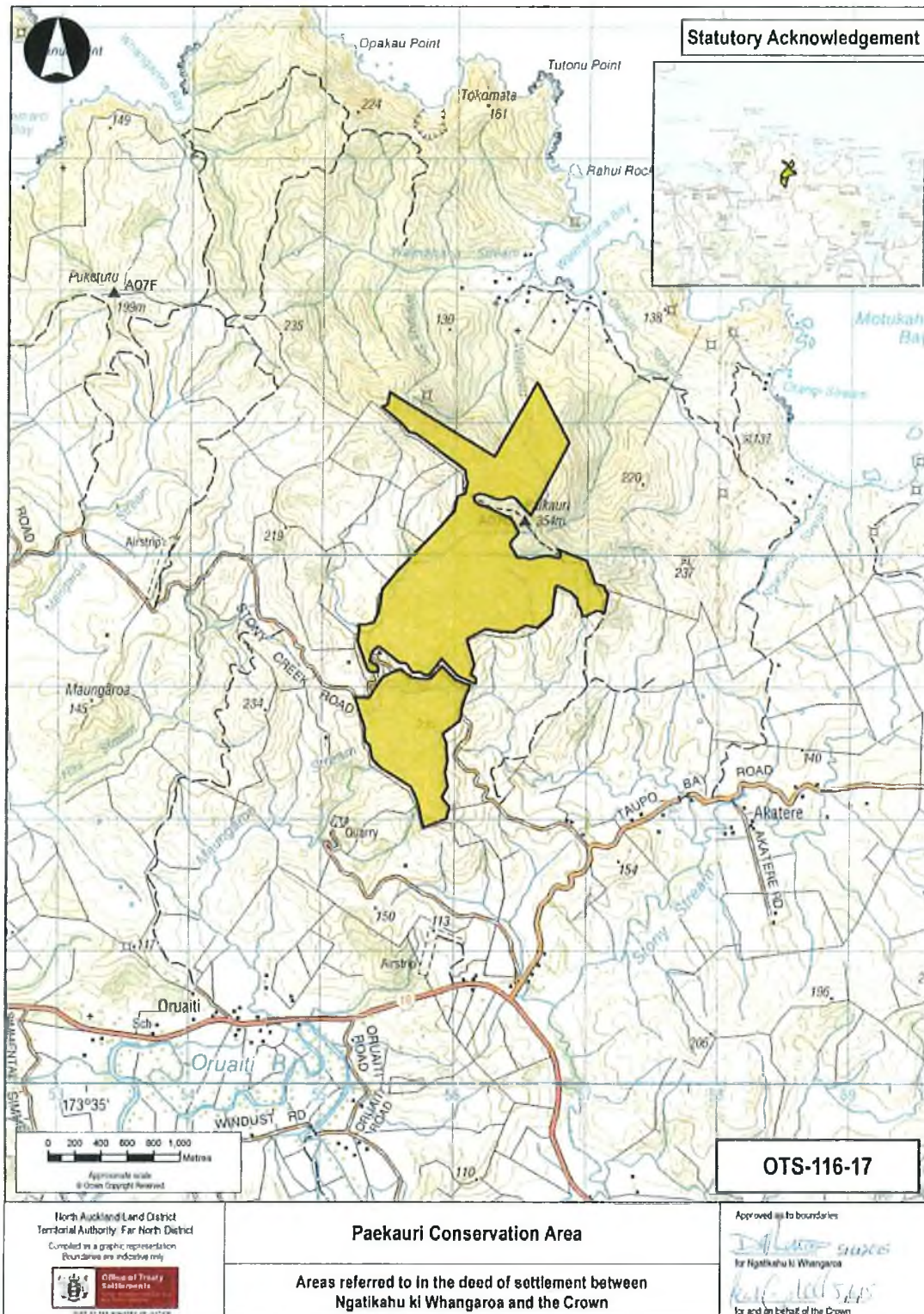
Approved as to boundaries  
for Ngatikahu ki Whangaroa  
for and on behalf of the Crown



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Paekauri Conservation Area - OTS-116-17



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Coastal Marine Area - OTS-116-18



North Auckland Land District  
Territorial Authority Far North District  
Compiled as a graphic representation  
Boundaries are indicative only



