

Form 5 Submission on notified proposal for policy statement or plan, change or variation

[Clause 6](#) of Schedule 1, Resource Management Act 1991

To: Whakatāne District Council

Name of submitter: Sabrena Wharewera

This is a submission on the following change proposed to the plan:

Whakatāne District Plan - Plan Change 2: 23 and 45 Keepa Road

Trade Competition

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

If you could gain an advantage in trade competition through this submission, please answer the following:

I am directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and surrounding lifestyles

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

- Establish the historical significance of Te Hokowhitu-ā-Tū Marae and the surrounding land, waterways and views of whenua tapu. The existing whanau homes, whanau activities, encumbered access ways and proximity of the recorded pcp/dioxin contaminated sites. Insufficient data on how safe clean up or remedial actions when taken place is safe enough in the future
- I oppose the application to rezone Lots 23 and 45 Keepa Road from Rural to Light Industrial as presented.
-The Whakatane council prepares a structure plan for lot 23 and 45 keepa road that recognises and provides for RMA section 6(e) matters of national importance that are present at the subject land while also enabling the identification of parts of the land to be appropriately developed as a residential subdivision
- Facilitate improved working relationships between iwi and councils and enhance Māori participation in resource management processes (RMA Fact Sheet 3)
- Seek a collaborative planning approach for Keepa Road Lots 23 and 45 consistent with Part 4 of the Resource Management Act 1991, the Resource Management Amendment Act 2017, and the Local Government (Community Well-being) Amendment Bill 48-1 (2018), to achieve a design we can live with as harmoniously as possible.
- Seek redress for the instituting of Lot 91 which represents a deliberate act of disconnecting whānau and fragmenting access to the marae.

My submission is:

I oppose the proposed Private Plan Change 2 to the Whakatane District Plan.

REASONS

-To recognise and provide for the relationships of Ngati Hokopu ki te Hokowhitu a Tu hapu and whanau, their culture and traditions with their ancestral lands, waters, sites, waahi tapu and other taonga. Maori have forever utilize marae for a variety of reasons, socials including live band performances outside, sports activities, school groups, weddings, kapahaka and tangihanga, so future residents will hinder the fun and enjoyment of these such gatherings as they are loud and tangihanga sensitive and quiet

-Whakatane Council failed at ensuring industrial buildings that are erected on west side of whanau houses in light industrial area with east facing opening doors to their warehouse which is not permitted shows the insensitivity of business owners and Whakatane Council towards Marae and surrounding Whanau living in the area.

CONTAMINATED SOIL

The Kopeopeo Canal and sites of contamination in these blocks pose a serious health risk to the community that already resides at Te Rahui and to the people who will purchase land and reside in the residential houses on this subdivision.

There are 3 recorded contamination sites on the subject land. The Kopeopeo Canal is also contaminated. I have read section 6.1 of the proposal plan change and do not consider it appropriate to allow residential development on contaminated land without addressing the contamination issue. There has been insufficient investigation as the actual /potential effects to human health if people were to reside in houses in this area. Research should have been undertaken as part of a feasibility/scoping report to determine the level of risk posed to potential landowners

- . Pg.27 Derivation of Risk based Soil Guideline Values for Selected Contaminants Associated with Former Mill Wasted in Whakatane, Environment BOP Delineation & Risk Assessment. Mill Waste Disposal Sites 24a & 24b Keepa Road.

*My dad's generation have shared stories of. When they were young of fishing for snapper and , swimming in clean rivers and the kopeopeo canal waters being blue green colour of water, that you could see fish now it is a colour of copper brown and u cannot see through the water!!! This colour in the canal is seen all the way to the rivers edge up to the floodgates.

*As a child I had the privilege living in the house next to the marae. It was the best times of my life ! To be able to have childhood memories of running free in the bushes below the marae, catching frogs, wading thru the ponds of water, playing hide n go seek. Making huts and fortresses with the cutty grass, toitoi weapons and camping overnight. having sheep as pets grazing in the natural loopens as we called it! A pig roaming the yard thinking it's a dog, horses in the front yard free to roam , the joys of having to jump the fence to see the whanau at the marae! It was a feeling of being safe and homely to be connected so closely to marae and family homes a past that will always be cherished! Now with the contaminated soils is heartbreaking as this is has changed a lot for the environment, whanau land and marae.

