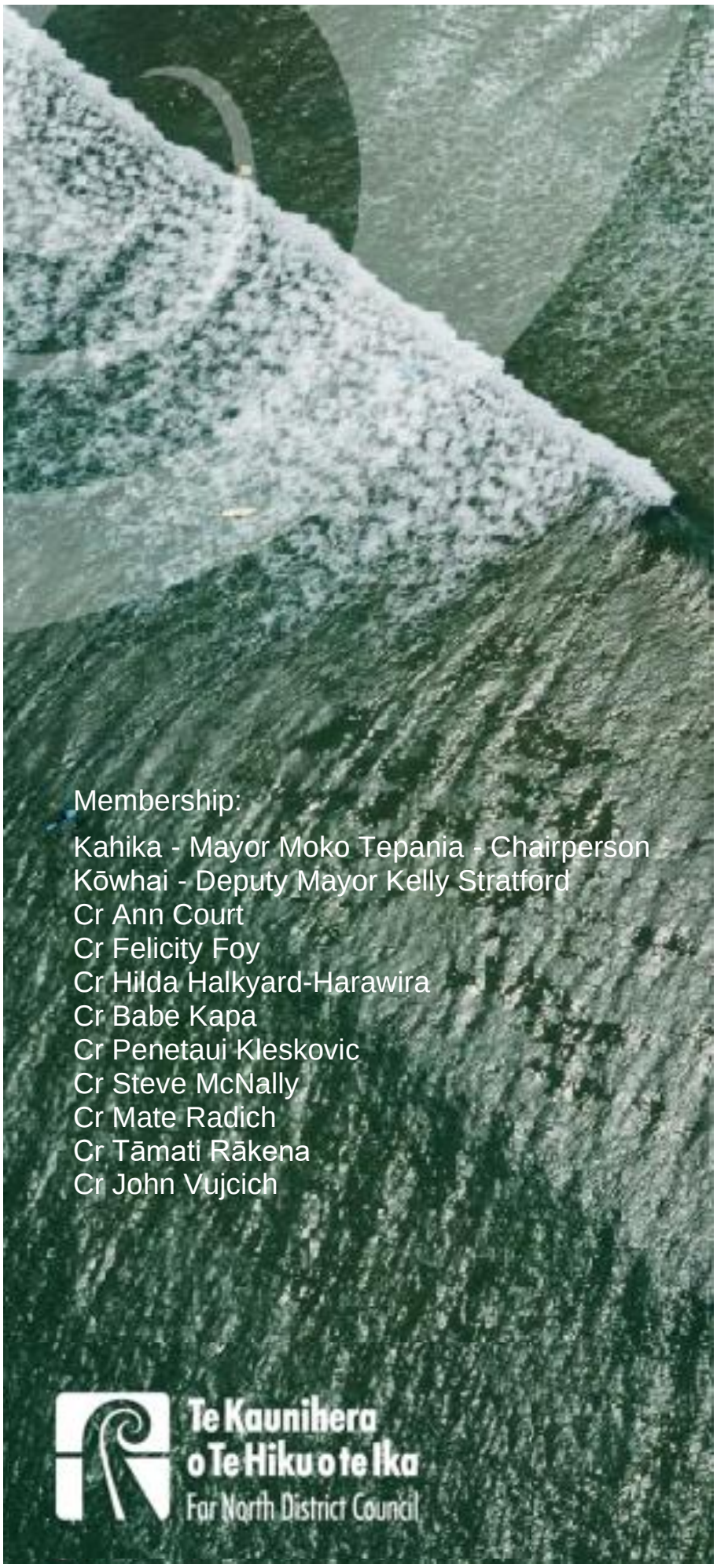

AGENDA

Ordinary Council Meeting

Membership:

Kahika - Mayor Moko Tepania - Chairperson
Kōwhai - Deputy Mayor Kelly Stratford
Cr Ann Court
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Babe Kapa
Cr Penetaui Kleskovic
Cr Steve McNally
Cr Mate Radich
Cr Tāmati Rākena
Cr John Vujcich

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Thursday, 17 October 2024

Time: 10:00am
Council Chambers
Memorial Ave Kaikohe

Far North District Council
Ordinary Council Meeting
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Thursday 17 October 2024 at 10:00am

Te Paeroa Mahi / Order of Business

1 Karakia Timatanga / Opening Prayer 5

2 Ngā Whakapāha Me Ngā Pānga Mema / Apologies and Declarations of Interest 5

3 Ngā Tono Kōrero / Deputations 5

4 Ngā Kōrero A Te Kahika / Mayoral Announcements 5

5 Te Whakaaetanga o Ngā Meneti o Mua / Confirmation of Previous Minutes 6

5.1 Confirmation of Previous Minutes 6

6 Ngā Pūrongo / Reports 25

6.1 Temporary Road Closure - International Rally of Whangārei 25

6.2 Temporary Road Closure - Kerikeri Half Marathon 2024 41

6.3 Temporary Road Closure - Kerikeri Street Party 2024 51

6.4 Classification and Revocation of a Kerikeri Reserve (Lot 10 DP 62588) 55

6.5 Te Pātukurea Kerikeri Waipapa Spatial Plan - Public Engagement on Growth Scenarios 69

6.6 Proposal fee increase for Property Files and LIM Reports 345

7 Ngā Pūrongo Taipitopito / Information Reports 352

7.1 Kaikohe Library and Civic Hub Project Update 352

7.2 Chief Executive Report - Period July - September 2024 419

7.3 Community Board Minutes - September 2024 456

7.4 Mayor and Councillor's Reports 478

7.5 Council Open Resolutions Update October 2024 554

8 Te Wāhanga Tūmataiti / Public Excluded 585

8.1 Confirmation of Previous Minutes - Public Excluded 585

8.2 Taipa Wastewater Discharge to Land 585

8.3 Purchase of Land - 300 Rāwene Road, Rāwene 585

8.4 Coopers Beach Youth Camp - Remission Request 586

8.5 Council Public Excluded Open Resolutions Update October 2024 586

9 Karakia Whakamutunga / Closing Prayer 587

10 Te Kapinga Hui / Meeting Close 587

1 KARAKIA TIMATANGA / OPENING PRAYER

Ka tuku mātou kia kaha mai ngā māngai kua whiriwhirihia mō Te Kaunihera o Te Hiku o te Ika ki te mahi me te ngākau auaha me te whakamahi i ngā pūkenga me te mātauranga i roto i ngā wānanga me ngā whakataunga kia whakatūria ai tētahi Hapori e matatika ana, e tū kotahi ana ka mutu ka whakapiki anō i te oranga o tō tātou rohe, ka whakatau anō i ngā take o te rohe i runga i te tika me te pono.

We ask that through Council discussions and decisions the representatives we have elected may govern the Far North District with imagination, skill and wisdom to achieve a fairer and more united Community that enhances the wellbeing of our district and solves the District's problems efficiently and effectively.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a Member thinks they may have a conflict of interest, they can seek advice from the Chief Executive Officer or the Manager - Democracy Services (preferably before the meeting).

It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

Elected Member - Register of Interests

3 NGĀ TONO KŌRERO / DEPUTATIONS

No requests for deputations were received at the time of the Agenda going to print.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

5 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

5.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: **A4909851**

Author: **Marysa Maheno, Democracy Advisor**

Authoriser: **Aisha Huriwai, Manager - Democracy Services**

TAKE PŪRONGO / PURPOSE OF THE REPORT

The minutes are attached to allow Council to confirm that the minutes are a true and correct record of previous meetings.

TŪTOHUNGA / RECOMMENDATION

That Council confirm the minutes of the Council meeting held 12 September 2024 and Extraordinary Council meetings held 6 September and 24 September 2024 as a true and correct record.

1) TĀHUHU KŌRERO / BACKGROUND

Local Government Act 2002 Schedule 7 Section 28 states that a local authority must keep minutes of its proceedings. The minutes of these proceedings duly entered and authenticated as prescribed by a local authority are prima facie evidence of those meetings.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the meetings are attached.

Far North District Council Standing Orders Section 27.3 states that no discussion shall arise on the substance of the minutes in any succeeding meeting, except as to their correctness.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The reason for the recommendation is to confirm the minutes are a true and correct record of the previous meetings.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or the need for budgetary provision as a result of this report.

ĀPITIHANGA / ATTACHMENTS

1. **2024-09-06 Council Minutes - A4867897**
2. **2024-09-12 Council Minutes - A4875728**
3. **2024-09-24 Council Minutes - A4896221**

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	This is a matter of low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	This report complies with the Local Government Act 2002 Schedule 7 Section 28.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	It is the responsibility of each meeting to confirm their minutes therefore the views of another meeting are not relevant.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori in confirming minutes from previous meeting. Any implications on Māori arising from matters included in meeting minutes should be considered as part of the relevant report.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	This report is asking for minutes to be confirmed as true and correct record, any interests that affect other people should be considered as part of the individual reports.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or the need for budgetary provision arising from this report
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

UNCONFIRMED

MINUTES OF FAR NORTH DISTRICT COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE NGAWHA INNOVATION PARK, 5449, SH 12, KAIKOHE
ON FRIDAY, 6 SEPTEMBER 2024 AT 10:03AM

PRESENT: Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Felicity Foy, Cr Hilda Halkyard-Harawira, Cr Babe Kapa, Cr Penetaui Kleskovic, Cr Steve McNally, Cr Mate Radich, Cr Tāmati Rākena, Cr John Vujcich

IN ATTENDANCE: Belinda Ward (Chairperson Bay of Island Whangaroa Community Board), Chicky Rudkin (Chairperson Kaikohe-Hokianga Community Board), Rachel Baucke (Te Hiku Community Board Member)(online), Kawiti Waetford (Kaiwhakawhiti Reo – Language Interpreter), Dale Ofsofske (Principal Electoral Officer – Electoral Services)(online)

STAFF PRESENT: Guy Holroyd (Chief Executive Officer), Rebecca Rowsell (Senior Solicitor), Piripi Rākena (Kaiarahi Kaupapa Māori), Lawrence Wharerau (Kaiarahi Kaupapa Māori), Llani Lloyd (Manager – Te Hono), Jude Campbell (Policy Advisor – Te Hono), Marlema Baker (Te Kuaka Te Ao Māori Coordinator), Donna Hippolite (Pouawhina Manukura), Jamie-Lee Pulham (Executive Assistant to Group Manager - Strategic Relationship), Charlie Billington (Group Manager – Corporate Services), Tanya Proctor (Head of Infrastructure), Jacine Warmington (Group Manager – Strategic Relationship), Ruben Garcia (Group Manager – Communications and Engagement), Aisha Huriwai (Manager- Democracy Services), Imrie Dunn (Democracy Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:03am Kahika-Mayor Moko Tepania commenced the meeting.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGY

RESOLUTION 2024/116

Moved: Kahika - Mayor Moko Tepania
Seconded: Cr Penetaui Kleskovic

That the apology received from Cr Ann Court be accepted and a leave of absence granted. And that an apology from Community Board Chair Adele Gardner be noted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

- Pita Tipene representing Te Rūnanga o Ngāti Hine in regard to agenda item 5.1 Māori Wards
- Huhana Lyndon (virtual) in regard to agenda item 5.1 Māori Wards
- Tipene Kapa-Kingi representing Te Rūnanga Nui o Te Aupōuri in regard to agenda item 5.1 Māori Wards

- Raniera Kaio (virtual) representing Te Rūnanga o Whaingaroa in regard to agenda item 5.1 Māori Wards
- Waikoru Wikaira no Te Kura Kaupapa Māori o Hokianga in regard to agenda item 5.1 Māori Wards
- Kipa Munro representing Te Rūnanga o Ngāti Rēhia Charitable Trust in regard to agenda item 5.1 Māori Wards
- Michael Feyen in regard to agenda item 5.1 Māori Wards
- Tamarah Waiomio-Ashby no Te Kura Kaupapa o Te Rangi Aniwaniwa in regard to agenda item 5.1 Māori Wards
- Kingi Rakete-Tane no Te Kura Kaupapa Māori o Kaikohe in regard to agenda item 5.1 Māori Wards

Attachments tabled at meeting

1 Te Kahu o Taonui letter document number A4874825 refers
2 Ngāti Rēhia letter document number A4874824 refers
3 Te Rau Arena - Te Whiu Hapū letter document number A4874826 refers

At 11:07 am, Kōwhai Kelly Stratford left the meeting and returned at 11:10 am.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Māramataka today is Ouenuku.
- Incredibly humbled to go down with the Northern delegation to pay respects to Kingi Tuheitia for his tangihanga.
- Acknowledge the extension of a new monarch Te Arikinui Kuini Nga Wai Hono i te Pō.
- Huge amount of respect given to the Kingitanga movement.

At 12:20 pm, Cr Babe Kapa left the meeting and returned at 12:25 pm.
At 12:46 pm, Cr Mate Radich left the meeting and returned at 12:59 pm.

5 NGĀ PŪRONGO / REPORTS

SUSPENSION OF STANDING ORDERS

RESOLUTION 2024/117

Moved: Kahika - Mayor Moko Tepania
Seconded: Cr Penetaui Kleskovic

That Council Standing Order 4.2 be suspended.

CARRIED

5.1 LOCAL GOVERNMENT (ELECTORAL LEGISLATION AND MĀORI WARDS AND MĀORI CONSTITUENCIES) AMENDMENT ACT

Agenda item 5.1 document number A4814326, pages 6 - 10 refers.

RESOLUTION 2024/118

Moved: Cr Tāmati Rākena
Seconded: Cr Penetaui Kleskovic

That Council:

a) reaffirm its decision previously made on 9 May 2024, alongside Mana Whenua and the community, to retain the Nga Tai o Tokerau Māori Ward; and

b) conduct a discriminatory binding poll that is being forced on us against our will with the 2025 local elections on whether Māori Wards will be in place for the 2028 and 2031 local body elections, and

c) direct the CEO to explore the legal implications of the Council not holding a discriminatory binding poll alongside the 2025 local body elections and report back to our Te Tiriti centric Te Kuaka - Te Ao Māori Standing Committee by December 2024.

In Favour: Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, and Crs Felicity Foy, Hilda Halkyard-Harawira, Babe Kapa, Penetaui Kleskovic, Steve McNally, Mate Radich, Tāmati Rākena and John Vujcich

CARRIED

At 1:12 pm, meeting was adjourned.
At 1:12 pm, Cr Mate Radich left the meeting.
At 1:42 pm, meeting was resumed.

6 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2024/119

Moved: Kahika - Mayor Moko Tepania
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
6.1 - Amendments to Delegations under the Resource Management Act 1991	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
6.2 - Far North Holdings Limited financier change to LGFA	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would

		exist under section 6 or section 7

And that the following are permitted to remain in the Public Excluded part of the meeting:

- **Community Board Chairs Belinda Ward, and Chicky Rudkin and Community Board Member Rachel Baucke**
- **Kawiti Waetford Kaiwhakawhiti Reo – Language Interpreter**

CARRIED

CONFIRMATION OF INFORMATION AND DECISIONS TO BE RELEASED IN PUBLIC

At the conclusion of the public exclusion Council confirmed the following decisions be restated in public meeting:

Amendments to Delegations under the Resource Management Act 1991

That Council:

a) adopt the updated Register of Delegations: Part 1 Delegations from council to staff - Resource Management Act 1991 (Attachment 1);

b) adopt the updated Register of Delegations: Delegations from Council to Approved Hearings Commissioners- Resource Management Act 1991 (Attachment 2).

Far North Holdings Limited Financier Change to LGFA

That Council as the sole shareholder of Far North Holdings Limited (FNHL / Company) and as sole entitled person of FNHL pursuant to sections 107 and 129 (as to major transactions) of the Companies Act 1993 and clause 7.1 of the FNHL Constitution;

a) approve FNHL entering into a loan facility directly with the Local Government Funding Agency (LGFA) and confirm, approve and ratify the board resolutions of FNHL (in the form of Attachment 7) and the Documents and Transactions as defined therein in connection with such loan facility;

b) authorise FNHL to make an offer of shares as per the Notice of Offer of Shares document (Attachment 1) and approves the issue of such shares;

c) accept FNHL's Offer of Shares as per the Notice of Offer of Shares document (Attachment 1);

d) authorise the Chief Executive to execute the following documentation on behalf of the Council:

   i. Notice of Offer of Shares (Attachment 1);

   ii. Far North Holdings Limited entitled person agreement (Attachment 2);

   iii. Officer's Certificate for Multi-Issuer Deed (Attachment 3); and

   iv. Section 118 Certificate - Chief Executive Certificate – Far North District Council (Attachment 4);

e) authorise two Elected Members to execute the following documentation on behalf of Council:

i. Acknowledgement section of Accession Deed to MID – Far North Holdings Limited; (Attachment 5); and

ii. Acknowledgement section of Accession Deed to NSA – Far North Holdings Limited (Attachment 6).

f) authorise the Chief Executive, on behalf of Council, to review the documentation (Attachments 1-7) prior to execution and make any such minor amendments as may be required.

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

At 1:52 pm, Kahika - Moko Tepania closed the meeting with a karakia.

8 MEETING CLOSE

The meeting closed at 1:52 pm.

The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 17 October 2024.

.....

CHAIRPERSON

UNCONFIRMED

MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON THURSDAY, 12 SEPTEMBER 2024 AT 10:08 AM

PRESENT: Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Ann Court, Cr Felicity Foy, Cr Hilda Halkyard-Harawira, Cr Babe Kapa, Cr Penetaui Kleskovic, Cr Steve McNally (virtual), Cr Mate Radich (virtual), Cr Tāmati Rākena, Cr John Vujcich.

IN ATTENDANCE: Chicky Rudkin (Chairperson - Kaikohe-Hokianga Community Board), Belinda Ward (Chairperson - Bay of Islands-Whangaroa Community Board), Adele Gardner (Chairperson - Te Hiku Community Board).

STAFF PRESENT: Aisha Huriwai (Manager – Democracy Services), Maria Bullen (Democracy Advisor), Marlema Baker (Te Kuaka Committee Co-ordinator), Tanya Proctor (Head of Infrastructure Strategy), Jonathan Slavich (Chief Financial Officer), Nadine Hopkins (Executive Projects Advisor), Esther Powell (Manager – Climate Action & Resilience), Jacine Warmington (Group Manager – Strategic Relationships), Charlie Billington (Acting Chief Executive Officer), Kevin Johnson (Group Manager – Delivery and Operations), Carla Ditchfield (Manager – Legal Services), Ruben Garcia (Group Manager – Community and Engagement).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:08am, Kahika/Mayor Moko Tepania commenced the meeting with a karakia.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST

- There were no apologies.

3 NGĀ TONO KŌRERO / DEPUTATION

- Wally Hicks spoke in relation to Kohukohu Hall.
- Jane Hindle spoke in relation to Kororāreka/Russell Placemaking – Traffic Changes Pilot on The Strand report.
- Sam Stewart representing Coast to Coast Cat Rescue spoke in relation to the Keeping of Animals Bylaw report.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Māramataka today is Ariroa.
- Mihi to Interpreters for Council meeting, who are two Year 13 students, AJ and Pairama from Te Kura Kaupapa Māori o Kaikohe
- Charlie Billington acting as Chief Executive.
- Item 6.6, review of Land Drainage Bylaw has withdrawn from this meeting and will be brought to an Extraordinary Council meeting.
- Mihi to four students, Tuhingaia Manihera Elite Reti, Pou Ariki Hemara-Daniels and Hineteaio Chapman, who represented the North for Ngā Manu Kōrero nationals
- Mihi to Letitia Butler, who is from the Far North for making it on to The Voice Australia.

- Te Wiki o Te Reo Māori
- Hato Hone St John, Kaikohe are looking for volunteers. A qualification is required. Courses starting soon, register interest by 15 September.
- Mihi to Barrier Air for their services.
- Delegation from Croatia visited FNDC Kaikohe and Te Hiku.

At 10:42 am, the meeting was adjourned and resumed at 10:45 am.
At 10:46 am, Cr Kleskovic left the meeting and returned at 11:03 am.

5 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

5.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 5.1 document number A4836991, pages 6 - 21 refers.

RESOLUTION 2024/120

Moved: Kahika - Mayor Moko Tepania
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council confirm the minutes of the Council meeting held 8 August 2024 as a true and correct record.

CARRIED

6 NGĀ PŪRONGO / REPORTS

6.1 ENDORSEMENT OF TE RERENGA - TAITOKERAU NORTHLAND ECONOMIC WELLBEING PATHWAY

Agenda item 6.1 document number A4314183, pages 22 - 53 refers.

MOTION

Moved: Cr John Vujcich
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council endorse Te Rerenga – Taitokerau Northland Economic Wellbeing Pathway.

AMENDMENT

Moved: Cr Felicity Foy
Seconded: Kahika - Mayor Moko Tepania

And that council request joint regional economic development committee (JREDC) investigate a tranche of work to ensure the plan can be enabled through council statutory documents.

CARRIED

The amendment became the substantive motion.

RESOLUTION 2024/121
Moved: Kahika - Mayor Moko Tepania
Seconded: Cr Penetaui Kleskovic

a) That Council endorse Te Rerenga – Taitokerau Northland Economic Wellbeing

Pathway.

b) And that council request joint regional economic development committee (JREDC) investigate a tranche of work to ensure the plan can be enabled through council statutory documents.

Abstained: Cr Babe Kapa and Cr Ann Court

CARRIED

6.2 TOP ENERGY EASEMENT OVER RESERVE MOERUA PARK

Agenda item 6.2 document number A4844652, pages 54 - 81 refers.

RESOLUTION 2024/122

Moved: Kahika - Mayor Moko Tepania
Seconded: Cr Penetaui Kleskovic

That Council grant an easement in gross in favour of Top Energy Limited for a right to convey electricity and telecommunications pursuant to section 48(1)(a) and (d) of the Reserves Act 1977 on Part Lot 27 Deposited Plan 405 contained in Record of Title NA19A/1151 being part of Moerua Park, Kaitāia on the terms set out in the form of easement instrument (Attachment 1 Schedule 2).

CARRIED

6.3 NOTIFICATION OF VARIATION 1 - MINOR CORRECTIONS AND OTHER MATTERS - TO THE PROPOSED FAR NORTH DISTRICT PLAN

Agenda item 6.3 document number A4777861, pages 82 – 281 refers.

RESOLUTION 2024/123

Moved: Cr Felicity Foy
Seconded: Kahika - Mayor Moko Tepania

a) That Variation 1 – Minor Corrections and Other Matters including section 32 analysis is recommended for public notification pursuant to clause 16A of the First Schedule of the Resource Management Act 1991.

b) That the Group Manager Planning and Policy is authorised to make any minor editorial or technical amendments to Variation 1 – Minor Corrections and Other Matter including the section 32 analysis deemed necessary prior to notification.

Abstained: Cr Ann Court

CARRIED

6.4 KEEPING OF ANIMALS BYLAW- APPROVAL OF DRAFT FOR PUBLIC CONSULTATION

Agenda item 6.4 document number A4763238, pages 282 – 296 refers.

RESOLUTION 2024/124

Moved: Cr Ann Court

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council:

a) approves the Statement of Proposal for a new Keeping of Animals Bylaw in Attachment 1 to be released for public consultation to meet the requirements of section 156 of the Local Government Act 2002.

b) approves a minimum four-week period for making written submission on the proposal in Attachment 1.

c) approves to hear any oral submissions and agrees to delegate to the Mayor, the power to arrange and change the date of the oral presentations of submissions.

d) directs Council staff to make all necessary logistical arrangements for people to be heard in person in the council chambers or online via Microsoft Teams.

e) Authorises the Chief Executive to make minor changes to the proposal for a new Keeping of Animals Bylaw to correct grammatical or spelling error, or formatting.

Abstained: Cr Penetaui Kleskovic

CARRIED

6.5 REVIEW OF CONTROL OF EARTHWORKS BYLAW

Agenda item 6.5 document number A4821340, pages 297 - 309 refers.

RESOLUTION 2024/125

Moved: Cr Ann Court
Seconded: Cr Felicity Foy

That Council:

a) approve, under section 158 of the Local Government Act 2002, the Control of Earthworks Bylaw has been reviewed.

b) approve, under section 155(1) of the Local Government Act 2002, that a bylaw is the most appropriate way of addressing problems related to the control of earthworks.

c) approve, under section 155(2) of the Local Government Act 2002, the Control of Earthworks Bylaw:

1. i) is the most appropriate form of bylaw

2. ii) does not give rise to any implications under the New Zealand Bill of Rights Act 1990.

d) Approve, to continue the Control of Earthworks Bylaw without amendment under section 145 of the Local Government Act 2002.

CARRIED

6.7 KORORĀREKA/RUSSELL PLACEMAKING - TRAFFIC CHANGES PILOT ON THE STRAND

Agenda item 6.7 document number A4842371, pages 322 - 331 refers.

RESOLUTION 2024/126

Moved: Kōwhai - Deputy Mayor Kelly Stratford
Seconded: Cr John Vujcich

That Council approve a pilot commencing late 2024 for six-months, during which the use of The Strand is changed to:

Option 3: Essential Vehicle Access Only from Cass Street to Pitt Street with the remainder of The Strand as a Shared Space (Attachment 1 Map 3).

CARRIED

6.2 CARRY FORWARDS FOR CAPITAL PROGRAMME 2023-24

Supplementary Agenda item 6.2 document number A4873834, pages 6 - 18 refers

MOTION

Moved: Cr Ann Court
Seconded: Kahika - Mayor Moko Tepania

That the Council approve the capital budgets identified in the report "Carry Forwards Capital Programme 2023-24" totalling $45,869,656 be carried forward to the 2024-25 financial year.

AMENDMENT

Moved: Cr Felicity Foy
Seconded: Cr Penetaui Kleskovic

That Council leave to lie the capital budgets identified in the report "Carry Forwards Capital Programme 2023-24" totalling $45,869,656 be carried forward to the 2024-25 financial year pending workshop.

Abstained: Crs Mate Radich and Tāmati Rākena

LOST

RESOLUTION 2024/127

Moved: Kahika - Mayor Moko Tepania
Seconded: Cr Babe Kapa

That the Council approve the capital budgets identified in the report "Carry Forwards Capital Programme 2023-24" totalling $45,869,656 be carried forward to the 2024-25 financial year.

Abstained: Crs Hilda Halkyard-Harawira, Mate Radich and Tāmati Rākena

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 RESIDENT OPINION SURVEY RESULTS

Agenda item 7.1 document number A4835981, pages 332 - 440 refers.

RESOLUTION 2024/128

Moved: Cr Penetaui Kleskovic
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That the Council receive the report Resident Opinion Survey results.

CARRIED

7.2 COMMUNITY BOARD MINUTES - AUGUST 2024

Agenda item 7.2 document number A4836939, pages 441 - 452 refers

RESOLUTION 2024/129

Moved: Cr John Vujcich
Seconded: Cr Felicity Foy

That Council note the following Community Board minutes:

- **13 August 2024 Te Hiku Community Board;**
- **15 August 2024 Bay of Islands-Whangaroa Community Board; and**
- **16 August 2024 Kaikohe-Hokianga Community Board**

CARRIED

7.3 MAYOR AND COUNCILLOR'S REPORTS

Agenda item 7.3 document number A4836964, pages 453 - 492 refers.

RESOLUTION 2024/130

Moved: Kahika - Mayor Moko Tepania
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council

a) note the reports submitted by Kahika Moko Tepania, Kōwhai Kelly Stratford and Crs Ann Court, Hilda Halkyard-Harawira, John Vujcich, Tāmati Rākena, Penetaui Kleskovic and Babe Kapa be received; and

b) note the verbal reports received from Crs Felicity Foy, Steve McNally and Mate Radich.

CARRIED

Attachments tabled at meeting

1 Member Report - Cr Penetaui Kleskovic
2 Member Report - Cr Tāmati Rākena
3 Member Report - Cr Babe Kapa

7.4 COUNCIL OPEN RESOLUTIONS UPDATE SEPTEMBER 2024

Agenda item 7.4 document number A4836974, pages 493 - 528 refers.

RESOLUTION 2024/131

Moved: Cr John Vujcich
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That Council receive the report Council Open Resolution Update September 2024.

CARRIED

At 12:14pm, Cr Tāmati Rākena left the meeting and returned at 12:17pm.

8 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2024/132

Moved: Kahika - Mayor Moko Tepania
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Confirmation of Previous Minutes - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - Options and Next Steps Relating to Divestment of the Housing for the Elderly Portfolio	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - Council Public Excluded Open Resolutions Update September 2024	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

8.4 - Supplier Recommendation Report: Award of FNDC Contract 7/23/105 for Emergency Slip Repair on West Coast Road, Motutī (RP16740)	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.1 - Far North Holdings Limited Board Reappointments	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.5 - Supplier Recommendation Report - Donald Road Catchment Wastewater Upgrades Tender	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(c)(i) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.6 - Kaikohe Infrastructure Acceleration Fund Detailed Design Procurement	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - Kaitāia Airport	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would

	commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	exist under section 6 or section 7

CARRIED

CONFIRMATION OF INFORMATION AND DECISIONS TO BE RELEASED IN PUBLIC

At the conclusion of the public excluded discussion, Council confirmed the following decision be restated in public meeting as follows:

Supplier recommendation report: award of fndc contract 7/23/105 for emergency slip repair on west coast road, motutī (rp16740)

That Council:

a) approves the award of the FNDC Contract 7/23/105 - EW PH3 - West Coast Road, Motutī (RP16740) to CLL Solutions Limited (CLL) at the tendered sum of $REDACTED, and

b) approves a Contingency to a maximum sum of $REDACTED

Supplier Recommendation Report - Donald Road Catchment Wastewater Upgrades Tender

That Council:

a) Award Contract 7/24/16 – Donald Road Wastewater Network Upgrades to United Civil Construction for a contract value of $REDACTED + GST and

b) Delegates authority to the Chief Executive to execute the associated document approval

i) Contract signing

ii) Supplier recommendation approval

iii) Purchase order approval

iv) Variations to the contract to a total value of $REDACTED

9 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

At 4:08 pm, Kahika/Mayor Moko Tepania closed the meeting with a karakia.

10 MEETING CLOSE

The meeting closed at 4:08pm.

The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 17 October 2024.

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CHAIRPERSON

UNCONFIRMED

MINUTES OF FAR NORTH DISTRICT COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON TUESDAY, 24 SEPTEMBER 2024 AT 12:32PM

PRESENT: Kahika - Mayor Moko Tepania, Kōwhai - Deputy Mayor Kelly Stratford, Cr Ann Court, Cr Felicity Foy (online), Cr Hilda Halkyard-Harawira (online), Cr Babe Kapa, Cr Steve McNally (online), Cr Mate Radich (online), Cr John Vujcich

IN ATTENDANCE: Community Board Chairs Adele Gardner (online), Chicky Rudkin, and Belinda Ward (online)

STAFF PRESENT: Guy Holroyd (Chief Executive Officer), Marysa Maheno (Democracy Advisor), Casey Gannon (Democracy Advisor), Esther Powell (Manager - Climate Action and Resilience), Carla Ditchfield (Manager – Legal Services), Nicola Smith (Group Manager - Community and Engagement)(acting), Charlie Billington (Group Manager – Corporate Services), Donald Sheppard (Policy Advisor), Imrie Dunn (Democracy Advisor), Jacine Warmington (Group Manager – Strategic Relationships), Ken Lewis (Manager - Communications and Engagement), Tanya Proctor (Head of Infrastructure Strategy)

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika/Mayor Moko Tepania commenced the meeting with a prayer.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST

APOLOGY

RESOLUTION 2024/132

Moved: Kahika - Mayor Moko Tepania
Seconded: Kōwhai - Deputy Mayor Kelly Stratford

That the apologies received from Cr Penetaui Kleskovic and Cr Tāmati Rākena be accepted and leave of absence granted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

There were no deputations.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

- Kahika - Mayor Moko Tepania acknowledged the passing of Judy Cooper and also Cyril Chapman. The room held a minute of silence in respect of their passing.

5 NGĀ PŪRONGO / REPORTS

5.1 FUTURE OF SEVERELY AFFECTED LAND - VOLUNTARY BUY-OUT AND RELOCATION POLICY - APPROVAL FOR PUBLIC CONSULTATION

Agenda item 5.1 document number A4885741, pages 6 - 24 refers

RESOLUTION 2024/133

Moved: Kōwhai - Deputy Mayor Kelly Stratford
Seconded: Cr John Vujcich

That Council:

a) Approves the FOSAL Voluntary Buyout and Relocation Policy September 2024;

b) Approves the Proposal for the FOSAL Voluntary Buyout and Relocation Policy September 2024 for public consultation;

c) Agrees the period for making written submissions on the Proposal will be two (2) weeks.

In Favour: Crs Moko Tepania, Kelly Stratford, Felicity Foy, Hilda Halkyard-Harawira, Babe Kapa, Steve McNally and John Vujcich

Against: Cr Ann Court

Abstained: Cr Mate Radich

CARRIED 7/1

Note: Cr Court requested for legal opinion to go out with consultation for the public.

5.2 REVIEW OF LAND DRAINAGE BYLAW

Agenda item 5.2 document number A4835051, pages 25 - 35 refers

RESOLUTION 2024/134

Moved: Cr Steve McNally
Seconded: Cr Felicity Foy

That Council:

1. **Approve, under section 155(1) of the Local Government Act 2002, that a bylaw is still the most appropriate way of addressing problems related to land drainage in the four land drainage districts in Te Hiku Ward;**
2. **Approve, under 155(2) of the Local Government Act 2002, that the current form of the Land Drainage Bylaw is not the most appropriate;**
3. **Approve, under section 155(3) of the Local Government Act 2002, the Land Drainage Bylaw does not give rise to any implications under the New Zealand Bill of Rights Act 1990.**
4. **Approve, the Land Drainage Bylaw 2019 continues with amendment.**

CARRIED

At 1:44 pm, Kōwhai - Deputy Mayor Kelly Stratford left the meeting.

At 1:50 pm, Cr Babe Kapa left the meeting.

At 1:51 pm, Kōwhai - Deputy Mayor Kelly Stratford returned to the meeting.

At 1:59 pm, Cr Babe Kapa returned to the meeting.

7 MEETING CLOSE

The meeting closed at 2:06pm.

The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 17 October 2024.

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CHAIRPERSON

6 NGĀ PŪRONGO / REPORTS

6.1 TEMPORARY ROAD CLOSURE - INTERNATIONAL RALLY OF WHANGĀREI

File Number: **A4841092**

Author: **Cath Beaumont, Road Corridor Manager**

Authoriser: **Tanya Proctor, Head of Infrastructure Strategy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this paper is to obtain Council approval for temporary road closures.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The task of approving Road Closures, specifically for the safe operations for events, cannot be delegated by council.
- Advertising of each event will take place approximately at least a minimum of 42 days before proposed event and 1 week before the event in accordance with the transport (Vehicular Traffic Road Closure) Regulations 1965.
- Without Council approval the International Rally of Whangārei can not take place, in the Far North District.

TŪTOHUNGA / RECOMMENDATION

That Council approve the proposed temporary road closure to accommodate the safe operations of the International Rally of Whangārei

1) TĀHUHU KŌRERO / BACKGROUND

The event is the final round of the FIA, Asia Pacific Rally Championship, and the New Zealand Rally Championship.

The Following Road Closures are the same as were in place for the event in 2023, Road Closures and times are:

Special Stages 2 and 6 Akerama

Saturday November 9th 6:30am – 9:25am and 11:25am – 15:25pm

- **Tapuhi Road,**

  Starts from 184 Tapuhi Road to Monument Road.

- **Monument Road**,

  Starts from Tapuhi Road to Akerama Road.

- **Akerama Road,**

  Starting at the intersection of Tapuhi and Monument Roads to the intersection with Russek Road and Akerama Road.

Special Stages 3 and 7 Crows Nest

Saturday November 9th 7:40am – 11:40am and 12:55am – 16:40pm

- **Paiaka Road**

  Starting at approximately 175 Paiaka Road and ending at the intersection of Paiaka and Browns Roads.

- **Browns Road**

Starting at the intersection of Paiaka and Browns Roads and ending at the intersection of Browns and Oetzmans Roads.

- **Oetzmans Road**

  Starting at the intersection of Browns and Oetzmans Roads and ending at the intersection of Oetzmans and Maromako-Towai Roads.

- **Maromaku–Towai Road**

  Starting at the intersection of Oetzman and Maromaku-Towai Roads and ending at the intersection of Maromaku-Towai and Marlow Roads.

Special Stages 4 & 8 Marlow

Saturday November 9th 7:55am – 12:10pm and 13:10pm – 16:55pm

- **Marlow Road** from House 928 to the district Boundary with WDC.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The Public Notice for this proposed temporary road closures have been advertised in the Northern News, Chronicle, Northland Age and FNDC Website for the first 42 days and a second public notice will go out 7 days leading up to this event.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

To enable the International Rally of Whangarei to take place in the Far North District.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are No Budgetary implications

ĀPITIHANGA / ATTACHMENTS

1. IROW24_FNDC_RoadClosureApplication_260724_v3 - A4840990 ⇩

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low Significance, the event organiser will be engaging with property owners and business and community groups that will be affected by their event with the road closures.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	For the purpose of holding on any road any vehicle races or trails, or any processions, carnivals, celebrations, sporting events, or other special events, the controlling authority may, subject to the provisions of these regulations, close the road to ordinary vehicular traffic for a period or series of periods of not more than 12 hours each in any consecutive 24 hours.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	There will be local relevance only to the area where the event will be held.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no specific implications for Māori. I have reached out to Te Hono for contacts for the organiser to contact and notify all who are affected by the road closures.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	N/A, but outlined in organisers event application.
State the financial implications and where budgetary provisions have been made to support this decision.	No budgetary implications.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed the report.

International Rally of Whangarei 08-10 Nov 2024

Attn: Far North District Council

To Whom this may concern,

I write to apply for temporary road closures for the 2024 International Rally of Whangarei. The event this year is to be held on 08-10 November 2024.

The event is the final round of the FIA, Asia Pacific Rally Championship, and the New Zealand Rally Championship.

The 2024 FIA, Asia Pacific Rally Championship series comprises of six rounds:-

Rnd 1	15 Mar - 17 Mar	South India Rally – India	Asia Cup
Rnd 2	12 Apr - 14 Apr	Rally of Otago – New Zealand	Pacific Cup
Rnd 3	07 Jun - 09 Jun	Rally Montre – Japan	Asia & Pacific Cups
Rnd 4	02 Aug - 04 Aug	Danau Toba Rally – Indonesia	Asia Cup
Rnd 5	21 Sep - 22 Sep	Rally Longyou – China	Asia Cup
Rnd 6	08 Nov - 10 Nov	Rally of Whangārei – New Zealand	Pacific Cup

The 2024 FIA Asia Pacific Rally Championship series also includes five FIA titles and our own Brian Green Property Group New Zealand Rally Championship includes 7 titles contested over the two days.

The Community groups that we are calling on to assist us with the event are Whangarei South Rotary Club, Opouwhanga Hall Committee, Kamo Club - Motorsport Section, Hikurangi Business Association, Hikurangi Lions Club, Mid Western Lions, Waipu Lions, Whangarei Rock n Roll Club, Northland Rugby and other local groups.

Rally New Zealand under take to:-

1. Contact all owners and occupiers of property adjacent to the road explaining details of the closure and deliver the first letter setting out the details of the road closure and a second letter in the ten days before the closure confirming the closure times and emergency procedures.
2. Erect signs at the intersections of the road during the month before the rally setting out the times of the road closure and the reconnaissance convoy date and times.
3. Details of the Traffic Management Plan are published in our “Safety Plan” which is prepared in accordance with the FIA Safety Standards. A copy of the Safety Plan will be forwarded to Council closer to the event. The TMP includes erecting Transit standard RG 16 “Road Closed” signs at all intersections which will be controlled by clearly identified marshals.
4. The Rally is being held under a MotorSport New Zealand Permit which includes Public Liability of $10 million. A copy of the Insurance Certificate is attached.
5. Provide full emergency services including St John Ambulance Paramedics and AREC radio communications. All owners and occupiers of affected properties will be advised how to contact these services in an emergency.
6. Authorise the New Zealand Police to open the closed road. Should any emergency arise access will be allowed for emergency vehicles.
7. Fully repair any damage to fences and private property.
8. Pay the costs of advertising the proposed closure.