OFFICE OF TREATY SETTLEMENTS  
DEPARTMENT OF CONSUMER AFFAIRS

**Coastal Marine Area**

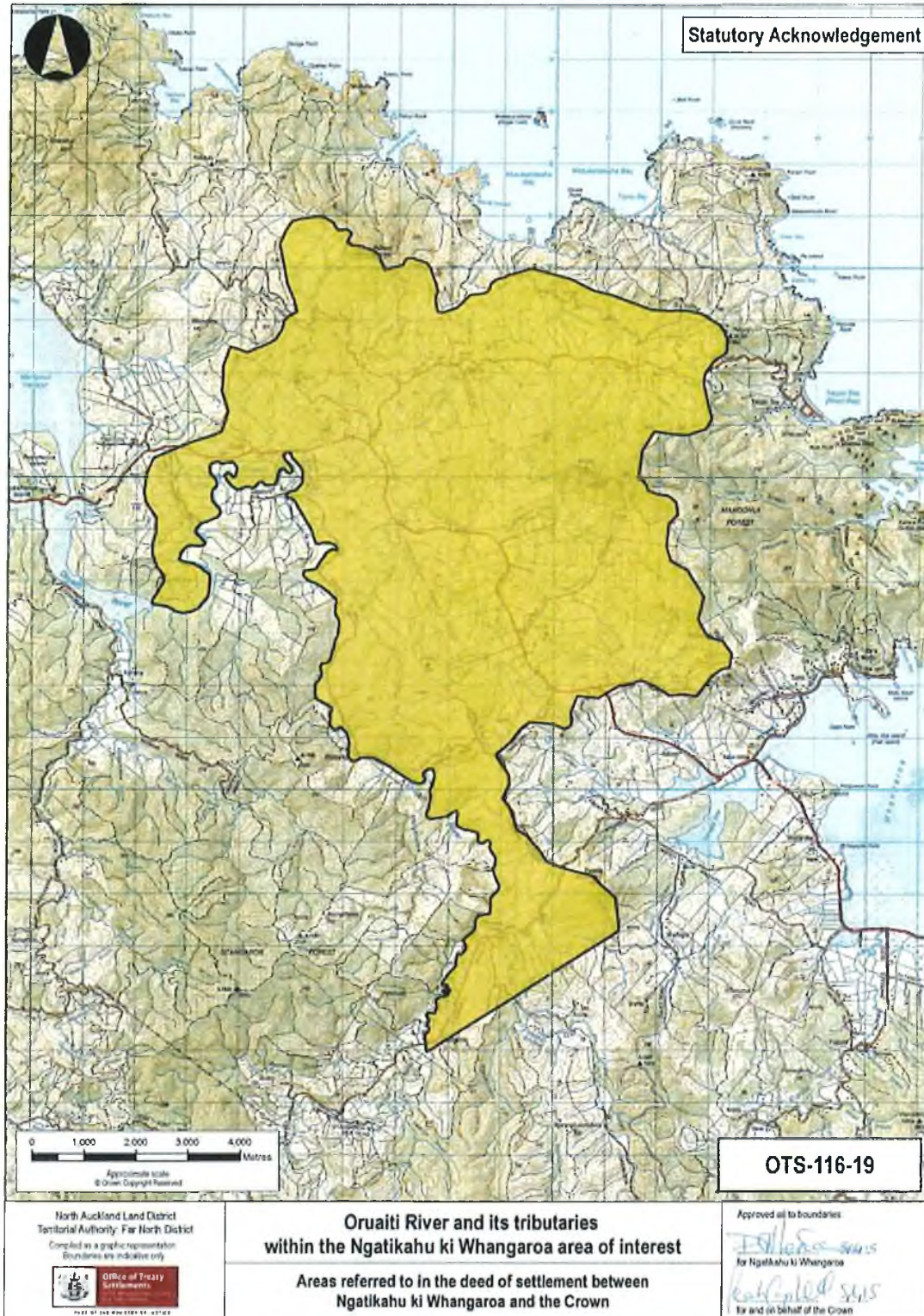
Areas referred to in the deed of settlement between  
Ngatikahu ki Whangaroa and the Crown

Approved as to boundaries  
*[Signature]*  
for Ngatikahu ki Whangaroa  
*[Signature]*  
for and on behalf of the Crown

NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

**Orouaiti River and its tributaries within the Ngatikahu ki Whangaroa area of interest -  
OTS-116-19**



North Auckland Land District  
Territorial Authority: Far North District  
Compiled as a graphic representation  
Boundaries are indicative only



