

Submission to Far North District Proposed District Plan

Te Tii (Waitangi) B3 Trust

Unit 19

36 Te Kemara Ave

Waitangi, Paihia 0200

21 October 2022

Re: This is a submission by Te Tii (Waitangi) B3 Trust (TTB3) to the
Far North District Council Proposed District Plan.

Te Ti (Waitangi) B3 Trust is the Ahu Whenua Trust that governs and grows commercial, residential and tourism assets of Ngati Rahiri hapu. It is one of the largest, if not the largest Maori residential housing provider and ratepayer in the Bay of Islands. While it does not intend to speak for Te Tiriti Marae or the Waitangi community, TTB3 acknowledges our whanaunga's voices in bringing to Far North District Council's (FNDC) notice those issues that affect the Waitangi community as a whole. What affects one in our community, affects all our community.

FNDC, under its general provision states it will:

- TW-P4 Enable economic, social and cultural well-being of tangata whenua through the use and development land administered under Te Ture Whenua Māori Act 1993 and returned under treaty settlement, while managing adverse effects on the environment.
- TW-P5 Recognise tangata whenua as specialists in the tikanga of their Iwi or Hapū, including when preparing or undertaking a cultural impact assessment.
- TW-P6 Consider the following when assessing applications for land use and subdivision that may result in adverse effects on the relationship of tangata whenua with their ancestral lands, water, sites, wāhi tapu and other taonga:
 - a. any consultation undertaken with Iwi, Hapū or marae with an association to the site or area;
 - b. any Iwi/Hapū environmental management plans lodged with Council;
 - c. any identified sites and areas of significance to Māori;

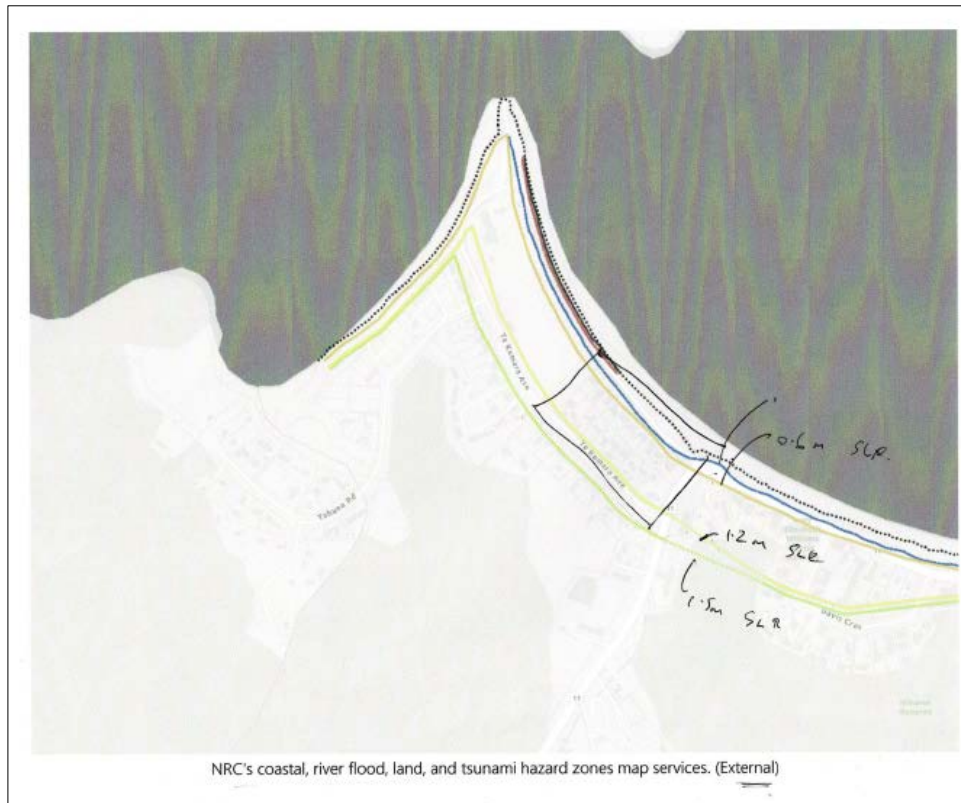
- d. whether a cultural impact assessment has been undertaken by a suitably qualified person who is acknowledged/endorsed by the Iwi, Hapū or relevant marae, and any recommended conditions and/or monitoring to achieve desired outcomes;
- e. any protection, preservation or enhancement proposed;
- f. any relevant treaty settlement legislation;
- g. any relevant statutory acknowledgement area identified in [APP2- Statutory acknowledgement areas](#);
- h. Te Rautaki o Te Oneroa-a-Tōhe/ Te Oneroa-a-Tōhe (Ninety Mile Beach) Management Plan; and
- i. any relevant relationship agreements or arrangement between Council and any Iwi Authority or Hapū.