PO Box 62021, Sylvia Park, Auckland 1644, New Zealand E:info@rallynz.org.nz P: +64 9 276 0882

International Rally of Whangarei 08-10 Nov 2024

Reconnaissance Thursday 07 & Friday 08 November 2024:
1. Reconnaissance Convoy - A two pass competitor reconnaissance convoy, supervised by rally officials, will travel over the roads to familiarise the drivers with the conditions. Residents will be advised of the times by letter and by signs erected at intersections.
2. Rally New Zealand Supervision - The convoy will have a lead and sweeper cars plus roving officials supervising road behaviour.
3. Police Supervision - Police will be in attendance.
4. Reconnaissance Cars - Cars used for reconnaissance will have identifying numbers on both rear side windows plus the windscreen, and headlights will be switched on.

Police Liaison:
The Whangarei Police are provided with maps and full details of both reconnaissance and the event.

Spectator Safety:
Our Safety team **attended the recent FIA 2023 Rally Safety Training Program**, so they are all up to date with the latest procedures and changes to FIA requirements. The importance of setting up special stages to ensure the safety of spectator viewing is a strategic part of event management. We continue to review our safety standards for the setting up of public areas. This includes:

- Identification of quality viewing areas
- Identification of danger points within the viewing area
- Erecting safety mesh fences plus taping to identify the areas where public can safely be located.
- To ensure at all times that personal safety is paramount.
- Training spectator safety marshals so that they can in a firm and polite manner advise the safety message to the public.

Rally New Zealand works with local community groups to make a spectator charge at controlled 'quality viewing areas". This is an excellent opportunity for local community groups to source funds from outside their area. This includes many opportunities to raise funds for paddock parking, food stalls and so on.

Road Maintenance:
Competitors are used to experiencing a wide variety of road surfaces, so no preparation is necessary. Rally New Zealand request Council to review their road grading timetable to ensure that grading is scheduled for **immediately after the rally, not before**. This will help to minimise resident concerns and costs.

Council and Resident Recognition:
Rally New Zealand wishes to sincerely thank both Far North District and Whangarei District Councils and Residents for their continuing support of rallying. This support allows your district and our country to gain valuable recognition, stimulate economic activity and provide residents with entertainment and leisure opportunities from this international event.

PO Box 62021, Sylvia Park, Auckland 1644, New Zealand E:info@rallynz.org.nz P: +64 9 276 0882

International Rally of Whangarei 08-10 Nov 2024

APPLICATION BY : **RALLY NEW ZEALAND**

TO : **FAR NORTH DISTRICT COUNCIL**

FOR : **TEMPORARY ROAD CLOSURE**

To ensure safety, Rally New Zealand will be restricting spectator access for a distance of 100 metres from the specified road and all adjoining side roads.

The road closure times in this application are based on the maximum time allowance for competitors running at the end of the field. In the normal course we would anticipate that we would be able to open the road approximately 60 minutes earlier.

Rally New Zealand recommends that Council review their grading timetable so that the planned road grading around the date of the rally is made immediately following the Rally. This will help to minimise both costs and resident concerns.

RALLY TEMPORARY ROAD CLOSURES

PO Box 62021, Sylvia Park, Auckland 1644, New Zealand E:info@rallynz.org.nz P: +64 9 276 0882

Te Kaunihera o Te Hiku o te Ika Far North District Council

RALLY WHANGAREI

FIA ASIA-PACIFIC RALLY CHAMPIONSHIP

International Rally of Whangarei 08-10 Nov 2024

SATURDAY 09 NOMEMBER 2024

SS 2 & 6 AKERAMA – AS PER MAP

Tapuhi Road from 184 Tapuhi Road to Monument Road

- including intersection/s with
  - Waiotu Block Road
  - Morgans Road (No Exit)

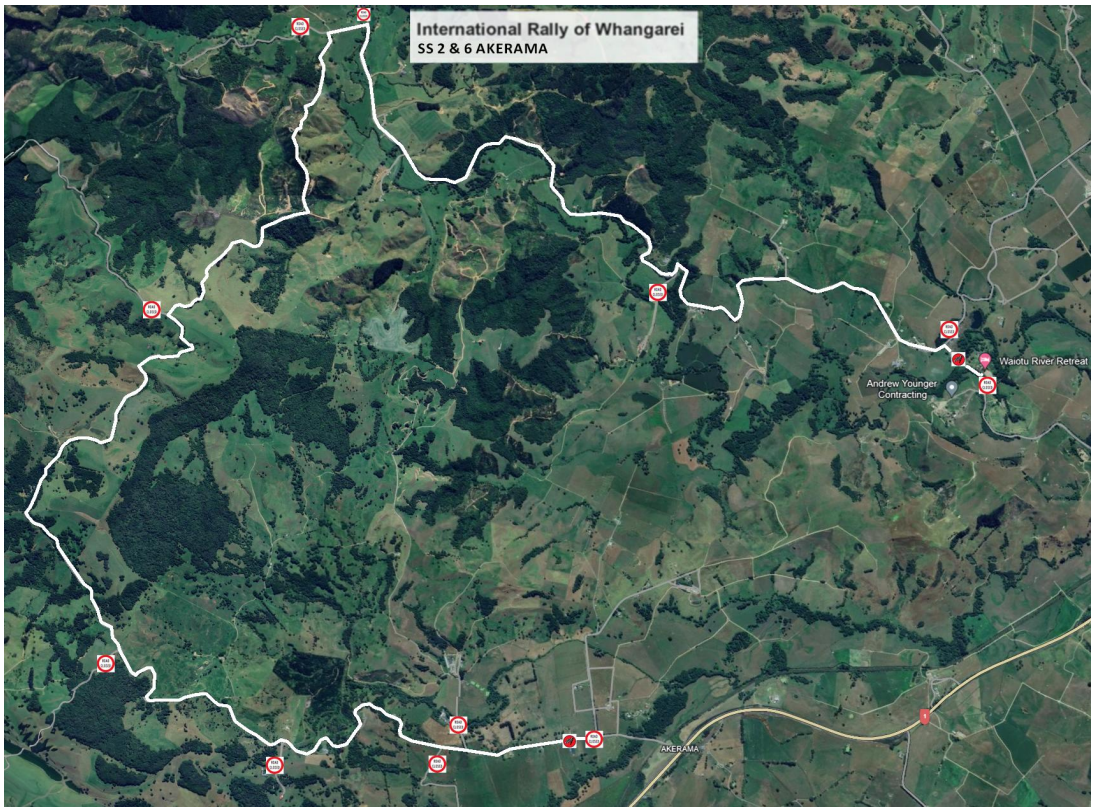
Monument Road from Tapuhi Road to Akerama Road

- including intersection/s with
  - Tahiwi Road (No Exit)
  - Hayters Road (No Exit)

Akerama Road to the intersection with Russek Road

- including intersection/s with
  - Haile Road (No Exit)

Period of Closure: 06:30 – 09:25hrs and 11:25 – 15:25hrs
Estimated Number of Cars: 60



MotorSport New Zealand · Far North District Council · PAKnSAVE WHANGAREI · RICOH imagine. change. · ENEOS MOTOR OIL · Hirepool · NZRC

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International Rally of Whangarei 08-10 Nov 2024

SATURDAY 09 NOMEMBER 2024

SS 3 & 7 CROWS NEST - AS PER MAP –

[Note: this stage includes FNDC & WDC roads based on the boundary on Paiaka Road]

Crows Nest Road from SH 1 to Paiaka Road

Paiaka Road from Crows Nest Road to Browns Road

- including intersection/s with
  - Wallace Road (No Exit)
  - Rusk Road

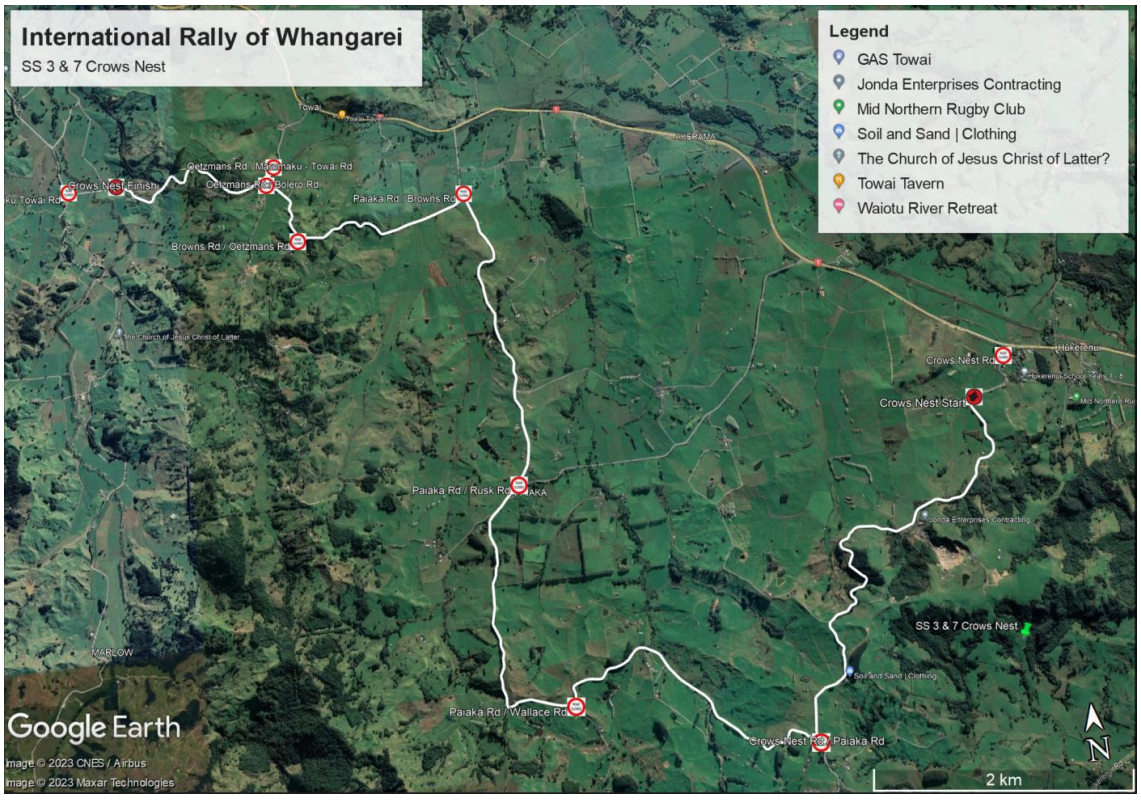
Browns Road from Paiaka Road to Oetzmans Road

Oetzmans Road from Browns Road to Maromaku-Towai Road

- including intersection/s with
  - Bolero Road (No Exit)

Maromaku – Towai Road from Oetzmens Road to Marlow Road

Period of Closure 07:40 – 11:40hrs and 12:55 – 16:40hrs
Estimated Number of Cars: 60



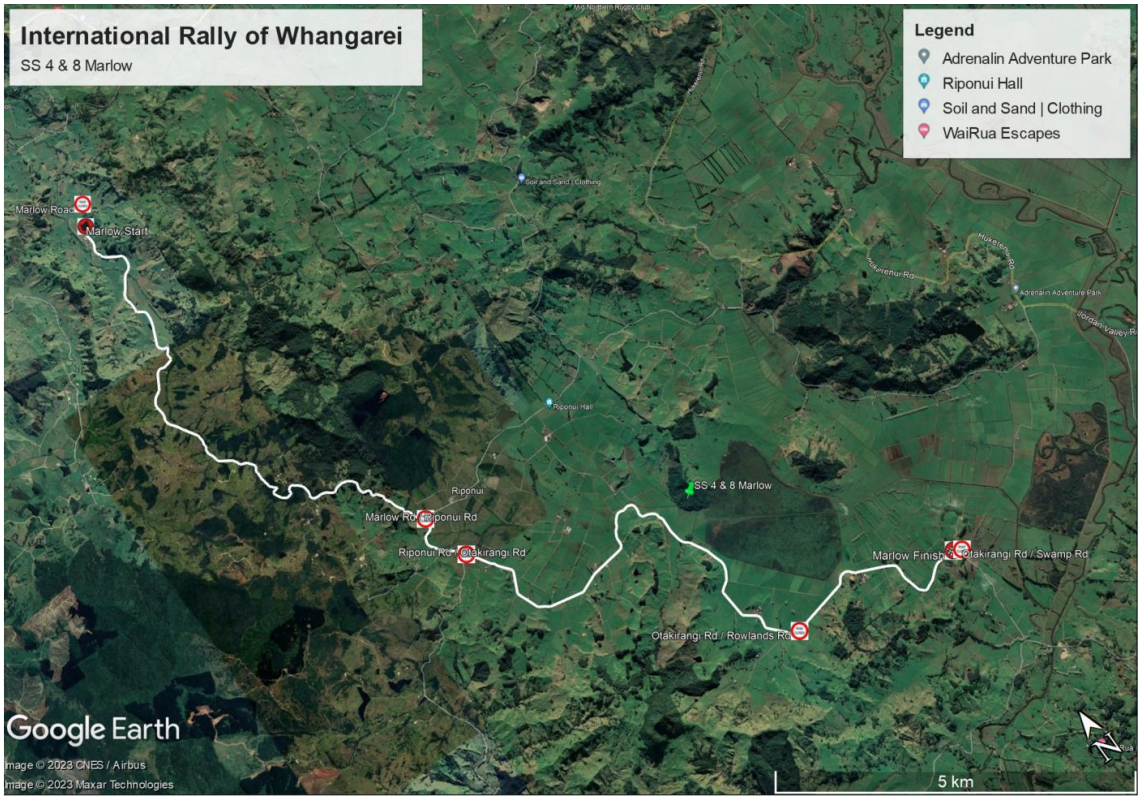
SATURDAY 09 NOMEMBER 2024

International Rally of Whangarei 08-10 Nov 2024

SS 4 & 8 MARLOW – AS PER MAP

Marlow Road from House 926 to the District Boundary with WDC

Period of Closure 07:55 – 12:10hrs and 13:10 – 16:55hrs
Estimated Number of Cars: 60



International Rally of Whangarei **08-10 Nov 2024**

CONTACT US

Please contact Simon or Jim if you require any further information or representation to Council.

Yours sincerely





Simon Bell
International Rally of Whangarei
p: 021856277 | e: simon@sultants.co.nz

Jim Matangi
International Rally of Whangarei
p: 0276146493 | e: jim.matangi@gmail.com

www.rallywhangarei.co.nz

Following Appendices:

1. Road Closure Timetable
2. Proposed Event Maps – Day One
3. Proposed Event Route & Speed Schedule – Day One
4. Public Liability Insurance Certificate

PO Box 62021, Sylvia Park, Auckland 1644, New Zealand E:info@rallynz.org.nz P: +64 9 276 0882

Te Kaunihera o Te Hiku o te Ika Far North District Council

RALLY WHANGAREI

FIA ASIA-PACIFIC RALLY CHAMPIONSHIP

International Rally of Whangarei 08-10 Nov 2024

1 - ROAD / LOCATION CLOSURE TIMETABLE

SS / EVENT	Name	Km	1st car	Closure Time	Council
WEDNESDAY 06 NOVEMBER 2024					
Pre-Event Test Stage	Test Stage		9:00	08:00 - 17:00	Whangarei DC
Pohe Island Service Park	Service Park Closure		0:00	8am Wednesday 06th to 8pm Sunday 10th November	Whangarei DC
FRIDAY 08 NOVEMBER 2024					
Pohe Island Shakedown	Pohe Island & Dave Culham Drive		12:55	10:00 – 15:00 (Stop & Go Only)	Whangarei DC
Offical Rally Start	Cameron Street		17:30	15:00 - 19:00	Whangarei DC
SATURDAY 09 NOVEMBER 2024					
1	Helena 1	13.56	6:48	05.10 – 09.25	Whangarei DC
2	Akerama 1	15.19	7:41	06.00 – 09.25	Far North DC
Refuel	**Hikurangi Refuel & Meet the Drivers**		**8:21**	**07.00 - 15:00**	**Whangarei DC**
3	Crows Nest 1	16.07	9:04	07.40– 11.40	Whangarei DC / Far North DC
4	Marlow 1	19.66	9:32	07.55 – 12.10	Whangarei DC / Far North DC
5	Helena 2	13.56	12:00	10:25 – 14.40	Whangarei DC
6	Akerama 2	15.19	12:53	11.25 – 15.25	Far North DC
Refuel	**Hikurangi Refuel & Meet the Drivers**		**13:33**	**07.00 - 15:00**	**Whangarei DC**
7	Crows Nest 2	16.07	14:16	12.55 – 16.40	Whangarei DC / Far North
8	Marlow 2	19.66	14:44	13.10 – 16.55	Whangarei DC / Far North DC
9	Pohe Island Super Stage 1	1.80	17:15	14.00- 22:00	Whangarei DC
10	Pohe Island Super Stage 12	1.80	18:38	14.00- 22:00	Whangarei DC
SUNDAY 10 NOVEMBER 2024					
11	Otuhi 1	13.80	7:05	05.30 - 15.00	Whangarei DC
12	Waiotira 1	16.40	7:46	06.00 - 15.00	Whangarei DC
13	Durham 1	21.30	8:59	07.30 – 16.00	Whangarei DC

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International Rally of Whangarei **08-10 Nov 2024**

14	Waipu 1	15.80	9:37	08:00 – 17:00	Whangarei DC
15	Otuhi 2	13.80	11:03	05.30 - 15.00	Whangarei DC
16	Waiotira 2	16.40	12:40	06.00 - 15.30	Whangarei DC
17	Durham 2	21.30	13:57	07.30 – 16.00	Whangarei DC
18	Waipu 2	15.80	14:34	08:15 – 17:00	Whangarei DC
Finish	Pohe Island		15:27	14:00 - 18:00	Whangarei DC

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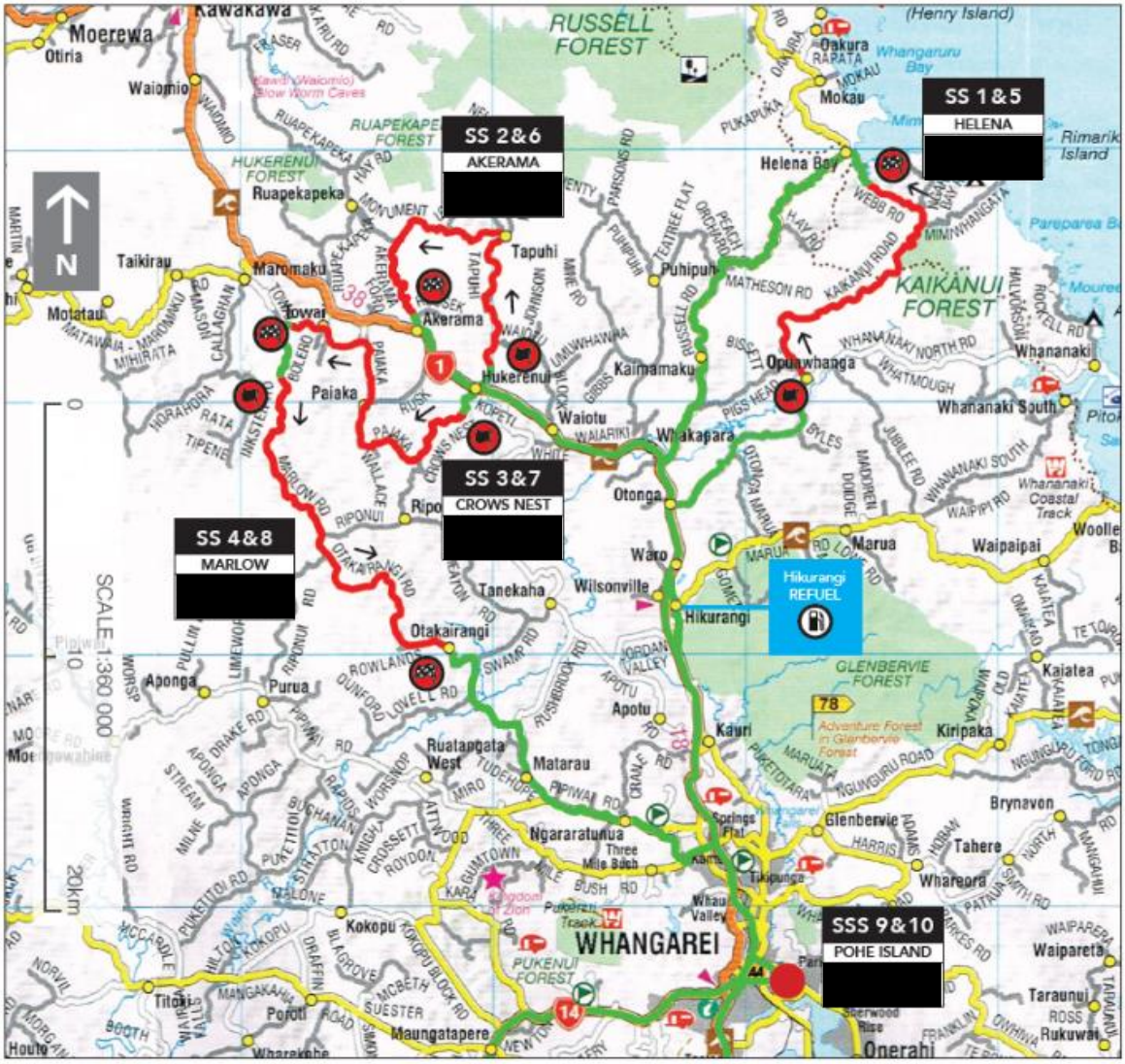
Te Kaunihera o Te Hiku o te Ika Far North District Council

RALLY WHANGAREI

FIA ASIA-PACIFIC RALLY CHAMPIONSHIP

International Rally of Whangarei **08-10 Nov 2024**

2 - PROPOSED ROAD CLOSURE MAPS – DAY ONE



Te Kaunihera o Te Hiku o te Ika Far North District Council

RALLY WHANGAREI

FIA ASIA-PACIFIC RALLY CHAMPIONSHIP

International Rally of Whangarei **08-10 Nov 2024**

3 - EVENT SCHEDULE – DAY ONE (draft)

INTERNATIONAL RALLY OF WHANGAREI – Day One					V1 30062024		
TC SS	Location	Distances SS	Liaison	Total	Target Times	1st Car Due	
SHAKEDOWN					Friday 1st November 2024		
TC	Service Park Pohe island						
TC	Shakedown Pohe island		0.01	0.01		12.55	
SD	Shakedown Pohe Island	1.13	1.21	2.34		13.00	
	Service Park Pohe Island						
SD totals		1.13	1.22	2.35			
CEREMONIAL START					Friday 1st November 2024		
	Ceremonial Start - Cameron Street					17:30	
Start LEG 1 SECTIONS 1 & 2					Saturday 2nd November 2024		
0	Start – Pohe Island					6:00	Section 1
RA1	Refuel at Building and Fire, Kioreroa Rd Distance to next refuel – RA2	(28.75)	(91.06))	(119.81)			
1			38.00	38.00	0:45	06:45	
SS1	*Helena 1*	*13.56*			*0:03*	*06:48*	
2			32.55	46.11	0:50	07:38	
SS2	*Akerama 1*	*15.19*			*0:03*	*07:41*	
2A	Hikurangi Regroup/Refuel & Meet the Drivers IN*		20.51	35.70	0:40	08:21	
2B	Hikurangi Regroup/Refuel & Meet the Drivers OUT				0:15	08:36	
RA2	Remote Refuel at Hikurangi Distance to next refuel – RA3	(35.73)	(49.81)	(85.54)			
3			18.44	18.44	0:25	09:01	
SS3	*Crows Nest 1*	*16.07*			*0:03*	*09:04*	
4			2.47	18.54	0:25	09:29	
SS4	*Marlow 1*	*19.66*			*0:03*	*09:32*	
4A	Parc Fermé IN		26.41	46.07	0:50	10:22	
4B	Parc Fermé OUT /Flexi Service IN						
	Flexi Service A – Pohe Island	(64.48)	(138.38)	(202.86)	0:20		
4C	Flexi Service A OUT/Parc Fermé IN						Section 2
4D	Parc Fermé OUT					11:12	
RA3	Refuel at Building and Fire, Kioreroa Rd Distance to next refuel – RA4	(28.75)	(93.67)	(122.42)			
5			38.00	38.00	0:45	11:57	
SS5	*Helena 2*	*13.56*			*0:03*	*12:00*	
6			32.55	46.11	0:50	12:50	
SS6	*Akerama 2*	*15.19*			*0:03*	*12:53*	
6A	Hikurangi Regroup/Refuel & Meet the Drivers IN*		20.51	35.70	0:40	13:33	
6B	Hikurangi Regroup/Refuel & Meet the Drivers OUT				0:15	13:48	
RA4	Remote Refuel at Hikurangi Distance to next refuel – RA5	(38.03)	(59.17)	(97.20)			
7			18.44	18.44	0:25	14:13	
SS7	*Crows Nest 2*	*16.07*			*0:03*	*14:16*	
8			2.47	18.54	0:25	14:41	
SS8	*Marlow 2*	*19.66*			*0:03*	*14:44*	
8A	Parc Fermé IN		26.41	46.07	0:50	15:34	
8B	Parc Fermé OUT / Flexi Service IN						
	Flexi Service B – Pohe Island	(64.48)	(138.38)	(202.86)	0:45		
8C	Flexi Service OUT/ Parc Ferme In						Section 3
8D	Parc Ferme Out					17:04	
9			3.90	3.90	0:08	17:12	
SS9	*Pohe Island 1*	*1.28*			*0:03*	*17:15*	
9A	Neutralisation In* Te Matau ā Pohe		3.90	5.18	0:10	17:25	
9B	Neutralisation Out				1:00	18:25	
10			0.10	0.10	0:10	18:35	
SS10	*Pohe Island 2*	*1.28*			*0:03*	*18:38*	
10A	Over Night Parc Fermé IN*		3.90	5.18	0:08	18:46	
	Leg 1 Totals	131.50	288.56	420.06			
	***Early Check In is permitted**		Sunrise	06:19	Sunset	19:53	

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International Rally of Whangarei **08-10 Nov 2024**

4 – Public Liability Insurance Certificate

vero liability insurance limited

Level 32, ANZ Centre
23-29 Albert Street
Private Bag 92055
Auckland 1142, New Zealand
Telephone +64 9 306 0350
www.veroliability.co.nz

Insurance Certificate	Client ID	Agent No
Public & Products Liability	43826	8000014

We, the Insurers, Vero Liability Insurance Limited confirm that Public & Products Liability insurance has been effected on the following basis:

POLICY NUMBER	HO-LPL-6171359	
THE INSURED	Motorsport New Zealand Inc and Member Clubs in respect of Permitted Events Only	
BUSINESS DESCRIPTION	Administration, Governance and Regulation of Motor Sport in New Zealand	
POLICY PERIOD	From 4.00pm	31 December 2023
	To 4.00pm	31 December 2024
LIMIT OF INDEMNITY	$ 10,000,000	any one Occurrence and for any one Period of Insurance in respect of Products Hazard
EXCESS	$ 3,500	per Occurrence
POLICY WORDING	VL POL PL-032022	
FIRE PROTECTION COSTS	Limit of Indemnity $2,000,000 any one claim and in the annual aggregate, subject to an excess of $3,500 each and every claim	

This certificate is issued as a matter of information only and is subject to the terms and conditions of the issued policy.

Signed for and on behalf of Vero Liability Insurance Limited

Authorised Officer
DTL

15 December 2023

6.2 TEMPORARY ROAD CLOSURE - KERIKERI HALF MARATHON 2024

File Number: **A4841616**

Author: **Cath Beaumont, Road Corridor Manager**

Authoriser: **Tanya Proctor, Head of Infrastructure Strategy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this paper is to obtain Council approval for a temporary road closure.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The task of approving road closures, specifically for the safe operation of events, cannot be delegated by Council.
- Advertising of each event will take place approximately at least 42 days before proposed event and 1 week before the event in accordance with the transport (Vehicular Traffic Road Closure) Regulations 1965.
- Without Council approval, the Kerikeri Half Marathon 2024 event cannot take place.

TŪTOHUNGA / RECOMMENDATION

That Council approve this proposed temporary road closure to accommodate the safe operations of the Kerikeri Half Marathon 2024.

1) TĀHUHU KŌRERO / BACKGROUND

Saturday November 16th, 2024 – Kerikeri Half Marathon 2024

This half marathon is an iconic feature on the Northland events calendar. Starting in Ōkaihau, the 21.1km course makes its way through rolling countryside to finish in the centre of town at the Kerikeri Domain.

The event attracts a diverse range of participants from all walks of life, cultures, and ages.

The following road closures and times are the same as were in place for the event in 2023.

Road closures and times, set out as the runners move along the road:

Waiare Road from SH1 intersection to its intersection with Wehirua Road, starting line.

5:30am – 8:45am

Wehirua Road from SH1 intersection to its intersection with Waiare Road **6:50am – 8:45am**

Waiare Road from Wehirua Road intersection to its intersection with Wiroa Road **6:50am – 9:30am**

Wiroa Road from Waiare intersection to its intersection with Ladore Road **6:50am – 10:30am**

Wiroa Road from Ladore Road intersection to the intersection with Waimate North Road **6:50am – 11:00am.**

Wiroa Road from Waimate North Road intersection to the intersection with State Highway 10 (eastbound traffic only from Kerikeri roundabout) **6:50am – 11:15am**

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The public notice for this proposed temporary road closure has been advertised in the Northern News, Chronicle, Northland Age and FNDC Website for the first 42 days and a second public notice will go out seven (7) days leading up to this event.

The event organiser has communicated with property owners, and business and community groups by delivering an event handout, which is attached to this report.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

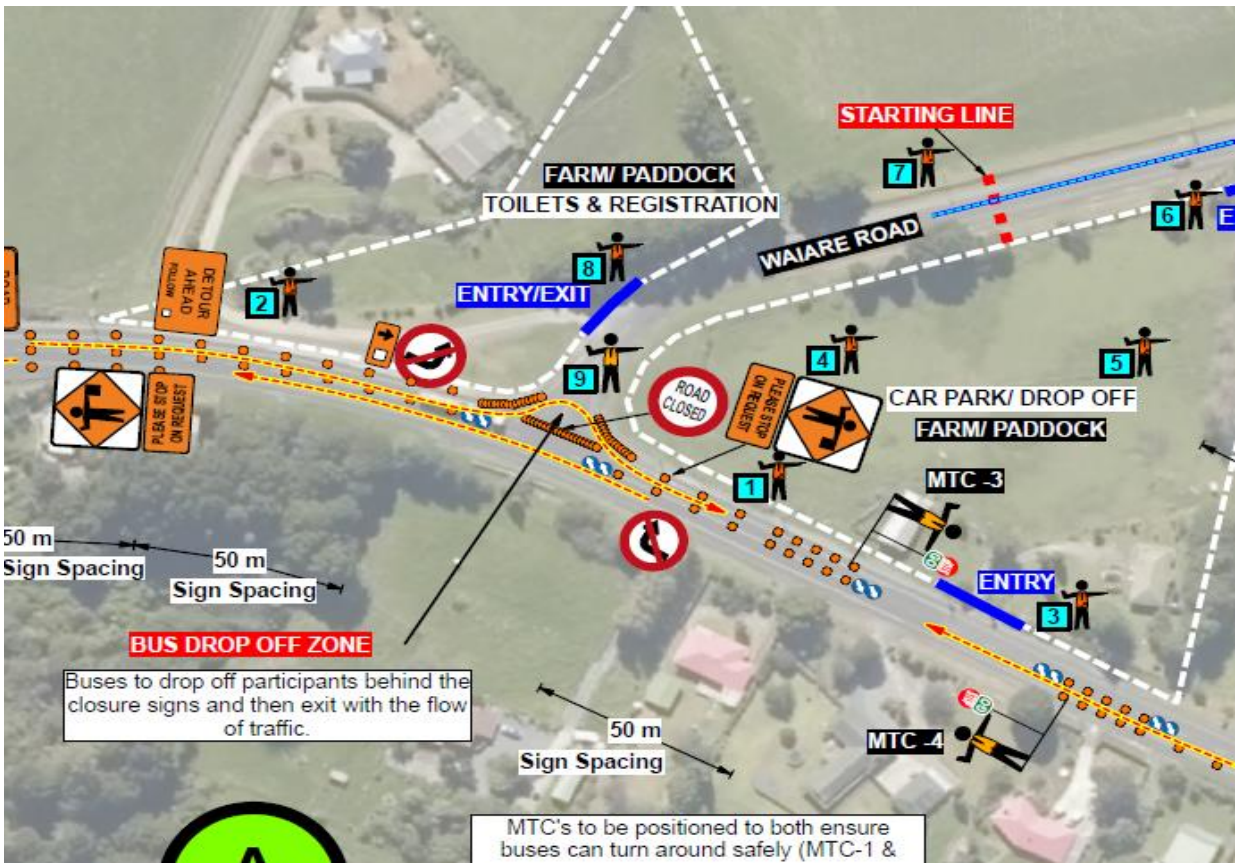
To enable the Kerikeri Half Marathon 2024 to take place.

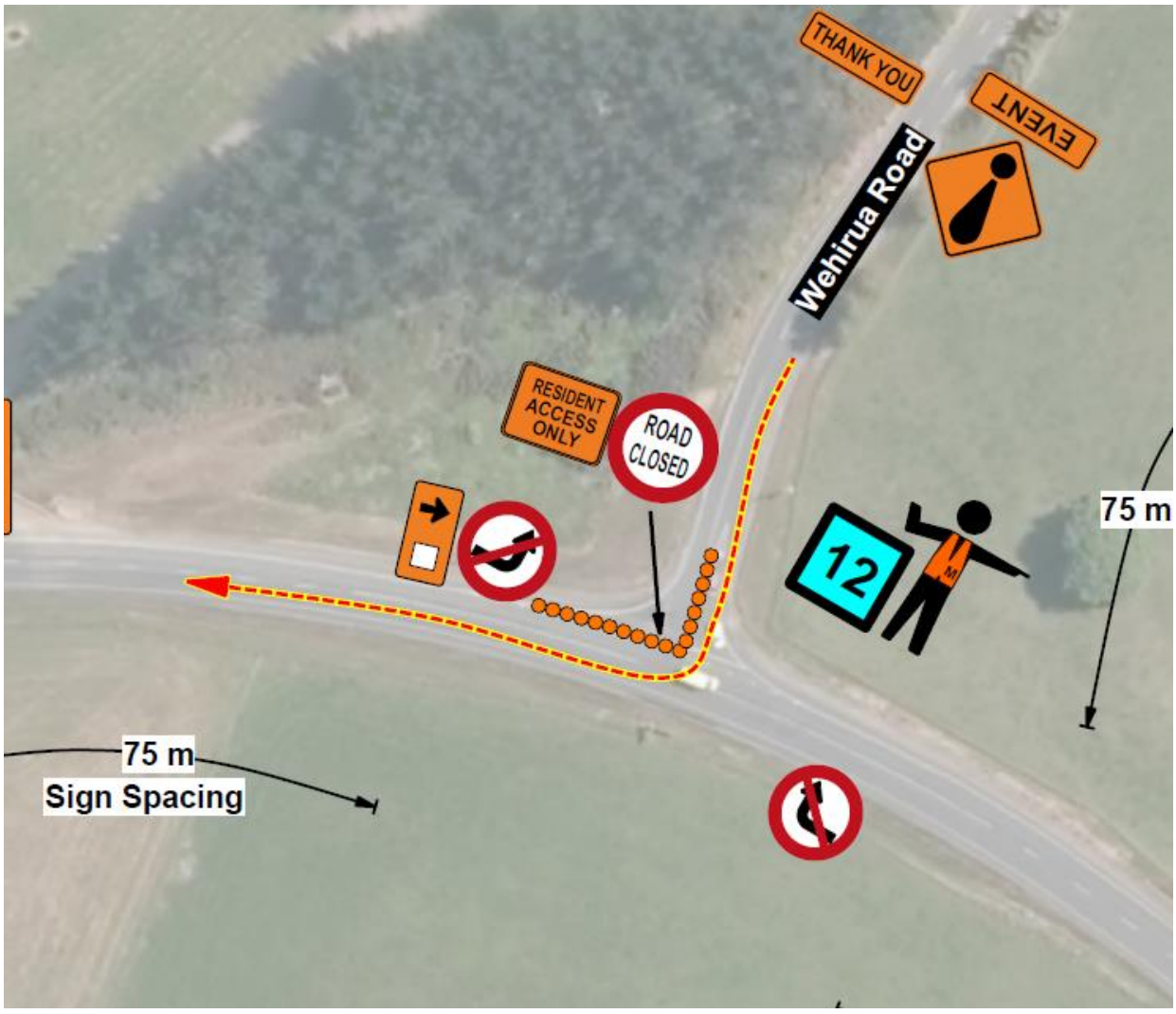
3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

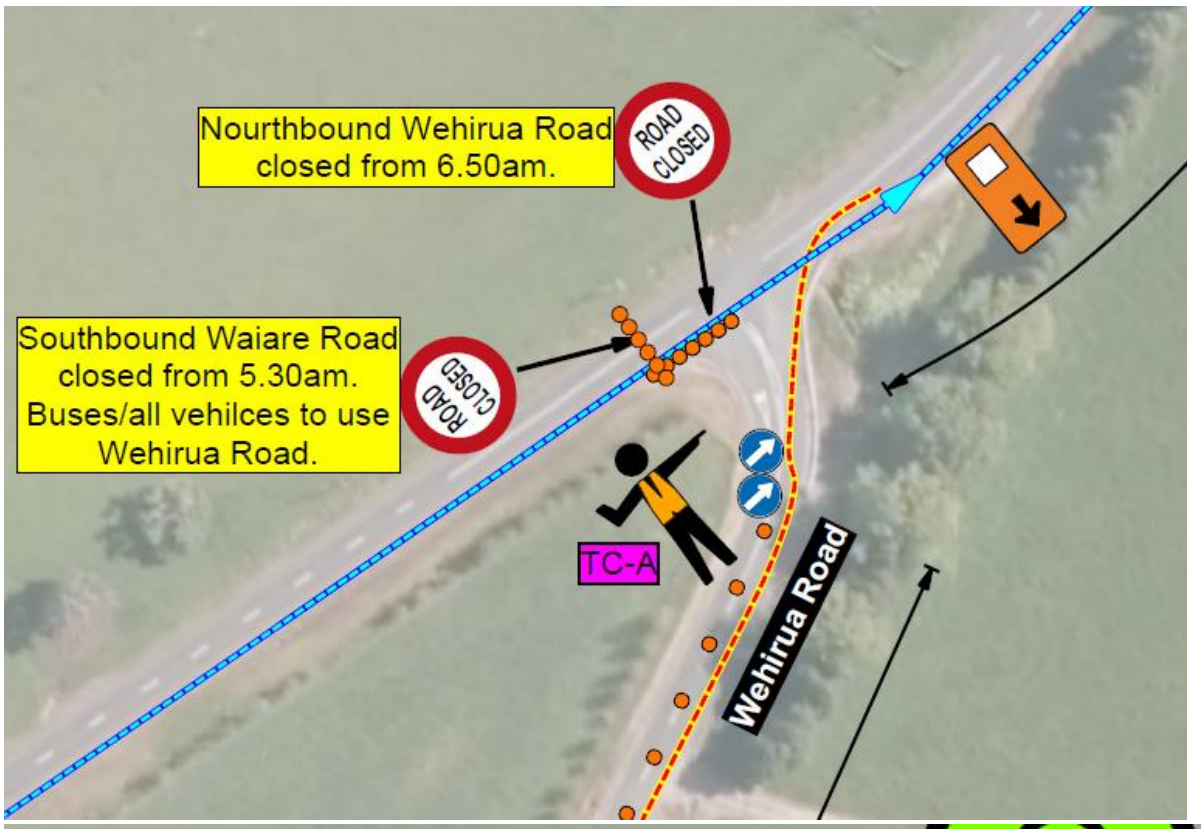
There are no budgetary implications.