CONTAMINATION CAUSE OF DEATH

My mothers brother Oru Kira worked in the Whakatane Mill and contracted a deathly illness due to working in the environment, and his last years of life were left to live on a Dialysis machine! #These same contaminants from his place of work lay in the current soil The origin of the soil that has been dumped on the 3 lots. In the proposed plan is from the Whakatane Mill itself

I seek the following decision from the local authority:

- Testing of soil at the developer's expense at 46b State Highway 30 due to the nature of rain runoff onto the low-lying areas of that block from a known and identified contamination site which has been built up by the developer.
- Testing of roadway (what we called the black road) owned jointly by Marae and Wharewera whanau for any contamination and if proved contaminated include this in the residential buffer zone
- Areas of contaminated sites and sites up for remediation (dump sites, Kopeopeo canal) be given a 100-metre buffer zone to protect future residents and discourage everyone but primarily children (identified as most at risk, *page 12 Derivation of Risk based Soil Guideline Values for Selected Contaminants Associated with Former Mill Wasted in Whakatane, Environment BOP Delineation & Risk Assessment. Mill Waste Disposal Sites 24a & 24b Keepa Road.*) from entering areas of contamination or possibly coming in contact with contaminants in the Kopeopeo Canal and its banks.
- Adequate fencing around suggested buffer zones to further deter
- Large clear warning signs that describe the contaminant and the contaminated areas
- Achievement of 100% bioremediation on all sites recorded and yet to be discovered.
- Appendix 6 of the proposed plan change is vague and does not identify two other sites of contamination. It also proposes that the contaminated material be once again shifted to another site and not remediated.
- Digging up and shifting of the sawmill waste may further contaminate the surrounding area due to dust movement putting the wellbeing of humans living nearby in danger.
- The summary in Appendix 6 states that the contamination levels on the site meet COMMERCIAL operations guidelines. Once again there is not adequate data to ensure that human occupancy near these sites of contamination is safe.
- Address the issue of reverse sensitivity in which future residents be aware that we celebrate family occasions such at banner year birthdays and Christmas gatherings at our home. We have a large family that is on the land often and conduct family game days in which we generate a lot of noise late into the night and early into the morning. We keep livestock and dogs on our land to facilitate sustainability and safety. The livestock will smell as livestock do and dogs will bark

- Give existing properties including the Marae a buffer zone a NATURAL PLANTS RESERVE for the use of RONGOA (Natural medicinal use) for Tangata whenua and marae to have access to
- Establish a 'Community and Cultural Zone' as the underlying zone most suitable for 23 and 45 Keepa Road, including the strip between Gateway Drive and 23 Keepa road
- In close cooperation with tangata whenua¹, that Whakatane District Council prepares a Structure Plan for 23 and 45 Keepa Road that recognises and provides for RMA section 6(e) matters of national importance that are present at the subject land while also enabling the identification of parts of that land to be appropriately developed as a residential subdivision

Hearing submissions

I wish to be heard in support of my submission. [**Select one*]

If others make a similar submission, I will consider presenting a joint case with them at a hearing. [**Select one*]

Signature of submitter (or person authorised to sign on behalf of submitter)

Date: 12 day of april 2018

(A signature is not required if you make your submission by electronic means.)

Contact Details

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Contact person: Sabrena Wharewera

Note to person making submission

If you are a person who could gain an 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.

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.

¹ Tangata whenua at this location includes members of the Marae committee, Trustees for Te Hokowhitu-a-Tu Marae, members of Ngati Hokopu ki te Hokowhitu a Tu Hapu including, in particular, Te Arani Barrett, Hapu Representative to Te Runanga o Ngati Awa, whanau members who multiply own Maori Freehold Land (on Rural zoned land) adjacent to the Marae and between the industrial zone and the propose Community and Cultural zone areas

