FORM 13

SUBMISSION

ON APPLICATION

Please Read:

- Please ensure that all sections of this form are completed otherwise it may not be accepted by council. Additional pages may be attached if required.
- This form must be sent to the **NORTHLAND REGIONAL COUNCIL** before the closing date for the submission period specified on the notification.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the Northland Regional Council.

To: Consents Department
Northland Regional Council

Email: info@nrc.govt.nz

Post: Private Bag 9021
Whangārei Mail Centre
Whangārei 0148

Hand Deliver: any Northland Regional Council office

1. Submitter details

Full Name: Haititaimarangai 339 Trust

Contact Person for submitter if different from above: Keringawai Evans

Email address for service of submitter: haititaimarangai trust@gmail.com

Please Read: *If an email address is provided, then all correspondence for this submission will be via email.*

Postal Address for service of submitter if no email address provided:

Telephone: *(please tick preferred contact number)*

Land line:

Please Read: *Upon request, we are usually required under the Local Government Official Information and Meetings Act 1987 to make all written or electronic submissions available to the public, including the name and address of the submitter. If you consider there are compelling reasons why your contact details and/or some part of your submission should be kept confidential, you should contact the council.*

Northland
REGIONAL COUNCIL
Te Kaunihera ā rohe o Te Taitokerau

2. Application to which submission relates

Name of Applicant: Carrington Estate Jade LP

Proposal: To undertake earthworks, stormwater discharge, and vegetation clearance associated with a proposed subdivision at 17 Whatuwhiwhi Road, Karikari Peninsula.

Northland Regional Council RC Application Number: APP.043888.01.01

3. Attendance at consent hearing

☐ I/we **do not** wish to be heard in support of my submission
(This means that you cannot speak at the consent hearing. However, you will still retain your right to appeal any decision made by the council.)

☑ I/we **do** wish to be heard in support of my submission
(This means that you wish to speak in support of your submission at the consent hearing.)

☑ If others make a similar submission, I/we will consider presenting a joint case with them at the hearing

☐ I/we **do** require a Te Reo interpreter at the hearing

4. General nature of submission *(tick one box)*

☐ I/we support the application

☑ I/we oppose the application

☐ I/we am neutral regarding the application

5. The specific parts of the application this submission relates to are

☑ The whole application *(tick box)*, or the following parts of the application:

_____

_____

_____

(Attach additional sheet if necessary)

6. My Submission is *(give details)*

(a) Failure to assess cultural effects • The applicant has not consulted with Haititaimarangai Marae 339 Trust, noting (1) this is the Marae of our hapū, Te Whānau Moana and Te Rorohuri. We are tangata whenua and mana whenua of Karikari Peninsula and the surrounding waters (2) authorities clearly show tangata whenua are best placed to identify any potential or actual impacts (3) Haititaimarangai Marae 339 Trust and Carrington have a Memorandum of Understanding in place, which sets out that it recognises us as tangata whenua and will meaningfully consult in relation to any development. • (b) No Cultural Impact Assessment (CIA) has been prepared, and tangata whenua values have not been considered. • (c) Given the absences of cultural consideration, the

application cannot recognise and provide for the customs, traditions and ancestral relationships that we have with our ancestral waters, whenua and the taonga within, in line with obligations under the RMA and the lower order planning instruments. For example, Policies D.1.1 and D.1.2 of the Proposed Regional Plan for Northland, which require meaningful engagement and incorporation of Māori perspectives. (d) Inadequate freshwater and sediment control assessment • The application involves large-scale earthworks on steep, erosion-prone terrain. • The stormwater discharge pathway leads into gullies and ultimately to the coastal environment, but the downstream effects have not been properly modelled or assessed. • There is no assessment of Te Mana o Te Wai or the culturally significant areas that form the receiving environment. There is no cumulative effects assessment or evidence that the proposal will not cause sedimentation, scouring, or degradation of sensitive freshwater or marine environments. This reflects a fragmented approach rather than the integrated approach required under the New Zealand Coastal Policy Statement and the New Zealand Policy Statement for Freshwater Management. (e) Deferred erosion and sediment control planning • The applicant proposes to prepare the Erosion and Sediment Control Plan (ESCP) after the consent is granted, rather than submitting it for assessment before the decision. • This is not acceptable for a development of this scale and sensitivity, and it undermines the requirement to recognise and provide for the exercise of our tikanga (including kaitiakitanga), not to mention public and environmental assurance. (f) Risks to ecological and wetland values • The site may contain or border wetlands, yet the application includes no wetland delineation or ecological assessment. • Vegetation clearance and sediment discharge may affect significant biodiversity and habitats that are vulnerable and have not been adequately identified. • (g) The application fails to withsatisfy Part 2 RMA and objectives and policies in lower order planning instruments. For instance, in the Proposed Regional Plan provision relating to • indigenous biodiversity, wetland protection, and freshwater management. D.4.3 – Avoiding significant adverse effects from land disturbance. • D.4.6 – Ensuring erosion and sediment control is proportionate to site conditions and risk. • D.5.1 – Recognising and providing for tangata whenua relationships with freshwater and coastal environments. (h) The Consent relies on a development agreement with Far North District Council to address wastewater associated with its application. This provides no certainty. Far North District Council's consents for the wastewater treatment expire in November 2025. While it has applied for new consents, there is no guarantee that such will be granted.

(Attach additional sheet if necessary)

7. I seek the following decision from the council

☐ To grant consent ☑ To refuse consent

If consent is granted, the conditions I seek are:

Note: *You do not have to suggest conditions, particularly if you seek that consent be refused.*

Haititaimarangai 339 Trust seeks that the consent is declined due to insufficient information being provided to assess the effects, including but not limited to:: A Cultural Impact Assessment is completed in partnership with mana whenua. A full erosion and sediment control plan is provided prior to consent decision. Wetland delineation and ecological assessment are undertaken to confirm impacts. Independent review of stormwater design and downstream effects is carried out.

(Attach additional sheet if necessary)

8. Hearing by Commissioners who are not members of the council *(Section 100A of the Resource Management Act 1991)*

☐ **I request** that, if a hearing is to be held, you delegate your functions, powers, and duties required to hear and decide the application to one or more hearing commissioners who are not members of the council.

Please Read: *If you tick the box above you will be required to contribute to the costs of the hearing commissioner(s).*

☐ **I do not request** that, if a hearing is to be held, you delegate your functions, powers, and duties required to hear and decide the application to one or more hearing commissioners who are not members of the council.

Please Read: *If you tick the box above, council can still appoint hearing commissioners who are not members of the council.*

9. Signature

Person making submission, or person authorised to sign on behalf of person making submission

Signature: 

Date: 18/7/2025

Note: *A signature is not required if you make your submission by electronic means, but please enter a date.*