Waitangi is a coastal community environment that varies in extent and nature. It contains established infrastructure that connects New Zealand internally, has natural and physical resources important to the economic and social wellbeing of the nation and well established residential communities. Other values are high quality coastal water, fresh water areas with high natural character, landscape and amenity values. Waitangi is a special place to live and visit.

With an increasingly affluent and mobile society, and particularly with the addition of a proposed four story hotel in Waitangi, there is growing pressure on coastal space and other resources. As well, activities inland are having a major impact on coastal water quality. We feel those pressures in Waitangi. Waitangi currently sees and experiences the effects climate change and TTB3 Trust is concerned for their community, people, assets and future.

It has been recently brought to our attention that the Tii Beach foreshore, as per the NRC's Map 1, will within the next 50, 100, 150 years be significantly impacted by rising ocean levels, severe storm weather events, significant wave and wind action. Tii Beach, an ocean, coastal environment consisting of a land-sand interstitial environment as well as a river fed by fresh water and its mangrove nursery and pipi beds, will bear the brunt of climate change. It already does.

Te Tii (Waitangi) B3 Trust is the owner of houses along Te Karuwha Parade and Te Kemara Ave. An integral part of TTB3 Trusts assets sit along the foreshore. It is estimated that within the next 20, 50, 150 years, Te Karuwha Parade and Te Kemara Ave will directly experience a rise in sea level of 1.5m, Te Karuwha Parade itself a sea level increase of 1.2m, along Te Karuwha Parade road itself a sea level rise of 0.6m and a 1m sea level rise on the foreshore itself. (See Map 1).



Map 1.

This submission urges FNDC to urgently include in their proposed district plan a mitigation management plan to address further increasing damage that will be caused by the effects of climate change. The loss of a significant area of Maori whenua must be stopped. TTB3 also urges the inclusion of a planned approach to upgrading old and outdated infrastructure currently servicing Puketona Ave, Te Kemara Ave, Te Karuwha Parade and Tahuna Road.

S538.001

The Waitangi foreshore has historic and natural importance to Northland and the Bay of Islands, New Zealand's tourism sector, residential and commercial sector, community and Maori sectors. TTB3 Trust calls on FNDC to engage with them to provide a planned approach to upgrade community drainage and services as well as lessen the following effects of coastal erosion at Te Tii Beach and Waitangi in general, to:

S538.002

- upgrade substandard and poor drainage along Tahuna Road to Te Tii Beach,
- address insufficient or no pathways along Te Karuwha and Tahuna Road,
- address open drains, poor roads and lighting along Te Karuwha and Tahuna Road
- provide a plan to directly address Te Tii Beach erosion and erosion under the Waitangi Bridge in Waitangi's coastal environment

We note that TheTTB3;

- intends to invest in its commercial and residential assets and grow its community in particular by taking the opportunity to meet growth demands for Maori housing and business;
- has a coast (and whenua) that has particular importance to tangata whenua, including as kaitiaki, and;
- is extremely susceptible to the effects of pollution, natural hazards such as coastal erosion and tsunamis, and those effects associated with climate change.

Within the New Zealand Coastal Policy Statement 2010 (NZCPS) that form part of the RMA policy it is noted that a “framework and must be given regard to by consent authorities” and it provides several sections that relate directly to the Waitangi community, Te Tii (Waitangi) B3 Trust and Te Tiriti Marae.

TTB3 call FNDC’s attention to their Strategic Directions Overview provisions. The Strategic Directions are intended to demonstrate:

1. Commitment to, and articulation of Council’s partnership with tangata whenua;
2. Alignment with Council’s aspirations for the development and environmental quality of the District as expressed through Far North 2100 - an 80 year strategy for the district;
3. Integrated management through the grouping of environmental considerations which combine to achieve strategic outcomes; and avoiding strategic objectives becoming isolated within various chapters of the District Plan;
4. Achievement of particular aspects of the use, development, or protection of natural and physical resources that have been elevated to matters of national importance by the Resource Management Act and those matters of national and regional significance by National and Regional Policy Statements;
5. A prosperous economy through enabling a wide range of rural and urban business activities in the right locations; and
6. The management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business.

Please direct responses to:

Wiremu Tane
Te Tii (Waitangi) B3 Trust Chairperson
chairperson@tetiwaitangi.co.nz

Louise Hansen
Te Tii (Waitangi) B3 Trust Administrator
louise@tetiwaitangi.co.nz

Nga mihi,



Marsha Davis

Te Tii (Waitangi) B3 Trust Trustee