**Orouaiti River and its tributaries  
within the Ngatikahu ki Whangaroa area of interest**

**Areas referred to in the deed of settlement between  
Ngatikahu ki Whangaroa and the Crown**

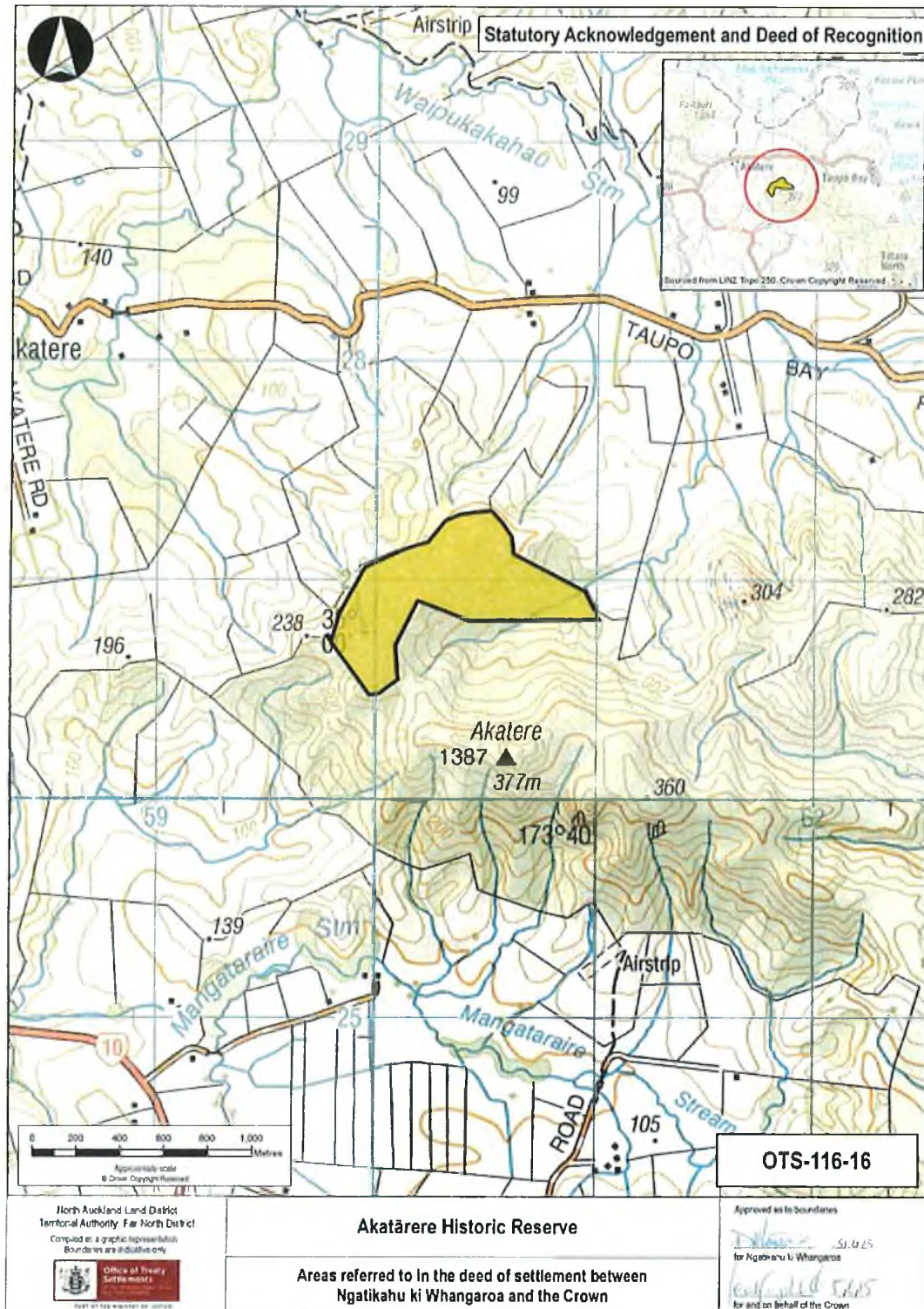
Approved as to boundaries

*[Signature]*  
for Ngatikahu ki Whangaroa  
*[Signature]*  
for and on behalf of the Crown

NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Akatāre Historic Reserve - OTS-116-16



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Clarke Block - OTS-116-13



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Kōwhairoa ana koiwi - OTS-116-21



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Opakau Urupā - OTS-116-04



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Otara ana koiwi - OTS-116-11





NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Pear Tree Bay property - OTS-116-07



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Pukeānginga/Kiwitahi Urupā - OTS-116-02



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Te Komanga Urupā - OTS-116-20



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Temahani Urupā - OTS-116-03



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

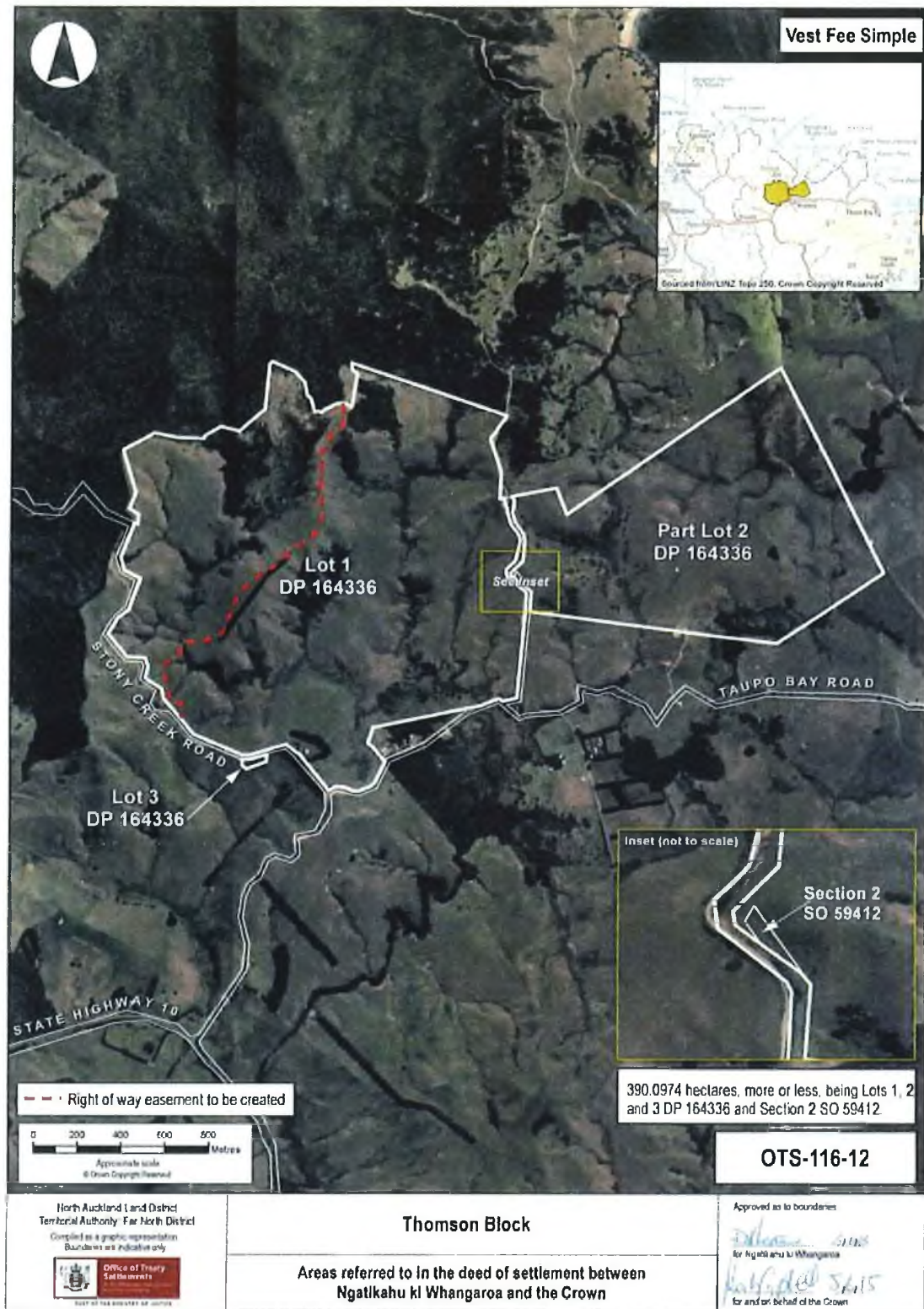
Waipouritaka ana koiwi - OTS-116-10



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

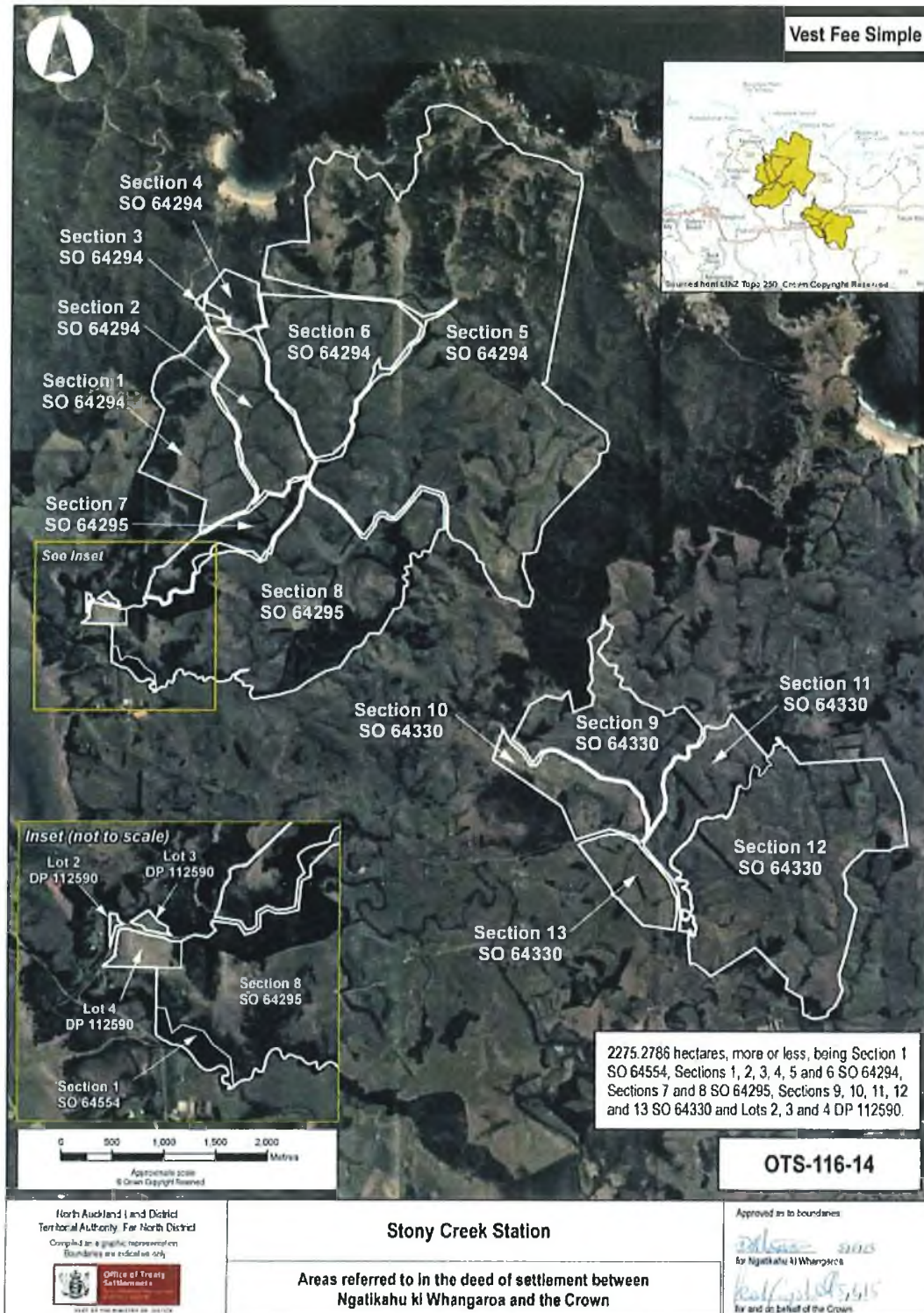
Thomson Block - OTS-116-12



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Stony Creek Station - OTS-116-14



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Taemaro to Tokamatā - OTS-116-05



North Auckland Land District  
Territorial Authority For North District  
Compiled as a graphic representation  
Boundaries are indicative only



Taemaro to Tokamatā

Areas referred to in the deed of settlement between  
Ngatikahu ki Whangaroa and the Crown

