



TE RUNANGA O NGATI HINE

Post Office Box 36
Kawakawa 0243

Hon. Chris Bishop
Infrastructure Minister Fast-Track
Approval
c/- ftareferrals@mfe.govt.nz

8 May 2025

Re: Fast-Track Approval for Waipiro Marina

Ngati Hine Pukepuke Rau

Ka papā te whatitiri
Ka hikohiko te uira
Ka wahierua ki runga o Motatau, e
tu ana i te ao, i te po
Ko Hikurangi, nga kiekie whawha nunui a Uenuku
He ai tu ka riri, ka rongo mai, ka he
Ko Ngungunu
Ko Ngangana
Ko te Aparangi
Ko te titi o te rua
Ko te motumotu o te riri
Ko te tao whakawahine
Ko te tao whakahoro
Ko te tao o tōku tūpuna whāea a Hineāmaru Ko
te awa o ngā rangatira.
Taumārere herehere i te riri
Te rere i Tiria
Te puna i keteriki.
Kete riki, kete tangariki.
Ko Ngāti Hine pukepuke rau. Tihei
wā mauri ora.

Our shared whakapapa with Te Whare Tapu o Ngapuhi - He
mea hanga tōku whare, ko Papatuānuku te paparahi.

Ko nga maunga nga poupou, ko Ranginui e titiro iho nei, te tuanui.
Pūhanga-tohora titiro ki Te Ramaroa e whakakurupaeake ra i te Hauāuru. Te
Ramaroa titiro ki Whīria, te Paiaka o te riri, te kawa o Rāhiri.
Whīria titiro ki Panguru, ki Papata, ki te rākau tū papata ki te tai Hauāuru; Panguru,
Papata titiro ki Maungataniwha.

Maungataniwha titiro ki Tokerau.
Tokerau titiro ki Rākaumangamanga.
Rākaumangamanga titiro ki Manaia, e tū kōhatu mai rā i te akau.
Manaia titiro ki Tutamoe.
Tutamoe titiro ki Maunganui.
Maunganui titiro ki Pūhanga-tohora.
Ehara aku maunga i te maunga nekeneke, he maunga tū tonu, tū te Ao tū te Po. Ko
te Whare Tapu o Ngāpuhi tenei, tihei mauri ora!

Te Runanga o Ngāti Hine Feedback re. CRM:0139468 MAC-01-01-064 / CIV-2017-485-23

Ngāti Hine is made up of 9 hapu - Ngāti Hine ki Waiomio, Ngāti Te Tarawa, Ngāti Teara, Ngāti Kōpaki, Tekau I Mua, Te Ngāherehere, Te Kahu o Torongare ki Waiōmio, Ngai Tai ki Kaikou and Te Orewai, with 13 marae spread across te rohe o Ngāti Hine. Te Maara a Hineamaru is the facilitated gathering of our marae of Ngati Hine and it is unanimous that all marae are united in our opposition to the proposed Waipiro Bay Marina.

On behalf of Ngāti Hine, Te Runanga o Ngāti Hine support the submission made by Ngāti Kuta and Patukeha hapu, in response to the proposed Waipiro Bay. We base our position on the following:

1. Prior experience - Opuia Marina in the Bay of Islands.
Ngāti Hine stood united in opposition with local hapu, those from the wider Ngāpuhi confederation and the community, against the development of a marina in the Bay of Islands Opuia area. The building of a marina only served a small section of society, provided limited economic, environmental, social, spiritual and oranga benefits for the hapu and local communities and continues to fail on these same matters today.
2. We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:
 - a. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty settlements and recognised customary rights. The application is void of any evidence that Treaty settlements and recognised customary rights have been adequately considered.
 - b. Does not meet the Section 22 Referral Criteria of the Act because it is not a development of significant regional or national benefit. It has presented misleading economic and research data, creating a perception that it is a development of significant regional benefit.
 - c. Does not meet the Section 22 (2) (v) requirement to support the Primary Industries, including aquaculture, and
 - d. It is yet to appropriately satisfy Sections 8, 12 and 17 of the Resource Management Act 1991.

Recommendations

We seek that you decline the application for Fast-Track Approval to enable the proposal to proceed through the standard resource consenting process. This will allow our views to be adequately considered.

Te Runanga o Ngati Hine

e. s 9(2)(a)
c. s 9(2)(a)

Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in that stage 2 also.

Nāku noa,
Rowena Tana



Tumuhere /Chair (riwhi)
Te Runanga o Ngātii Hine



MOTATAU MARAE

103 HENARE RD MOTATAU

C/- PO BOX 36 KAWAKAWA

s 9(2)(a)

Hon. Chris Bishop
Infrastructure Minister
Fast-Track Approval
c/- ftareferrals@mfe.govt.nz

9 May 2025

Motatau marae

Email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Motatau marae trustees and Maori Committee and am authorised to provide this submission.