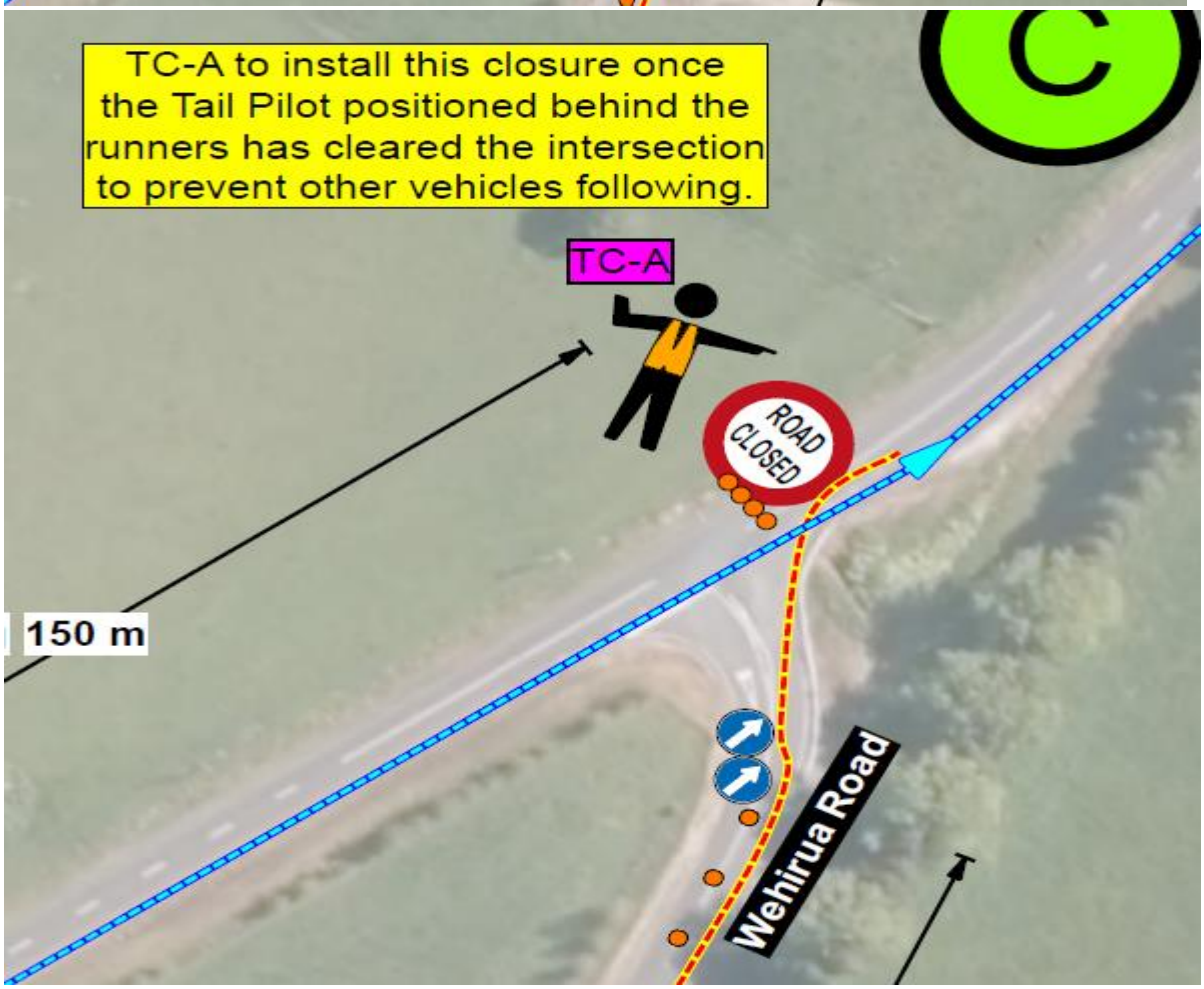
ĀPITIHANGA / ATTACHMENTS

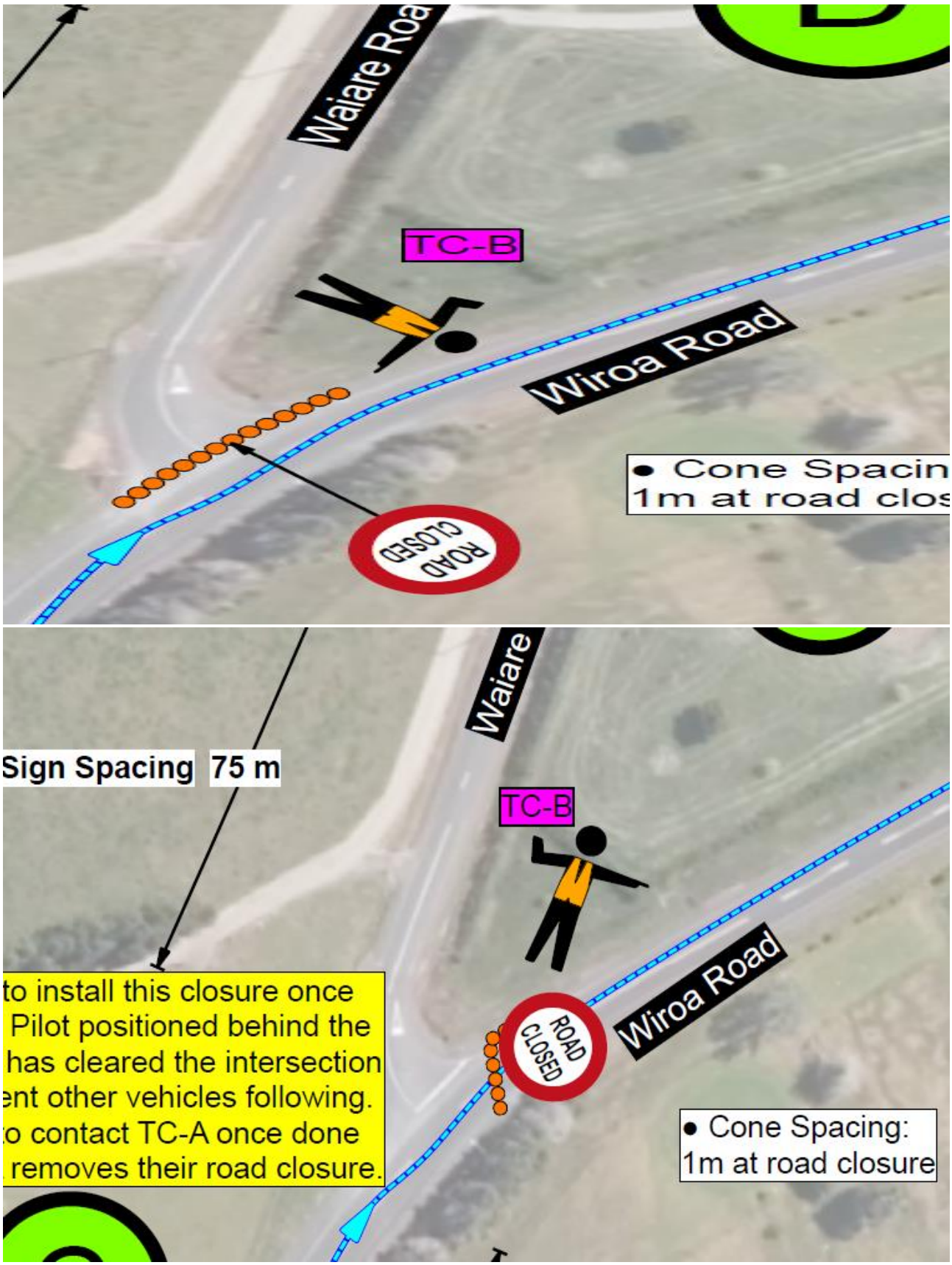
1. Kerikeri Safety Flyer 2024 (3) - A4841310 ⇩

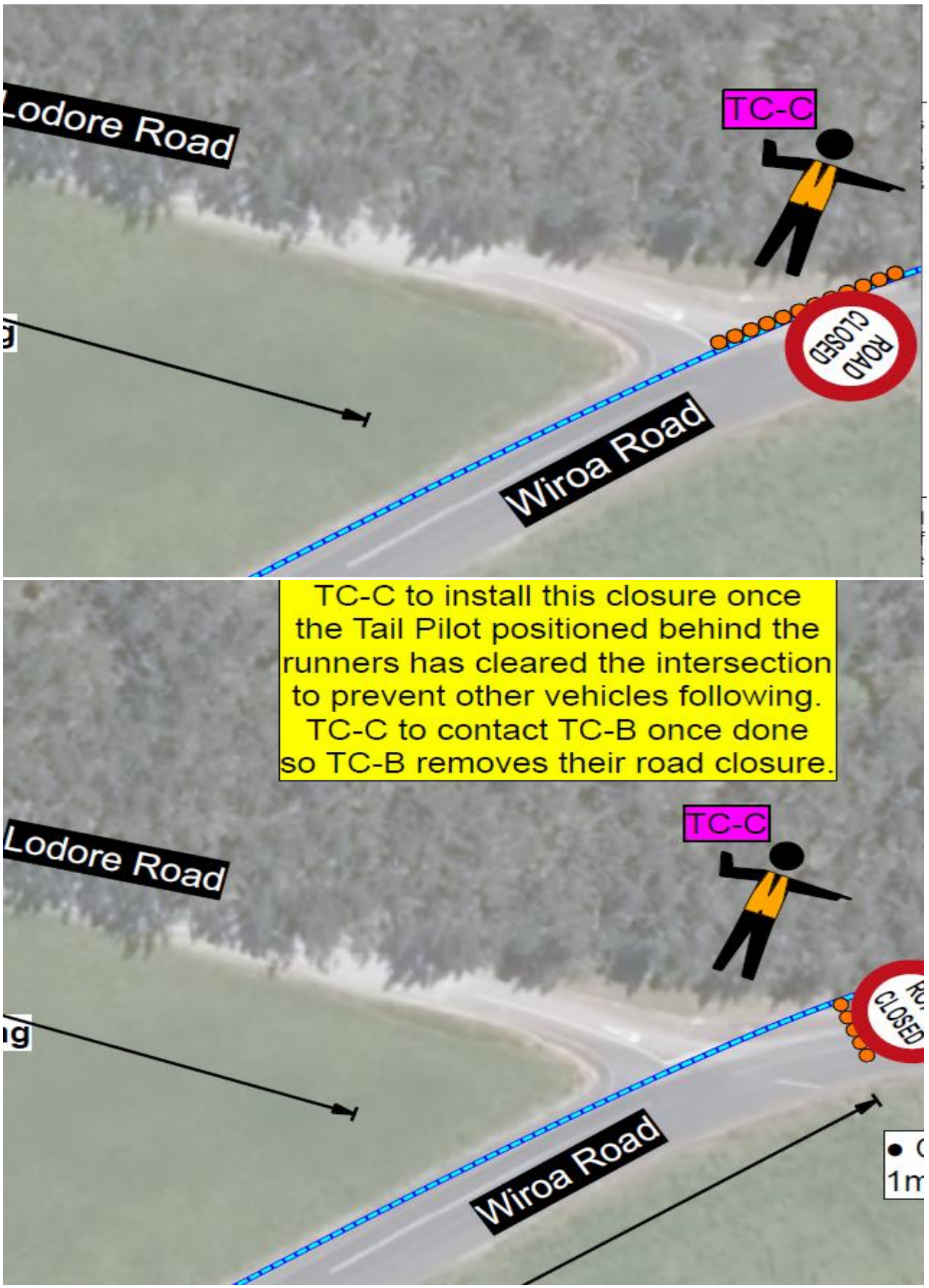

STARTING LINE
FARM/ PADDOCK
TOILETS & REGISTRATION
WAIARE ROAD
ENTRY/EXIT
DETOUR AHEAD FOLLOW
PLEASE STOP ON REQUEST
ROAD CLOSED
CAR PARK/ DROP OFF
FARM/ PADDOCK
MTC -3
ENTRY
50 m Sign Spacing
50 m Sign Spacing
BUS DROP OFF ZONE
Buses to drop off participants behind the closure signs and then exit with the flow of traffic.
50 m Sign Spacing
MTC -4
MTC's to be positioned to both ensure buses can turn around safely (MTC-1 &

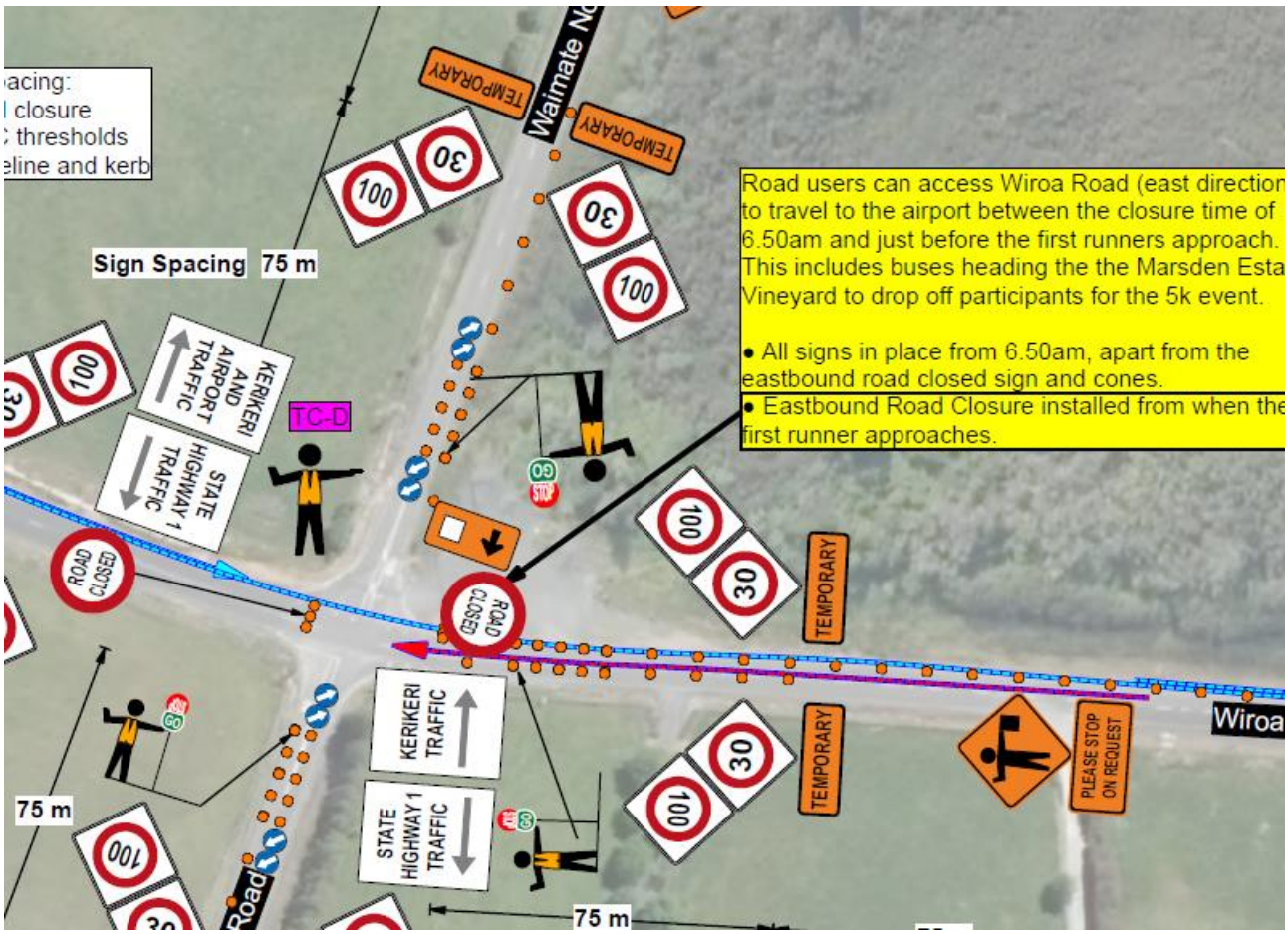

THANK YOU
EVENT
Wehirua Road
RESIDENT ACCESS ONLY
ROAD CLOSED
75 m
75 m Sign Spacing


Nourthbound Wehirua Road closed from 6.50am.
ROAD CLOSED
Southbound Waiare Road closed from 5.30am. Buses/all vehilces to use Wehirua Road.
ROAD CLOSED
TC-A
Wehirua Road


TC-A to install this closure once the Tail Pilot positioned behind the runners has cleared the intersection to prevent other vehicles following.
C
TC-A
ROAD CLOSED
150 m
Wehirua Road


Waiare Roa
TC-B
Wiroa Road
• Cone Spacin
1m at road clos
ROAD CLOSED
Waiare
Sign Spacing 75 m
TC-B
to install this closure once
Pilot positioned behind the
has cleared the intersection
ent other vehicles following.
o contact TC-A once done
removes their road closure.
ROAD CLOSED
Wiroa Road
• Cone Spacing:
1m at road closure


Lodore Road
TC-C
ROAD CLOSED
Wiroa Road
TC-C to install this closure once the Tail Pilot positioned behind the runners has cleared the intersection to prevent other vehicles following. TC-C to contact TC-B once done so TC-B removes their road closure.
Lodore Road
TC-C
CLOSED
Wiroa Road


acing:
closure
thresholds
eline and kerb
Sign Spacing 75 m
Road users can access Wiroa Road (east direction
to travel to the airport between the closure time of
6.50am and just before the first runners approach.
This includes buses heading the the Marsden Esta
Vineyard to drop off participants for the 5k event.
• All signs in place from 6.50am, apart from the
eastbound road closed sign and cones.
• Eastbound Road Closure installed from when the
first runner approaches.
TEMPORARY
TEMPORARY
KERIKERI AND AIRPORT TRAFFIC
STATE HIGHWAY 1 TRAFFIC
TC-D
ROAD CLOSED
ROAD CLOSED
KERIKERI TRAFFIC
STATE HIGHWAY 1 TRAFFIC
TEMPORARY
TEMPORARY
PLEASE STOP ON REQUEST
75 m
75 m
Wiroa

Hōtaka Take Ōkawa / Compliance Schedule:

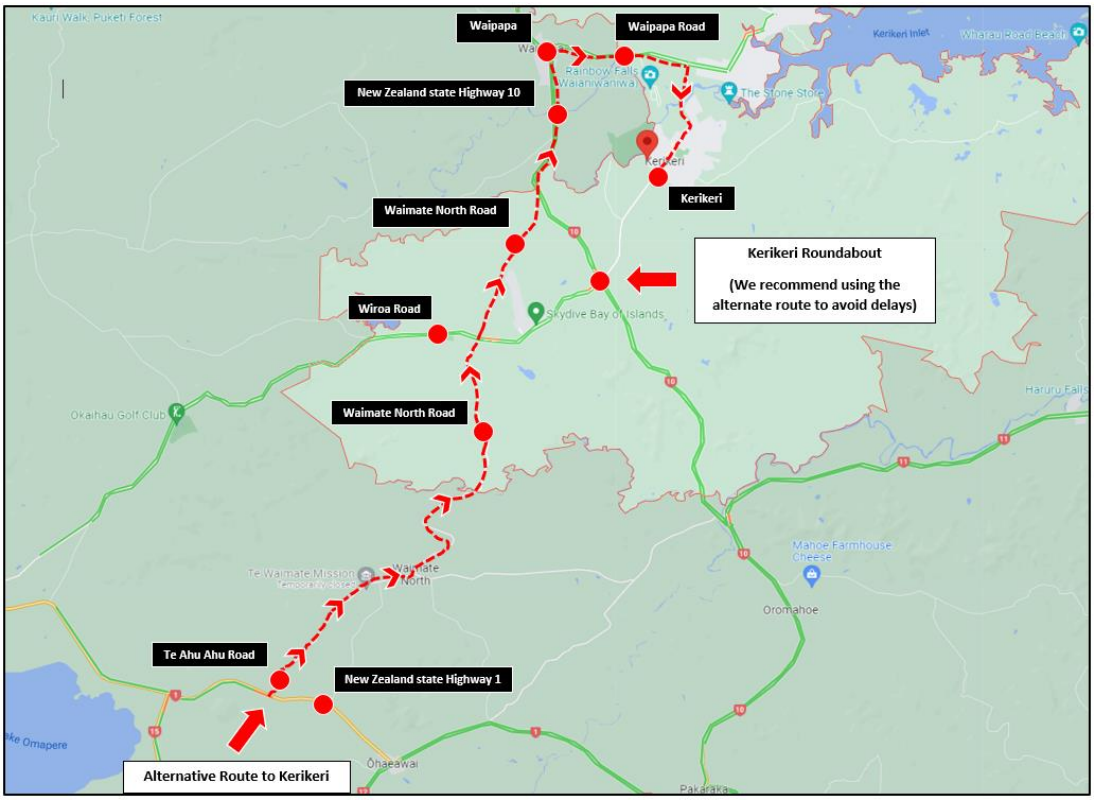
Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

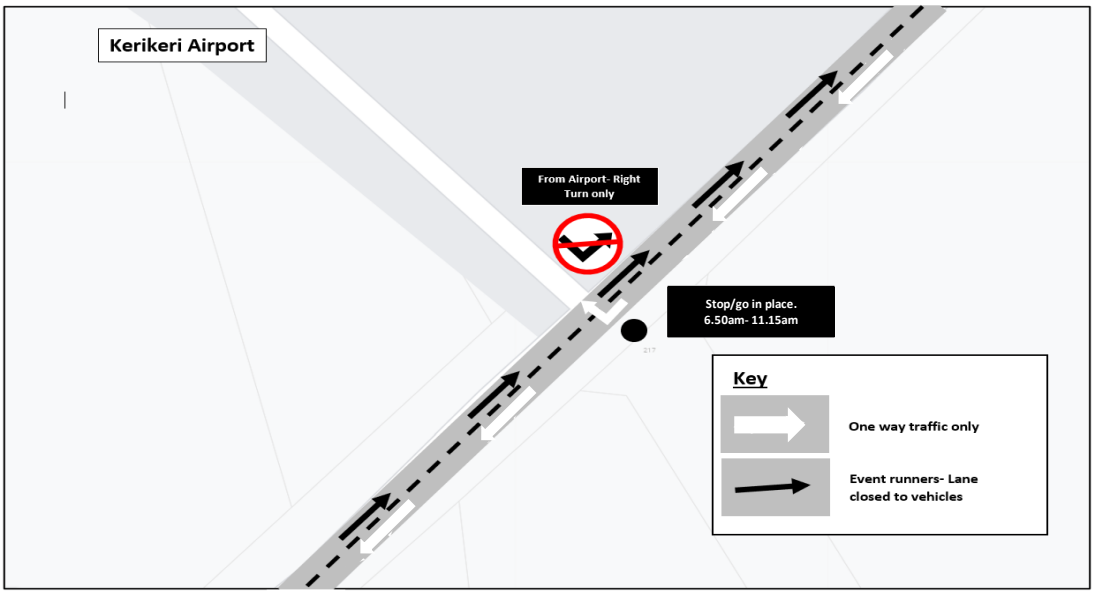
1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low Significance, the event organiser will be engaging with property owners and business and community groups that will be affected by their event with the road closures.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	For the purpose of holding on any road any vehicle races or trails, or any processions, carnivals, celebrations, sporting events, or other special events, the controlling authority may, subject to the provisions of these regulations, close the road to ordinary vehicular traffic for a period or series of periods of not more than 12 hours each in any consecutive 24 hours.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Local relevance to the area where the event will be held, council cannot delegate.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no specific implications for Māori, the event organiser Sport Northland make sure that they are in contact with everyone that will be affected by this event and have built a great list of contacts which they engage upon planning their events.
State the financial implications and where budgetary provisions have been made to support this decision.	No budgetary implications.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed the report.

Alternative route to Kerikeri

6.50am- 11.30am: Please Avoid Kerikeri Roundabout for delays.





Accessing the Airport from Kerikeri

06.50am-11.15am.

- Wiroa Rd from Waimate Rd intersection to intersection with SH10 has controlled access to Airport
- Traffic must turn right from the Airport to use Waimate North Road.
- Traffic travelling to the airport from Kerikeri or Waimate North Road intersection will be using the same lane.
- This will be managed by Traffic Controllers which will be positioned outside the airport and at Waimate North Rd intersection to maintain public safety.

Northland Waste
100% NZ OWNED & OPERATED

KERIKERI HALF MARATHON

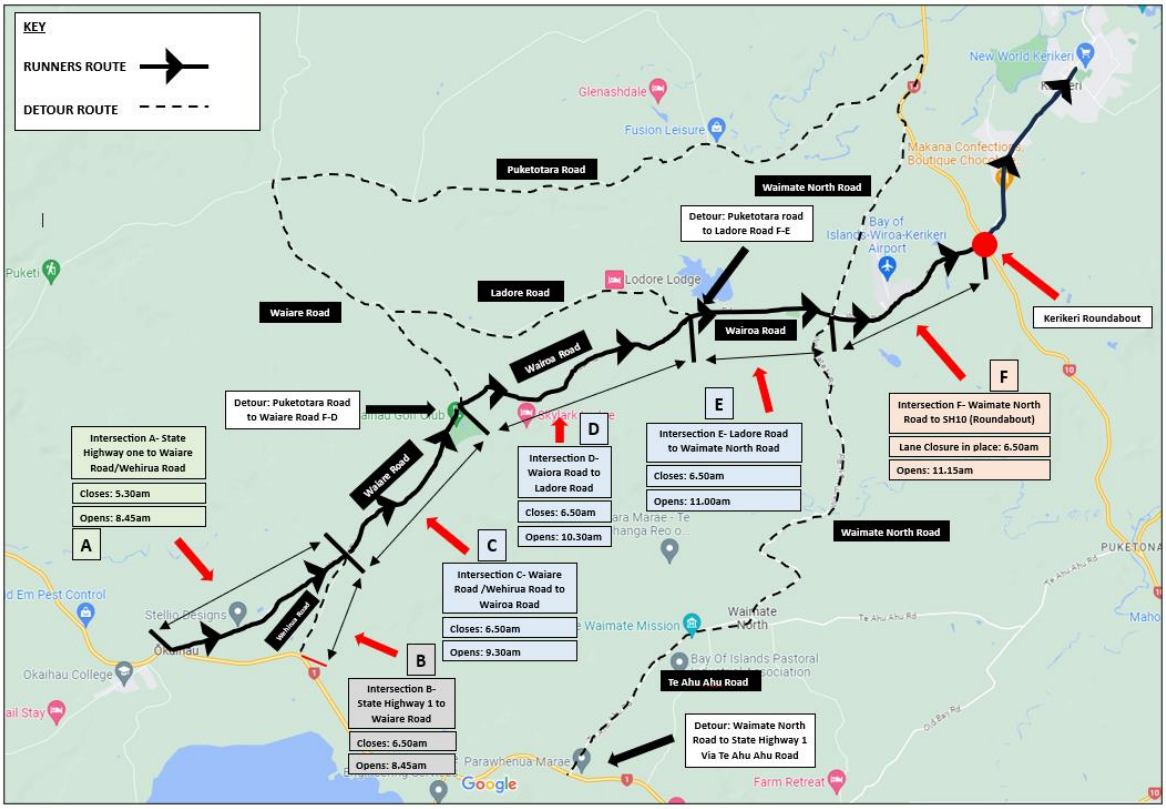
Saturday 16th November

ROAD CLOSURE NOTICE

An Official Road Closure has been approved – Traffic controllers will <u>not</u> allow public vehicle access onto event route at times listed below:

A	**Waiare Rd** from SH1 intersection to its intersection with Wehirua Rd - **05.30am-8.45am**.
B	**Wehirua Rd** from SH1 intersection to its intersection with Waiare Rd - **06.50am-8.45am**.
C	**Waiare Rd** from Wehirua Rd intersection to its intersection with Wiroa Rd - **06.50am-9.30am**.
D	**Wiroa Rd** from Waiare intersection to its intersection with Ladore Rd – **06.50am-10.30am**.
E	**Wiroa Rd** from Ladore Rd intersection to intersection with Waimate North Rd – **06.50am-11.00am**.
F	**Wiroa Rd** from Waimate North Rd intersection to intersection with State Highway 10 (eastbound traffic only from the Kerikeri Roundabout- see back page for how to access the airport)- **6.50am- 11.15am**

Northland Waste Kerikeri Half Marathon Course



6.3 TEMPORARY ROAD CLOSURE - KERIKERI STREET PARTY 2024

File Number: **A4850625**

Author: **Cath Beaumont, Road Corridor Manager**

Authoriser: **Tanya Proctor, Head of Infrastructure Strategy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this paper is to obtain Council approval for a temporary road closure.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The task of approving Road Closures, specifically for the safe operation of events, cannot be delegated by council.
- Advertising of each event will take place approximately at least 42 days before proposed event and 1 week before the event in accordance with the transport (vehicular Traffic Road Closure) Regulations 1965
- Without Council approval, the Kerikeri Street Party 2024 event cannot take place.

TŪTOHUNGA / RECOMMENDATION

That Council approve the proposed temporary road closure to accommodate the safe operations of the Kerikeri Street Party 2024.

1) TĀHUHU KŌRERO / BACKGROUND

Saturday November 16th, 2024 – Kerikeri Street Party 2024

The Kerikeri Street Party will take place after the Kerikeri Half Marathon, the central shopping precinct is closed to traffic and transformed into a vibrant boulevard of food, local craft beer and wine stalls, with multiple stages and roving entertainment.

Road closed and times: (after the Kerikeri half Marathon)

- **Kerikeri Road** from Homestead Road to Fair Drive intersection between **2:00pm to 11:30pm**

- Cobham Road from Kerikeri Road intersection to 2 Cobham Road between **2:00pm to 11:30pm**

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The public notice for this proposed temporary road closure has been advertised in the Northern Advocate and the FNDC website for the first 42 days and a second public notice will go out seven (7) days leading up to this event.

The event organiser has communicated to business owners and many of the business owners will be involved in the event itself.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

To enable the Kerikeri Street Party 2024 to take place.

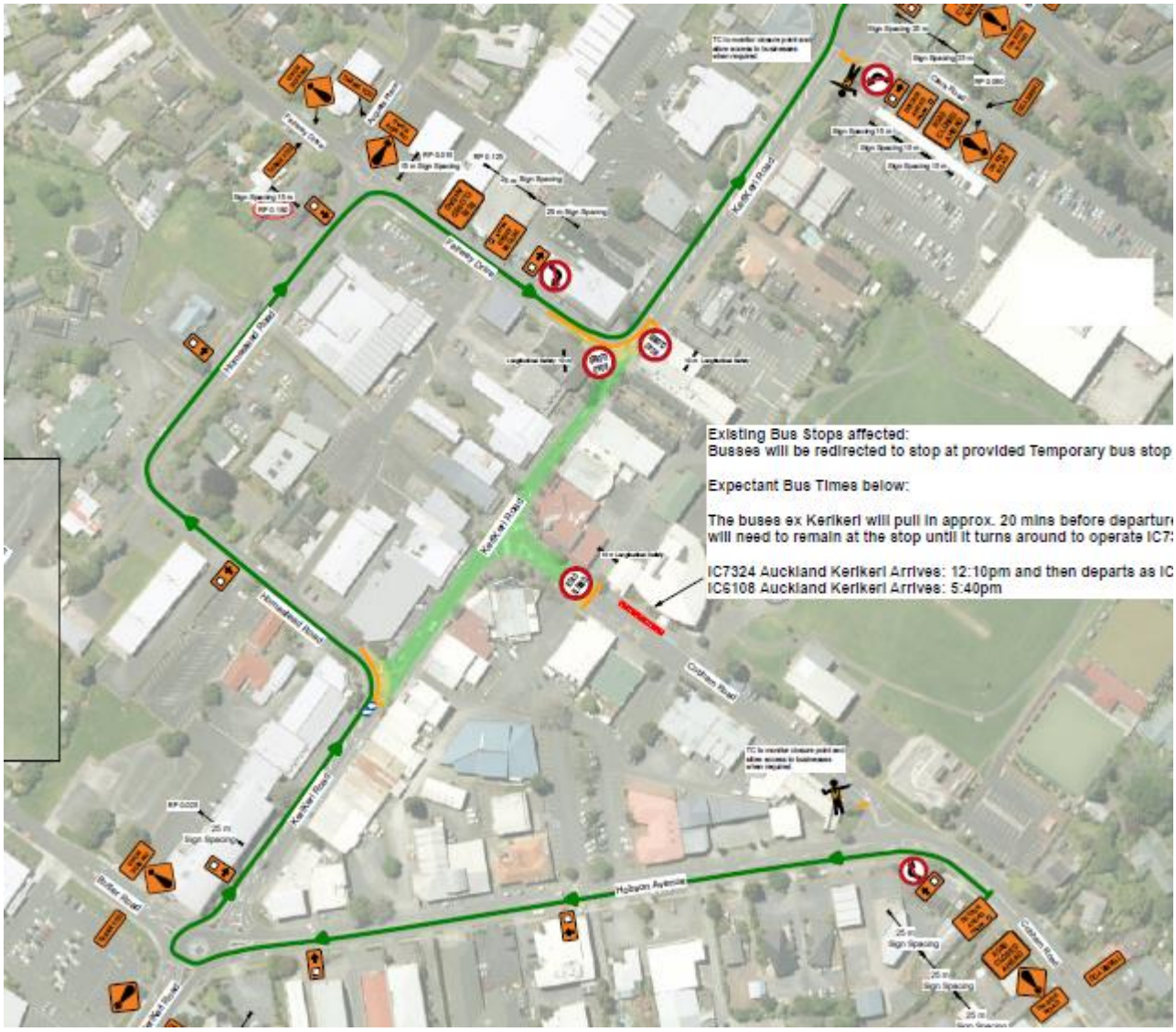
3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no budgetary implications.

ĀPITIHANGA / ATTACHMENTS

Nil


Clark Road
Wendywood Lane
Kerikeri Road
Fairway Drive
Homestead Road
THANK YOU
TC to monitor closure point and allow access to businesses when required
15 m Sign Spacing
25 m Sign Spacing
Sign Spacing 25 m
Sign Spacing 15 m
RP 3.775
RP 0.050
RP 0.015
RP 0.125
RP 0.180


Existing Bus Stops affected:
Busses will be redirected to stop at provided Temporary bus stop
Expectant Bus Times below:
The buses ex Kerikeri will pull in approx. 20 mins before departure
will need to remain at the stop until it turns around to operate IC7
IC7324 Auckland Kerikeri Arrives: 12:10pm and then departs as IC
IC6108 Auckland Kerikeri Arrives: 5:40pm
Kerikeri Road
Fairway Drive
Homestead Road
Hobson Avenue
Orphan Road
Butler Road
25 m Sign Spacing

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low Significance, the event organiser will be engaging with property owners and business and community groups that will be affected by their event with the road closures.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	For the purpose of holding on any road any vehicle races or trails, or any processions, carnivals, celebrations, sporting events, or other special events, the controlling authority may, subject to the provisions of these regulations, close the road to ordinary vehicular traffic for a period or series of periods of not more than 12 hours each in any consecutive 24 hours.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	There will be local relevance only to the area where the event will be held.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no specific implications for Māori. I have reached out to Te Hono for contacts for the organiser to contact and notify all who are affected by the road closures.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	N/A, but outlined in organisers event application.
State the financial implications and where budgetary provisions have been made to support this decision.	No budgetary implications.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed the Report.

6.4 CLASSIFICATION AND REVOCATION OF A KERIKERI RESERVE (LOT 10 DP 62588)

File Number: **A4871002**

Author: **Robin Rawson, Parks & Reserves Planner**

Authoriser: **Roger Ackers, Group Manager - Planning & Policy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek the approval of Council to initiate public consultation under the Reserves Act 1977 regarding a reserve fronting Kerikeri Road and Morcom Lane (Lot 10 DP 62588). Public consultation would inform consideration of revocation of areas of the reserve to facilitate the legalisation of an existing retaining wall by way of boundary adjustment, as well as classification of the reserve as a Local Purpose (drainage and access) reserve.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Council has received a request from Woolworths Ltd to legalise the encroachments of an existing private retaining wall where it extends onto two parcels of Council land in relation to their supermarket development in Kerikeri;
- Legalisation is required for consents to repair the wall;
- One of the affected properties is fee simple and the other is a reserve;
- Staff recommend a boundary adjustment, which transfers council owned land under the wall into private (Woolworths) ownership;
- The reserve was incorrectly vested as a recreation reserve as its primary functions are drainage and access. Staff are recommending changing it to a local purpose (drainage and access) reserve;
- In accordance with the Reserves Act 1977, public consultation is required to consider the recommended changes to the reserve (boundary adjustment and classification).

TŪTOHUNGA / RECOMMENDATION

That Council:

a) approve the initiation of a public consultation process under Section 16 of the Reserves Act 1977 to classify Lot 10 DP 62588 as a Local Purpose (drainage and access) reserve;

b) approve the initiation of a public consultation process under Section 24 of the Reserves Act 1977 to revoke areas of reserve underlying an existing retaining wall owned by Woolworths Ltd;

c) appoint Bay of Islands-Whangaroa Community Board to hear any submissions received in response to the consultation processes and to make recommendations to the Council in respect of the reserve classification and revocation.

1) TĀHUHU KŌRERO / BACKGROUND

The Woolworths Group (Woolworths) seeks to do necessary and high priority remediation work to existing retaining walls at the edges of their Kerikeri supermarket site to prevent structural deterioration. The existing walls extend into adjoining Council properties with a maximum encroachment of 430mm, (refer Appendix 1). Discussions have taken place with Council staff over the last year about the best course of action to legalise this encroachment.

Woolworths is seeking Council agreement to a course of action that will allow consents to be obtained and future works to take place as soon as possible to remediate the walls. Options to enable this work are considered in the following section.

It is unknown whether the wall was fully contained within the site when constructed, however there has been movement since construction, which is being monitored. The completion of remediation works is expected to ensure that there is no further movement of the wall over the next 50 or more years.

The two affected properties are detailed in Appendix 1. One is a fee simple title owned by Council which is land purchased to help facilitate the future Kerikeri western ring bypass. It contains a building which is rented out for residential use. The other property is a reserve which is used for drainage and public access.

Staff have identified that the affected reserve is not correctly classified. Public consultation is required when considering any changes to a public reserve.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Staff have undertaken an assessment of the following options to legalise the wall.

	Options	Advantages, disadvantages, costs
1	**Rebuild walls within boundary**	• No Council action required • Disruption to Supermarket activities • Reputational risk to Council for not being more accommodating due to costs to the applicant (estimated $1.5 million advised by Woolworths) and minimal impact on Council land
2	**Boundary adjustments (preferred solution)**	• Long-term solution that would result in the private retaining wall not being on Council owned land • Supported by Council's Legal Services and Building Services teams. • Council resolution needed • Public notification needed under Section 24 of Reserves Act 1977 for revocation of (small) areas of land where the retaining walls are on reserve land • Applicant to pay resource consents costs, valuation, legal and survey costs, land purchase costs or equivalent
3	**Easements**	• Long-term solution that would legalise the retaining walls on Council land • Public notification may not be needed as structures largely underground and minimal encroachment • Council resolution needed for approval of reserve easement • Not the preferred option in relation to Building Act requirements • Applicant to pay $476 application fee under current policy, additional valuation, legal and survey costs, land costs or equivalent
4	**Lease**	• Not consistent with Reserves Act 1977 – not a recreational activity and does not recognise long-term use • Public notification may still be needed • Not permanent s – not expected to meet Building Act requirements A lease longer than 35 years requires resource consent • Applicant to pay $484 application fee and other costs
5	**Licences to Occupy**	• Fast, can be completed by Council staff • Not consistent with Reserves Act 1977 – not a recreational activity and does not recognise long-term use • Not permanent – does not meet Building Act requirements • Applicant to pay $121 application fee

Building Services, Parks Planning and Legal Services staff agree that that a boundary adjustment (option 2) is the most appropriate method as it is a long term solution and best meets the requirements of necessary construction and legalisation processes.

Discussions are currently taking place with Ngāti Rēhia about the proposed changes to the reserve.

Staff also sought input from Councils Transport Planner to ensure that undertaking a boundary adjustment would not adversely impact on any future ring road and have been advised there are no concerns with this small area of land being sold to the adjoining landowner.

After public consultation, Council approval will be needed for boundary adjustments to both the reserve and fee simple property at 16 Butler Road. The supermarket property is owned by a separate legal entity (Investore Property Limited), and Woolworths would need to obtain their agreement to give effect to any boundary adjustment approval.