Approved as to boundaries:

*[Signature]*  
for Ngatikahu ki Whangaroa

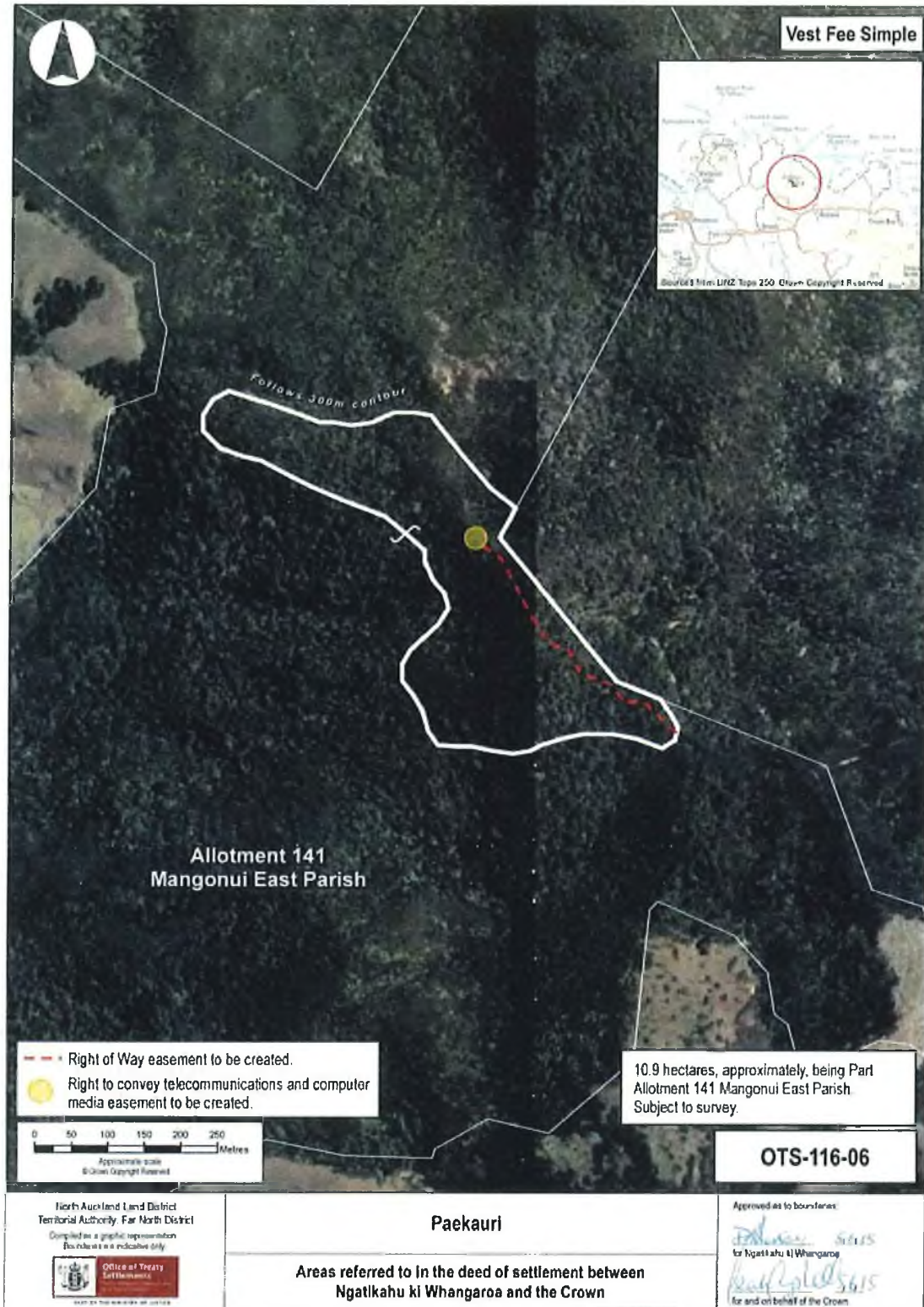
*[Signature]*  
for and on behalf of the Crown



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Paekauri - OTS-116-06



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Kōwhairoa Peninsula property - OTS-116-08



NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

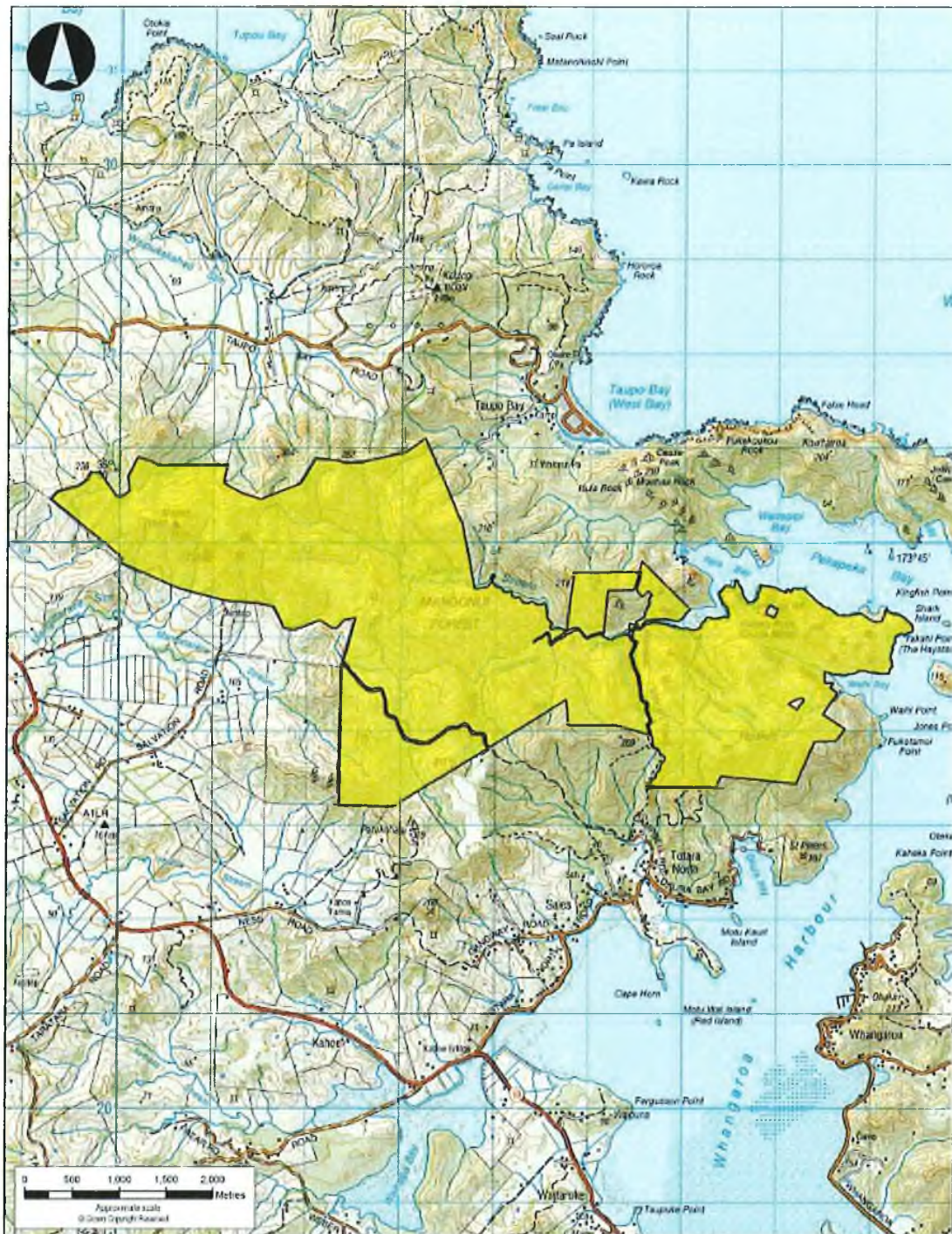
Waihi Bay property - OTS-116-09




NGATIKAHU KI WHANGAROA DEED OF SETTLEMENT:  
ATTACHMENTS

2. DEED PLANS

Ranfurly Bay Scenic Reserve - OTS-116-22



<p>Auckland Land District Territorial Authority Far North District</p> <p>Consists as a graphic representation Boundaries are indicative only</p>  <p>Office of Treaty Settlements</p>	<p><b>Ranfurly Bay Scenic Reserve</b></p> <p>Areas referred to in the deed of settlement between Ngalikahu ki Whangaroa and the Crown</p>	<p><b>OTS-116-22</b></p>
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