We support the submission of Ngati Kuta and Patukeha hapu, as it incorporates our views.

We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

1. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty settlements and recognised customary rights. The application is void of any evidence that Treaty settlements and recognised customary rights have been adequately considered.
2. Does not meet the Section 22 Referral Criteria of the Act because is not a development of significant regional or national benefit. It has presented misleading economic and research data, creating a perception that it is a development of significant regional benefit.
3. Does not meet the Section 22 (2) (v) requirement to support the Primary Industries, including aquaculture, and
4. It is yet to appropriately satisfy Sections 8, 12 and 17 of the Resource Management Act 1991.

We seek that you **decline the application for Fast-Track Approval** to enable the proposal to proceed through the standard resource consenting process. This will allow our views to be adequately considered.

Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in that stage 2 also.

Mauri ora,

Rowena Tana

Motatau marae trustees and Maori Committee

To: Ministry for the Environment, MPI, DOC, NRC, FNDC, MBIE, The NZ Government

Re: Opposition to Fast-Track Application FTA229 – Waipiro Bay Marina

From: Te Ohonga O Pokapu Ahua whenua Trust

Date: 7 May 2025

Tēnā koutou,

We are writing as representatives of Te Ohonga O Pokapu Ahua Whenua Trust, where we work with families, whānau, and whenua trusts to educate, uplift, and protect the wellbeing of our people and environment. We stand in strong opposition to the fast-track proposal for a 250-berth marina at Waipiro Bay.

We support our marae are places of learning. Through our kōhanga reo, kura kaupapa, environmental wānanga, and cultural programmes, we teach our tamariki and rangatahi about the value of the moana, the land, and the interconnectedness of all living things. The proposed marina threatens this way of learning and living.

This application (FTA229) under the Fast-Track Approvals Act 2024 does not meet the legal tests in Section 7 or Section 22. It does not protect Māori rights, Treaty settlements, or support primary industries such as local aquaculture. There is no clear national or regional benefit that justifies the cultural, environmental, and educational harm.

Waipiro Bay is a place of learning and legacy. Whānau teach their children how to gather kaimoana, how to read the tides, and how to understand the mauri of the sea. If this development goes ahead, we risk losing not just natural ecosystems, but also generations of mātauranga Māori.

Families who are part of our whenua trusts rely on healthy moana for sustenance and survival. Our environmental education efforts are tied to what the land and water can teach us. The invasive species *Caulerpa* – already found in nearby areas – is just one of the many risks this marina could bring. Fanworm, paddle crab, and other pests follow boats, and this marina would attract hundreds more vessels into a sensitive ecosystem.

The application has not included vital assessments:

- No Cultural Impact Assessment
- No full Assessment of Environmental Effects
- No community consultation

These are basic requirements under the Resource Management Act and should be expected of any project of this scale. Fast-tracking this without educational and environmental input silences the voices of whānau and Māori landowners.

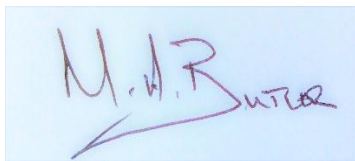
We support Ngāti Kuta, Patukeha, and Ngāti Hine. Their position is our position. They too are educators, kaitiaki, and community leaders who know the value of protecting place-based knowledge.

We respectfully ask that the Crown:

- Decline the fast-track application for Waipiro Bay
- Require a full RMA process with proper engagement
- Uphold your obligations to Te Tiriti o Waitangi and to Māori landowners and educators

Our mokopuna deserve to learn from clean, living waters – not from the loss of them.

Nā mātou, nā



Te Ohonga O Pokapu Ahua Whenua Trust Representatives

Email: s 9(2)(a)

Phone: s 9(2)(a)

To: Ministry for the Environment, MPI, DOC, NRC, FNDC, MBIE, The NZ Government and / or other govt entities

Re: Submission Opposing Fast-Track Application FTA229 – Waipiro Bay Marina

From: Te Hononga Kaitiaki o Ngāti Te Ara me Ngāti Kopaki (Gazetted)

Date: 5 May 2025

Tēnā koutou,

We, Te Hononga – the Kaitiaki and Ahi-kā of Ngāti Te Ara and Ngāti Kopaki – write in firm opposition to Application FTA229 for the proposed 250-berth Waipiro Bay Marina. We submit this letter not only in protection of our own rohe moana but in full solidarity with Ngāti Kuta, Patukeha, and Ngāti Hine, whose efforts to uphold Kaitiakitanga over the Eastern Bay of Islands we fully support.

The proposed development by Azuma Property and Hopper Developments seeks fast-track approval under the Fast-Track Approvals Act 2024. This application is currently under Stage 1 consideration by the Ministry for the Environment, with key environmental and cultural assessments notably absent or withheld.