Reserve classification

The Reserves Act 1977 requires that administering bodies classify reserves according to their principle or primary purpose. Lot 10 DP 62588 was vested as a recreation reserve but has not been classified. The appropriate classification for this reserve has been assessed by Parks Planning, and Property Legalisation staff as a local purpose (drainage and access) reserve, (refer Appendix 1), and public consultation is required to confirm this classification. This change will not affect day to day management and maintenance of the reserve.

Construction issues

In addition to a legalisation of the occupation of sections of the wall, Legal Services staff are considering a construction works agreement that would need to be agreed to allow Woolworths to undertake the remediation works. This would be finalised by staff and cover practical matters including the following:

- The need for tenants (16 Butler Road) to relocate off-site during construction works;
- Planting within the reserve at the edge of the wall that will need to be removed to allow for construction will need to be replanted when works are completed;
- Construction requirements including access.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

A boundary adjustment is considered by Building Services, Parks Planning and Legal Services staff to be the most appropriate method to legalise the areas of encroachment of the retaining wall and enable Woolworths to do the remedial work. Public consultation on the classification of the reserve can be done at the same time as consultation on the revocation of areas where the wall is located and will allow the vesting classification to be corrected.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

Staff time working with Woolworths to understand the issue, and look at potential solutions is not cost recoverable, as it was done outside any application process. Expenses to facilitate the boundary adjustment, will be charged when a resource consents application is lodged and being processed. Areas of land that may be transferred are very small and the value of the land cost (to be paid by Woolworths to council) will be by valuation. Council will be requesting that Woolworths pay the costs associated with undertaking the public engagement process on the reserve (e.g. public notice in a newspaper). If there is impact on Council tenants and a loss of revenue or costs incurred, that will also be dealt with through any agreement with Woolworths.

ĀPITIHANGA / ATTACHMENTS

1. Kerikeri Reserve - A4877078 ⇩

2. Record of Title NA65D/309 (Councils Freehold Land) - A4924501 ⇩
3. Record of Title 566382 (Recreation Reserve) - A4924505 ⇩

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

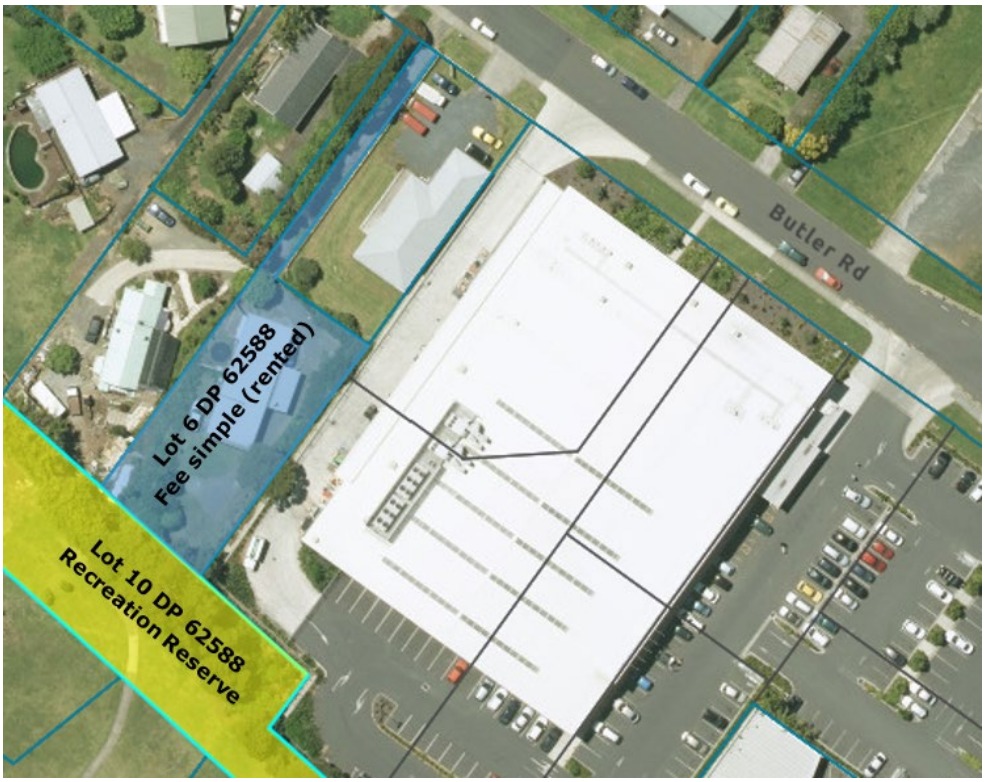
1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Correct classification of the reserve is a legal requirement and will assist in a more transparent understanding of the site by the community. The areas of reserve to be revoked are small. Neither of these matters are of high significance to Council, however the boundary adjustment is very significant to Woolworths. There is potential relationship or even reputational loss to Council if legalisation is not actioned.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	The issue is site-specific. To reduce timeframes, this issue is being reported to Council in advance of reporting to the Community Board. The report has been pre-circulated to Bay of Islands-Whangaroa Community Board members for comment, and if required, discussion.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Information has been provided to Ngāti Rēhia and a meeting organised. Any concerns raised will be taken into account so that the solution is acceptable to Hapu.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	Council's Infrastructure Asset and District Facilities have been identified as major stakeholders and have been consulted.
State the financial implications and where budgetary provisions have been made to support this decision.	Staff time so far is not recoverable. Expenses for processing any application will be charged to the

	applicant. Areas of land that may be transferred are very small and land cost will be by valuation.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report

Appendix: Kerikeri reserve classification

1. Council properties adjoining wall - 16 Butler Road shown in blue and reserve in yellow



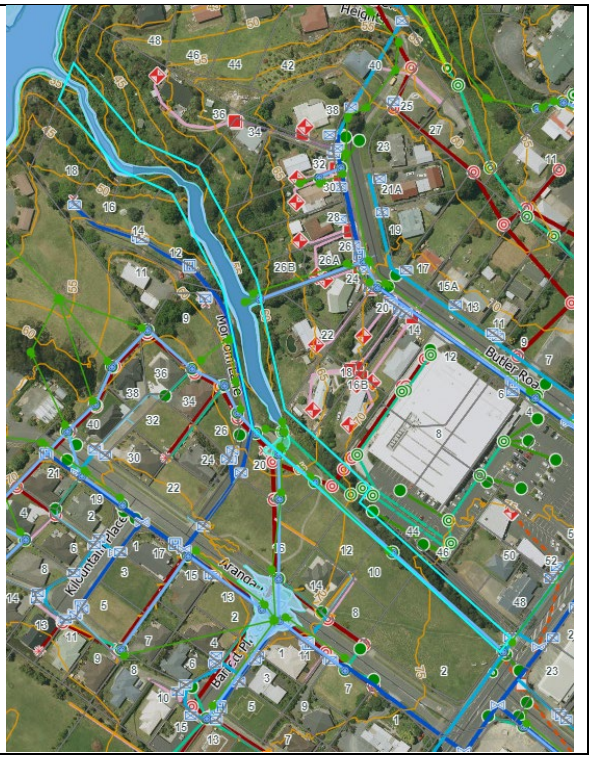
2. Reserves assessment

Identified functions of reserve:

+ **stormwater drainage** – overland flow down gully, underground stormwater pipes, also underground sewer pipes and vehicle access to sewer pump station on adjoining local purpose reserve to south

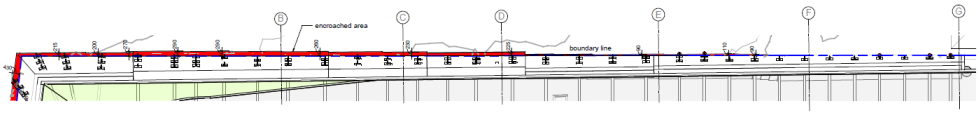
+ **walking access** – off-road access from Kerikeri Road to recreation reserve on Aranga Road

+ **recreation** associated with adjoining recreation reserve to south including section of walkway

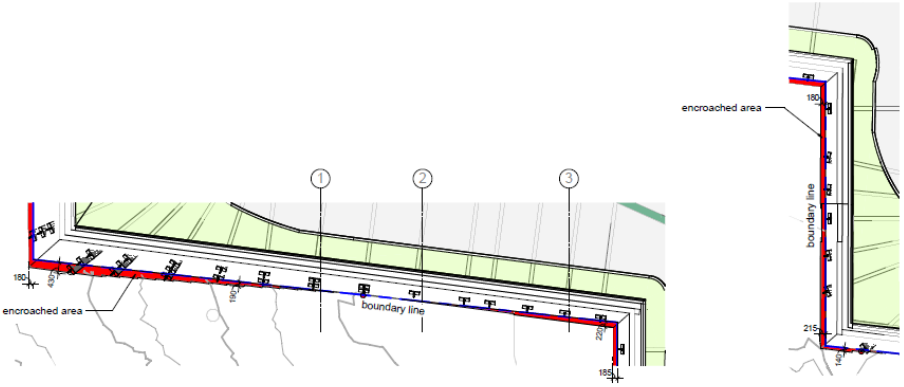
Assessment: Stormwater functions cannot be removed from this reserve as the boundaries contain a gully and overland flow path, and this is assessed to be the primary function of the reserve. The eastern third of the reserve does not have a drainage function and the primary function of this area is assessed to be walking acces. This area also includes an access easement for trucks exiting the Woolworths site. The primary functions of the reserve are assessed as being drainage and access, and the appropriate classication as **local purpose reserve – drainage and access**	

3. Retaining wall to be legalised by boundary adjustment

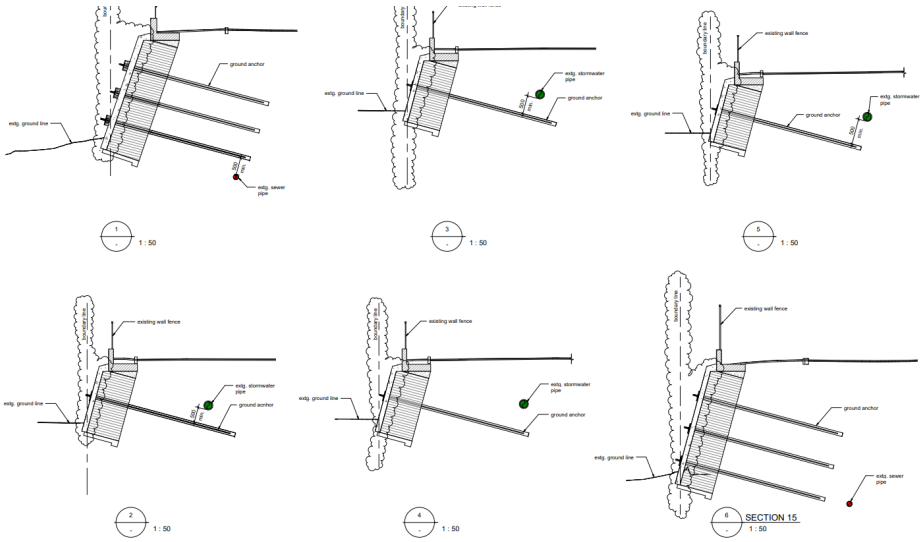
Encroachments across boundary of Lot 6 shown in red – maximum width 290mm:



Encroachments across boundary of reserve Lot 10 shown in red – maximum width 430mm:



Cross sections of retaining walls showing boundary encroachments:



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA65D/309**
Land Registration District	**North Auckland**
Date Issued	14 August 1987

Prior References
NA18C/1451

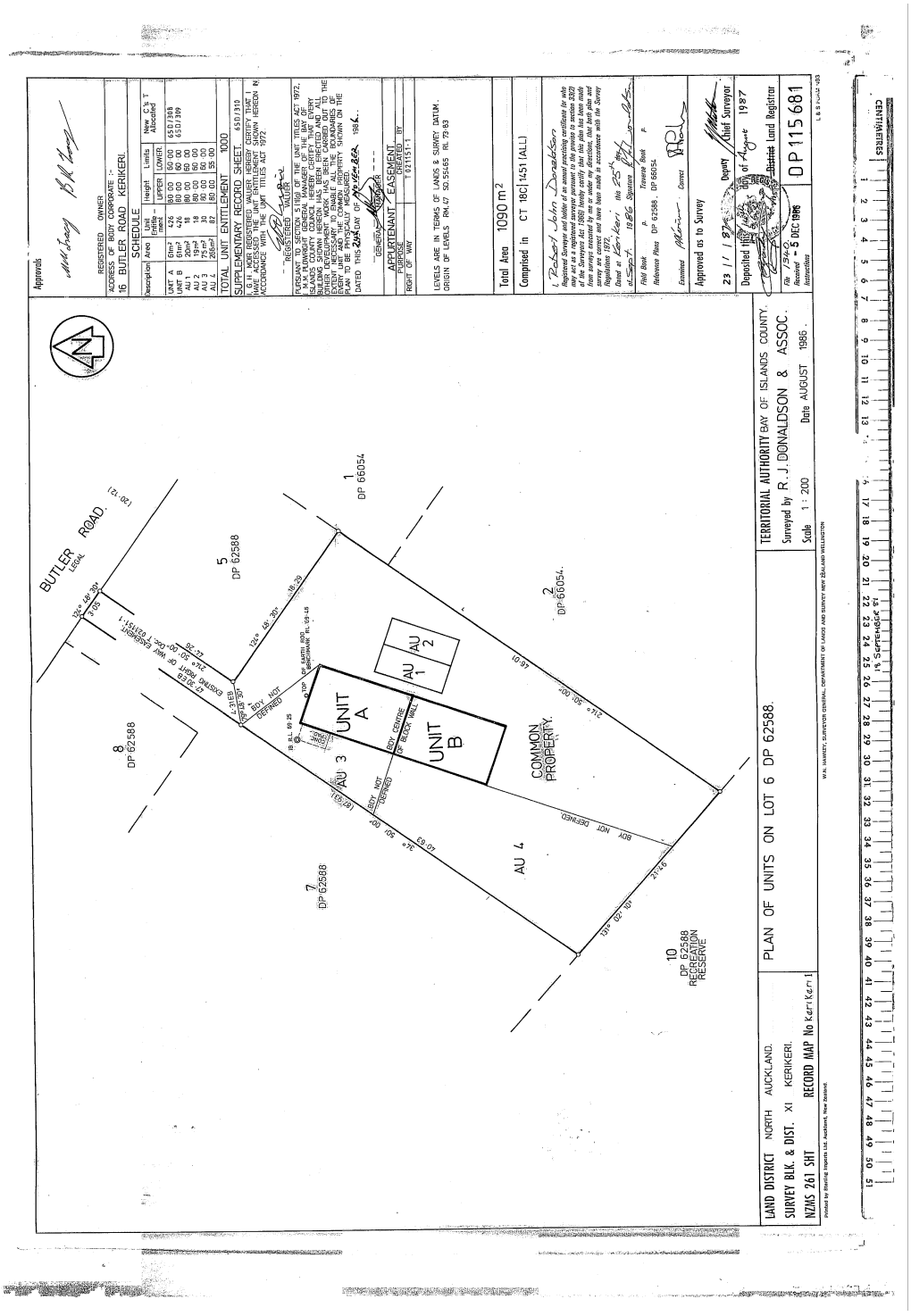
Supplementary Record Sheet
NA65D/310

Estate	Stratum in Freehold
Legal Description	Unit B and Accessory Unit 2 and 4 Deposited Plan 115681

Registered Owners
Far North District Council

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

Identifier **NA65D/309**



Identifier **NA65D/309**

SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier **NA65D/310**
Land Registration District **North Auckland**
Date Issued 14 August 1987
Plan Number DP 115681

Subdivision of
Lot 6 Deposited Plan 62588

Unit Titles Issued
NA65D/308 NA65D/309

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Appurtenant hereto is a right of way specified in Easement Certificate A473407

Subject to a right of way over part coloured blue on Plan 62588 specified in Easement Certificate A473407

The easements specified in Easement Certificate A473407 are subject to Section 37 (1) (a) Counties Amendment Act 1961

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**566382**
Land Registration District	**North Auckland**
Date Issued	30 September 2011

Prior References
NA1100/85

Estate	Fee Simple
Area	7325 square metres more or less
Legal Description	Lot 10 Deposited Plan 62588
Purpose	Recreation Reserve

Registered Owners
Far North District Council

Interests

Subject to a right of way, electricity supply, telecommunications and right to convey water easements over part herein described in and created by Transfer C402728.1 - 10.8.1992 at 1.30 pm

Subject to the Reserves Act 1977

Subject to a vehicular right of way over part marked A on SO 447750 created by Easement Instrument 9266493.1 - 13.12.2012 at 4:29 pm

12401062.2 Surrender of the right of way and a right to convey water and telecommunications and an electricity supply rights over part herein created by Transfer C402728.1 appurtenant to Lot 1 DP 348294 and 5/8 share in Lot 57 DP 348294 (held in RT 198250) - 14.9.2022 at 4:51 pm

Identifier **566382**


Plan of Subd of Pt Lot 39 DP 2955 & Lots 1 & 2 DP 38925 (being Pt OLC 3)
Comprised in C.T. 1100/85
Bay of Islands County.
Scale: One chain to an inch.
Surveyed by O.B. von Stunmer September 1965.
Block XI Kerikeri S.D.
North Auckland Land District
62588
Schedule of Areas
Lots 1 & 2
Lot 10 to vest as Recreation Reserve
Lot 12 to vest as Esplanade Reserve
Total Area
Boundary of Conditional Covenant
Land Transfer Office
Conditional Covenant
62588
Memorandum of Easements
Easement
Created
Purpose
Shown
Servient Tenement
Dominant Tenement
Deposited
Approved as to Survey
Registered Owners
Accepted
Boundary Adjustment
Reference Plans
Field Books
Computer Registers
Area
Issued
Deposited
Cancelled
Land District
Land Registrar
Examined
Checked
Entered
Land Registrar
Land Transfer Act 1952
Land Transfer Regulations 1966
Local Government Act 1974
Local Government Amendment Act 1978
Survey Regulations 1972
Surveyor-General
Chief Surveyor
Registrar-General of Land
Solicitor
Solicitor-General
Land Settlement Promotion and Land Acquisition Act 1952
Land Act 1948
Land Act 1924
Land Act 1948
Land Act 1924
Land Act 1948
Land Act 1924

6.5 TE PĀTUKUREA KERIKERI WAIPAPA SPATIAL PLAN - PUBLIC ENGAGEMENT ON GROWTH SCENARIOS

File Number: **A4884394**

Author: **Jaye Michalick, Team Leader – Growth Planning & Placemaking**

Authoriser: **Roger Ackers, Group Manager - Planning & Policy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Council with an update on the progress of Te Pātukurea Kerikeri Waipapa Spatial Plan project and to seek endorsement from Council to undertake public engagement in November 2024 on growth scenarios for the spatial plan, as summarised in this report.

Feedback from the planned engagement will be integral to identifying an emerging preferred growth scenario. Representatives of the Hapū Rōpū governance body for Te Pātukurea (Ngāti Hineira, Ngāti Korohue, Ngāti Mau, Ngāti Rangi, Ngāti Rēhia, Ngāti Torehina Ki Matakā, Te Uri Taniwha, Te Whiu Hapū) have endorsed the growth scenarios and undertaking public engagement.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Section 1 of this report provides an update on the progress of Te Pātukurea.
- Section 2 of this report summarises the material (growth scenarios) and engagement methods that staff are seeking approval from Council to undertake public engagement on in November.
- The growth scenarios have been developed using an agreed high population projection for long term growth (30-years) and are based on evidence, Hapū Rōpū partnership and stakeholder engagement.
- Feedback obtained from the public engagement will contribute to the identification of an emerging preferred growth scenario. Further planned workshops with elected members and continued partnership with Hapū Rōpū will enable the identification of the preferred growth scenario. A draft version of Te Pātukurea, based on the preferred scenario, will be taken out for public consultation in early-2025.

TŪTOHUNGA / RECOMMENDATION

That Council approves public engagement to be carried out on the growth scenarios for Te Pātukurea Kerikeri Waipapa Spatial Plan in November 2024 as set out in this report.

1) TĀHUHU KŌRERO / BACKGROUND

An earlier project background summary can be found in the 19 October 2023 Council Agenda report titled Kerikeri-Waipapa Spatial Plan Project – Public Engagement on Emerging Themes. Since then, the following has been completed on Te Pātukurea:

- Public engagement in November/December 2023 on emerging themes for Te Pātukurea. Feedback obtained informed the development of Te Pātukurea objectives.
- The Framework Document (Attachment 1), which reflects the initial journey between the Council, mana whenua and the community to collectively shape the direction of Te Pātukurea. The Framework Document has been made publicly available and confirms the following key matters:
  - key assumptions (things we can't change and need to consider)
  - Wāhi Toitū (no go) and Wāhi Toiora (go carefully) areas that need to be considered when identifying potential areas to accommodate future growth (our growth planning must give

particular regard to matters, for example hazards, sites of cultural significance and natural protections)

- spatial plan objectives (the key outcomes we are seeking to achieve)
- our decision-making framework (how we will assess potential growth options and the criteria we will use)
- plan adoption process.

- The district wide housing and business development capacity assessment (HBA) (Attachment 2) based on the requirements set out in the National Policy Statement for Urban Design (NPS-UD). The HBA provides us with a robust evidence base for housing and business land markets, to inform plans, planning decisions, and related strategies. The HBA has identified housing affordability and feasibility issues across the district. Te Pātukurea is being developed to respond to these issues. The HBA is publicly available.
- The Foundation Report (Attachment 3), which sets out the current state of Kerikeri-Waipapa to ascertain constraints and opportunities that will inform the development of our growth scenarios. This report has been made publicly available.
- An updated Cultural Impact Assessment (CIA) (Attachment 4), which sets out the cultural values for the Kerikeri-Waipapa area and captures the views of the Hapū Rōpū on the Foundation Document. The CIA is publicly available as an attachment to the Foundation Report.
- Workshops with elected members and stakeholders along with regular hui with Hapū Rōpū to seek buy-in at key project milestones have been undertaken.
- The identification of a 30-year population projection scenario, to inform development of the growth scenarios. The project assumes a high rate of growth in line with current government direction (assuming high growth is not mandatory at this stage) and was supported by elected members at the 30 July elected member workshop.
- The developed growth scenarios that will be taken out for public engagement in November.
- The completion of an initial infrastructure assessments that 1) determined existing capacity of our transport and three waters infrastructure, and 2) assessed the impact of each growth scenario on the infrastructure. The assessments also included identification of required upgraded or new infrastructure to facilitate servicing each of the growth options and an order-of-magnitude cost estimate has been obtained for the new/upgraded infrastructure.
- The project team are in the process of procuring urban design expertise to support identification of an increased spatial form and density of our existing urban areas, which will need to accommodate some of the projected growth in the Kerikeri/Waipapa Area.
- The project team are also in the process of finalising material and collateral for public engagement in November, including an Interim Report which documents the analysis of the growth scenarios.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The next phase of this project requires Council to engage with the wider public on the growth scenarios so as to capture and understand their views on each of the scenarios. Community views on the identify of Kerikeri- Waipapa now and into the future will also be sought.

The growth scenarios have been created using the information developed to date for Te Pātukurea, specifically:

- The population projection supported by elected members at our 30 July 2024 workshop, which is consistent with the Stats NZ High projection.
- The findings of the Framework Document and Foundation Report.
- The need to address housing affordability and provide sufficient supply for housing and business land as identified in the HBA.

- Consideration of existing hazards, cultural values and constraints as set out in the Framework Document.
- In partnership with the Hapū Rōpū and through engagement with key stakeholders and through workshops with elected members.

The planned engagement in November will include face to face events that can be supported by elected members who have an interest in this project. Hapū Rōpū representatives will also have the opportunity to support these events. Further details on these events will be shared with elected members once finalised. Messaging will also include next steps for the project, including outlining the final round of public consultation on the draft spatial plan to occur in early-2025.

The Growth Scenarios that we will be seeking public feedback on are summarised below and shown as maps in Attachment 5. Importantly, as a result of feedback obtained through stakeholder engagement in late September, we are recommending an additional growth scenario (F), which will closely match the boundaries of the proposed Kiwi Fresh Orange Co submission to the Proposed District Plan for upzoning of land (rural production zoned land located between the Bay of Islands Golf Club and State Highway 10). While this scenario does not meet all criteria for growth as defined in the Te Pātukurea Framework Document (Attachment 1) as it is impacted by potential flooding, there is sufficient public interest in this land to warrant taking the Keri Fresh Orange Co proposal out to the public as a potential growth option. Staff are in the process of obtaining cultural and infrastructure assessments for scenario F so that this scenario can be considered along site the others in public engagement planned for November.

Growth scenarios were workshopped with elected members on 30 July 2024 (just the growth scenarios) and 2 October 2024 (growth scenarios plus infrastructure assessment). The growth scenarios being taken out for public engagement are less granular than what was shared with Hapū Rōpū representatives, key stakeholders and elected members, this is to avoid setting expectations of upzoning for any particular site at this stage of the project. There is also a need to better understand public support for the key assumptions such as proposing 95% of growth to occur in urban areas, and that 50% of the district's growth will occur in Kerikeri-Waipapa.

The scenarios are briefly described below. The material that goes out for public engagement will also include information on the proposed allocation of growth into both existing brownfield areas and proposed new greenfield areas:

- Scenario A - In the status quo scenario, the focus is solely on implementing the Proposed District Plan (PDP) without further action. This approach risks failing to plan for long-term high growth or fully addresses issues identified in the HBA.
- Scenario B – This scenario involves enabling medium-density housing south of Waipapa Road and intensifying development in Kerikeri and Waipapa. While likely popular with developers, considerations must include risks to people and property from flooding. The development would follow an existing arterial road between Kerikeri and Waipapa and be developed around existing flood hazards.
- Scenario C – This scenario aims to enable medium-density housing north of Waipapa Road and intensify development in Kerikeri and Waipapa, potentially utilising existing infrastructure and requiring less investment. It aligns with the existing development pattern, is considered a logical area for growth, and faces few constraints.
- Scenario D – This scenario focuses on higher growth south of Kerikeri. This area is close to high-demand regions and offers an opportunity to develop a 'gateway' to Kerikeri and revitalise areas of higher deprivation. It has few constraints, is partially serviced by three waters (3W), and is near treatment plants and social infrastructure. There is some developer interest in this option.
- Scenario E – This scenario focuses greenfield growth in Waipapa to create a distinct identity, while Kerikeri retains its character with growth through mainly brownfield intensification. Due to flood hazards, growth must expand eastward in Waipapa, which requires more social infrastructure than Kerikeri. While there are few brownfield opportunities in Waipapa, there are 'clean slate' opportunities for new precincts.

- Scenario F – This scenario comprises the Kiwi Fresh Orange Co. land. It focuses on greenfield growth to the northwest of the BOI Golf Club, extending west to SH10 and north, with the Kerikeri River forming its northern and eastern boundary. The BOI Golf Club is excluded from this scenario. Kerikeri's character is preserved through appropriate brownfield intensification. Large parts of this area are prone to natural hazards and lack water services or transport infrastructure. Additionally, apart from SH10, the scenario is largely disconnected from existing urban areas due to substantial river boundaries.

Key things we want to know from the public engagement:

- Which growth scenario do people prefer? And why?
- Do people want to physically connect the two existing urban centres?
- Thinking ahead to the next 30 years, which growth scenario do people prefer?
- What is the identify of Kerikeri and Waipapa, now and into the future?

Proposed communication and engagement methods:

- Share collateral with Council's Hapū Rōpū partners and community groups for their dissemination.
- Storymaps to illustrate what future Kerikeri and Waipapa could look like.
- Website presence and online survey.
- In-person events at various locations e.g. local markets (which would benefit from attendance by interested elected members).
- Social media campaign and online advertising.
- Information stands in key community location.
- Hard copy feedback forms, flyers, posters.
- E-newsletter, email account and phone number points of contact.
- Rangatahi targeted engagement.

Following the planned engagement, staff will workshop with elected members to consider the feedback received to determine a preferred growth scenario, which will form the basis of the draft spatial plan. The draft spatial plan will be publicly consulted on in early-2025. It is important to note that, depending on public feedback, Hapū Rōpū and elected member input, the preferred growth scenario may end up being a variation of the scenarios that are taken out for public engagement in November.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Through the previous Strategy and Policy Committee resolution (6 September 2022) Council has committed to undertaking public engagement on draft concepts for Te Pātukurea. Having public engagement on the growth scenarios aligns with a best practice approach. By engaging on the growth scenarios, we ensure that the public, alongside our Hapū Rōpū partners and stakeholders, are involved in the process of moving from evidence-based options for long term growth towards identification of a preferred growth scenario, which will inform the draft spatial plan.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

The estimated costs for the engagement are $5,000. These costs have been budgeted for within the 2024/25 financial year cost centre for this project and will come out of the Growth Planning and Placemaking Team budget.

ĀPITIHANGA / ATTACHMENTS

1. **Te Pātukurea Framework Document - A4884472**
2. **FNDC Housing and Business Development Capacity Assessment 2024 - A4884473**
3. **Te Pātukurea Foundation Report - A4884474**
4. **Te Pātukurea Cultural Impact Assessment 2024 Amendment for Foundation Report - A4884471**

5. Scenarios A to F Maps - A4905358 ⇩

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	**Aromatawai Kaimahi / Staff Assessment**
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low level of significance, the project does not involve the transfer of ownership or control of a strategic asset, and it is not inconsistent with Council plans or policies. For the Kerikeri-Waipapa area, there will be a moderate level of interest by that community.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The Resource Management Act 1991 and where relevant the current planned three phased amendment of this Act. National Policy Statement – Urban Development 2020 Local Government Act 2002 Far North District Council Operative and Proposed District Plans FNDC Integrated Transport Strategy FNDC Far North 2100 Te Tai Tokerau Regional Accessibility Strategy Toi Mana Arts Culture and Heritage Strategy
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	The geographical extent of Te Pātukurea is contained within the Bay of Island Whangaroa Community Board (BOIWCB) ward. However, the implications from the adoption of spatial plan for Kerikeri Waipapa has district wide relevance as the subsequent district wide spatial strategy will incorporate Te Pātukurea and the process for that project. The growth options are also based on the assumption that 50% of the district's growth will occur in this area. Members of the BOIWCB with an interest in the Kerikeri Waipapa areas have participated in workshops focused on the development of the growth scenarios. Any feedback discussed has contributed to the version of the scenarios being taken out for public engagement in November.
State the possible implications for Māori and how Māori have been provided with	There are wide reaching implications for Māori, whenua Māori, awa and moana that come from the

an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	recommendation in this report. Māori have been provided with the opportunity to participate in the decision-making process by the forming of a Hapū Governance Group made up of Hapū with an interest in the Kerikeri-Waipapa Area. The Hapū Rōpū have regular hui (approximately monthly) with the project team, to participate in the development and decision making processes throughout the project. The Hapū Rōpū will continue to be involved in the project until the completion of the public consultation phase on the draft spatial plan, at which point responsibility for adoption of Te Pātukurea will be handed over to the decision makers (elected members). Hapū are supportive of the report, including attachments, to be publicly published.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	There are numerous community groups who have been engaged throughout the project to date, these groups will continue to be engaged with at relevant milestones across the project.
State the financial implications and where budgetary provisions have been made to support this decision.	There is no requirement for further budgetary provisions to be made as result of the recommendation in this report.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Te Anga o Te Pātukurea / Te Pātukurea Framework Document

Initial Matters, Objectives, and Decision-Making Framework – Rev A

11 April 2024



Sensitivity: General

Ngā kaupapa / Contents

1 Ngā kōrero mō Te Pātukurea / About Te Pātukurea 1

1.1 What is Te Pātukurea? 1
1.2 Why are we developing Te Pātukurea? 1
1.3 Who is developing Te Pātukurea? 1
1.4 Te Pātukurea Hapū Rōpū 3
1.5 Interplay with district spatial planning processes, national direction, and other frameworks 3

2 Kei Tēnei Tāpae Anga / This Framework Document 5

2.1 What is this Framework Document? 5
2.2 Building on existing work to support spatial planning for Kerikeri and Waipapa 5
2.3 The phases of Te Pātukurea 6

3 Ngā Matakitenga Matua / Key assumptions 7

3.1 What are key assumptions? 7
3.2 Our key assumptions 7
3.3 Acknowledging emissions reduction 7

4 Wāhi Toitū me te Wāhi Toiora / Wāhi Toitū & Wāhi Toiora 8

4.1 What are Wāhi Toitū & Wāhi Toiora? 8
4.2 What are our Wāhi Toitū & Wāhi Toiora matters? 8
4.3 Our mapping method 8

5 Ngā Whainga / Objectives 9

5.1 What are objectives? 9
5.2 The journey to defining our objectives for Te Pātukurea 9
5.3 Te Pātukurea objectives 10
5.4 Terms to be defined moving forward 11

6 Te Anga Whai Hua / Decision-making framework 12

6.1 What is a decision-making framework? 12
6.2 What does our decision-making framework include? 12
6.3 Critical success factors 13
6.4 Approach for success 14

7 Te Whakatinanatanga o ngā Mahi / Plan adoption process 15

8 Ngā Mahi i muri atu / Next steps 16

Āpitihanga / Appendices

Āpitihanga A: Ngā Take e pā ana ki ngā Wāhi Toitū me ngā Wāhi Toiora / Appendix A: Wāhi Toitū and Wāhi Toiora matters 17

Sensitivity: General

1 Ngā kōrero mō Te Pātukurea / About Te Pātukurea

1.1 What is Te Pātukurea?

Te Pātukurea (a name gifted by the Hapū Rōpū) is our 30-year spatial plan for Kerikeri-Waipapa. Te Pātukurea is being developed to plan how to manage growth in Kerikeri-Waipapa while protecting and enhancing what we love and value about the area. By planning ahead, we will be able to make sure our actions moving forward allow us to change in a way that reflects our culture and considers the wellbeing of our people, our local economy, and our environment.

Te Pātukurea will develop and test possible future growth options for the area over the next 30 years. It will consider the need for significant infrastructure and other investments and inform future programmes of work that will require joint action and investment. Te Pātukurea will consider where areas for housing, public transport and roads, three waters infrastructure (stormwater, wastewater and drinking water), businesses and jobs are recommended in the context of issues such as housing affordability, climate change, resilience and natural hazards. It will also seek to reflect the housing and development aspirations of mana whenua.

1.2 Why are we developing Te Pātukurea?

We know that Kerikeri-Waipapa is growing. Far North District Council (FNDC) is in the process of obtaining updated population projections to confirm anticipated levels of growth, and Te Pātukurea will be the key tool for identifying how the additional people and new homes needed will be accommodated within the area over the next 30 years. It is possible that significant investment in housing, urban development, transport, and three waters infrastructure and services as well as district planning and policy changes will be needed to support future growth.

Beyond population growth, there are other challenges facing Kerikeri-Waipapa. Increases in the severity of weather events, natural hazards, infrastructure resilience and levels of service, housing supply and affordability challenges, environmental stewardship pressures, barriers to mana whenua in fulfilling their role as kaitiaki and sea level rise are creating challenges as well as uncertainty.

In addition, the absence of a public transport system reduces accessibility for a variety of groups and community infrastructure will also need more coordinated investment to accommodate growth including in open spaces, community facilities, schools, and health care facilities.

All these challenges collectively will need to be resolved for the future, not just where and how to develop more housing. These are broad and long-term issues that are best dealt with together for Kerikeri-Waipapa, rather than individually. It is important that we develop a partnership between central government, local government, and mana whenua to respond to these challenges so that we can address community expectations.

1.3 Who is developing Te Pātukurea?

Council, mana whenua (via the Te Pātukurea Hapū Rōpū) and other key stakeholders for Kerikeri-Waipapa are working together to develop Te Pātukurea. Council is in the process of confirming how central government will input into the process.

Sensitivity: General

The table below confirms how we are seeking to collaborate for Te Pātukurea through the following structure:

- **Core project and governance team:** Involved in the day-to-day progress and oversight of Te Pātukurea.
- **Subject matter experts:** Specialists providing targeted and topic specific inputs into the plan development process.
- **Advisory Group – Akeake:** Key stakeholders who are integral to the funding and implementation of the project.
- **Advisory Group – Mahoe:** Representatives from various stakeholder groups with knowledge and insights into the dynamics of the Kerikeri-Waipapa community and environment.

Core project and governance team	Advisory Group – Akeake
• Far North District Council • Te Pātukurea Hapū Rōpū	• Ministry of Housing and Urban Development (MHUD) • Kāinga Ora (KO) • NZTA (Waka Kotahi) • Ministry of Education (MOE) • Ministry of Business, Innovation and Employment (MBIE) • Department of Conservation (DoC) • Fire and Emergency NZ (FENZ) • New Zealand Police • St Johns • Northland Regional Council (NRC) • Northland Inc (Regional Economic Development Agency) • Whai Kainga • NorthTec • Northland Transportation Alliance (NTA) • Nga Tai Ora (Public Health Northland) • Northland District Health Board • Heritage NZ • Far North Holdings • Development sector • Industry • Network utility providers
Subject matter experts	**Advisory Group – Mahoe**
• Far North Waters Alliance • FNDC discipline specialists	• Business groups • Kerikeri & Waipapa Community groups • Independent organisations

This project is an opportunity to incorporate te ao Māori and create a spatial plan which is reflective of its Treaty partners. Te Tiriti o Waitangi Treaty of Waitangi obligations will be upheld when developing Te Pātukurea. Active engagement and collaboration between project partners is central to the development of the Te Pātukurea. This includes a commitment to actively work with Te Pātukurea Hapū Rōpū in partnership, good faith and with a commonality of purpose.

Sensitivity: General

1.4 Te Pātukurea Hapū Rōpū

Te Pātukurea Hapū Rōpū was created in 2022 as a response to the need for hapū participation in the development of Te Pātukurea. The Hapū Rōpū became a Council recognised governance group of Te Pātukurea and will recommend to the council the adoption of the final version of the Foundation Document.

The Hapū Rōpū includes representatives from:

- Ngāti Hineira
- Ngāti Korohue
- Ngāti Mau
- Ngāti Rangi
- Ngāti Rēhia
- Ngāti Torehina ki Mataka
- Te Uri Taniwha
- Te Whiu

The success of the Hapū Rōpū will be based on the kotahitanga of the eight hapū working together to come to a consensus, if not a one hundred percent agreement on decision-making which is best. There also needs to be a review of the Hapū Rōpū and its peers that are working together on Te Pātukurea and the future projects that will flow out of Te Pātukurea at least every 2 years and the development of a Mana Whakahono a Rohe Agreement with the Council.

The Hapū represented by the Hapū Rōpū all hold their own mana whenua status in each of their dedicated areas within Te Pātukurea study area. They are the traditional custodians of the land, and their knowledge of the land, its resources, and its history is essential for effective spatial planning. It is critical to ensure that planning decisions are made in a way that is culturally appropriate and respects the tikanga, and kawa of the local iwi and hapū. Their involvement in spatial planning is essential for ensuring that planning decisions are made in a way that respects Māori cultural values and acknowledges and considers the needs and aspirations of local iwi and hapū and the rights of Ahi Kaa.

The members of the Hapū Rōpū agreed to a Mana Enhancing Agreement to underpin the form, function and the living relationship of the Rōpū. A mana Enhancing Agreement places the principle of mana at the centre of a living relationship between the hapū. The concept of Mana-ā-rōpū places the obligation upon all hapū partners to uphold with integrity their partnership responsibilities. The Mana Enhancing Agreement expresses the Hapū Rōpū values and their desire to work together for the benefit of all the hapū and the communities of Kerikeri-Waipapa.

1.5 Interplay with district spatial planning processes, national direction, and other frameworks

Te Pātukurea is the next stage in collaborative spatial planning for the district following the completion of Far North 2100 (November 2021). Far North 2100 is a district level strategic document that envisages how the Far North might look in 80 years' time, based on the vision 'He Whenua Rangatira – a district of sustainable prosperity and wellbeing'. Te Pātukurea is also being developed in the context of existing and planned major urban development and projects across the region.