Our reasons for opposition are clear and grounded in both tikanga Māori and environmental stewardship:

1. Breach of Te Tiriti o Waitangi and Customary Rights

The application fails to meet the legal obligations set out in Section 7 of the Fast-Track Approvals Act. It does not engage with our Mana Whakahono ā Rohe or customary fisheries framework, nor does it include any robust consultation with mana whenua. It directly bypasses hapū-led environmental management and customary food-gathering rights, eroding our Tino rangatiratanga.

2. Environmental and Cultural Irreversibility

Waipiro Bay is not a blank slate for commercial expansion – it is a living taonga. The proposed marina would destroy intertidal marine habitat, displace taonga species, and sever cultural connections that are intergenerational.

Despite claims of environmental mitigation, the project has not submitted any Cultural Impact Assessment, Ecological Survey, Hydrology Report, or full AEE. This absence disqualifies it from any fast-track consideration under the Act or the Resource Management Act.

3. High Risk of Invasive Species – Including Exotic Caulerpa

The Bay of Islands is already under biosecurity threat from exotic *Caulerpa brachypus* and *Caulerpa parvifolia*. These invasive seaweeds have established in nearby Te Rāwhiti Inlet and Ōmākiwi Cove. The risk of spread through vessel activity, anchors, and hull biofouling is greatly increased by large-scale marina developments.

Other harmful marine species such as the Mediterranean fanworm and Asian paddle crab are also known risks. Without stringent controls and local authority oversight, the project could introduce or worsen marine pest infestations, irreversibly degrading the ecosystem.

4. Lack of Proven Demand and Economic Transparency

The claim of high berth demand is misleading. There are already:

- 46 available berths across Northland,
- 20 vacant in nearby Opuā Marina, and
- 131 existing moorings in Waipiro–Parekura alone.

The economic benefit has not been demonstrated to be of significant regional or national value as required by Section 22 of the Fast-Track Act. Meanwhile, the true costs – to the environment, public infrastructure, and hapū – remain ignored.

5. Overwhelming Community Opposition and Lack of Due Process

This application has been met with broad public opposition. Hapū, community members, and local organisations have rallied to protect Waipiro Bay. The fast-track process has denied this community a voice. We support calls from Ngāti Kuta, Patukeha, and Ngāti Hine for this application to be withdrawn from fast-track consideration and submitted to the standard RMA process where full public and hapū input is guaranteed.

Our Position

We call on the Government to:

- Decline Application FTA229 for fast-track approval,
- Refer the proposal to the standard RMA pathway, and
- Recognise the unified voice of Ngatihine Iwi and the hapū of the Eastern Bay of Islands and extended Whanau.

Waipiro Bay is a taonga that must be preserved. The legacy we leave should be one of protection, not exploitation.

Nā mātou, nā

Te Hononga Kaitiaki o Ngāti Te Ara me Ngāti Kopaki



Wiremu Keretene & Michael Butler

Email: s 9(2)(a)

Phone: s 9(2)(a)

To: Ministry for the Environment, MPI, DOC, NRC, FNDC, MBIE, The NZ Government and / or other govt entities

Re: Submission Opposing Fast-Track Application FTA229 – Waipiro Bay Marina

From: Te Mokopuna O Te Tawai Kawiti raua ko Matekino nee Wynyard/Kawiti

Date: 5 May 2025

Tēnā koutou,

As a Kawiti Marae komiti member and mokopuna, I write in firm opposition to Application FTA229 for the proposed 250-berth Waipiro Bay Marina. We submit this letter not only in protection of our own rohe moana but in full solidarity with Ngāti Kuta, Patukeha, and Ngāti Hine, whose efforts to uphold Kaitiakitanga over the Eastern Bay of Islands we fully support.

The proposed development by Azuma Property and Hopper Developments seeks fast-track approval under the Fast-Track Approvals Act 2024. This application is currently under Stage 1 consideration by the Ministry for the Environment, with key environmental and cultural assessments notably absent or withheld.

Our reasons for opposition are clear and grounded in both tikanga Māori and environmental stewardship:

1. Breach of Te Tiriti o Waitangi and Customary Rights

The application fails to meet the legal obligations set out in Section 7 of the Fast-Track Approvals Act. It does not engage with our Mana Whakahono ā Rohe or customary fisheries framework, nor does it include any robust consultation with mana whenua. It directly bypasses hapū-led environmental management and customary food-gathering rights, eroding our Tino rangatiratanga.

2. Environmental and Cultural Irreversibility

Waipiro Bay is not a blank slate for commercial expansion – it is a living taonga. The proposed marina would destroy intertidal marine habitat, displace taonga species, and sever cultural connections that are intergenerational.

3. This has not been discussed with us in a proper matter, and I support others who are against the fast-track application FTA229 – Waipiro Bay Marina. There has been no area set out for our hapu to navigate around the Marina in Opuā, and it is about time our own Hapu have rights and places to have our own canoe and fishing vessels in our own harbour, it has been a greedy ploy to take our rights and our heritage from our people and grandchildren, we are not happy we are controlled with our food gathering due to negligence of Councils and their poor management of sewage, storm water and lack of management of ships bringing in bio hazards into our Moana.

I support the decision of those who are our Kaitiaki and voices from my hapu and those other who I relate to. This is not the end of my submission, but just a start. I will appose all entities who will try to change our environment without consultation with our Hapu, Iwi our voices of those mokopuna who have not had a chance to stand up and fight for their rights of Mana Motuhake.

Ariana Martin

Ngapuhi, Ngatihine, Ngatirangi, Ngatikorora

Kawiti Marae – Kaitiaki

s 9(2)(a)

Hon. Chris Bishop
Infrastructure Minister Fast-
Track Approval [c/-
ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz)

4th May, 2025

Owen and Rangi Cherrington Whānau Trust
Via email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Owen and Rangi Cherrington Whānau Trust am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views. We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

1. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty Settlements and recognised customary rights. The application is void of any evidence that Treaty Settlements and recognised customary rights have been adequately considered.
2. Does not meet the Section 22 Referral Criteria of the Act because it is not a development of significant regional or national benefit. It has presented misleading economic and research data, creating a perception that it is a development of significant regional benefit.
3. Does not meet the Section 22 (2) (v) requirement to support the Primary Industries, including aquaculture, and
4. It is yet to appropriately satisfy Sections 8, 12 and 17 of the Resource Management Act 1991.

We seek that you decline the application for Fast-Track Approval to enable the proposal to proceed through the standard resource consenting process. This will allow our views to be adequately considered.

Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in Stage 2 also.

Mauri Ora
Rose Cherrington

Hon. Chris Bishop
Infrastructure Minister
Fast-Track Approval
c/-ftareferrals@mfe.govt.nz

4th May, 2025

TereAwatea Marae Trust
Via email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent TereAwatea Marae Trust and am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views.

We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

1. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty Settlements and recognised customary rights. The application is void of any evidence that Treaty Settlements and recognised customary rights have been adequately considered.
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We seek that you decline the application for Fast-Track Approval to enable the proposal to proceed through the standard resource consenting process. This will allow our views to be adequately considered.

Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in Stage 2 also.

Mauri Ora

Diana Tana

Hon. Chris Bishop
Infrastructure Minister
Fast-Track Approval
c/-ftareferrals@mfe.govt.nz

4th May, 2025

Ngāti Te Ara O Kawiti AwaAwa Whānau Trust

Via email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Ngāti Te Ara O Kawiti AwaAwa Whānau Trust and am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views.

We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

1. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty Settlements and recognised customary rights. The application is void of any evidence that Treaty Settlements and recognised customary rights have been adequately considered.
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We seek that you decline the application for Fast-Track Approval so that the proposal can proceed through the standard resource consenting process. This will allow our views to be adequately considered.

Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in Stage 2 also.

Mauri Ora
Lucy Holland

Hon. Chris Bishop
Infrastructure Minister
Fast-Track Approval
c/-ftareferrals@mfe.govt.nz

4th May, 2025

Ngāti Kopaki Hapu

Via email: ngatikopakihapu@gmail.com

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Ngāti Kopaki Hapu and am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views.

We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

1. The application has not satisfied the Fast-Track Approval Act 2024, Section 7 relating to Treaty Settlements and recognised customary rights. The application is void of any evidence that Treaty Settlements and recognised customary rights have been adequately considered.
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Should the Minister decide to progress the proposal to Stage 2 of the FTA process, we request to be able to participate in Stage 2 also.

Mauri Ora
Jose Kemp-Baker

Hon. Chris Bishop
Infrastructure Minister Fast-
Track Approval [c/-
ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz)

4th May, 2025

Ngāti Te Ara Hapu

Via email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Ngāti Te Ara Hapu and am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views.

We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

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Mauri Ora

Ethel Cherrington

Hon. Chris Bishop
Infrastructure Minister Fast-
Track Approval [c/-
ftareferrals@mfe.govt.nz](mailto:ftareferrals@mfe.govt.nz)

4th May, 2025

Heta and Kawa TeAhuahu Whānau Trust
Via email: s 9(2)(a)

Tena koe e te Minita,

Re: Fast-Track Approval for Waipiro Marina

I represent Heta and Kawa TeAhuahu Whānau Trust am authorised to provide this submission.

We support Ngati Kuta and Patukeha Hapu's submission, as it incorporates our views. We are united in the position of opposition, that the proposed Waipiro Bay Marina Infrastructure project does not meet the criteria for Fast-Track Approval because:

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Mauri Ora
Bun Owen Cherrington