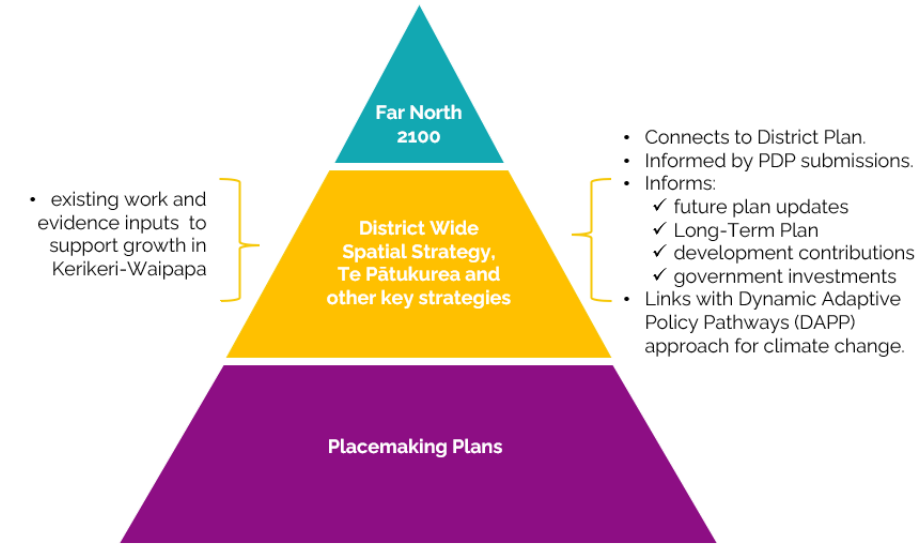
Te Pātukurea is the first spatial plan 'off-the-block' for Far North but we understand a comprehensive approach to growth across the district is necessary. Therefore, we have developed a district approach to spatial planning moving forward that seeks to align with national direction and policy and respond to the nuance of work completed to date.

As we move through 2024, it is intended that a new District Wide Spatial Strategy and other key Council strategies (e.g., housing and open space) will be developed alongside Te Pātukurea. This coupled approach

Sensitivity: General

to spatial planning (and beyond) allows for a necessary focus on growth in Kerikeri-Waipapa to appropriately reflect the interdependencies and connections between this area and the rest of the district (i.e., values, aspirations, and responses), which will be addressed through the district level strategy.

Te Pātukurea is leveraging from existing planning work to support growth in Kerikeri-Waipapa, including the Proposed District Plan and early stakeholder engagement on Te Pātukurea. Te Pātukurea has also drawn on and incorporated the engagement work on growth undertaken in 2022 to inform recent consultation processes with the wider community (see Section 2 for further details).



Even where not required to (e.g., by national direction) Te Pātukurea will seek to align with key frameworks and direction instruments that will help provide certainty to support implementation, funding, and delivery. Examples include the Transport Outcomes Framework and Government Policy Statement on Land Transport Funding, the National Policy Statements on Urban Development and Freshwater Management, the proposed National Policy Statements on Highly Productive Land and Biodiversity and the Government's approach to urban growth.

Sensitivity: General

2 Kei Tēnei Tāpae Anga / This Framework Document

2.1 What is this Framework Document?

This *Framework Document* marks a significant milestone in the development of Te Pātukurea. It reflects the journey so far between Council, mana whenua, and the community to collectively shape the direction of Te Pātukurea.

The purpose of this Framework Document is to confirm the following key matters for Te Pātukurea, which can be grouped under three categories:

Category	Te Pātukurea Matter	Details
Foundational groundwork	Key Assumptions	The things we can't change and need to consider.
	Wāhi Toitū & Wāhi Toiora	What our growth planning for new development must give particular regard to, such as climate change impacts, hazards and natural environment protections
Desired outcomes and how we achieve them	Plan objectives	The key outcomes we are seeking to achieve.
	Our decision-making framework	How we will assess potential growth options, and the criteria we will use.
Process	Plan adoption process	How Te Pātukurea will be adopted once completed.
	Next steps and information sharing	Where are we heading and how are we keeping people informed?

The following chapters of this document address the matters above.

2.2 Building on existing work to support spatial planning for Kerikeri and Waipapa

The objectives and decision-making framework for Te Pātukurea within this Foundation Document respond to community aspirations for Kerikeri-Waipapa as communicated through consultation on the direction and focus of Te Pātukurea with the community, Hapū Rōpū and rangatahi in late 2023. This consultation built on earlier engagement with key groups in early – mid 2022 as detailed in Section 5.2.

During this early consultation, the questions being asked were informed by engagement responses and workshop feedback obtained in early/mid 2022 from a variety of parties to support a review of the 2007 Kerikeri-Waipapa structure plan. These parties included:

- government agencies
- Hapū Rōpū
- providers of additional infrastructure
- relevant providers of nationally and regionally significant infrastructure
- developers and members of the property sector
- resident and community groups and other stakeholders

Sensitivity: General

2.3 The phases of Te Pātukurea

This Framework Document completes the end of Phase 2 of our Te Pātukurea project. It confirms key matters that will guide the development of Te Pātukurea to define how we grow, change and invest in Kerikeri-Waipapa for the next 30 years.

The phases of Te Pātukurea are shown below.



Each phase can be described as follows:

Phase	Action	Details
Phase 1	Project establishment and engagement	Establishing the project in 2022, including project governance development and engagement with key stakeholders
Phase 2	Develop Framework Document	Confirms key matters that will guide the development of Te Pātukurea to define how we grow, change, and invest in Kerikeri-Waipapa for the next 30 years.
Phase 3	Develop Foundation Report	Revised draft foundation document incorporating findings from public engagement and further evidence. Documents our baseline review of constraints and opportunities to identify where we should and shouldn't be growing across Kerikeri-Waipapa; and where we can, by how much.
Phase 4	Develop Interim Report	Identifies our growth options and explains how they were developed and assessed to choose a suggested preferred option for consultation.
Phase 5	Finalise Te Pātukurea for endorsement	Represents a final draft of Te Pātukurea that leverages from the above documents and reports.

Sensitivity: General

3 Ngā Matakitenga Matua / Key assumptions

3.1 What are key assumptions?

Key assumptions represent important factors, which the spatial plan cannot directly influence. They are considered to have a high degree of certainty and are identified early in the process to provide a basis for decision making. They include elements such as predicted changes to the natural environment and the rate and timing of population growth.

3.2 Our key assumptions

For Te Pātukurea, six key assumptions have been identified, as shown below. Our key assumptions have (and will continue to) influence the design and preparation of the plan.

Population Growth

Kerikeri-Waipapa will continue to be the largest and fastest growing population in the district.

Cultural

The cultural history of Te Manako and other surrounding areas are all of significance to Hapū. The original name of Kerikeri is Te Manako (to set one's heart on, like, long for, want) points to the wider significance of the place including Te Awa o Ngā Rangatira (River of Chiefs, being the original name for Kerikeri Inlet).

Prosperity/Employment

Kerikeri-Waipapa will continue to be characterised by a strong horticultural and agricultural industry. The area will also continue to have strengths in professional services, and arts and recreation services.

Demographic

Kerikeri's population will continue to age and by 2028, the largest age group will be 65+.

Deprivation

While Kerikeri-Waipapa is less deprived than other parts of the Far North District, it contains pockets of more deprived areas in Kerikeri Central, and Rangitane-Pureru a.

Constraints

Constraints will be identified and characterised into Wāhi Toitū (No Go) and Wāhi Toiora (Go Carefully) to differentiate constraints for future urban development. Development will avoid Wāhi Toitū areas.

Moving forward, as technical work becomes available, we will use it to develop technical assumptions on parameters i.e. quantify levels and extents for the above assumptions.

3.3 Acknowledging emissions reduction

We recognise that managing emissions reduction is an important matter that must be considered to manage outcomes. Emissions reduction will be addressed through future district-level workstreams in association with Te Pātukurea and in collaboration with developing FNDC policy and strategy on this matter.

Sensitivity: General

4 Wāhi Toitū me te Wāhi Toiora / Wāhi Toitū & Wāhi Toiora

4.1 What are Wāhi Toitū & Wāhi Toiora?

There are several key constraints across the Kerikeri-Waipapa area affecting how we can grow. These include natural hazards, significant natural and ecological areas, and areas of cultural value identified by Hāpū Rōpū.

Taking a 'key constraints' approach to analysing spatial constraint layers through detailed mapping will help us to determine where we should and shouldn't be growing across Kerikeri-Waipapa; and where we can, by how much.

To support our Te Pātukurea analysis key constraints have been grouped under two categories:

Wāhi Toitū: areas with enduring characteristics that are to be protected from new development, or where new development is considered inappropriate. Wāhi Toitū areas are 'No go' areas for new development.

Wāhi Toiora: areas where new urban development must be carefully managed, including with an appropriate mitigation of adverse effects and risks. Wāhi Toiora areas are 'Go carefully' areas for new development.

4.2 What are our Wāhi Toitū & Wāhi Toiora matters?

We have agreed the following constraint matters fall within our Wāhi Toitū and Wāhi Toiora categories. A full list of the individual layers for each constraint matter is provided in Appendix A.

Wāhi Toitū	Wāhi Toiora
• Significant risks from natural hazards • Natural environment protections • Highly productive land - (LUC 1 and 2 land in rural production zones) • Culturally significant landscapes • Significant infrastructure	• Other risks from natural hazards and climate change • Productive land - (LUC 3 land in rural production zones) • Historic and cultural heritage protections • Ecological protections • Water and stream health protections • Coastal margin and riparian margin protections • Land contamination • Highly erodible land • Planned / anticipated significant infrastructure corridors

4.3 Our mapping method

For our Wāhi Toitū mapping, one or more constraint layers means new development is considered inappropriate in this location. The presence of a Wāhi Toitū layer is absolute (i.e. impact is not cumulative).

For our Wāhi Toiora mapping, constraint layers are overlayed (with equal weighting) to identify where new development can happen but needs to consider the implications of the relevant constraint layers. The presence of constraint layers (single or multiple) means planning for new development should proceed with caution and the impact is considered cumulatively.

Sensitivity: General

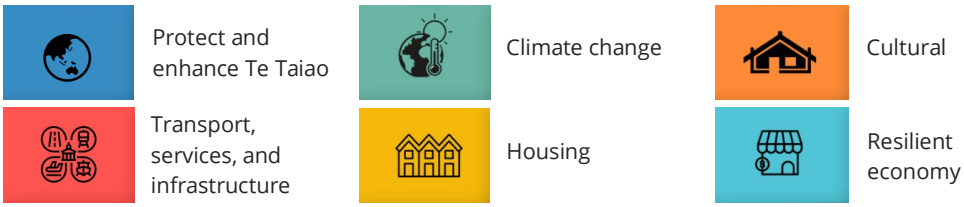
5 Ngā Whainga / Objectives

5.1 What are objectives?

Spatial plan objectives define the desired "end state" being sought by a plan. These are often drafted in responses to key challenges and opportunities and represent the things a plan will focus on achieving through the resolution of the issue.

5.2 The journey to defining our objectives for Te Pātukurea

To understand the challenges and opportunities that Te Pātukurea should address, Council has been working with Hapū Rōpū and engaging with central government and a variety of stakeholders (including infrastructure providers and community groups) since early 2022. More recently, in late 2023 Council leveraged from the feedback received in 2022 to consult with the Kerikeri-Waipapa communities on their priority matters and aspirations for Kerikeri-Waipapa. The consultation focused on six key themes, as follows:



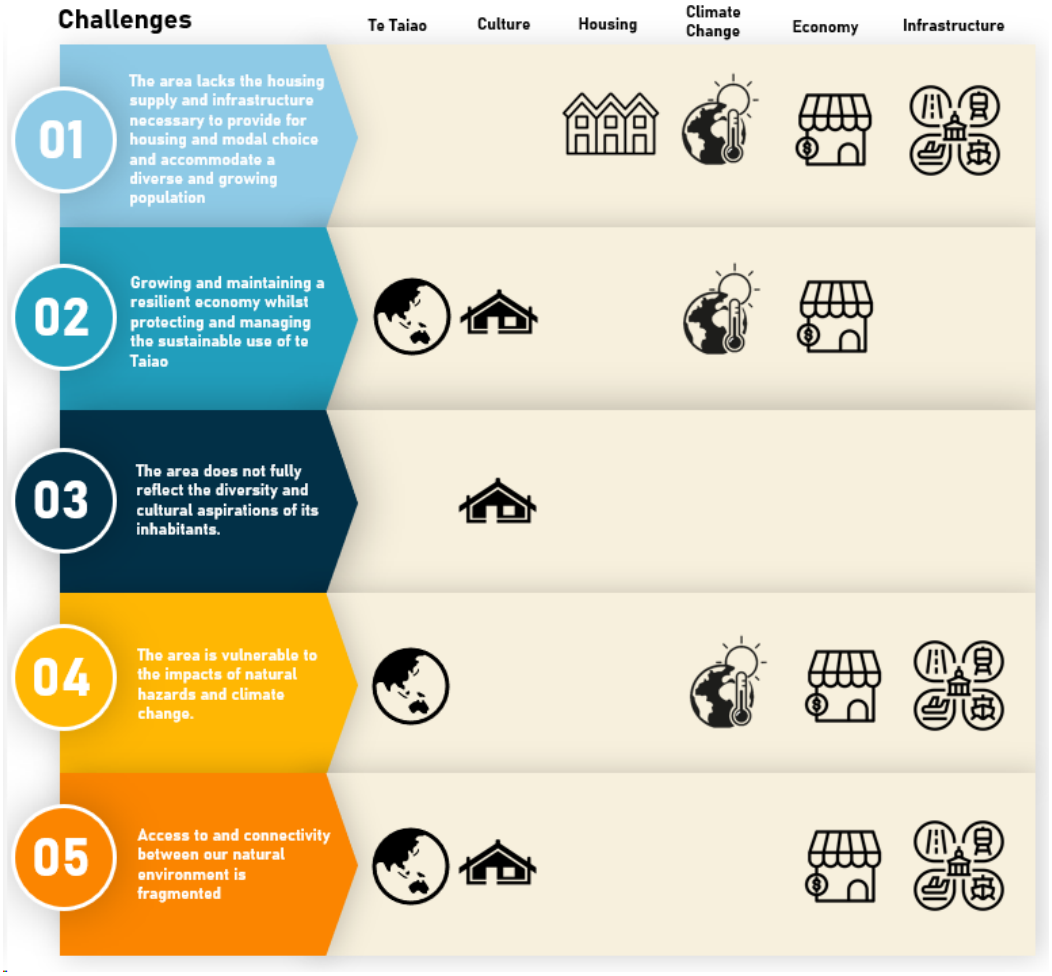
Of note to the development of objectives for Te Pātukurea was the prioritisation of these six key themes by the Hapū Rōpū in 2023; the community and central government and a variety of stakeholders (2022 – 2023); and rangatahi (2023). While there was variance in the prioritisation of key matters cross the groups all six key themes were considered important by one or more groups. This variation of priorities needs to be reflected in the objectives for the plan. The image below shows the prioritisation of the key themes by these groups.



To confirm the issues Te Pātukurea should seek to resolve in response to the key themes five thematic (i.e., integrated) key challenges were developed through the consultation analysis process. These key challenges have been used to inform the development of our Te Pātukurea objectives.

Sensitivity: General

Our five key challenges were identified as:



5.3 Te Pātukurea objectives

Using the key themes from our consultation in late 2023 and the five challenges identified through our consultation feedback analysis we have developed four objectives for Te Pātukurea.

As for our challenges, Te Pātukurea's objectives are thematic (i.e., encompass multiple themes) rather than theme based (e.g., separate objectives for housing, economy, or transport). This approach has allowed us to comprehensively address the outcomes our partners, stakeholders and community want for Kerikeri-Waipapa in an integrated way through a discrete number of objectives.

Sensitivity: General

Our four objectives, along with how they intersect with our challenges and key themes, are:

Te Pātukurea objectives	Challenge	Themes covered (directly)
Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g., housing and business capacity) and climate change (e.g., drought).	1, 2 & 4	
We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district.	1 & 3	
We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want.	1	
We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development.	3, 4 & 5	

5.4 Terms to be defined moving forward

Our workshops on the objectives for Te Pātukurea identified several terms that will need defining as we move forward through the plan development process to provide certainty and clarity of meaning.

The identified terms are listed below.

Growth (e.g., population and economic)	Economic development	Live, work, play
Climate change (in respect to timeframes e.g., 100 years)	Affordability (for housing)	Safe
Vulnerability	Quality (e.g., links to urban design)	Open space (e.g., public recreational areas)

In some instances, these terms fall under the remit of other plans and strategies being developed by Te Pātukurea partners (e.g., the Councils Housing Strategy, Open Space Strategy and Climate Change workstreams). Our work on Te Pātukurea will need to continue to be closely linked to the development of these other documents to align definitions and outcomes for these matters.

Sensitivity: General

6 Te Anga Whai Hua / Decision-making framework

6.1 What is a decision-making framework?

In a spatial planning context, a decision-making framework uses Multi-Criteria Analysis (MCA) to consider how much each of the potential growth options contribute to achieving the plan objectives. Using a scoring system, the framework allows the alignment of the growth options with the plan objectives to be considered cumulatively across all criteria.

Accordingly, a multi-criteria decision-making framework helps assess trade-offs transparently, leading to a more informed and robust decision-making process.

Using a decision-making framework generally follows the process outlined below.

Step	Action	Details
Step 1	Define the problem	What are the issues we are trying to address through the plan?
Step 2	Confirm objectives	What is the desired end state for these issues and the things the plan needs to focus on to help achieve these outcomes?
Step 3	Define criteria	What are the metrics that can help assess how much different growth options achieve the objectives?
Step 4	Develop growth options	Identify growth options that respond to the plan objectives.
Step 5	Evaluate and decide	Test the growth options using the multi-criteria and quantify the results.

Steps 1 – 3 of the decision-making framework process (defining the problem, confirming the objectives, and defining the criteria) are included within Sections 5 and 6 of this Framework Document. These steps leverage from our public consultation in late 2023 and engagement with partners and key stakeholders in late 2023/early 2024.

Moving forward, steps 4 and 5 (develop the growth options and evaluate and decide) will be completed working collaboratively with partners, stakeholders, and the community. The outcome of this work will sit in the Interim Report we will develop later in 2024 (see Section 2.3 for further details on the Interim Report).

6.2 What does our decision-making framework include?

We have developed 16 criteria across the four objectives for Te Pātukurea. Each criteria has been developed to allow measurement against the relevant objective. As we continue to obtain evidence to inform Te Pātukurea, minor amendments to the criteria may be required to reflect what can be measured. Subject to all criteria being viable, we will use them to assess each of our short-listed growth options to help determine a recommended preferred option for public consultation.

Our decision-making criteria to assess the growth options for Te Pātukurea is provided in following table. Within the table we identify how the criteria relate to the Te Pātukurea objectives.

Sensitivity: General

Te Pātukurea Objectives	Decision Making Framework – Criteria
Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g., housing and business capacity) and climate change (e.g., drought).	% of developable area for housing located in areas vulnerable to flooding
	% of developable area for employment located in areas vulnerable to flooding
	% of developable area for housing located in areas with high/low levels of service
	Certainty of supply of drinking water in % of developable area for housing with access to water in times of drought
We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want.	Feasible housing capacity - deficit vs demand
	Quantity of land allocated for urban vs. rural growth
	Alternative housing types enabled to contribute to affordability and choice
We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district.	Future opportunities to provide multi-modal options to employment (e.g., cycle paths within road reserve or via policy initiative)
	% of population within 15 minutes travel by all modes to employment, services, and facilities
	Future opportunities to provide multi-modal options to services and facilities (e.g., cycle paths within road reserve or via policy initiative)
	Average AM peak vehicle speeds (km/hr)
We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development.	% increase in employment and commercial land use
	% of Cultural and heritage sites retained in Wāhi Toiora ('go carefully' areas)
	Quantity of open space retained (ha)
	Quantity of sensitive areas / biodiversity areas retained ('go carefully' areas)
	Quantity of versatile rural land in productive use retained
	Proportion of blue / green network(s) (and their connections) that remain uninterrupted

6.3 Critical success factors

In addition to our decision-making criteria that relate to assessing alignment with specific objectives for Te Pātukurea, we have identified critical success factors that are important to help inform selection of the preferred option. As well as not being objective specific these critical success factors are also distinct from the decision-making criteria as they are not metrics that we will quantify and score. Instead, they are influences on decision making that will be lenses applied to our analysis of the growth options.

Sensitivity: General

Our critical success factors to assess for each growth option are:

Critical Success Factor	Intention
What is the potential affordability of infrastructure upgrades to meet capacity requirements for the growth options?	To confirm the extent to which the proposals can be financed through existing, planned or likely funding.
What is the potential consent ability of the growth options and compliance implications to ensure quality?	To understand any consenting and compliance hurdles or barriers that could affect implementation or delivery.
What is the level of complexity to implement?	To identify how many partners and stakeholders would be involved in the implementation, delivery and funding of the growth option. Too many 'moving parts' could increase risk.
What is the potential scheduling/programming of the of the growth options?	To identify where the delivery of growth options does or doesn't align with the timing needed to provide capacity.
What is the potential value for money of the growth options?	To consider the wider benefits of the growth option.

6.4 Approach for success

It is important that our approach to developing and delivering Te Pātukurea enables success. We have identified some key things that we must do to achieve this, as confirmed below.

Developing Te Pātukurea

When developing Te Pātukurea we must:

- Align Te Pātukurea with other Council Strategies, both existing strategies and those being developed at the same time (e.g., Districtwide Spatial Strategy, Housing Strategy or Open Space Strategy).
- Ensure partnership with mana whenua and a collaborative process with, stakeholders and the community that is transparent.
- Work with mana whenua and key stakeholders when planning implementation of Te Pātukurea to identify opportunities (particularly with hapū).
- Maintain a current knowledge of legislative and statutory updates and changes to the Resource Management system that may have implications for Te Pātukurea.

Delivering Te Pātukurea

- Work with mana whenua and key stakeholders to deliver the actions in Te Pātukurea.
- Regularly monitor progress on the delivery of Te Pātukurea, respond to any shortfalls and complete appropriately staged reviews of the Plan.
- Ensure the actions within Te Pātukurea are sufficiently reflected in the Long Term Plan (to secure funding).

Sensitivity: General

7 Te Whakatinanatanga o ngā Mahi / Plan adoption process

Te Pātukurea is a non-statutory spatial plan with no special consultative or adoption process requirements. This means Te Pātukurea can follow a standard Council endorsement process that is both efficient and transparent.

Council is partnering with the Hapū Rōpū, regularly engaging with partners and key stakeholders and consulting with the community along the way. In this way the process will be collaborative and engage with the communities of Kerikeri-Waipapa up to endorsement by Council.

The image below confirms the key components of our adoption process in the last stages of developing Te Pātukurea.



Workshops on draft Plan (Late 2024)

Presenting draft Plan content to Council, Hapū Rōpū and key stakeholders (including community groups) to get feedback on the proposals.

Minor updates to the draft plan (Late 2024 – Early 2025)

Updates to the draft Plan to reflect Council, Hapū Rōpū and key stakeholder workshop feedback.

Hapū Rōpū Plan endorsement (Early 2025)

Endorsement of the Plan by Hapū Rōpū at a session to enable draft plan to progress to finalisation by Council endorsement. The process involves pre-circulation of the draft plan and any evidence base requested.

Council endorsement of Te Pātukurea (Early 2025)

Endorsement of the draft by Council and adoption of the final Plan. The process involves pre-circulation of draft plan and any evidence base requested.

Sensitivity: General

8 Ngā Mahi i muri atu / Next steps

As noted in Section 2, this Framework Document completes the end of Phase 2 in the development of Te Pātukurea; this being the confirmation of key matters guiding the development of the plan.



The next immediate steps are to:

- ✓ Socialise publicly the outcomes of our late 2023 consultation and the resulting key matters covered by this Framework Document via the Te Pātukurea web page on the Council website.
- ✓ Begin a baseline analysis of constraints and opportunities using mapping to inform analysis of potential growth options in partnership with the Hapū Rōpū and collaboration with key stakeholders (including community groups). Our analysis will form the basis of the revised Foundation Report (Phase 3).

Subsequently we will be working with the same partners (the Hapū Rōpū and subject matter experts) and key stakeholders to develop draft growth scenarios that will test different possible futures for Kerikeri-Waipapa and present this information in the Interim Report (Phase 4). Re-engagement with stakeholders and the community will help determine the preferred scenario. It is anticipated that the next phase of engagement will take place in the second half of 2024. Our final step will be to complete a draft Te Pātukurea for final review and endorsement by the Hapū Rōpū and Council (Phase 5) before the adopted plan is socialised more broadly.

Sensitivity: General

Āpitihanga A: Ngā Take e pā ana ki ngā Wāhi Toitū me ngā Wāhi Toiora / Appendix A: Wāhi Toitū and Wāhi Toiora matters

Wāhi Toitū Matter (Areas to be protected from new development)	Sub-matter
Significant risks from natural hazards	River flood hazard zones: Use NRC River Flood hazard zone – Priority Rivers 10yr + 50 yr. + 100yr
	Pluvial Floods (flash floods): Use NRC River Flood hazard zone – Regionwide Models 10yr + 50 yr. + 100yr
	Coastal Flood Zones: Use NRC coastal flood hazard zones 1, 2, and 3
	Coastal Erosion Hazard Zones: Use NRC coastal erosion hazard zones 1, 2, and 3
	NRC Marine Management Areas (MM1 Only)
Natural environment protections	Significant Natural Areas - Coastal Environment Area
	Parks/ recreation/ playgrounds
	Regional Policy Statement (RPS) Outstanding Natural Landscapes
	Proposed Regional Plan (PRP) Outstanding Natural Features
	RPS Outstanding Natural Features
	RPS Natural Character
	Proposed District Plan (PDP) Outstanding Natural Landscape
	PDP Outstanding Natural Features
	PDP High Natural Character
	PDP Outstanding Natural Character
	District Plan Conservation zones
	DOC Public Conservation Land and QEII
	Crown Reserves LINZ
	NRC Outstanding Freshwater Bodies - Lakes PRP
	Outstanding Freshwater Bodies - Lake Catchments PRP
	Outstanding Freshwater Bodies - Rivers PDP
	NRC Biodiversity Wetlands

Sensitivity: General

	LINZ NZ Rivers
	FNDC Rivers and Streams
	Proposed Regional Plan - Significant Bird Area
	Critical Bird Habitat
	Significant Bird Areas
	Significant Marine Mammal and Seabird
Highly Productive Land in rural areas	Land Use Capability Classes 1 and 2 (or NRC detailed Highly Productive Land classes 1 and 2 if this data set becomes available from NRC in time for this project)
Culturally significant landscapes	Ngā Whenua Rāhui sites
	Operative District Plan (ODP) and PDP Kerikeri Heritage Area A
	NZ Heritage Pouhere Taonga recorded sites
	PDP Heritage Item
	Operative District Plan (ODP) Zone Maps Historic Sites
	Sites and Significance to Mana Whenua (specific sites identified by Te Pātukurea Hapū Rōpū: Rewa's Village, Rainbow Falls, Aroha Island, Edmonds Road Urupa, Waitete Reserve Rangitane, Inlet Road coastal margin strip – Hone to provide cadastral)
	Proposed District Plan (PDP) Historical – Sites and Areas of Significance to Māori
	Operative District Plan (ODP) Historical – Sites of Cultural Significance to Māori
	Wai Site (Waitangi Tribunal Claim identified sites)
Significant infrastructure	PDP Critical energy line
	Treated wastewater discharge flow path from FNDC wastewater treatment plants
	Airport
	Airport Runways

Wāhi Toiora Matter (Where development should be carefully managed)	**Sub matter**
Other risks from natural hazards and climate change	Liquefaction Vulnerability
	NRC Natural Hazards - Tsunami Evacuation Zones (Red, orange, and yellow only)
	NRC Draft Highly Erodible Land data set
Historic and cultural heritage protections	NZ Archaeological Association recorded sites
	PDP and ODP Kerikeri Heritage Area B
	Taiamai ki te Marangai (MPI Fisheries)

Sensitivity: General

	Te Kete Kōreroa Te Takutai Moana (MACA maps – Crown Engagement Application Areas map)
Ecological protections	Kiwi (dark purple, high density only) and Mudfish distribution
	Operative District Plan Notable Trees
	Proposed District Plan Notable Trees
	Significant Ecological Areas - NRC Coastal Ecological Sites
	DOC Protected Natural areas maps
Water and stream health protections	NRC Bore Logs
Coastal margins and riparian margins protections	NRC Marine Management Areas
	FNDC Coastal Riparian Margin 10m offset
Land contamination	NRC SLU (HAIL Polygons)
Planned/anticipated significant infrastructure corridors	PDP Designations ODP Designations PDF Georeferenced Kerikeri Waipapa 2007 Structure Plan - see proposed roads
Productive Land in rural areas	Land Use Capability Class 3 (or NRC detailed Highly Productive Land class 3 if this data set becomes available from NRC in time for this project)

Hapū area of interest	
Hapū area of interest	Old land claims

Housing and Business Development Capacity Assessment

Far North District Council

July 2024

m.e consulting

Prepared for

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Executive Summary

The Far North District is spatially extensive, with business activity and residential land use distributed across a large area – some 6,900km^2. Intensifying housing pressures, economic disruptions and shifts in the policy landscape means that Far North District Council (FNDC) must respond to manage the growth pressures.

Market Economics (M.E) has been commissioned to work with FNDC to undertake the analysis associated with preparing a Housing and Business Capacity Assessment (HBA) as outlined in the National Policy Statement for Urban Development (NPSUD). While FNDC is not required[1] to complete a detailed HBA, the insights delivered as part of HBA process is useful for a wide range of Council processes. This assessment followed the general structure associated with the NPSUD but it was tailored to suit the Far North district. For example, the NPSUD focuses on urban areas, but this assessment included the rural areas to reflect the rural nature of the district.

The project aim is to estimate current and future demand and capacity for residential and business activities and to evaluate the overall sufficiency over short, medium, and long terms. The analysis informs range of workstreams across the Council, such as the district plan review process, spatial planning work as well as housing planning and strategy assessments.

The analysis covers housing as well as business capacity and the results are reported separately.

Part 1: Housing Capacity Assessment

The housing assessment considers the population growth outlook, the associated housing demand patterns and then compares it against plan enabled, and feasible development capacity over time. The Operative District Plan (ODP) and Proposed District Plan (PDP) are both considered.

HOUSING DEMAND

Infometrics' and StatsNZ's population projection sets are considered in the analysis. These are combined with additional modelling to derive household numbers, which represents demand for housing. Using M.E's proprietary *Housing Demand Model* household growth is further refined to reflect attributes such as household types (e.g., age, composition) and household income. It is projected an additional 7,255 additional households will settle in the Far North District over the next three decades – this is a more aspirational growth pathway than that historically used for the district. The number of households in the Far North District is projected to be in the order of 35,995 by 2053 – up 25.3% from current levels. Projected growth in households over the short, medium, and long term is as follows:

- 2023-2026 (short term) +1,195,
- 2026-2033 (medium term) +2,445, and
- 2033-2053 (long term) +3,615.

In terms of demand for dwelling types (detached vs. attached), projected demand is expected to remain skewed towards detached dwellings. However, as household structures change over time in response to shifting demographic patterns such as aging and changes in household income levels, a preference shift in the demand for different dwelling types can be expected. The shift is likely to be towards smaller (medium density, attached dwellings) due to a lift in the share of smaller households and affordability considerations. Historically, the preference shift in Far North has been slow with larger detached dwellings the norm.

[1] The Far North District is not a Tier 3 council, but the National Policy Statement on Urban Development strongly encourages smaller Councils (i.e., those classified as Tier 3) to undertake HBAs. The Far North Council recognised the potential value of the overall HBA process.

HOUSING SUPPLY

The assessment considers the existing estate, covering the current dwelling composition, spatial patterns, and property value distribution. Recent development activity and building consent data are examined to identify the shifts over the past two decades. The historic shifts aid in forming an outlook about the future value of existing houses.

Based on Council's rating information, the current estate comprises approximately 28,800 dwellings, with a median value of $690,000 (average around $600,000). CoreLogic's house price index shows house values in the Far North are $720,000. There is significant spread across the district, with other sources (e.g., homes.co.nz) reporting that the median house price in Kaikohe is around $320,000 and in Russell the median price is $955,000. Consent data shows that detached houses dominate, with a notable increase in retirement dwellings since 2017. The average new house size around is 180m^2. Historically, dwelling sizes have remained relatively stable, but recent trends suggest a decrease in average dwelling size due to affordability and a shift towards more intensive residential land use.

Capacity assessment and sufficiency

The second component of housing supply relates the potential development opportunities, or the estimated residential capacity. Assessing residential development capacity starts with applying relevant planning parameters (e.g., lot sizes, height limits, offsets, setbacks, and so forth) to estimate the potential for adding extra dwellings to relevant parcels. This represents the plan enabled capacity (PEC) – this should be seen as the theoretical maximum number of additional dwellings that could be developed. However, PEC does not mean that those opportunities will be developed. In the short term, provisions associated with the ODP are applied, and the medium and long term, reflects the PDP provisions.

PEC is then evaluated for commercial viability. Commercial feasibility assesses the development costs and potential sales prices and if the sales price is greater than the total development costs, plus a developer's margin (20%) then the opportunity is seen as feasible. Crucially, this is as seen from a commercial developer's perspective and shows the price points where development options become feasible.

We engaged with developers, probing them on local market trends, drivers, and barriers, as well as their margins and overall confidence in the market. These inputs were used to calibrate the feasibility model. The ability of infrastructure to support/accommodate the growth is normally integrated in the assessment. However, information about infrastructure capacity is currently being generated to get a robust understanding of the infrastructure-ready capacity. This information gap is being worked through by the council and the capacity assessments may need to be adjusted once this information is available. The final step is to link feasible capacity (FC) with demand estimates to derive the potential development capacity (PDC). This step also considers how likely development are in the local context and considers market indicators like affordability, location, and demand trends. The value and composition of the existing estate is also considered when PDC is estimated.

Table E1 summarises the capacity results. PEC reports the theoretical maximum and sums redevelopment and vacant capacity. Importantly, detached[2] and attached[3] capacity is mutually exclusive, that is, summing across typologies is inappropriate. The FC results presented here is estimated using a market-led approach[4].

[2] Standalone homes. Each dwelling typically occupies its own plot of land, with private yards or gardens surrounding the building.
[3] Residential buildings that share one or more walls. Common types of attached dwellings include terrace houses, duplexes and apartments.
[4] The model selects the development option (pathway and typology) on each parcel that returns the maximum profit (margin) but considers households' preference for detached dwellings.

PEC is estimated between 15,830 and 19,565 dwellings under the ODP and between 11,370 and 28,195 dwellings under PDP provisions. Capacity for standalone dwellings decrease under the PDP provisions, largely because of 'down'-zoning in some rural areas. However, capacity for attached increases under PDP provisions.

While there are significant numbers of PEC, once capacity is evaluated for financial viability, there is a substantial decrease in capacity. The drop is most evident in areas such as Kaikohe and Kaitaia where affordability remains a challenge, with lower sale potential and high construction costs combining to constraint activity. These interplays and challenges were underscored by developers during the engagement workshops.

Table E1: Summary of capacity results

SHORT TERM (3 YEARS)											
Short term	**Plan enabled capacity**		**Feasible Capacity**			**Potential Development Capacity**			**Additional Demand (2023-2026) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,555	2,720	285	585	870	285	370	655	485	50	535
Settlements	5,240	11,585	465	395	860	410	40	450	325	35	360
Kaikohe	690	2,560	-	-	-	-	-	-	25	5	30
Kaitaia	605	1,975	-	-	-	-	-	-	25	5	30
Rural	7,740	725	25	-	25	25	-	25	215	25	240
	15,830	**19,565**	**775**	**980**	**1,755**	**720**	**410**	**1,130**	**1,075**	**120**	**1,195**
MEDIUM TERM (10 YEARS)											
Medium term	**PEC**		**Feasible Capacity**			**Potential Development Capacity**			**Additional Demand (2026-2033) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,545	3,715	875	255	1,130	875	255	1,130	995	105	1,100
Settlements	4,910	17,690	325	2,730	3,055	325	560	885	665	70	735
Kaikohe	790	3,815	-	-	-	-	-	-	55	5	60
Kaitaia	675	2,400	-	-	-	-	-	-	55	5	60
Rural	3,450	575	-	65	65	-	5	5	445	45	490
	11,370	**28,195**	**1,200**	**3,050**	**4,250**	**1,200**	**820**	**2,020**	**2,215**	**230**	**2,445**
LONG TERM (30 YEARS)											
Long term	**PEC**		**Feasible Capacity**			**Potential Development Capacity**			**Additional Demand (2033-2053) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,545	3,715	1,255	1,875	3,130	1,255	620	1,875	1,470	155	1,625
Settlements	4,910	17,690	3,755	5,385	9,140	1,060	180	1,240	980	105	1,085
Kaikohe	790	3,815	-	220	220	-	110	110	80	10	90
Kaitaia	675	2,400	-	55	55	-	55	55	80	10	90
Rural	3,450	575	810	50	860	810	50	860	655	70	725
	11,370	**28,195**	**5,820**	**7,585**	**13,405**	**3,125**	**1,015**	**4,140**	**3,265**	**350**	**3,615**

Over time, feasibility increases as the economy expands, urban environments grow and the existing estate ages and depreciates. These factors change the development economics.

The FC captures different options (development pathway[5] and typology[6]), over time and across price points. This provides an indication of the choice which is in the market in terms of typology and location. Potential development capacity usually considers both greenfield capacity and infill/redevelopment (brownfield) capacity. However, in the absence of identified greenfield areas, only brownfield capacity is reflected in this assessment.

The lack of PDC in Kaikohe, Kaitaia and rural areas (in the short and medium term) is the result of a lack of FC in these locations. The analysis also showed a general absence of FC at the lower end of the market, suggesting a mismatch between what is feasible and what households can afford – this observation is a function of high development costs, and generally low household income levels.

Lastly, the sufficiency assessment compared PDC with expected demand across the three largest urban centres, the rural area and the remaining settlements. The results (Table E2) highlights the mismatch between the capacity which are likely to be taken up (by developers), and household demand, in terms of typology, location and price point. The sufficiency assessment recognises the interplays between dwelling affordability

[5] The pathways relate to how a parcel is developed i.e., is the site redeveloped, is an infill opportunity exercised or is the site vacant and developed.
[6] Detached and Attached dwellings.



and commercially feasible requirements for developers. Developers' ability to accommodate lower income households through mainstream market development is limited by financial requirements, specifically the need to generate a high enough sales price to support a return (covering risk and capital investment). The ability of other segments to offer residential accommodation for the lower income households was not considered in this report, but we expect these segments to contribute to housing supply. Nevertheless, the high construction costs in the Far North are a drag on development.

Table E2: Additional demand (incl. margin) versus Potential supply (Sufficiency)

		Potential Devt Capacity			Additional Demand (incl margin)			Shortage/Surplus		
		Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
Kerikeri-Waipapa (s	Short term (3 years)	285	370	660	585	60	645	-300	310	15
Kerikeri-Waipapa (s	Medium Term (10 years)	875	255	1,135	1,195	125	1,320	-320	130	-185
Kerikeri-Waipapa (s	Long term (30 years)	1,255	620	1,875	1,690	180	1,870	-435	440	5
Settlements	Short term (3 years)	410	40	450	390	40	430	-385	50	-430
Settlements	Medium Term (10 years)	325	560	880	795	85	880	-305	60	-880
Settlements	Long term (30 years)	1,060	180	1,240	1,125	120	1,245	-1,050	35	-1,245
Kaikohe	Short term (3 years)	0	0	0	30	5	35	-30	-5	-35
Kaikohe	Medium Term (10 years)	0	0	0	65	5	70	-65	-5	-70
Kaikohe	Long term (30 years)	0	110	110	95	10	105	-95	100	5
Kaitaia	Short term (3 years)	0	0	0	30	5	35	-30	-5	-35
Kaitaia	Medium Term (10 years)	0	0	0	65	5	70	-65	-5	-70
Kaitaia	Long term (30 years)	0	55	55	95	10	105	-95	45	-50
Rural	Short term (3 years)	25	0	25	260	25	285	-235	-25	-260
Rural	Medium Term (10 years)	0	5	5	530	55	585	-530	-50	-580
Rural	Long term (30 years)	810	50	860	750	80	830	60	-30	30
Total	Short term (3 years)	720	410	1,130	1,295	135	1,430	-575	275	-300
Total	Medium Term (10 years)	1,200	820	2,020	2,650	275	2,925	-1,450	545	-905
Total	Long term (30 years)	3,125	1,015	4,140	3,755	400	4,155	-630	615	-15

To conclude, the capacity results show that despite adequate PEC, housing pressures are expected to remain due to the absence of FC at the lower price points and in locations and typologies that households can afford and prefer. It is beyond the scope of this report to make recommendations about actions Council should take to alleviate shortages, but this could include measures to increase housing choices associated with locations and typologies.

OTHER REMARKS

The developer's engagement sessions [7] for the Far North District delved into the specifics of both residential and non-residential developments. The focus extended to areas highlighting the evolving landscape of housing needs, environmental considerations, and community well-being, as well as the requirements and challenges of non-residential developments. A key theme repeatedly highlighted, is that the development costs in Far North District is among the highest in the country, which negatively affects feasibility and affordability of housing.

Part 2: Business Capacity Assessment

The second part of the assessment covered the business element. It is based on an economic outlook that is translated into employment and land requirements. These requirements are then associated with the business land capacity.

[7] Held in February 2024



ECONOMIC OUTLOOK AND DEMAND

The analysis of business land demand considers the local economy's size, structure, and growth outlook, using Gross Domestic Product (GDP) and employment metrics. Importantly, it looks through the volatility associated with Covid-19 disruptions, but recognizes the ongoing economic slowdown associated with monetary policy. The growth outlook is based on M.E's proprietary model, i.e., Economic Futures Model (EFM), which uses a multi-regional input-output structure to model economic shifts through scenario analysis. The model incorporates shift in demographics, exports, capital formation, as well as productivity. Historical employment patterns and shifts are considered as part of framing the growth outlook.

Over the past decade or so, the district's economy (GDP) has grown on average, marginally faster than the national average, i.e. 3.1% compared with 3.0% per annum – there has been volatility and historically, the district has lagged national performance. Sectors showing strong growth include Construction, Wholesale and Central government, defence and public safety.

Looking ahead, with reference to Value Added[8] (VA) shifts, the economy is expected to grow linearly, increasing:

- 2022-2030 1.6%
- 2022-2035 1.5%
- 2022-2055 1.2%

These compound growth rates are based on the economy growing from circa $2.7bn to approaching $4.1bn by 2055. The commensurate shift in employment in the Far North is estimated as follows:

- Ten years to 2033, +2,625 MECs,
- Next ten years to 2043 +1,800 MECs,
- Next ten years to 2053 +875 MECs, and
- **Total shift** **5,300 MECs.**

The difference between the growth rates in VA and employment is due to improvements in labour productivity as well as the compounding nature of growth. Sectors that will see the most employment growth in absolute terms over the long term are Health care and social services, Construction and Public administration and safety.

Translating employment to land requirements acknowledges the situation where the same (or similar) activities can be accommodated in different space-types. Demand for additional land by broad group out to 2055 is projected at:

- Industrial 24.1ha.
- Commercial 19.5ha
- Retail 3.6ha
- Accommodation 1.3ha
- Other 0.5ha

As with all projections an element of uncertainty remains so, close monitoring of the market conditions is required. A flexible and responsive approach to market trends will be needed because growth patterns can change.

POTENTIAL SUPPLY AND SUFFICIENCY

In 2020, Business and Economic Research Limited (BERL) created a tool for Far North District to estimate industrial and commercial land demand from 2019 to 2045, combining employment projections with

[8] Similar to GDP (but excludes some taxes).



employment densities, and providing estimates of vacant land at a SA2s level. The business component of the assessment built on earlier Council investments and used the available data as starting point. This information formed a direct input into business land sufficiency assessment. Capacity is based on the vacant land across the district and an allowance is made for a share of growth to be accommodated via intensification. This is because the analysis revealed that business land use intensity (e.g., area per employee) is below New Zealand averages.

The sufficiency assessment shows that at a total level there is sufficient commercial business land (commercial and retail combined) to accommodate the short-term demand using vacant capacity without any need to use intensification capacity. Over the medium and long terms, a portion of growth must be accommodated using intensification capacity. There is capacity in existing business locations to accommodate more intensive land use for commercial (and retail activities).

With reference to industrial land, there is sufficient capacity to accommodate growth in the existing areas. The capacity consists of using vacant land as well as the potential to accommodate growth through intensification. A portion of growth will occur developing vacant land and a portion of growth will be accommodate through u a portion of the growth will occur through using the land more intensively i.e., businesses making better use of under-utilised areas, and expanding on-site[9].

Repeating the sufficiency assessment with the NPSUD competitiveness margins included, returns the same findings.

To assess the suitability of business land capacity in Far North, the approach followed in larger urban environments (i.e., a Multi Criteria Analysis[10] framework) was adjusted to reflect the spatial distribution of business locations. When considering the location of business land, Council needs to consider factors such as accessibility, profile, site topography, infrastructure requirements and availability, and proximity to labour sources and markets, which can have both positive and negative impacts.

[9] The industrial land use densities in Far North are considerably lower than those observed elsewhere in NZ and it is plausible that existing owners could use their land holdings more intensively.

[10] Different business locations are evaluated and scored against a set of weighted criteria and compared. The criteria reflect the development and locational decisions of developers.

Contents

EXECUTIVE SUMMARY II
KEY TERMS XI
1 INTRODUCTION 1
1.1 OBJECTIVES 1
1.2 APPROACH 2
1.3 INFORMATION 4
1.1 LIMITATIONS AND CAVEATS 5
1.2 STUDY AREA 6
1.3 REPORT STRUCTURE 7
PART 1: HOUSING CAPACITY ASSESSMENT 8
2 HOUSING DEMAND 9
2.1 BASE POPULATION AND POPULATION OUTLOOK 9
2.2 SOCIO-DEMOGRAPHY PROFILES 11
2.3 HOUSEHOLD GROWTH OUTLOOK 14
2.4 REVEALED HOUSEHOLD-DWELLING PATTERNS 17
2.5 FUTURE HOUSING DEMAND 19
3 HOUSING SUPPLY 25
3.1 EXISTING DWELLINGS/HOUSES 25
3.2 DWELLING VALUE TRENDS 27
3.3 ADDITIONS TO THE HOUSING STOCK (NEW DWELLINGS) 28
3.4 CONCLUSION 30
4 CAPACITY ASSESSMENT AND SUFFICIENCY 31
4.1 APPROACH AND DEFINITIONS 31
4.2 DEVELOPER ENGAGEMENT 35
4.3 RESULTS 35
PART 2: BUSINESS CAPACITY ASSESSMENT 50
5 ECONOMIC OUTLOOK 51
5.1 CURRENT SITUATION AND RECENT TRENDS 51
5.2 ECONOMIC OUTLOOK 53
6 BUSINESS LAND ASSESSMENT 57
6.1 LAND USE REQUIREMENTS AND KEY ASSUMPTIONS 57

6.2 DEMAND OUTLOOK 59
6.3 SUFFICIENCY POSITION FOR BUSINESS LAND 61
6.4 SUITABILITY ASSESSMENT 66
7 CONCLUSION 68
APPENDICES 69

Figures

FIGURE 1-1: SPATIAL EXTENT OF STUDY AREA 6
FIGURE 2-1: POPULATION PROJECTIONS 10
FIGURE 2-2: PROJECTED HOUSEHOLD GROWTH BY HOUSEHOLD TYPE – FAR NORTH DISTRICT 16
FIGURE 3-1: VALUE DISTRIBUTION OF EXISTING RESIDENTIAL HOUSES/DWELLINGS (FAR NORTH DISTRICT) 26
FIGURE 3-2: RESIDENTIAL PROPERTY VALUES OVER TIME (NOMINAL AND INDEX) 1995-2023 27
FIGURE 3-3: FAR NORTH DISTRICT CONSENT BY TYPE (1995-2023) 28
FIGURE 3-4: WEIGHTED AVERAGE DWELLING SIZE (BUILDING CONSENTS) - 1995-2023 30
FIGURE 4-1: SUPPLY (FEASIBLE CAPACITY AND EXISTING ESTATE) VS DEMAND (AFFORDABILITY) 44
FIGURE 5-1: EMPLOYMENT PROFILE 52

Tables

TABLE E1: SUMMARY OF CAPACITY RESULTS IV
TABLE E2: ADDITIONAL DEMAND (INCL. MARGIN) VERSUS POTENTIAL SUPPLY (SUFFICIENCY) V
TABLE 2-1: POPULATION GROWTH OUTLOOK – SHORT, MEDIUM AND LONG TERM 10
TABLE 2-2: HOUSEHOLDS BY TYPE AND INCOME BAND – FAR NORTH DISTRICT, 2023 12
TABLE 2-3: HOUSEHOLDS BY TYPE AND AGE – FAR NORTH DISTRICT, 2023 13
TABLE 2-4: HOUSEHOLD GROWTH OUTLOOK – FAR NORTH DISTRICT 15
TABLE 2-5: GROWTH BY HOUSEHOLD TYPE 16
TABLE 2-6: GROWTH OUTLOOK BY INCOME – FAR NORTH DISTRICT 17
TABLE 2-7: HOUSING OCCUPANCY AT CENSUS (2018) 18
TABLE 2-8: HOUSEHOLD TYPES AND DWELLING TENURE – FAR NORTH DISTRICT, 2023 18
TABLE 2-9: HOUSEHOLD INCOME AND DWELLING TENURE – FAR NORTH DISTRICT, 2023 19
TABLE 2-10: SUMMARY OF GROWTH OUTLOOK 21
TABLE 3-1: EXISTING RESIDENTIAL PROPERTY ESTATE (2023) 25
TABLE 3-2: CONSENT PARAMETERS, FAR NORTH DISTRICT (2018-2023) 29

TABLE 4-1: PLAN ENABLED CAPACITY IN FAR NORTH DISTRICT (OPERATIVE DISTRICT PLAN AND PROPOSED DISTRICT PLAN) 36
TABLE 4-2: PLAN ENABLED CAPACITY: KERIKERI-WAIPAPA 38
TABLE 4-3: FEASIBLE CAPACITY BY LOCATION 39
TABLE 4-4: COMMERCIALLY FEASIBLE CAPACITY BY VALUE BAND 41
TABLE 4-5: FEASIBLE CAPACITY: KERIKERI-WAIPAPA 41
TABLE 4-6: FEASIBLE CAPACITY (MARKET-LED APPROACH): KERIKERI-WAIPAPA 42
TABLE 4-7: POTENTIAL RESIDENTIAL SUPPLY 45
TABLE 4-8: ADDITIONAL DEMAND (INCL. MARGIN) VERSUS POTENTIAL SUPPLY (SUFFICIENCY) 46
TABLE 5-1: FAR NORTH DISTRICT -EMPLOYMENT GROWTH (MECS), 2023-2053 54
TABLE 6-1: EMPLOYMENT TO LAND AREA RATIOS (SQM PER EMPLOYEE PER SPACE TYPE) 58
TABLE 6-2: DEMAND FOR BUSINESS LAND – BROAD GROUPS PER 5-YEAR BLOCKS (CHANGE IN HA) 59
TABLE 6-3: BUSINESS LAND DEMAND – NPSUD YEARS (HA) 60
TABLE 6-4: OVERALL SUFFICIENCY POSITION (HA) 62
TABLE 6-5: SPATIAL OBSERVATIONS ABOUT SUFFICIENCY 64

Appendices

APPENDIX 1: PLANNING PARAMETERS USED IN THE CAPACITY MODELLING 70
APPENDIX 2 - NATURAL HAZARDS AND OVERLAYS 71
APPENDIX 3: ESTIMATING CAPACITY: OVERVIEW OF TECHNICAL PROCESS (INFILL AND VACANT CAPACITY) 72
APPENDIX 4: SUMMARY OF DEVELOPER ENGAGEMENT 74
APPENDIX 5: SPATIAL CONCORDANCE FOR RESIDENTIAL COMPONENT 77
APPENDIX 6: SPATIAL DISTRIBUTION OF HISTORIC GROWTH 78

Key terms

Term	Comment/description
ANZSIC	Australian and New Zealand Standard Industrial Classification. A system used by the Australian Bureau of Statistics (ABS) and Statistics New Zealand (StatsNZ) to classify businesses and other entities based on their primary type of economic activity.
Attached dwellings	Residential buildings that share one or more walls (or a floor-ceiling for vertically attached). Common types of attached dwellings include terrace houses, duplexes and apartments.
Detached dwellings	Each dwelling typically occupies its own plot of land, with private yards or gardens surrounding the building. These typologies are also referred to as standalone houses/dwellings.
Economic Futures Model (EFM)	M.E's proprietary model that is used for many Territorial Authorities around New Zealand. The model is based on a multi-regional input-output structure that traces the links between economic sectors. TA specific growth drivers are included to frame growth scenarios. The model reports employment and GDP outlooks.
Employment density	Amount of space (average land area) allocated per worker. Ratio is estimated by observing the number of jobs within a given geographic location or planning zone.
Feasible Capacity (FC)	When the projected sales price of a developed property exceeds the expected cost to deliver, plus a developer's profit margin, the property is considered commercially viable/feasible.
Floor area ratio (FAR)	FAR defines the ratio of a building's total floor area to the size of the plot of land upon which it is built. E.g., 45% FAR in planning provisions, suggests the maximum allowable floor area is 45% of the parcel (land area).
Greenfield development	Developing land that has not previously been used for urban purposes, typically located on the outskirts of existing urban areas, and not yet serviced by infrastructure/prepared for urban use.
Gross Domestic Product (GDP)	Total value of all goods and services produced within a country/specific location during a specific period, usually a year. It measures the economic performance of a country or area.
Infill capacity	The potential to add additional dwellings on lots, without removing existing dwellings or structures, e.g., developing the back or front yard.
Infrastructure ready capacity	• Short Term: Immediate availability of infrastructure. • Medium Term: Infrastructure either in place or with funding secured in the long-term plan. • Long Term: Infrastructure needs identified in the infrastructure strategy.
Intensification capacity	The differences between employment densities in Far North District and those normally seen around New Zealand are used to estimate a degree to which business land could be used more intensively
Modified Employee Count (MEC)	A headcount of workers, which includes employees and working proprietors (person who is actively engaged in the operation of their own business).
Plan Enabled Capacity (PEC)	The theoretical maximum number of additional dwellings that can be developed on a site based on planning parameters, such as lot sizes, height limits, offsets, setbacks, and so forth.
Potential Development Capacity (PDC)	A subset of feasible capacity, which refers to the number of dwellings that can realistically be expected to be realised and is strongly influenced by household demand patterns.
Redevelopment capacity	Refers to the number of additional dwellings which can be constructed on a parcel and involves demolishing or removing existing dwellings and developing new dwellings up to the plan enabled maximums.
Statistical Area 1 (SA1)	SA1s are the smallest geographic units for which StatsNZ collects/reports statistical data. Typically contain a population of 100 to 200 people.
Statistical Area 2 (SA2)	SA2s are medium-sized geographic units that aggregate multiple SA1s. Typically contain a population of 1,000 to 4,000 people.
Vacant capacity	Residential: Relates to the number of dwellings that can be developed on vacant (or underdeveloped) properties based on planning settings. Business: Relates to the size (hectares) of business land which is vacant (or underdeveloped). This does not refer to developed land with unoccupied buildings.
Value Added (VA)	Value Added is similar to Gross Domestic Product but excludes some taxes. It is (like GDP) a measure of economic activity.

1 Introduction

The Far North District spans approximately 6,900km^2 and encompasses diverse landscapes, including beaches, forests as well as coastal plains. The district is renowned for its natural scenery. The district is home to significant cultural and ecological treasures, such as the Waitangi Treaty Grounds and kauri forests of Waipoua.

Economically, the Far North District is dependent on primary industries such as agriculture, horticulture, and forestry. Dairy farming, sheep farming, and kiwifruit cultivation are also prominent agricultural activities. Tourism plays a significant role, with visitors drawn to the area's natural beauty, Māori culture, and outdoor recreational opportunities. The Far North District is spatially extensive, with business activity and residential capacity distributed across a large area. The district has a small economy with GDP (Gross Domestic Product) concentrated in primary land use sectors, including forestry and horticulture. On a per capita basis, economic performance is below New Zealand benchmarks. Consequently, the local economy is exposed to business cycles and economic shocks. Historically, the district has suffered more than other parts of New Zealand from economic downturns.

The Far North is characterized by a strong Māori culture, with a significant proportion of the population identifying as Māori. Māori traditions, language, and customs are deeply integrated into community life. However, the district also faces social challenges, including pockets of deprivation and limited access to essential services in remote areas, and economic growth challenges.

Growth and development continue to shape New Zealand, including the Far North. But disruptions associated with Covid, and the subsequent above-trend growth are putting pressure on local communities. It is becoming increasingly important to respond to growth pressures in a way that reflects existing housing and business pressures as well as long term ambitions. Market Economics (M.E) was commissioned to work with the Far North District Council (FNDC, Council) to undertake the analysis associated with preparing the Housing and Business Capacity Assessment (HBA). There is no regulatory requirement for FNDC to complete a HBA as outlined in the National Policy Statement for Urban Development (NPSUD). However, it is very useful in providing insights into the local development landscape and the growth outlook. The assessment was prepared in general accordance with the NPSUD, but tailored to suit Far North district, which is characterised by small urban centres and large rural areas.

The HBA will support a range of workstreams across the Council, including the district plan review and an initial work programme associated with a long-term, district-wide spatial strategy, which also covers the in-progress Kerikeri-Waipapa Spatial Plan.

The HBA further provides an evidence base to support growth planning, and to inform Council's response to growth-related submissions on the Proposed District Plan (PDP) process.

1.1 Objectives

As part of the Council's review of the Operative District Plan (ODP) and development of the Proposed District Plan (PDP), the Council completed a range of background assessments. A housing and business development capacity assessment that conforms to the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD) has been identified as necessary to augment earlier work and to further support existing workstreams. The study objectives align with the requirements of the NPS-UD[11], and are to:

[11] As set out in clause 3.20 of the NPS-UD.



- Review the residential development patterns in the district to inform a housing assessment. The review includes the following elements:
    - To review population and household patterns to identify anticipated shifts and to translate the projections into housing demand estimates.
    - To assess the local residential real estate market in terms of redevelopment, infill, and vacant capacity by considering the Operative and Proposed District Plan provisions to estimate PEC.
    - To estimate the commercially feasible capacity (FC) of the plan enabled residential capacity and assess how this might change over time, and under different planning provisions (especially the PDP).
    - To assess the sufficiency of capacity, in a way that reflects available information about development capacity, infrastructure provision and the expected demand for housing over the short, medium, and long term (and across main locations).
- Review the business landscape to estimate the available capacity based on estimates of demand, supply, and sufficiency of business land over the short, medium, and long terms based on:
    - An update of economic projections for the district that reflects a baseline (business as usual) growth scenario.
    - The anticipated spatial growth patterns, based on the historic observations and assumed available capacity.
    - To comment on the relative distribution of sufficient business land capacity across the district, and the link to growth patterns.

In terms of timeframes, the NPSUD requires assessment of the short, medium, and long terms – equivalent to 3 years, the next 7 years and the next 20 years.

1.2 Approach

The assessment was delivered using two work streams – one focussing on the residential/housing component and the other on business capacity. Each stream considered the supply and demand dynamics, and sufficiency is estimated for both the residential and business land streams. Each stream is described below:

Housing Capacity Assessment

The housing assessment combines the supply of residential development capacity, the existing estate, and the estimated demand patterns. The changes over time are included in the assessment and a view regarding sufficiency, over time, is formed and reported. With reference to the demand situation, M.E's Housing Demand Model[12] is used to estimate household demand. Housing demand estimates reflect available information about:

- household types,
- dwelling types,
- dwelling tenure, and
- household incomes.

An important assumption is that one resident household requires one dwelling, i.e., that one household occupies one dwelling. Future demand for housing is based on population growth that is expressed in terms of households. Population dynamics (like ageing) shift household structures and these are integrated into the

[12] The Housing Demand Model is a proprietary model developed by Market Economics and it is used to identify and assess the current and projected size, and structure of demand for housing.

modelling. A small portion of existing households live in multi-family households (more than one family per dwelling) and this feature is retained in the overall analysis.

Existing and projected socio-demographic attributes, such household type, size, age, and income are captured, and are based on available data. The focus is on resident households because they account for the largest share of private dwelling demand, but other markets are also considered. These include markets such like visitor accommodation and holiday homes.

For the supply side of the analysis, the existing real estate portfolio's (existing properties) current values were derived from Council's rating dataset and future values were estimated using differential growth across land values and value of improvements. The changes in costs across the residential estate is reflected when estimating the commercially feasible development capacity.

In terms of process, the supply analysis starts with the current situation. PEC is estimated by analysing each parcel based on current planning provisions. This yields the theoretical maximum capacity. In addition to the ODP, the provisions associated with the PDP are also modelled. Next, commercially feasible development capacity is estimated and summarised. M.E worked with Council staff to review infrastructure readiness, and the ability to accommodate growth via existing and planned infrastructure capacity. However, it was found there was insufficient information available to complete this step. The report will need be updated once the required infrastructure information becomes available. During the final step of this assessment, the potential development capacity (PDC) was estimated, which is the capacity that can realistically be expected to be realised and is driven by household demand patterns.

The capacity assessment reflects:

- The distribution of residential properties across value bands and spatially,
- Growth and additions to the residential stock (new buildings) and the associated values,
- The growth potential, including infill, redevelopment and greenfield development based on available capacity (at a parcel level), across value bands and by main location.

The final part of the residential assessment combined the supply and demand results to show the net position over time i.e., is there sufficient capacity or not?

Business Capacity Assessment

The business capacity assessment formed the second stream of the HBA. The business land requirements and sufficiency are assessed using a separate process. The business assessment is based on a range of data sources and the economic growth scenarios are broadly calibrated to other work completed by the Council, including earlier work by BERL (for land availability), and GDP estimates by the likes of Infometrics and M.E's own work.

A business-as-usual growth outlook is used to estimate the economic outlook. A bespoke economic model of the Far North District was used to estimate a BAU growth pathway for the district. The model has several modules:

- An economic outlook module – the economic outlook is projected using 48 economic sectors, and reflects:
    - Changes in population (total number and age structure)
    - Changes in exports
    - Changes in investment patterns (as reflected by gross fixed capital formation)
    - Productivity changes

- A module that translates the employment estimates into business land requirements (in hectare). The module uses densities as estimated by BERL in earlier work and tempers these densities to reflect rates observed elsewhere in NZ.
- The spatial distribution of growth, and demand, is based on historic growth patterns as well as sectoral mix across locations.

The growth estimates are constrained by natural limits, such as population growth and labour force participation and known limitations are factored into the estimates. However, local growth initiatives such as the Ngawha Innovation Park are not explicitly captured in the overall assessment. This is because there is a degree of uncertainty around the timing and scale of this development. Nevertheless, we comment on this development.

A spatial framework is used to reflect the spatial distribution of activity throughout the district. The framework is based on existing spatial patterns as well as planned activities (e.g., new growth areas). The growth allocation process is sensitive to historically observed growth patterns and local factors as well as anticipated activities (future development patterns). The projected growth is translated into land requirements, and this is reconciled against available capacity to form a view of the overall sufficiency position.

The land use requirements, and sufficiency over time, are assessed and reconciled with locational considerations to provide an indication of sufficiency by broad location for the main sectors. The business land assessment does not have a commercially feasible component and we engaged with the local economic development agency to assist with understanding the relative importance of different aspects in the local landscape.

1.3 Information

An array of official and unofficial information sources informed the housing and business capacity assessments. The main sources include:

- Far North District Council:
  - Rating information with property level data,
  - Planning and zone-level information,
  - Work by other consultants for Council, including:
    - BERL business capacity assessments completed circa 2017, and
    - Infometrics (population projections).
- StatsNZ data:
  - Population projections based on the most recent StatsNZ growth assumptions, including the StatsNZ population projections (medium and high series)
  - Household data based on the Census 2018 structures.
  - Building consent information,
  - Business Demography Survey information,
  - Linked Employee-Employer Data.
  - Price deflators
- Other sources consulted during the review include:
  - M.E's housing models
  - Housing Demand Model
  - Far North District Economic Futures Model
  - M.E's spatial analysis to estimate the infill capacity across the existing urban areas.



In addition, M.E engaged with the local development community and obtained information about development costs. The received information is integrated into the analysis and the inputs are referenced in the report.

1.1 Limitations and caveats

The assessment covers a wide range of topics and is based on a mix of primary and secondary data, as well as modelling. As is the case with any modelling and forward-looking analysis, limitations and caveats apply to this assessment. These are outlined below.

- The assessment is based on recent data and information. The information constantly changes and if new or more refined information becomes available, then the findings of the analysis is likely to change. For example, in May 2024 the HBA analysis and report was being finalised and Stats NZ released the first tranche[13] of Census 2023 results. Information required for this report about the structure of households (demand) and projection sets, however, have not yet been released. The timing of more detailed Census 2023 information releases do not align with this work and can be incorporated in future updates.
- Population and economy projections are based on a business-as-usual growth scenario. The scenario should not be treated as forecasts but show a potential growth scenario. The housing assessment is based on population projections, and the business land assessment relies on M.E's Economic Futures Model (EFM). The EFM is an existing model and is based on known trends. Uncertainty is inherent in any forward-looking assessment.
- The business land modelling draws on the economic scenarios and reflects a continuation of underlying trends, with constraints to reflect known constraints. Known trends, relative size of different growth drivers and population estimates informed the analysis. The business capacity assessment does not model or project macro-economic conditions (like interest rates or exchange rates). Similarly, assessing the effects and implications of wider issues, such as climate change and how the Council might respond, fall outside the scope of this assessment. Similarly, the potential effects of large, one-off investments/projects, or disruptive events (hazards or weather) are not reflected.
- Information availability limited some parts of the assessment. For example, infrastructure capacity and development timelines associated with the likes of three waters is based on assumed positions. Where these were critically important, the assumptions and proxies that were applied are outlined in the report. An area that will require additional analysis going forward is the capacity associated with infrastructure availability and the development pathway.
- The Council's information and data (e.g., rating information) were not reviewed or audited for completeness or accuracy. It was assumed to be accurate, but the limitations and caveats of those datasets apply to this assessment.
- The analysis does not integrate macro-economic conditions for NZ and the economy in general.
- The effects of the post-COVID economic landscape introduce extreme movements in the data with the economic cycle slowing after the expansion following the lockdowns. This introduces some uncertainty and the analysis looks through recent volatility.
- The modelling considers infill development potential, but there are several factors influencing how different properties will be developed. Two potential pathways were identified and considered, but

[13] Usually resident population and dwelling counts at national, regional council, and territorial authority/Auckland local board levels.

there could be other hybrid approaches. It is not practical to assess all the different options, but our approach shows a potential range of outcomes.

The analysis covers the entire district, but the focus is on the main urban locations.

1.2 Study area

Figure 1-1 shows the location of the housing areas that are included in the assessment. Far North is mostly rural in nature, with small settlements dispersed across the district. It is this remoteness as well as the small scale of some settlements that make the locations both attractive and challenging.

Kerikeri-Waipapa has been identified as a growth node and Council is currently in the process of developing a spatial plan for the area. The extent of the area covered by the spatial plan is also indicated on the map. The housing settlements are grouped by broad reporting area - Kaitaia, Kaikohe and Kerikeri-Waipapa are the largest urban settlements and results reported separately.

Figure 1-1: Spatial extent of study area



1.3 Report Structure

The report is organised into three parts, with sections in each. The structure is as follows:

Part 1 presents the Housing Market Assessment. This part contains the following sections:

- Section 2: Describes the household demand profiles for the Far North district. The section outlines the base population information as well as methodological considerations relating to how the population estimates are translated into households. The socio-demographic profile is also presented. This profile integrates aspects such as household types, income levels, age profile and tenure for each area. The section reports the housing demand situation looking forward.
- Section 3 describes the housing supply situation, recent development trends as observed using consents, as well as recent shifts in dwelling values.
- Section 4 outlines the approach taken, and presents the results of the PEC assessment associated with the ODP and PDP, as well as the commercially FC as assessed. The section then progresses to the results of the infrastructure ready (and supported) considerations. The second part of this section reconciles the development capacity from a PDC perspective and describes the sufficiency of capacity. The relationships between the enabled capacity and the household growth patterns are considered as part of understanding the PDC and sufficiency assessment part.

Part 2 contains the business assessment and consists of the following sections:

- Section 5 outlines the current economic and employment situation, including the spatial distributions, business land capacity (vacant and occupied) and the spatial economy underpinning the district. The growth outlook, based on the BAU scenario using the Far North District Economic Futures Model (EFM) is summarised.
- Section 6 reports the future demand for business land, across main locations and then the section concludes with an overview of the sufficiency position.

Supporting data and technical information are presented in the appendices.

Part 1: Housing Capacity Assessment

2 Housing Demand

This section outlines the housing demand for the Far North District over the next three decades. The section starts by presenting the population outlook. This outlook is based on population projections prepared for the Far North. An important step is to translate population growth into households, but this can be performed using different approaches. We outline our approach and illustrate the differences and implications of using the preferred approach. The household estimates are combined with other datasets to show key socio-demographic attributes of the Far North residents, including:

- household types,
- dwelling types,
- dwelling tenure, and
- household income[14].

The analysis and structures are based on M.E's proprietary *Housing Demand Model*, which provides detail of current housing demand and projected future demand in the Far North District. We estimate the size and structure of current and future housing demand.[15] Demand is presented in terms of numbers of households, allowing for one dwelling per household. Demand is considered using different segments, including dwelling tenure (i.e., owned and not owned) and dwelling types (i.e., detached and attached). Such breakdown ensures that the reporting complies with the NPS-UD requirements by considering 'different groups in the community'.

The section reports:

- The base population situation and outlook.
- The current housing demand, broken down based on underlying socio-demographic patterns.
- The future housing demand situation.

The results are discussed for three periods as outlined in the NPSUD, covering:

- Short-term 2023-2026 (3 years),
- Medium-term 2023-2033 (7 years), and
- Long-term 2023-2053 (20 years).

2.1 Base population and population outlook

There are several different population projections for territorial authorities around New Zealand. StatsNZ produce the official projections, but several consultancies also produce population projections. For this assessment, we compared the available projections and M.E replicated the StatsNZ approach. Infometrics was commissioned by Far North District Council to produce a range of socio-economic indicators to support Council's wider workstream.

The projections cover the period 2053/4. The different projections were compared and evaluated, and we considered the low, medium and high projection sets. These projection sets use different input assumptions for:

- fertility rates,
- life expectancy (survivorship) and

[14] These elements form the basis for determining housing affordability.
[15] This consistent with Policy 1, also 3.2(1), 3.10, HBA 3.19, 3.23(3).

- migration.

The growth change was considered across the long term, to 2053. The population projections are discussed in the next section.

2.1.1 Population

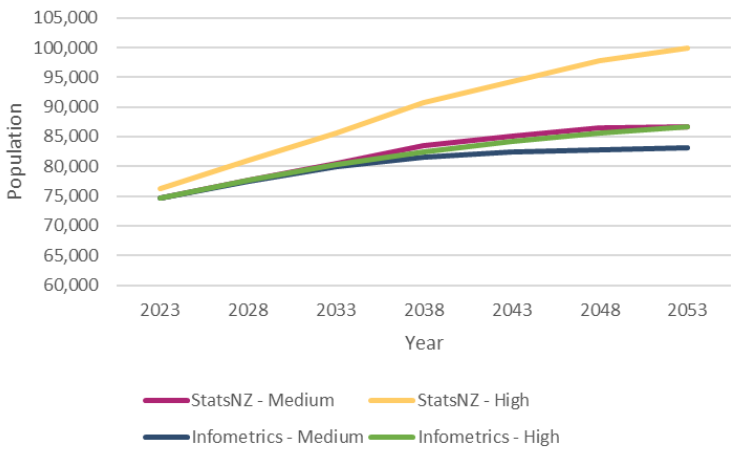
The population growth outlook for the Far North District is presented in Table 2-1 and is reports the Infometrics and M.E projections[16]. In 2023, the Far North District has a population in the order of 74,701 and 75,474 people with the range showing the difference in the Low and High growth projections.

Table 2-1: Population growth outlook – short, medium and long term

Year	2023	2028	2033	2038	2043	2048	2053
StatsNZ - Medium	74,620	77,740	80,460	83,560	85,040	86,420	86,580
Change in Population		3,120	2,720	3,100	1,480	1,380	160
Compound % change		0.8%	0.7%	0.8%	0.4%	0.3%	0.0%
StatsNZ - High	76,220	81,100	85,640	90,660	94,180	97,700	99,820
Change in Population		4,880	4,540	5,020	3,520	3,520	2,120
Compound % change		1.2%	1.1%	1.1%	0.8%	0.7%	0.4%
Infometrics - Medium	74,700	77,480	79,940	81,600	82,380	82,780	83,080
Change in Population		2,780	2,460	1,660	780	400	300
Compound % change		0.7%	0.6%	0.4%	0.2%	0.1%	0.1%
Infometrics - High	74,700	77,700	80,300	82,400	84,200	85,600	86,600
Change in Population		3,000	2,600	2,100	1,800	1,400	1,000
Compound % change		0.7%	0.6%	0.4%	0.2%	0.1%	0.1%

Under all scenarios, medium and high projections, the average annual growth rates remain positive across the entire period. However, the rate of change is projected to slow overtime. For example, under the Infometrics High projections, compound annual growth rates range from 1.0% between 2018-2023 to 0.4% in 2048-2053. The Infometrics Medium projections follow a similar trend, ranging from 0.7% between 2023-2028 before declining to 0.1% in 2048-2053. The StatsNZ projections also show that the growth outlook across the two scenarios remains positive for both the medium and high scenario. The same general patterns are observed for the StatsNZ projections, but the StatsNZ Medium is marginally higher than the Infometrics High over the short term.

Figure 2-1: Population projections



[16] The M.E projections mirror the StatsNZ ones, uses the same assumptions but there are minor differences. We assume that this is because of rounding during the calculation process.



The relative change (additional number of people) between 2023 and 2053 across the four projection series is:

- StatsNZ Medium +11,960 people
- StatsNZ High +23,600 people
- Infometrics Medium +8,380 people
- Infometrics High +11,900 people

It is evident that the StatsNZ Medium and Infometrics High series both anticipate similar levels of change. Therefore, the **population projections used in the assessment going forward is based on M.E modelling using StatsNZ Medium projections (assumptions)**, i.e., the preferred growth pathway. The anticipated level of change in population over the different timeframes, as used in this assessment are:

- 2023 – 2033 5,840
- 2033 – 2043 4,580
- 2043 – 2053 1,540

Over the next decade or so, the projections suggest that Far North's population will increase by 5,840 and another 4,580 in the subsequent decade. The decade between 2043 and 2053 is projected to see a further growth of 1,540 people. Two observations are key:

- The population is expected to continue to see growth over the entire period.
- Growth is expected to be frontloaded.

As part of identifying the preferred growth track, historic population projections prepared by StatsNZ were compared against the estimated growth that occurred. There are several limitations associated with comparing historic projections against the growth that manifested – and accessing historic projections is challenging. Similarly, the timeframes do not align (e.g., Census dates do not necessarily correspond to the projection dates) making a direct comparison difficult. Despite local growth tracking the low growth pathway during the first decade of the 2000s, more recently (post circa 2016), the local growth has tracked above the medium projections. Therefore, when considering a long-term process, such as the NPSUD-based assessment, there is a real risk that using a low projection set could understate growth. The potential implications for the local community are substantial and are discussed later in the report. A key point is that this assessment uses growth projections that are more optimistic that those historically applied when considering the growth outlook for the district.

2.2 Socio-demography profiles

The composition and structure of households are important drivers of housing demand, including housing typologies. This section summarises the socio-demographic attributes of local households. The attributes reflect household types, income levels and age distribution. This section uses households.

2.2.1 Household Type and Income

Market Economics' estimates suggest that there are approximately 28,700 households in the district[17]. These households have different attributes – or characteristics – in terms of the household type. The household types represent the mix of adults and children i.e., one-person households, couple households or single-parent families compared to two-parent families with different number of children. The household types can be combined with income levels, giving an indication of how households are distributed across these two

[17] This is marginally lower than the Infometrics estimates of 29,350.



dimensions (by types and income). Table 2-2 summarises the distribution of households along two dimensions:

- Household types (rows down the left), and
- Household income bands (column headings across the top).

Table 2-2: Households by type and income band – Far North District, 2023

Household type	<$30,000	$30,000-$50,000	$50,000-$70,000	$70,000-$100,000	$100,000-$120,000	$120,000-$150,000	+$150,000	TOTAL
One-person household	5,005	1,265	670	355	15	0	60	7,370
Couple household	990	2,320	1,610	1,480	805	650	760	8,610
2 Parents, 1-2 Children	355	670	965	1,220	670	640	710	5,230
2 Parents, 3+ Children	140	265	380	490	190	190	290	1,945
One parent family	1,285	910	500	365	110	50	35	3,260
Multi-family household	40	55	145	200	120	155	335	1,055
Other Non-Family Household	220	395	245	195	85	55	30	1,230
Total households	8,035	5,880	4,510	4,305	1,990	1,750	2,225	28,700
One-person household	17.4%	4.4%	2.3%	1.2%	0.1%	0.0%	0.2%	25.7%
Couple household	3.4%	8.1%	5.6%	5.2%	2.8%	2.3%	2.6%	30.0%
2 Parents, 1-2 Children	1.2%	2.3%	3.4%	4.3%	2.3%	2.2%	2.5%	18.2%
2 Parents, 3+ Children	0.5%	0.9%	1.3%	1.7%	0.7%	0.7%	1.0%	6.8%
One parent family	4.5%	3.2%	1.7%	1.3%	0.4%	0.2%	0.1%	11.4%
Multi-family household	0.1%	0.2%	0.5%	0.7%	0.4%	0.5%	1.2%	3.7%
Other Non-Family Household	0.8%	1.4%	0.9%	0.7%	0.3%	0.2%	0.1%	4.3%
Total households	28.0%	20.5%	15.7%	15.0%	6.9%	6.1%	7.8%	100.0%

Regarding household income levels, the available information suggests that there is a wide spread of household incomes with a noticeable concentration of households in the low(er) income cohort.

As a collective group, households with parents and children form the largest group, and include:

- 2 parents, 1-2 children,
- 2 parents, 3+ children, and
- One parent family.

Combined, this group has 10,435 households, representing 36.4% of all households the other households account for the following shares:

- couple households (7,370, 25.7%),
- one-person households (8,610, 30.0%),
- Multi-family households (1,055, 3.7%), and
- Other non-family households (1,230, 4.3%).

Most households are small, with one person and couple households representing over half (55.7%) of total households in the Far North District in 2023. Furthermore, more than half (67.9%) of one-person household earn incomes of $30,000 or less. This distribution of household income has implications for future dwelling typology demand and affordability. Affordability challenges are likely to be acute across the district, especially for smaller households (these households have a single income, so is at a comparative disadvantage in terms of income levels relative to households that earn two incomes.

More than one quarter (28.0%) of households earn incomes of $30,000 or less. A further 20.5% (5,880) earn between $30,000 and $50,000. Combined, this suggests that 48.5% of Far North's households have incomes of $50,000 or less. This is higher than the national average of 34%[18] and highlights the relatively high level of low-income households in the community. Information from StatsNZ corroborates this. According to StatsNZ

[18] M.E calculations based on StatsNZ data.

the national average household income for the year ending in June 2023, was $126,400 and $100,592 for Northland. The national median annual household income was $99,000 and $82,730 for Northland. These metrics point to housing affordability challenges (as outlined later in the report).

There are an estimated 2,225 households (7.8%) with incomes of $150,000 or higher. Another 13.0% (1,750) households fall into the $100,000-$150,000 income range. In total, 20.8% of households earn incomes greater than $100,000 per year. The balance of households (30.7%) falls in the middle-income cohorts, i.e., between $50,000 and $100,000. The household income information assists in understanding housing affordability pressures. While some of the low-income households are retired, suggesting they have very low incomes but possibly own their homes ("cash poor but asset rich"), this does not fully account for the higher-than-average proportion of low-income households in Far North district, compared to the national average.

2.2.2 Household Type and Age

Age is the second socio-demographic attribute that is considered, however, how age is reported limits the level of detail to which households' age profile can be used. For example, a household's age is based on the age of the reference person, and therefore it does not measure the age of other household members. Therefore, the reference person's age is a proxy for household age. This analysis relies on 2018 Census data. In the absence of newer Census data, it is appropriate to rely on the structures.

reports the age distribution across household types. The age distribution shows that smaller households are relatively overrepresented in the older age cohorts, especially the 65-year+ cohorts, and more than half (54.9%) of one person households fall in the +65 age cohort. As highlighted in the results, over half (67.9%) of one-person households earn less than $30,000 per year (see Table 2-2).

Table 2-3: Households by type and age – Far North District, 2023

Household type	15-29	30-39	40-49	50-64	65-74	75+	TOTAL
One-person household	225	350	525	2,225	2,135	1,910	7,370
Couple household	320	300	475	3,325	2,945	1,245	8,610
2 Parents, 1-2 Children	600	1,175	1,335	1,650	380	90	5,230
2 Parents, 3+ Children	190	840	680	225	5	0	1,945
One parent family	410	745	760	940	255	150	3,260
Multi-family household	125	150	180	435	125	40	1,055
Other Non-Family Household	150	90	125	460	260	150	1,230
Total households	2,020	3,660	4,075	9,255	6,105	3,585	28,700
One-person household	0.8%	1.2%	1.8%	7.8%	7.4%	6.7%	25.7%
Couple household	1.1%	1.0%	1.7%	11.6%	10.3%	4.3%	30.0%
2 Parents, 1-2 Children	2.1%	4.1%	4.7%	5.7%	1.3%	0.3%	18.2%
2 Parents, 3+ Children	0.7%	2.9%	2.4%	0.8%	0.0%	0.0%	6.8%
One parent family	1.4%	2.6%	2.6%	3.3%	0.9%	0.5%	11.4%
Multi-family household	0.4%	0.5%	0.6%	1.5%	0.4%	0.1%	3.7%
Other Non-Family Household	0.5%	0.3%	0.4%	1.6%	0.9%	0.5%	4.3%
Total households	7.0%	12.8%	14.2%	32.2%	21.3%	12.5%	100.0%

The relationship between one-person household income levels and age, highlights the relationship between the lower income cohorts and the elderly community. Another factor to contemplate is that some of these households may face income constraints, yet they could possess considerable assets, such as homeownership, implying they are "cash poor but asset rich".

Compared to one-person households, couple households have a slightly older age profile with 48.7% aged 65 years or older and 38.6% falling within the 50–64-year cohort. That means 87.3% of the couple households are 50 years or older, compared to 85.1% of one-person households. The age distribution of one-person and



couple households is consistent with the traditional household-life cycle where households become smaller as children age and leave home, reflecting empty-nesters. At the same time there is an element of hollowing out of the local population base as youth and young adults migrate to other regions in pursuit of education and career prospects. This household-life cycle pattern is observed across other categories, with 80.0% of parent(s) with children household types between 30 and 54 years old.

At a district-level, household distribution is skewed towards the higher age cohorts, with two thirds of households (66%) associated with the >50 years age cohort (for the reference person). In terms of the individual age cohorts:

- 50-64 age cohort is the largest at 32.2% of households.
- Households aged 15-29 represent 7.0% of households, the smallest group.
- Parent(s) with children (households) are associated with the younger age brackets and are represented predominantly in the sub-49 age cohorts. Just under two thirds (64.5%) of all households in the sub-49-year cohorts are classified as part of parent(s) with children household type. This segment is an important demand driver for larger dwelling types and represents large family orientated community.

Affordability normally becomes progressively more important for non-owner households in the middle and later years, as remaining lifetime earning potential reduces, and ability to access housing finance also reduces. The household age structures, and affordability suggest that housing costs are likely to become even more important over the medium to long term.

2.3 Household growth outlook

The household growth outlook is based on the StatsNZ population projections (medium) and M.E then estimate the associated household growth rates based on the observed relationships between household ages, population age structures and the anticipated change. The resulting household estimates integrate shifting demographic patterns into the analysis. This means that the average household size (number of people per household) is projected to decline over time.[19] An effect of this approach is a greater estimated number of households than other processes that translate population into households.[20] Importantly, the total population, and households, are projected to expand even if the age profile shifts.

In the context of the HBA, using a more optimistic posture is appropriate because of the wider consequences of understating future growth. The decision to plan for a slightly higher growth outlook is based on the premise that it is "easier to slow down growth, than to speed up". A higher growth outlook can also assist in supporting the housing development market by enabling additional growth to occur, thereby generating competition in the real estate market. Such competition can help to maintain real estate price levels. Using overly conservative growth estimates inevitably lead to under-planning for housing growth, with significant implications for communities.

The household growth outlook for Far North District is based on the preferred population growth pathway[21] as established in section 2.1.1. Total households in 2023 for the Far North District are estimated at 28,700 and are expected to continue to grow over the next 30 years (Table 2-4).

[19] This is in contrast with other methodologies where the Living type arrangements are kept constant (static) with lower household formation rates.
[20] Such as the Living Type Arrangement approach, that uses a static relationship between population and housing types.
[21] Infometrics High and Stats NZ Medium growth scenarios anticipate very similar levels of population growth and is used to inform demand estimates (household counts).



Table 2-4: Household growth outlook – Far North District

Year	2023	2028	2033	2038	2043	2048	2053
Growth Outlook	28,700	30,695	32,340	33,640	34,710	35,520	35,955
Change in Household No.		1,995	1,645	1,300	1,070	810	435
% Change		7.0%	5.4%	4.0%	3.2%	2.3%	1.2%

The compound growth rate over the long term is estimated at 0.6% p.a. from 2023 to 2053. The rate of growth is expected to vary over time, trending down over the long term (to avoid the hockey stick effect associated with compound growth). Under the preferred growth outlook, households are anticipated to grow to the following levels:

- 2023 28,700,
- 2028 30,695,
- 2033 32,340,
- 2053 35,955.

By 2053, households are projected to reach 35,955, an additional 7,255 households over the next 30 years (+25.3%). The growth rate is expected to peak over the next five years (2023-2028) at 7.0%, before declining over the long term.

Some volatility can be expected in the housing growth patterns, driven by New Zealand migration patterns, economic cycles as well as international migration. Over the short-term (2023-2026), the annual growth in households is projected at 398 per year. Based on these trends, higher (annual average) dwelling demand will need to be accommodated in the short to medium term. This growth should be seen in the context of recent consent data about dwelling construction intentions. Since 1995, the consent data suggests that the annual consented dwellings are in the order of 324 per year.

2.3.1 Demography and income shifts

Demographic attributes and patterns will shift over time. The shifts are driven by internal forces, such as the ageing population, as well as wider dynamics, like New Zealand's migration policies. Local aspects such as treaty settlements could also have an influence, as people move into the district to live on their ancestral land. Similarly, global events such as pandemics also influence patterns. Using the available projections and datasets, the future profiles for Far North District households are presented. While the previous section provided an overview of the total change, this section provides more detail about the underlying structural shifts.

Household types

Table 2-5 presents the change in the households (by type) over the short, medium and long term. This information is also shown graphically in Figure 2-2.

There is an observed shift in household types towards smaller households over the long term. One-person and couple households will experience the largest shift and are expected to grow by 41.5% and 27.8%, respectively. Viewed together, these household types dominate the growth profile over the next 30 years.

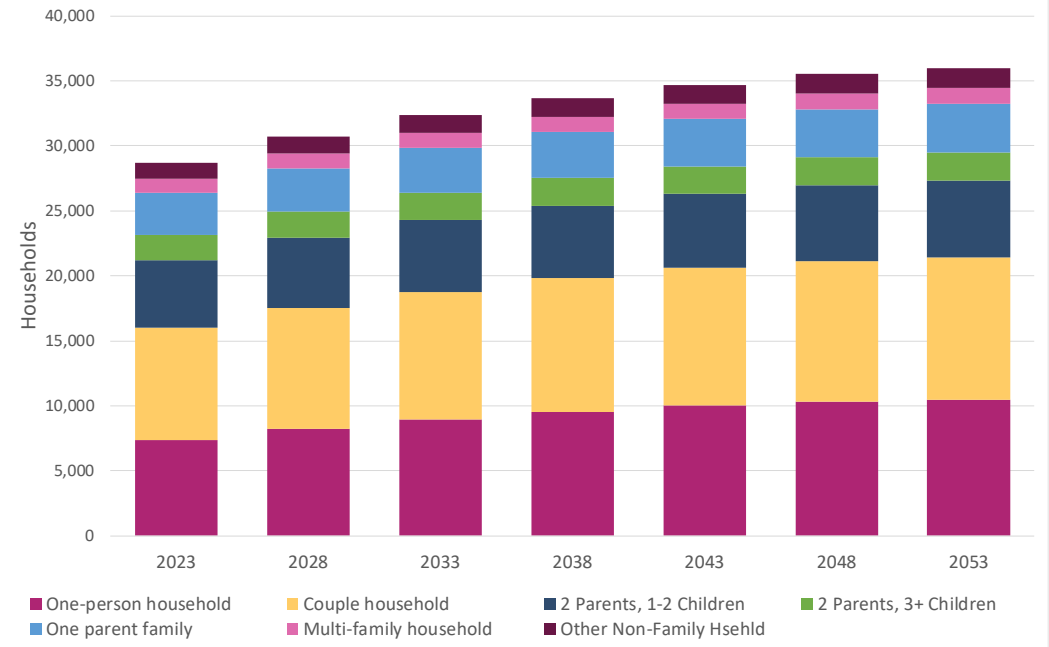
At the total level, the number of household increases by an additional 1,195 between 2023 and 2026. One-person and couple households account for more than two thirds (77.4%) of this short-term growth. Over the medium and long term, the growth in smaller households is expected to moderate somewhat but remain a key feature. In absolute terms, the shift in smaller households over the next 30 years is estimated at:

- 3,060 for one-person households, and
- 2,390 for couple households.

Table 2-5: Growth by household type

Household type	Current	Short-term			Medium-term			Long-term		
	2023	2026	2023-2026	2023-2026 %	2033	2023-2033	2023-2033 %	2053	2023-2053	2023-2053 %
One-person household	7,370	7,875	505	6.9%	8,930	1,560	21.2%	10,430	3,060	41.5%
Couple household	8,610	9,030	420	4.9%	9,845	1,235	14.3%	11,000	2,390	27.8%
2 Parents, 1-2 Children	5,230	5,320	90	1.7%	5,520	290	5.5%	5,880	650	12.4%
2 Parents, 3+ Children	1,945	1,985	40	2.1%	2,065	120	6.2%	2,155	210	10.8%
One parent family	3,260	3,335	75	2.3%	3,495	235	7.2%	3,760	500	15.3%
Multi-family household	1,055	1,075	20	1.9%	1,115	60	5.7%	1,205	150	14.2%
Other Non-Family Hsehld	1,230	1,275	45	3.7%	1,370	140	11.4%	1,525	295	24.0%
Total households	28,700	29,895	1,195	4.2%	32,340	3,640	12.7%	35,955	7,255	25.3%

Figure 2-2: Projected household growth by household type – Far North District



These shifts in household types point to a marked readjustment in the housing market and typologies that would be required to accommodate households. An aging population and changing housing choices underpins these shifts.

Household types by Income bands

Households can be grouped according to income levels as discussed in Section 2.2.1. The change of households by income bands between 2023 and 2053 is reported in Table 2-6 below. The three timeframes, short, medium and long term, are reported separately.

Table 2-6: Growth outlook by income – Far North District

Household type	Current	Short-term			Medium-term			Long-term		
	2023	2026	2023-2026	2023-2026 %	2033	2023-2033	2023-2033 %	2053	2023-2053	2023-2053 %
<$30,000	8,035	8,520	485	6.0%	9,530	1,495	18.6%	10,965	2,930	36.5%
$30,000-$50,000	5,880	6,215	335	5.7%	6,890	1,010	17.2%	7,765	1,885	32.1%
$50,000-$70,000	4,510	4,680	170	3.8%	5,010	500	11.1%	5,465	955	21.2%
$70,000-$100,000	4,305	4,425	120	2.8%	4,650	345	8.0%	5,020	715	16.6%
$100,000-$120,000	1,990	2,025	35	1.8%	2,090	100	5.0%	2,230	240	12.1%
$120,000-$150,000	1,750	1,775	25	1.4%	1,830	80	4.6%	1,965	215	12.3%
$150,000+	2,225	2,260	35	1.6%	2,340	115	5.2%	2,550	325	14.6%
Total households	28,700	29,895	1,195	4.2%	32,340	3,640	12.7%	35,955	7,255	25.3%

Households are skewed towards lower income bands, and this pattern remains entrenched over next 30 years. The data indicates that the three bands representing households earning less than $70,000 dominate the growth outlook. These three income bands account for 79.5% of long-term growth. In terms of the absolute shift over the next three decades, this is estimated at:

- 2,930 for household with incomes less than $30,000,
- 1,885 for household with incomes between $30,000-$50,000,
- 955 for household with incomes between $50,000-$70,000.

Overall, the percentage shift in the three lowest household income bands account for the highest growth ranging from 21.2% to 36.5% over the long term. As indicated previously, a proportion of the lower income cohorts consist of retirees who are traditionally low-income but with an asset base. Irrespective of this observation, the growth in low-income households mean that affordability pressures are likely to remain a key feature in the local market – and housing will remain a key pressure.

2.4 Revealed household-dwelling patterns

This section presents the observed housing demand patterns in terms of tenure, household compositions, and income brackets. These patterns provide a solid basis for estimating future demand (dwelling) patterns. By examining the links between, insights into future demand can be gleaned. Maintaining the observed correlations among these factors, they are applied to projected households. This synthesized information serves to provide an indication of future dwelling demand.

The latest (2018) Census data is used to estimate the ratios regarding dwelling occupancy.

Table 2-7 presents housing dwelling occupancy data by private and non-private dwellings in the Far North District for 2018, as well as the NZ average rates. According to StatsNZ's definitions of occupancy, unoccupied dwellings include baches or holiday homes which are classified as empty dwellings. This segment accounts for around 10% of total dwellings based on Census information.

Total dwellings were estimated at 30,155 in 2018 for the Far North District. Most (77%) dwellings were recorded as occupied, 12% of dwellings recorded owners away and 10% were empty. Overall, usually occupied dwellings accounted for approximately 90% of total dwellings in the district. Compared to the New Zealand average of 94% dwellings occupancy, the Far North has a lower proportion of occupied dwellings. This indicates that there is a high share of unoccupied baches or holiday homes across the district.

Table 2-7: Housing occupancy at Census (2018)

Census 2018	Private Dwellings	Private Dwellings %	NZ Average	Non-Privare Dwellings	Non-Privare Dwellings %	NZ Average	Total Dwellings	Total Dwellings %	NZ Average
Private Dwellings	29,649	100%		507	100%		30,156	100%	
Occupied	23,055	78%	89%	303	60%	66%	23,358	77%	89%
Unoccupied	6,417	22%	10%	195	38%	33%	6,612	22%	10%
Owners Away	3,657	12%	5%	81	16%	8%	3,738	12%	5%
Empty Dwelling	2,760	9%	5%	114	22%	25%	2,874	10%	5%
Under Construction	177	1%	1%	9	2%	1%	186	1%	1%
Usually Occupied	26,712	90%	94%	384	76%	74%	27,096	90%	94%
Usually Unoccupied	2,937	10%	6%	123	24%	26%	3,060	10%	6%

Source: Census 2018

2.4.1 Household Type and Tenure 2023

Approximately two third (67%) of dwellings in the Far North are owned, while 33% of households are living in rented (not owned) dwellings (see Table 2-8). Detached dwellings form the dominant housing typology representing 90.5% of total dwellings.

Table 2-8: Household types and dwelling tenure – Far North District, 2023

Household type	Owned or Trust			Not owned			Total		
	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
One-person household	4,165	405	4,570	2,075	720	2,800	6,245	1,130	7,370
Couple household	6,765	380	7,145	1,160	305	1,465	7,925	685	8,610
2 Parents, 1-2 Children	3,305	205	3,510	1,500	220	1,720	4,805	425	5,230
2 Parents, 3+ Children	1,065	60	1,125	725	95	820	1,790	155	1,945
One parent family	1,345	60	1,405	1,660	190	1,855	3,005	250	3,260
Multi-family household	655	35	695	330	35	365	985	70	1,055
Other Non-Family Household	720	5	725	505	5	505	1,225	5	1,230
Total households	18,025	1,150	19,175	7,950	1,570	9,525	25,975	2,720	28,700
One-person household	15%	1%	16%	7%	3%	10%	22%	4%	26%
Couple household	24%	1%	25%	4%	1%	5%	28%	2%	30%
2 Parents, 1-2 Children	12%	1%	12%	5%	1%	6%	17%	1%	18%
2 Parents, 3+ Children	4%	0%	4%	3%	0%	3%	6%	1%	7%
One parent family	5%	0%	5%	6%	1%	6%	10%	1%	11%
Multi-family household	2%	0%	2%	1%	0%	1%	3%	0%	4%
Other Non-Family Household	3%	0%	3%	2%	0%	2%	4%	0%	4%
Total households (%)	62.8%	4.0%	66.8%	27.7%	5.5%	33.2%	90.5%	9.5%	100.0%

There are some differences in household tenure between detached and attached dwellings. Detached dwellings show an ownership rate of 69%, which is marginally higher than the overall dwelling ownership rate of 67%. In comparison, less than half (42%) of attached dwellings are owned.

In terms of ownership, couple households have the highest homeownership rate at 83%. This is followed by 2 parent families with 1-2 children (67%) and multi-family households (66%). Conversely, one parent households have the lowest ownership rate at 43%. The ownership structures align with the lifecycle model in which older households are more likely to own their dwellings compared to newly formed households. The ownership patterns also align with dual income patterns i.e., if the household has multiple earners, then affording/owning a dwelling is more achievable.



Smaller household types (one-person and couples) are more likely to live in attached dwellings compared to family and non-family households. The data estimates that 11.4% (1,815) of smaller households are living in attached dwellings. For family households[22], the share is lower at 7.8%.

2.4.2 Household Income and Tenure 2023

The relationship between household income and dwelling tenure for the Far North District in 2023 is presented in Table 2-9. As expected, there is a positive relationship between household income band and the proportion of dwelling ownership. Households with incomes under $30,000 have the lowest ownership rate of 55%. As household income levels increase, the proportion of home ownership also increases. Homeownerships rates steadily increase to 82% for households with incomes over $150,000.

Table 2-9: Household income and dwelling tenure – Far North District, 2023

Household type	Owned or Trust			Not owned			Total		
	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
<$30,000	4,100	350	4,450	2,895	695	3,590	6,995	1,040	8,035
$30,000-$50,000	3,740	210	3,950	1,600	335	1,935	5,335	545	5,880
$50,000-$70,000	2,865	170	3,035	1,290	185	1,475	4,155	355	4,510
$70,000-$100,000	2,910	120	3,030	1,140	140	1,280	4,050	260	4,305
$100,000-$120,000	1,440	95	1,535	380	75	455	1,820	170	1,990
$120,000-$150,000	1,275	85	1,365	320	65	385	1,595	155	1,750
$150,000+	1,695	125	1,820	330	75	405	2,025	200	2,225
Total households	18,025	1,150	19,175	7,950	1,570	9,525	25,975	2,720	28,700
<$30,000	14.3%	1.2%	15.5%	10.1%	2.4%	12.5%	24.4%	3.6%	28.0%
$30,000-$50,000	13.0%	0.7%	13.8%	5.6%	1.2%	6.7%	18.6%	1.9%	20.5%
$50,000-$70,000	10.0%	0.6%	10.6%	4.5%	0.6%	5.1%	14.5%	1.2%	15.7%
$70,000-$100,000	10.1%	0.4%	10.6%	4.0%	0.5%	4.5%	14.1%	0.9%	15.0%
$100,000-$120,000	5.0%	0.3%	5.3%	1.3%	0.3%	1.6%	6.3%	0.6%	6.9%
$120,000-$150,000	4.4%	0.3%	4.8%	1.1%	0.2%	1.3%	5.6%	0.5%	6.1%
$150,000+	5.9%	0.4%	6.3%	1.1%	0.3%	1.4%	7.1%	0.7%	7.8%
Total households (%)	62.8%	4.0%	66.8%	27.7%	5.5%	33.2%	90.5%	9.5%	100.0%

The data indicates that a higher proportion of lower income household are living in attached dwellings. Approximately 13% of households with incomes under $30,000 live in an attached dwelling compared to 9% of households with incomes over $150,000. As household income increases, the proportion of households living in attached dwellings decreases.

2.5 Future Housing Demand

The population projections were converted to households using M.E's in-house approach that has been used across several housing assessments for other councils throughout New Zealand. As mentioned earlier, including the population dynamics into the household estimates, to better reflect shifting dwelling demand patterns mean that the housing demand projections are marginally higher than other projection sets (e.g., Infometrics).

The local population is dynamic, anticipated to expand in absolute numbers and undergo changes in relative composition. These transformations are not linear across time. Consequently, they impact demand levels in

[22] Includes all family and multi-family households.

the short, medium, and long terms. Understanding the changes in household counts and compositions is key because these factors play a crucial role in shaping overall future housing demand.

Future demand is estimated by assuming that the revealed patterns at a household level remain constant into the future. That is, household numbers will change in absolute terms, but the percentage mix of houses demand (by dwelling type) for different household types will remain constant. Our analysis allows for changes in the number of households by household types to flow through to the demand estimates. Demand and income levels, by household segment, are assumed to persist for the assessment period. This provides a basis for assessing future affordability based on the assumed growth. Crucially, the demand outlook does not seek to model macro-economic matters, like interest rates, exchange rates, migration policy, and so forth.

It is assumed that revealed housing preferences, financial capabilities of different household segments and associated patterns remain constant over the medium to long term. This means that dwelling ownership patterns, across income cohorts are expected to remain broadly constant with current proportions. An implicit assumption is that decision and ability to enter (or remain in) the housing market, made by households in different income bands, will remain stable. In relatively stable economies and communities like the Far North, these patterns have emerged over long periods and are an appropriate departure point (note: the capacity assessment captures a shift in housing preferences).

2.5.1 Demand outlook

The growth outlook forms the basis for the future demand assessment. The outlook is presented using several dimensions to illustrate the mix of demand looking forward and is based on observed patterns. The outlook does not reflect a preference shift in housing typology (detached vs attached), but this is considered later in the analysis. Table 2-10 summarises shows future housing demand by dwelling type across:

- Dwelling tenure,
- Household type, and
- Income levels.

As mentioned earlier, households in the Far North District are projected to increase over the next 30 years by an additional 7,255 households. Projected growth in households over the short, medium, and long term is as follows.

- 2023-2026 +1,195,
- 2026-2033 +2,445, and
- 2033-2053 +3,615.

In terms of demand for dwelling types (detached vs. attached), projected demand is expected to remain skewed towards detached dwellings. Demand for detached dwellings in the short, medium and long term sits at around 90.5%. in absolute terms, the number of attached dwellings in the district does increase overtime (+740), however, the share of attached dwellings as a proportion of total dwellings remains static over the short, medium and long term.

The relativity of demand for detached- attached dwellings is between 0.11-0.12 attached dwellings demanded for every 1 detached dwelling demanded, over the three time periods. This suggest that detached dwellings will remain the dominant dwelling type in the Far North District. This pattern is consistent with that observed around New Zealand in other rural-districts.



Table 2-10: Summary of growth outlook

Medium Growth	Current			Short-term			Medium-term			Long-term		
	2023			2026			2033			2053		
Dwelling Tenure	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
Owned with mortgage	6,415	320	6,735	6,560	330	6,885	6,870	340	7,215	7,510	370	7,880
Owned without mortgage	8,495	530	9,025	9,010	565	9,570	10,050	635	10,680	11,440	740	12,180
Owned by trust	3,115	300	3,415	3,255	315	3,570	3,550	340	3,890	3,950	380	4,335
Total owned or in trust	18,025	1,150	19,175	18,825	1,205	20,025	20,470	1,315	21,780	22,905	1,490	24,395
Not Owned	7,950	1,570	9,525	8,230	1,640	9,870	8,785	1,775	10,555	9,590	1,970	11,560
TOTAL	**25,975**	**2,720**	**28,700**	**27,055**	**2,840**	**29,895**	**29,255**	**3,085**	**32,340**	**32,495**	**3,460**	**35,955**
Household Type												
One-person household	6,245	1,130	7,370	6,670	1,205	7,875	7,565	1,365	8,930	8,835	1,595	10,430
Couple household	7,925	685	8,610	8,315	710	9,030	9,080	765	9,845	10,150	850	11,000
2 Parents, 1-2 Children	4,805	425	5,230	4,890	430	5,320	5,080	440	5,520	5,410	470	5,880
2 Parents, 3+ Children	1,790	155	1,945	1,825	155	1,985	1,905	160	2,065	1,985	170	2,155
One parent family	3,005	250	3,260	3,080	255	3,335	3,225	265	3,495	3,480	285	3,760
Multi-family household	985	70	1,055	1,000	75	1,075	1,035	80	1,115	1,120	80	1,205
Other Non-Family Household	1,225	5	1,230	1,270	5	1,275	1,360	10	1,370	1,510	10	1,525
TOTAL	**25,975**	**2,720**	**28,700**	**27,055**	**2,840**	**29,895**	**29,255**	**3,085**	**32,340**	**32,495**	**3,460**	**35,955**
Household Income												
<$30,000	6,995	1,040	8,035	7,410	1,110	8,520	8,275	1,250	9,530	9,510	1,455	10,965
$30,000-$50,000	5,335	545	5,880	5,640	575	6,215	6,255	635	6,890	7,055	710	7,765
$50,000-$70,000	4,155	355	4,510	4,315	365	4,680	4,630	385	5,010	5,050	415	5,465
$70,000-$100,000	4,050	260	4,305	4,160	265	4,425	4,375	275	4,650	4,720	300	5,020
$100,000-$120,000	1,820	170	1,990	1,850	175	2,025	1,915	175	2,090	2,045	185	2,230
$120,000-$150,000	1,595	155	1,750	1,620	155	1,775	1,670	160	1,830	1,795	170	1,965
$150,000+	2,025	200	2,225	2,060	200	2,260	2,135	205	2,340	2,325	225	2,550
TOTAL	**25,975**	**2,720**	**28,700**	**27,055**	**2,840**	**29,895**	**29,255**	**3,085**	**32,340**	**32,495**	**3,460**	**35,955**
Share %												
Owned with mortgage	22.4%	1.1%	23.5%	21.9%	1.1%	23.0%	21.2%	1.1%	22.3%	20.9%	1.0%	21.9%
Owned without mortgage	29.6%	1.8%	31.4%	30.1%	1.9%	32.0%	31.1%	2.0%	33.0%	31.8%	2.1%	33.9%
Owned by trust	10.9%	1.0%	11.9%	10.9%	1.1%	11.9%	11.0%	1.1%	12.0%	11.0%	1.1%	12.1%
Total owned or in trust	62.8%	4.0%	66.8%	63.0%	4.0%	67.0%	63.3%	4.1%	67.3%	63.7%	4.1%	67.8%
Not Owned	27.7%	5.5%	33.2%	27.5%	5.5%	33.0%	27.2%	5.5%	32.6%	26.7%	5.5%	32.2%
TOTAL	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.4%**	**9.6%**	**100.0%**
One-person household	21.8%	3.9%	25.7%	22.3%	4.0%	26.3%	23.4%	4.2%	27.6%	24.6%	4.4%	29.0%
Couple household	27.6%	2.4%	30.0%	27.8%	2.4%	30.2%	28.1%	2.4%	30.4%	28.2%	2.4%	30.6%
2 Parents, 1-2 Children	16.7%	1.5%	18.2%	16.4%	1.4%	17.8%	15.7%	1.4%	17.1%	15.0%	1.3%	16.4%
2 Parents, 3+ Children	6.2%	0.5%	6.8%	6.1%	0.5%	6.6%	5.9%	0.5%	6.4%	5.5%	0.5%	6.0%
One parent family	10.5%	0.9%	11.4%	10.3%	0.9%	11.2%	10.0%	0.8%	10.8%	9.7%	0.8%	10.5%
Multi-family household	3.4%	0.2%	3.7%	3.3%	0.3%	3.6%	3.2%	0.2%	3.4%	3.1%	0.2%	3.4%
Other Non-Family Household	4.3%	0.0%	4.3%	4.2%	0.0%	4.3%	4.2%	0.0%	4.2%	4.2%	0.0%	4.2%
TOTAL	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.4%**	**9.6%**	**100.0%**
<$30,000	24.4%	3.6%	28.0%	24.8%	3.7%	28.5%	25.6%	3.9%	29.5%	26.4%	4.0%	30.5%
$30,000-$50,000	18.6%	1.9%	20.5%	18.9%	1.9%	20.8%	19.3%	2.0%	21.3%	19.6%	2.0%	21.6%
$50,000-$70,000	14.5%	1.2%	15.7%	14.4%	1.2%	15.7%	14.3%	1.2%	15.5%	14.0%	1.2%	15.2%
$70,000-$100,000	14.1%	0.9%	15.0%	13.9%	0.9%	14.8%	13.5%	0.9%	14.4%	13.1%	0.8%	14.0%
$100,000-$120,000	6.3%	0.6%	6.9%	6.2%	0.6%	6.8%	5.9%	0.5%	6.5%	5.7%	0.5%	6.2%
$120,000-$150,000	5.6%	0.5%	6.1%	5.4%	0.5%	5.9%	5.2%	0.5%	5.7%	5.0%	0.5%	5.5%
$150,000+	7.1%	0.7%	7.8%	6.9%	0.7%	7.6%	6.6%	0.6%	7.2%	6.5%	0.6%	7.1%
TOTAL	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.5%**	**9.5%**	**100.0%**	**90.4%**	**9.6%**	**100.0%**
Change in periods				2023-2026			2026-2033			2033-2053		
				Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
Owned with mortgage				145	10	150	310	10	330	640	30	665
Owned without mortgage				515	35	545	1,040	70	1,110	1,390	105	1,500
Owned by trust				140	15	155	295	25	320	400	40	445
Total owned or in trust				800	55	850	1,645	110	1,755	2,435	175	2,615
Not Owned				280	70	345	555	135	685	805	195	1,005
TOTAL				**1,080**	**120**	**1,195**	**2,200**	**245**	**2,445**	**3,240**	**375**	**3,615**
One-person household				425	75	505	895	160	1,055	1,270	230	1,500
Couple household				390	25	420	765	55	815	1,070	85	1,155
2 Parents, 1-2 Children				85	5	90	190	10	200	330	30	360
2 Parents, 3+ Children				35	0	40	80	5	80	80	10	90
One parent family				75	5	75	145	10	160	255	20	265
Multi-family household				15	5	20	35	5	40	85	0	90
Other Non-Family Household				45	0	45	90	5	95	150	0	155
TOTAL				**1,080**	**120**	**1,195**	**2,200**	**245**	**2,445**	**3,240**	**375**	**3,615**
<$30,000				415	70	485	865	140	1,010	1,235	205	1,435
$30,000-$50,000				305	30	335	615	60	675	800	75	875
$50,000-$70,000				160	10	170	315	20	330	420	30	455
$70,000-$100,000				110	5	120	215	10	225	345	25	370
$100,000-$120,000				30	5	35	65	0	65	130	10	140
$120,000-$150,000				25	0	25	50	5	55	125	10	135
$150,000+				35	0	35	75	5	80	190	20	210
TOTAL				**1,080**	**120**	**1,195**	**2,200**	**245**	**2,445**	**3,240**	**375**	**3,615**



Tenure (ownership) of dwellings

The tenure of dwellings over the short, medium and long term is reported on a dwelling-type basis. The not-owned category includes a small number of dwellings for which tenure is not specified. The projected household demand by tenure suggest:

- There is a marginal increase in the share of total dwellings owned. The current ownership rate increases from 66.8% in 2023 to 67.8% by 2053. The shift occurs predominantly in the ownership of detached dwellings. For attached dwellings, the ownership share remains constant. The shift reflects life-stage movements in the population (as people age, they pay off their mortgage thereby becoming debt-free).
- The share of dwellings owned with a mortgage, decreases from 23.5% currently to 21.9% by 2053. Although the share decreases over the long term, the absolute number of dwellings owned with a mortgage increases. The decline in the share of dwellings owned with a mortgage is offset by the increase in share of dwellings owned without a mortgage. Again, these shifts are observed for detached types with attached topology shares remaining relatively static overtime.
- The overall share of dwellings owned by trusts or not owned is expected to remain relatively stable, remaining rangebound between 11.9%-12.1% for trusts and between 32.2%-33.2% for not owned dwellings. The relative shifts associated with detached and attached dwellings are marginal.

Within the owned category, there will be an additional 3,155 households who own dwellings without a mortgage by 2053. As mentioned, a proportion of this group is representative of households who have previously held a mortgage which they have since paid off over the course of their prime earning years. The increase in share of households under this ownership category reflects the long-term trend of a growing number of households belonging to older age groups, nearing retirement age. Additionally, there's an increase in the proportion of households within this demographic residing in attached dwellings. This shift could signify a transition of smaller households, such as individuals and couples in older age brackets, toward dwellings that are typically more compact and better suited to their evolving needs at this stage of life. It also shows the impacts of shifting dwelling preferences in response to affordability challenges, and the associated trade-offs that households make.

Correspondingly, a decrease in the proportion of households who own with a mortgage is observed over the long term. Although this group increases by 1,145 households over the long term, the proportion falls from 23.5% currently, to 21.9% in 2053. These are likely representative of younger households such as first homeowners, who have not owned their dwelling for as long.

The number of households who do not own their dwelling is projected to increase by an addition 2,035 by 2053. However, when viewed as a share there is little variation over the long term. This reflects the interplays between household growth and the rental market.

In general, the distribution of dwelling tenure by type reveals a preference for detached dwellings among households. There is a projected increase in the absolute number of attached dwellings owned outright over the long run, however, the share of these as a proportion of total ownership remains constant.

Household types

In terms of household types, the demand patterns align with demographic. Observations include:

- Smaller household types account for three quarters (75%) of household growth over the long term. One-person households are expected to increase by an additional 3,060 while couple households will see an experience of 2,390 by 2053. Smaller household types will capture a larger share – increasing from 55.7% in 2023 to 59.6% by 2053. This shift is largely observed in detached housing types,

however, there is a marginal shift in one-person households living in attached dwellings over the long term.

- The proportion of parent(s) with children households shifts downwards from 36.4% in 2023 to 32.8% by 2053. Although the share of parent(s) with children households will trend down as a portion of households, there is still an increase in absolute terms. Over the 30 years, there is an additional 1,360 parent(s) with children households. The preferred housing typology for these households continues to be detached dwellings.
- The shares of multi-family and non-family households remain rangebound over the next 30 years. For multi-family households the share is between 3.4%-3.7% and for non-family households this is between 4.2%-4.3%. By 2053 there will be an additional 150 multi-family households and 295 non-family households.

Overall, there is a strong preference for detached housing across household types in the Far North District. However, a slight shift in smaller households towards attached dwellings overtime is observed. This shift could see some acceleration in response to housing costs pressures and a preference shift in dwelling requirements.

Household income

The dwelling demand outlook is also segmented into demand by household income levels. Income level is an important determinant of housing affordability. The analysis uses seven different income cohorts to illustrate the outlook across the short, medium and long term. In terms of household income levels, the projections suggest:

- Households with incomes under $30,000 are projected to account for 40% (+2,930) of total growth out to 2053. A further 1,885 households in the $30,000-$50,000 income cohort are expected over the next 30 years. Combined, households with incomes under $50,000 are projected to account for two thirds (66%) of growth out to 2053.
- As a proportion of total households, the share of lower income households (<$50,000) increases from 48.5% in 2023 to 52.1% by 2053. These households are skewed towards detached dwellings, however, there is a marginal uplift in lower income household living in attached dwellings.
- The share of higher income households (+$100,000) is expected to decline overtime from 20.8% currently to 18.8% by 2053. Nevertheless, the number of households with incomes above $100,000 is expected to increase by 780 over the next 30 years.
- The balance of households with middle-incomes between $50,000 and $100,000 represent 23% of total growth out to 2053 with an additional 1,670 households at this income level. The share of middle-income households as a proportion of total households remains relatively stable, decreasing marginally from 30.7% currently to 29.2% by 2053.

These projections do not necessarily mean, that households are poorer, but it points to a relative shift in income levels. **Importantly, the ageing population is seeing a portion of households recorded in the low-income groups. Therefore, care is needed when interpreting the shift in households in the low-income cohorts.**

Spatial distribution of demand

Over the next three decades it is expected an additional 7,255 households will be located in Far North district. Historic residential building consents (1991-2023) were also used to distribute future demand across the rest of the district. Importantly, demand is mobile, and households can make trade-offs between locations. Spatial distribution is therefore done at a high level, and it should be viewed as indicative.



Based on residential building consents, Kerikeri-Waipapa captured 35% of district-wide growth. Over the more recent past (10 years), the average share was somewhat higher, i.e., 41% of consented dwellings were in Kerikeri-Waipapa. Considering the desirability of this location, we have allocated a slightly higher share of demand (45%) to the study area going forward; this is a somewhat aggressive posture but is consistent with recent trends, and the development issues we're seeing in other areas (as part of the wider HBA-process). This suggests 3,260 additional households would need to be accommodated within the Kerikeri-Waipapa spatial plan area by 2053. Breaking growth down over the short, medium, and long term, shows additional demand estimated at:

- Short term (2023-2026) 535 dwellings,
- Medium term (2026-2033) 1,100 dwellings,
- Long term (2033-2053) 1,625 dwellings.

The balance of additional demand is distributed as follows:

- Kaitaia 2.5%
- Kaikohe 2.5%
- Other settlements 30%
- Rural areas 20%

This demand excludes the competitiveness margins, which are presented in the next section.

2.5.2 Competitiveness Margin

The NPS-UD requires tier 1 and tier 2 councils to consider a competitiveness margin over and above the expected demand. Clause 3.22 sets out the margins, requiring 20% be added to projected demand in the short and medium term and 15% in the long term. The purpose of the margin is to support choice and competitiveness in housing and business land markets by ensuring that Council enables at least 15-20% more capacity than required to meet demand. Importantly the Far North district is not identified as a fast growth council, meaning that it is not necessary to include a margin in the analysis. The margin is however included to illustrate the additional capacity to consider if a margin is included i.e., additional demand is included in the analysis.

Including the margins implies projected demand should be increased to the following levels over the short, medium, and long terms:

- 2023-2026 +1,435,
- 2026-2033 +2,935, and
- 2033-2053 +4,155.

Incorporating the margins, lifts projected demand by 1,270 dwellings. Put differently, capacity is required for an additional 8,525 dwellings over thirty years when margins are included, compared with 7,255 dwellings when margins are excluded.

Demand including the margins are reflected in the sufficiency assessment to reflect a conservative position.



3 Housing Supply

This section describes the current housing supply situation in the district using information from Council's rating dataset, consent information as well as M.E's own modelling. The section covers the current dwelling estate, dwelling value trends and new dwellings (based on trends).

3.1 Existing dwellings/houses

Based on Council's rating information, the existing houses/dwellings comprises approximately 28,800 dwellings[23]. We recognise there is some inconsistency between other datasets and rating information. Census 2018 estimated 30,156 dwellings and CoreLogic data shows around 25,000 dwellings in 2020. The CoreLogic data only includes dwellings where the main land use category is residential.[24] One possible reason could be that dwellings on farms are not included in the CoreLogic's count. Only including these properties in the rating information, the count of is at around 25,800 dwellings. We did not attempt to verify the accuracy of the rating information and could not triangulate count of dwellings across different sources. However, potential reasons for the variance could relate to classification differences, timing considerations and recording/observational issues. Only properties[25] for which the main purpose is residential (including lifestyle) is reflected in Table 3-1.

Table 3-1: Existing residential property estate (2023)

Property Category	Share of dwellings	Land Value ($m)	Improved Value ($m)	Capital Value ($m)	Mean LV ($000)	Mean IV ($000)	Mean CV ($000)	LV as % CV
Residential Dwelling	64%	$ 5,689	$ 6,336	$ 12,025	$ 343	$ 382	$ 725	47%
Residential Home & Income	4%	$ 238	$ 292	$ 530	$ 253	$ 310	$ 563	45%
Residential Apartments	6%	$ 304	$ 383	$ 687	$ 206	$ 260	$ 466	44%
Residential Rental flats	2%	$ 39	$ 69	$ 108	$ 76	$ 134	$ 209	36%
Residential Convert Flats	0.1%	$ 2	$ 4	$ 6	$ 73	$ 126	$ 200	37%
Sub-total Residential	76%	$ 6,273	$ 7,083	$ 13,356	$ 321	$ 362	$ 683	47%
Lifestyle Improvement	24%	$ 3,052	$ 2,763	$ 5,815	$ 484	$ 438	$ 921	52%
Total	100%	$ 9,325	$ 9,847	$ 19,172	$ 361	$ 333	$ 591	61%

Source: FNDC Rating Data

The aggregate value of the residential property estate is estimated at $19.2bn, broken down to:

- Land value $9.3bn (49%), and
- Value of improvements $9.8bn (51%).

The main residential types are mostly associated with urban residential properties. Urban properties account for 73% of the housing stock. That is, excluding lifestyle properties and dwellings in the rural area (i.e. outside of housing settlements) as defined by Council. 'Residential Dwelling' and 'Residential Apartments' are the dominant categories. Combined, these two categories account for 70% of all residential dwellings and 90% of the total if only urban dwellings are considered. Some background checks revealed that some properties that are classified as apartments, but appear to be minor dwellings or to baches on one parcel.

The table shows the mean values for land values (LV), value of improvements (VoI) and capital values and across the portfolio (excluding the lifestyle properties) are:

- Land value $321,000,

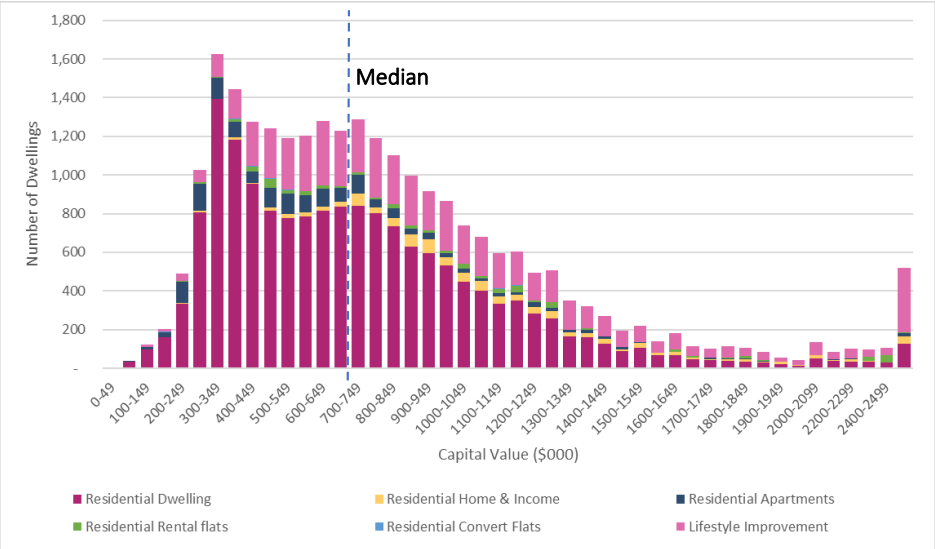
[23] Includes all properties for which the improvement description includes dwelling, apartment, flat, bach or cabin.
[24] Land use categories included are RD, RR, RA, RF, RN, RC and RD.
[25] Urban and rural properties.

- Value of Improvement $362,000, and
- Capital Value $683,000.

The variance in average values of lifestyle properties (relative to residential properties) is important to note. The lifestyle properties have a larger LV component (due to larger area), but the VoI is also considerably higher. This higher level shows not only the residence, but also other building and improvements. Therefore, some caution is needed when using the 'total' value of improvements.

Figure 3-1 presents the value distribution of the existing houses/dwellings across value bands, using capital value.

Figure 3-1: Value distribution of existing residential houses/dwellings (Far North District)



Source: FNDC Rating Data

The key points are:

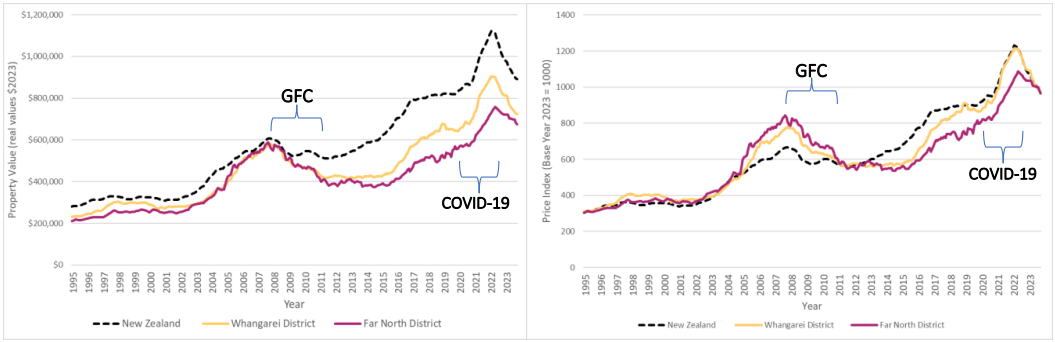
- Based on rating data, the median value across all the residential categories is $690,000 and the average around $600,000.
- The distribution of dwellings across a wider range of values is consistent with the nature of the district, which includes a large number of smaller settlements where prices are comparatively low, but also larger centres such as Kerikeri where prices are on average higher than the rest of the district. Then there is also Pahia and Russel which are small relative to Kerikeri, but property values are on average higher than the settlements of similar size.
- The unique rural character of the district is reflected in the wide spread of lifestyle property values. These properties account for almost a quarter (24%) of the district's existing estate[26]. In comparison, lifestyle properties account for around 10% of properties in Hastings District and makes up 9% of New Zealand's housing estate.

[26] The residential estate refers to properties, especially houses/dwellings i.e., residential real estate.

3.2 Dwelling Value Trends

This section uses information from CoreLogic residential property index, which offers monthly data across 125 locations, to show the historic trends between 1995 and 2023 (Figure 3-1) in Far North District and compare it against the New Zealand and Whangarei District trends. The graph shows mean values in real terms (CPI-adjusted showing values in $2023) and as a price index (base year is 2023).

Figure 3-2: Residential property values over time (nominal and index) 1995-2023



Source: FNDC Rating Data

The increase in New Zealand's house prices over time is well documented, and the scale and speed of the shifts have varied at different times and across different areas. Looking back over the past two decades or so, shows that since 2000, residential property values have increased significantly throughout New Zealand, with a slight downturn, after the Global Financial Crisis (GFC), before recovering. More recently 2021 and 2022 saw a sharp increase in house prices, with a correction in 2023 that brought New Zealand prices closer to its long-term growth trend.

Prices in Far North District took longer to recover after the GFC despite being on a similar trajectory than New Zealand in the early 2000s. Prices remain significantly lower than the New Zealand average. Leading up to the GFC, the price index suggests that growth in Far North property prices outstripped the rest of the country, but has remained subdued ever since. More recent information[27] shows prices stabilising since mid-2023, with the average house price in the Far North estimated between $650,000 and $720,000.

The rise and fall in residential prices over time are influenced by several factors:

- The ease of accessing finance,
- high consumer confidence (especially in the lead-up to the GFC circa 2005-2008),
- constraints on construction capacity,
- constraints on supply chains (especially during COVID-19),
- migration,
- overseas investment in New Zealand's housing market (until 2018),
- interest rates and
- the tax policy and environment.

[27] QV House Price Index. Accessed on 5 April 2023.

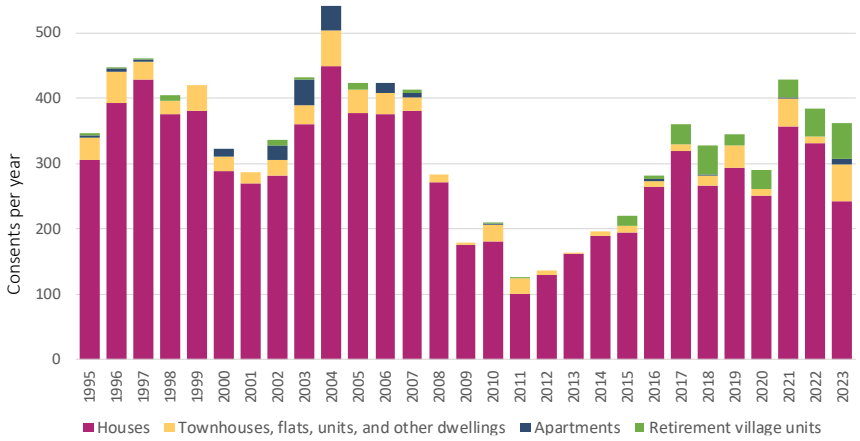
3.3 Additions to the housing stock (new dwellings)

This section presents the observed movements and patterns associated with dwelling delivery i.e., the type and quantum of additions to dwellings (housing stock) based on consent information. By analysing building consents[28], we identify the shifts in residential properties delivered over the past two decades, broken down by type and value. This analysis of changes and additions to dwellings helps to understanding the potential future state of the existing housing stock. The relationship between land values and improvement values is also considered. Recent trends in consenting are taken as a general indicator of feasibility. In most councils, a large share of consented dwellings goes on to be completed, indicating general feasibility, especially when considered over the medium term. The section provides information about the recent development trends and patterns, and looks at:

- Trends in consented size (m^2),
- Trends in consented values ($), and
- The mix in dwelling types.

Figure 3-3 shows the scale and nature of new dwelling consents in Far North District since 1995.

Figure 3-3: Far North District Consent by type (1995-2023)



Source: StatsNZ Building consents

The historic building cycle is clearly visible, with strong construction activity over the decade preceding the GFC, except for the early 2000s when consents dipped somewhat around the dot-com bubble and Asian Crisis. The drop-off during the GFC is then also evident. The GFC-downturn (2008-2011) mirrors the observed contraction in house prices over the same period (Figure 3-2). Since 2011, consent activity has been recovering, tracking flat since 2017, and falling slightly in 2020, which can be ascribed to Covid-19 and the uncertainty it brought to the economy (across the country and globally). The relatively large increase in 2021 is partially due to pent up demand and the growth in house prices that made construction viable. Annual consents have not yet fully recovered to the levels seen between 1996 and 1999, and 2003 and 2007.

[28] 1995-2023.



Overall, detached houses dominate activity. Town houses and higher density typologies form a small portion of the overall delivery.

A noticeable movement is the lift in consents associated with retirement dwellings since 2017. Far North District is not unique in this. There is a strong increase in investment in the retirement sector across the country– generally associated with an aging population and the activity of retirement village operators. Development activity in the attached dwelling typology has been volatile throughout the years, with cyclical movements.

Table 3-2 provides aggregated building consent data covering the 2018-2023 period.

Table 3-2: Consent parameters, Far North District (2018-2023)

2018-2023 Period					
Parameter	Houses	Town houses Flats Units	Apartments	Retirement Units	Total Dwellings
Number of Dwelling Units Consented	1,740	170	11	217	2,138
Total Value of Consented Units ($m)	$803	$39	$2	$91	$935
Total Value (Real $m) 2023	$899	$42	$3	$100	$1,044
Floor Area of Consented Units (sqm)	312,337	13,599	923	32,569	359,428
Mean Value of Consented Units ($000)	$461	$230	$224	$418	$437
Mean Real Value of Consented Units ($000)	$517	$249	$230	$462	$488
Mean Floor Area of Consented Units (sqm)	180	80	84	150	168
Mean Value $ per sqm	2,570	2,870	2,670	2,780	2,600
Mean Real Value $2023 per sqm	2,880	3,120	2,740	3,080	2,900

Source: StatsNZ; M.E calculations

Over the past five years, standalone homes dominated consent activity, accounting for 81% of new dwelling consents – this dominance is a constant feature over the longer term. Consents for 1,740 houses were issued, with the combined value of the investment in this segment surpassing $800m and the total floor area over 312,300sqm. This suggests the average size of new houses is around 180sqm. The floor area associated with standalone homes, accounted for 87% of the total floor area consented. Apartments accounted for the smallest share (<1%).

Over the same period, 11 apartments, 170 townhouses/flats/units and 217 retirement units were consented. The average floor area of these dwellings range between 80sqm and 150sqm per unit. However, care should be taken when interpreting the average size of these, because for multi-unit homes such as apartments, retirement units, etc. common areas such as lobbies or other shared areas are included in the total floor area.

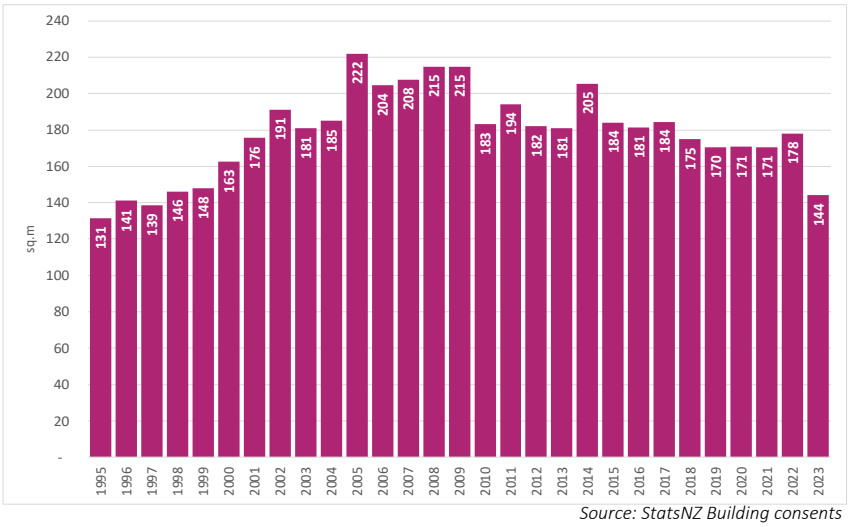
With reference to construction costs (from the consent data[29]), the average value (after adjusting for inflation) is put at $2,900 per sqm. The value for retirement units is marginally higher ($3,080/sqm) and houses is slightly lower at $2,880/sqm. The slightly higher unit (per sqm) cost of construction for retirement units, is likely because of the additional (and specialist) facilities which are needed in aged care facilities.

In terms of size, the weighted average size of dwellings consented between 1995 and 2023, (across all typologies) has been reasonably rangebound between 2000 and 2022 (see Figure 3-4), varying between

[29] The actual values used in the feasible capacity assessment are higher, and are informed by the developer engagement process.

144sqm and 222sqm, but trending around the 180sqm band. Overall, an increase in size is observed between 1995 and 2008/9 when it peaked at 215sqm before stabilising between 2010 and 2022. There was a notable drop in 2023, but this cannot yet be interpreted as a trend. However, if trends in other areas of the country (e.g. Hastings district, Waikato district, etc.) are an indicator of what is expected in Far North District, then the average size of dwellings will continue to trend downwards, but this include strong preference shifts and large uptakes of retirement dwellings. The increase of more intensive residential land use is also an indicator that dwellings on average, are becoming smaller. Affordability is also a driver of smaller dwellings.

Figure 3-4: Weighted average dwelling size (building consents) - 1995-2023



Source: StatsNZ Building consents

3.4 Conclusion

The current housing estate which accommodates Far North District residents is weighted towards detached dwellings, with a recent uptick in retirement units being developed. However, development patterns over the recent past shows a continued pattern that is biased towards detached dwellings. While these historic patterns offer some guidance about what future patterns could look like, they are based on past (operative) planning provisions and household preferences. Affordability pressures might shift housing preferences, which, combined with a change in planning provisions, might mean that future patterns differ from those currently observed. The rate of change is however uncertain, and changes take considerable time to take hold, and show up in official statistics.

4 Capacity assessment and sufficiency

According to Policy 2 of the NPS-UD, local authorities are to at 'all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term and long term.' Clause 3.2(2) also goes on to state that for development capacity to be sufficient it must be:

(a) plan-enabled; and
(b) infrastructure-ready; and
(c) feasible and reasonably expected to be realised; and
(d) for tier 1 and 2 local authorities only, meet the expected demand plus the appropriate competitiveness margin[30] (i.e. 20% in the short and medium term, and 15% in the long term).

This section focuses on the housing market's supply side, that is, the development capacity across Far North District. The development capacity considers different approaches, including:

- Infill development,
- Redevelopment, and
- Vacant.

The section starts by outlining the approach used to estimate housing supply over the next three decades across Far North District, followed by capacity reported in terms of plan-enabled, feasible, infrastructure-ready, and potential development capacity (i.e., reasonably expected to be realised equivalent).

4.1 Approach and definitions

The assessment of capacity involves applying relevant planning parameters, such as (e.g., lot sizes, height limits, offsets, setbacks, and so forth) to estimate the potential for adding extra dwellings to relevant parcels. This initial step produces the Plan Enabled Capacity (PEC), representing the theoretical maximum number of additional dwellings possible.

Subsequently, PEC is evaluated in terms of commercial viability, i.e., Feasible Capacity (FC). When the projected sales price of a developed property exceeds the expected cost to deliver, plus a developer's profit margin, the property is considered commercially viable. This methodology aligns with guidance provided by the Ministry for the Environment (MfE).

The third step involves working with Council's asset management teams to determine what share of the FC can be served through infrastructure currently. It is our understanding that Council is currently undertaking a stocktake of its three waters infrastructure network. This work is ongoing and is the timelines associated with infrastructure work extend beyond those associated with the HBA. The infrastructure information can be included as a separate workstream in a subsequent stage of the growth planning process.

The final step is estimating the Potential Development Capacity (PDC), which is a subset of FC which could be developed, based on assumed uptake rates. These rates take into account essential market indicators like affordability, location, and demand trends. Notably, this is not the only possible future, but rather one of many based on alignment of demand and potential supply (feasible capacity).

[30] A competitiveness margin is a margin of development capacity, over and above the expected demand, in order to support choice and competitiveness in housing and business land markets (NPS-UD 2020).



4.1.1 Plan enabled capacity

According to NPS-UD, development capacity is 'plan-enabled' for housing if:

- in relation to the short term, it is on land that is zoned for housing in the operative district plan (ODP),
- in relation to the medium term, it is on land that is zoned for housing in the ODP, or the proposed district plan (PDP).
- in relation to the long term, it is on land either zoned for housing in the ODP, PDP or on land identified by the local authority in a Future Development Strategy (FDS) document or other relevant plan or strategy (e.g., spatial plans/planning work).

For this assessment capacity is based on the ODP for the short term and PDP for the medium, and long term. Residential and rural zones which enable housing throughout the district, are included. Appendix 1 summarises the settings per zone as applied in the modelling. In some instances, additional assumptions were needed because the planning rules do not provide explicit values. These assumptions were agreed with Council. Additionally, the effect of natural hazards (e.g. flooding, liquefaction, etc.) on capacity were considered. Appendix 2 presents more detailed information about the way hazards were treated in the modelling.

Regardless of the zones, the capacity assessment covers three different development approaches:

- **Redevelopment capacity:** refers to additional dwellings that can be constructed on a parcel and involves demolishing or removing existing dwellings and developing new dwellings up to the plan enabled maximums. It reflects the theoretical maximum capacity of existing sites based on their size, zoning rules, and current use. Put simply, the total site area (sqm) is divided by the minimum lot size and then subtracts existing units. The result is the net additional capacity that could be developed.
- **Infill capacity:** refers to the potential to add additional dwellings on lots, without removing existing dwellings or structures[31]. It involves developing dwellings on a portion of the parcel e.g., developing the back or front yard. Infill capacity is estimated based on the planning rules and site attributes. It considers the placement of buildings on the site, accessibility to the area that would be developed (i.e., can the area be accessed), recession planes and so forth. Appendix 3 provides more detail about the process.
- **Vacant capacity:** relates to the number of dwellings that can be developed on vacant (or underdeveloped) properties based on planning settings. For this assessment, a property with a small building[32] is treated as vacant. On large sites where four or more dwellings can be developed, we have allowed for a portion of the total site to accommodate infrastructure, like roads, and amenities.

Importantly, redevelopment and infill capacity are mutually exclusive, not additive. The same applies to dwelling types. That is, if a standalone dwelling is developed, then attached capacity can no longer be taken up on that parcel. It is beyond the scope of this assessment to decide what proportion of the capacity uptake will consist of redevelopment, infill or vacant, but the potential profits that could be generated using different approaches are used to provide an indicative illustration of the overall capacity estimates.

The capacity assessment reflects different timeframes that align with the NPS-UD assessment periods:

- Short term 2023-2026,
- Medium term 2026-2033, and
- Long term 2033-2053.

[31] Structures below 50m^2 are excluded i.e. these can be removed.
[32] Value of Improvements is less than $75,000 according to the rating data base.



The timeframes inform the commercial feasibility assessment with the input values inflated based on assumed growth patterns and value changes. These parameters are based on historic trends from StatsNZ and other official sources. The NPS-UD is not prescriptive regarding the approach to follow to determine commercial feasibility or what portion of the capacity is reasonably expected to be realised. Local authorities are simply required to outline and justify the approach, inputs, and assumptions used to estimate the capacity (Clause 3.26(1)(b)).

4.1.2 Commercially feasible capacity

The second step of the capacity assessment relates to assessing the PEC by adding a commercial feasibility layer. This layer considers the relationship between the sales prices and cost to develop.

If the sales price is greater than (>) the total development cost (including the developer's margin), then it the dwelling is considered commercially viable. The feasibility analysis considers the following (main) elements to determine if developing a site would be feasible:

- Costs:
  - To acquire the property (land and buildings[33]),
  - Expenditure associated with site-preparation, remediation, and infrastructure charges,[34]
  - Construction costs (based on the house size and driveway areas),
  - Allowance for extraordinary cost items related to hazards (e.g. erosion prone land)[35],
  - Additional costs associated with:
    - Professional services, and
    - Developer's margin (20%).
- Sales price:
  - Based on the relative sales prices achieved in local sub-markets (by location and including land), adjusted for size (m^2) and then applied to the potential development.

The results are summarised in the next sections. FC is presented in tables covering firstly a spatial breakdown and then it is presented using property value bands to show at what price points FC are expected to be delivered.

As part of the overall project process, online workshops were held with local developers and representatives of iwi-affiliated developers. During these interviews, the developers were probed on local market trends, drivers and barriers, as well as their margins and overall confidence in the market. The on-the-ground outlook for prices and sales patterns were discussed and used to calibrate the capacity model. Overall, there appears to be broad consensus that the local residential development market is challenging, with a mismatch between costs to develop (for developers) and ability to pay (by households). This is especially true in some areas like Kaitaia and Kaikohe. Participants suggested that the development costs in Far North District is among the highest in the country.

4.1.3 Infrastructure ready capacity

An important aspect of assessing the potential development capacity and the ability of the local real estate market to deliver residential accommodation, is the link with infrastructure. That is, the availability of suitable

[33] Cost of the building only included in redevelopment capacity calculations.
[34] Like development contributions or financial contributions. It also includes costs like telecommunication connections fees and the like.
[35] Appendix 2 presents more detailed information about how different hazards and overlays were treated.



infrastructure to support residential development. Clause 3.4(3) of the NPS-UD states that development capacity is infrastructure ready if:

a) In relation to the short term, there is adequate existing development infrastructure to support the development of land.
b) In relation to the medium term, either paragraph (a) applies, or funding for adequate infrastructure to support development of the land is identified in a long-term plan (LTP).
c) In relation to the long term, either paragraph (b) applies, or the development infrastructure to support the development capacity is identified in the local authority's infrastructure strategy (as required as part of its LTP).

We note that information about the ability of three waters infrastructure to support residential growth is limited. Normally, councils' infrastructure capacity data is used as input into the HBA. As mentioned earlier, information about infrastructure capacity is being collected but the delivery timelines fall outside of those associated with the HBA. The capacity assessment will need to be updated once the information becomes available. The situation in Far North District relating to infrastructure readiness, and the ability to accommodate future growth (i.e., the capacity) is currently incomplete.

It is our understanding that urban roading and transport is not currently, nor expected to be in future, a constraint on development from a Council infrastructure perspective. However, intra-regional transport infrastructure and the associated resilience are emerging as critical issues. It should be acknowledged that intra-regional transport infrastructure is not a district council responsibility.

4.1.4 Potential development capacity (PDC)

The final step of the capacity assessment aims to shed some light on the potential development capacity that could be taken up (developed). For the purposes of this project, we have chosen to adopt a RER-equivalent, i.e., potential development capacity (PDC). The PDC is slightly different from reasonably expected to be realised (RER) capacity, in that household demand patterns form a key driver for PDC. RER is largely driven by assumed uptake rates based on historic patterns. PDC applies refined assumptions, methodological advances, expectations about the future to estimate the likelihood of capacity being developed.

The uptake of residential capacity (by developers) is influenced by factors such as:

- Location attributes (accessibility, community facilities, and local land values),
- Affordability as influenced by:
  - Household incomes,
  - Interest rates,
  - Inflation rates and construction costs.
- Macro-economic conditions (economic growth levels, business/consumer confidence levels, and growth cycles).
- Households' dwelling preferences (e.g., detached-vs-attached).

The spatial distribution of FC is used as a proxy for future development patterns and standard (assumed) uptake rates (%) are used to indicate how much (what share) of FC is required to satisfy long-term demand (including a competitiveness margin). These shares are estimated based on a consideration of the following factors:

- the spatial distribution of dwelling options (typologies) by price band,
- household demand across
  - value bands i.e., to reflect affordability,



    - different typologies (detached vs attached) to show preference for different typologies,
    - households' location preferences (at a broad urban location-level),
- total FC by value band,
- the value distribution of the existing estate, and
- the potential movements of households between properties by value bands and locations (to show the trade-offs).

A core assumption is that locations can be substituted to some extent. Households can choose to trade off one location for another if another location has more affordable dwellings (of a specific typology). Households can also trade-off between typologies (detached vs attached) to some extent. The substitution between urban settlements were limited because it is unlikely that someone who cannot find an affordable home in Kerikeri will substitute for a home in Kaikohe, for example. This is because the market attributes, desirability aspects, and locational considerations vary between these locations.

Importantly, the PDC reports one possible future outcome, and it should not be equated as the only possible future. There are many possible outcomes that could eventuate. Crucially, the spatial distribution of these development opportunities which are taken up, is fluid and difficult to project – highlighting uncertainty.

4.2 Developer engagement

The developer's engagement sessions [36] for the Far North District delved into the specifics of both residential and non-residential developments. The focus extended to areas highlighting the evolving landscape of housing needs, environmental considerations, and community well-being, as well as the requirements and challenges of non-residential developments. The engagements are summarised into the following five themes:

- Theme 1: Development costs inhibit local activity, and steers development patterns.
- Theme 2: Development costs are significant.
- Theme 3: Different market focus areas.
- Theme 4: Far North is a challenging development market.
- Theme 5: Infrastructure.

Appendix 4 summarises the main points as raised by developers during the engagements.

4.3 Results

This section presents the results of the capacity assessment, summarised by larger reporting areas ('submarkets'). The spatial definition of these areas can be viewed in Appendix 5 and the reporting areas reflect a mix of different zones.

More detailed results have been given to Council in an excel file containing several tables using several different dimensions to present the results.

4.3.1 Plan enabled capacity

This section presents PEC in 'brownfield areas', i.e. areas already served by current infrastructure. This is not to say that the current infrastructure is sufficient to accommodate the additional dwellings, but rather focusses on the potential capacity that is enabled by the planning rules. Controlled activity status was used as the threshold because the planning provisions do not have a restricted discretionary position and discretionary activities are seen as too restrictive (in the context of the capacity assessment). The NPSUD includes capacity which is enabled as under restricted discretionary activity status. The reported capacity relates to capacity that could be taken up through redevelopment, infill development or development on vacant land.

[36] Held in February 2024



Importantly, redevelopment and infill capacity are mutually exclusive (either or) and should not be summed. For this reason, capacity is presented as a range. It is not possible to estimate what share of capacity will be taken up through redevelopment, infill, or vacant development.

Table 4-1: Plan enabled capacity in Far North District (Operative District Plan and Proposed District Plan)

PLAN ENABLED CAPACITY										
	Submarkets	Redevelopment (net)			Infill			Vacant		
		Standalone/ Detached	Attached (horizontal)	Attached (vertical)	Standalone/ Detached	Attached (horizontal)	Attached (vertical)	Standalone/ Detached	Attached (horizontal)	Attached (vertical)
OPERATIVE DISTRICT PLAN	Kerikeri-Waipapa spatial plan area	805	1,950	830	425	725	-	750	770	325
	Kaitaia	420	1,605	585	110	230	-	185	370	55
	Kaikohe	485	2,255	625	275	530	-	205	305	255
	Urban Area	505	1,290	475	340	350	-	185	160	25
	Coastal Urban Area	1,870	6,565	3,510	905	1,360	-	2,090	3,515	800
	Coastal Settlement	250	55	85	115	-	-	160	-	-
	Rural Settlements	100	-	-	20	-	-	80	-	-
	Rural area	5,525	485	570	80	40	-	2,175	240	55
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	35	-	-	-	-	-	5	-	-
	Total	10,000	14,205	6,680	2,275	3,235	-	5,835	5,365	1,515
PROPOSED DISTRICT PLAN	Kerikeri-Waipapa spatial plan area	815	2,945	1,825	485	1,360	-	730	770	595
	Kaitaia	320	1,870	1,170	125	350	-	185	530	180
	Kaikohe	495	2,920	1,095	310	910	-	295	895	360
	Urban Area	610	2,930	595	505	1,460	-	355	1,020	150
	Coastal Urban Area	1,355	7,970	3,320	975	2,555	-	2,070	5,065	930
	Coastal Settlement	225	280	95	35	105	-	230	425	-
	Rural Settlements	40	-	-	-	-	-	25	-	-
	Rural area	2,350	220	635	40	110	-	1,100	355	60
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-
	Total	6,215	19,140	8,740	2,475	6,850	-	4,990	9,055	2,280

Key observations are:

- The maximum development capacity[37] enabled by the ODP, is between 15,835 and 19,570 dwellings. *The range reflects typology, i.e., the upper limit represents a situation where only attached dwellings are considered, and the lower limit, a situation where only detached dwellings are considered. The range shows the position if redevelopment and vacant capacity is combined.*
- Under the PDP, the maximum[38] PEC is between 11,205 and 28,195 dwellings. Similarly, the range reflects typology as in the previous point.
- Across the district as a whole, the PDP enables more attached capacity, but lower levels of standalone capacity, compared to the ODP. The main driver of the difference in detached capacity is lower levels of capacity in the rural areas under the PDP.
- Under ODP provisions, rural areas account for half (49%) of detached capacity, compared with making up 30% under the PDP.
- Under the ODP, excluding the rural and coastal areas, detached capacity is concentrated in the main urban centres:
    - Kerikeri-Waipapa[39] 1,555 dwellings
    - Kaikohe 690 dwellings
    - Kaitaia 605 dwellings
- Additional detached capacity under the ODP, is concentrated in Coastal urban areas (3,960 dwellings). This submarket can be broken down into finer spatial areas with large concentrations of detached capacity in:
    - Mangonui 660 dwellings

[37] Redevelopment capacity plus vacant capacity.
[38] Redevelopment capacity plus vacant capacity.
[39] It is acknowledged that the spatial plan area spans a mixture of urban and non-urban areas.



  - Haruru 625 dwellings
  - Karikari 615 dwellings
  - Cable Bay 540 dwellings

  There is capacity for an additional 410 detached dwellings within the smaller Coastal settlement areas.
- As would be expected, attached capacity is concentrated in the district's main urban areas under the ODP:
  - Kerikeri-Waipapa[40] 2,720 dwellings
  - Kaikohe 2,560 dwellings
  - Kaitaia 1,975 dwellings

  Combined, these three areas account for more than a third (37%) of the district's attached capacity.
- In terms of other locations, 59% (11,585 dwellings) of total attached capacity is within these areas, under the ODP, with nearly all the capacity within the Coastal urban area (10,080 dwellings), which includes the likes of Paihia and Opua.
  - Urban Area 1,450 dwellings
- Under the PDP, the Coastal urban area submarket accounts for 44% (or 3,425 dwellings) of detached capacity (when rural is excluded). This is followed by:
  - Kerikeri-Waipapa 1,545 dwellings (-10 dwellings relative to ODP)
  - Urban Areas 965 dwellings (+275 dwellings relative to ODP)
- Similar to under the ODP, attached capacity is concentrated in the urban areas and settlements under the PDP. More specifically, it is concentrated in the main urban centres and Coastal urban area submarket, i.e., 13,035 dwellings which is +2,955 relative to the ODP. The Coastal urban area includes the likes of Haruru, Karikari, Cable Bay and Mangonui.
- Under the PDP, among urban centres, Kaikohe has the greatest level of attached PEC, 3,815 dwellings, followed by:
  - Kerikeri-Waipapa[41] 3,715 dwellings (+995 dwellings relative to the ODP)
  - Kaitaia 2,400 dwellings (+425 dwellings relative to ODP)
- In terms of infill capacity, the PDP enables 200 more detached dwellings or 3,615 attached dwellings, across the district. Recall, redevelopment and infill capacity are mutually exclusive, so this should not be added to the capacity already reported above.
- Under the PDP, the highest concentration of attached infill capacity is located in Coastal urban areas (2,555 dwellings), followed by Urban area (1,460 dwellings) and Kerikeri-Waipapa (1,360 dwellings). Detached infill capacity follows a similar pattern by location.

Kerikeri-Waipapa

Kerikeri-Waipapa has been identified as a priority growth area, and Council has requested the results for this area be presented separately. This information will be used to inform the spatial plan which is currently being developed. Table 4-2 presents the PEC for Kerikeri-Waipapa, summarised by planning zone. The maximum capacity column is the sum of redevelopment capacity plus vacant capacity.

[40] It is acknowledged that the spatial plan area spans a mixture of urban and non-urban areas.
[41] It is acknowledged that the spatial plan area spans a mixture of urban and non-rural areas.

Table 4-2: Plan enabled capacity: Kerikeri-Waipapa

PLAN ENABLED CAPACITY - Kerikeri-Waipapa											
Planning Zone	Redevelopment (net)			Infill			Vacant			MAXIMUM	
	Standalone /Detached	Attached (horizontal)	Attached (vertical)	Standalone /Detached	Attached (horizontal)	Attached (vertical)	Standalone /Detached	Attached (horizontal)	Attached (vertical)	Detached	Attached
OPERATIVE DISTRICT PLAN											
Residential (sewered)	450	1,420	0	390	730	0	270	540	0	720	1,960
Residential (unsewered)	20	0	0	20	0	0	5	0	0	25	0
Coastal Residential	10	0	0	5	0	0	10	0	0	20	0
Rural Living	130	0	0	0	0	0	380	0	0	510	0
Coastal Living	0	0	0	0	0	0	20	0	0	20	0
Rural Production	90	0	0	0	0	0	0	0	0	90	0
Commercial	110	530	830	0	0	0	80	230	330	190	1,160
TOTAL	**810**	**1,950**	**830**	**415**	**730**	**0**	**765**	**770**	**330**	**1,575**	**3,120**
PROPOSED DISTRICT PLAN											
General Residential	570	2,940	0	480	1,360	0	250	770	0	820	3,710
Settlement	10	0	0	0	0	0	10	0	0	20	0
Rural Residential	180	0	0	0	0	0	420	0	0	600	0
Rural Lifestyle	5	0	0	0	0	0	40	0	0	45	0
Rural Production	40	0	0	0	0	0	0	0	0	40	0
Horticulture	20	0	0	0	0	0	5	0	0	25	0
Mixed Use	0	0	1,820	0	0	0	0	0	600	0	2,420
TOTAL	**825**	**2,940**	**1,820**	**480**	**1,360**	**0**	**725**	**770**	**600**	**1,550**	**6,130**

Key observations:

- Under the ODP, between 1,575 and 3,120 dwellings are enabled. The range reflects typology, with the lower limit representing a situation where only detached dwellings are considered, and the upper limit if only attached dwellings are considered.
- Under PDP provisions, between 1,550 and 6,130 dwellings are enabled. Similarly, range reflects typology considerations.
- Under PDP provisions, there is a slight drop in the number of standalone homes which are enabled, but the number of attached dwellings which could be delivered, almost doubles.
- Capacity is concentrated within the General Residential zone. Under the ODP, this zone[42] accounts for approximately half (47%) of detached and two thirds (63%) of attached capacity. Under the PDP, detached capacity in this zone accounts for 53% of total detached capacity and 61% of attached capacity. Therefore, the relative distribution does not shift markedly.
- In terms of detached capacity, the Rural Living zone (31%) accounts for the next largest share under the ODP and the Rural lifestyle zone (39%) under the PDP provisions (importantly, these zones have different provisions, so the spatial extent is likely to be the reason for the similar percentage shares. (Despite being reported together, the zones differ).
- With regards to attached capacity, the Commercial and Mixed use zones account for 37% and 39% of the total, under the ODP and PDP provisions, respectively.

4.3.2 Commercial feasible capacity

As mentioned, PEC represents the level of housing which could theoretically be accommodated based on the relevant planning provisions. However, it does not provide an indication of the level of residential capacity which might be delivered by the market. Commercial developers will only develop capacity which makes financial sense, to them based on the risk profile and the anticipated sales patterns, i.e., is commercially viable. FC is a more refined measure of the dwellings which could be developed over time, based on their commercial

[42] Combining sewered and unsewered properties.

viability. FC also provides an indication of the level of choice which is provided in terms of typology, location and across value bands. Table 4-3 provide a breakdown of FC, by location, over time and by development pathway.

The assessment reveals that while there is currently limited feasible development capacity across the Far North, it is expected to improve over time. FC captures the development cost and sale price dynamics (by development typology), for different locations and over time. The analysis shows that there is currently (2023) FC of between 105 and 325 dwellings[43] across the district.

Table 4-3: Feasible capacity by location

		FEASIBLE CAPACITY								
	Submarkets	Redevelopment (net)			Infill			Vacant		
		Standalone/Detached	Attached (horizontal)	Attached (vertical)	Standalone/Detached	Attached (horizontal)	Attached (vertical)	Standalone/Detached	Attached (horizontal)	Attached (vertical)
CURRENT	Kerikeri-Waipapa spatial plan a	-	-	-	-	-	-	45	220	-
	Kaitaia	-	-	-	-	-	-	-	-	-
	Kaikohe	-	-	-	-	-	-	-	-	-
	Urban Area	-	-	-	-	-	-	-	-	-
	Coastal Urban Area	20	15	-	35	-	-	40	85	-
	Coastal Settlement	-	-	-	-	-	-	-	-	-
	Rural Settlements	-	-	-	-	-	-	-	-	-
	Rural area	-	-	-	-	-	-	-	-	-
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-
	Total	**20**	**15**	**-**	**35**	**-**	**-**	**85**	**310**	**-**
3 YEARS	Kerikeri-Waipapa spatial plan a	-	145	-	170	410	-	120	670	-
	Kaitaia	-	-	-	-	-	-	-	-	-
	Kaikohe	-	-	-	-	-	-	-	-	-
	Urban Area	-	-	-	-	-	-	-	10	-
	Coastal Urban Area	230	865	-	55	-	-	205	565	10
	Coastal Settlement	5	15	-	-	-	-	5	-	-
	Rural Settlements	-	-	-	-	-	-	-	-	-
	Rural area	10	35	-	-	-	-	10	40	-
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-
	Total	**245**	**1,065**	**-**	**225**	**410**	**-**	**340**	**1,280**	**10**
10 YEARS	Kerikeri-Waipapa spatial plan a	290	1,355	-	430	1,320	-	340	760	-
	Kaitaia	-	-	-	-	-	-	-	-	-
	Kaikohe	-	-	-	-	-	-	-	-	-
	Urban Area	-	-	-	-	270	-	-	45	-
	Coastal Urban Area	150	500	-	165	1,455	-	135	1,085	25
	Coastal Settlement	-	15	-	-	55	-	5	5	-
	Rural Settlements	-	-	-	-	-	-	-	-	-
	Rural area	-	-	-	-	60	-	-	5	-
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-
	Total	**440**	**1,870**	**-**	**595**	**3,160**	**-**	**480**	**1,890**	**25**
30 YEARS	Kerikeri-Waipapa spatial plan a	545	2,395	630	475	1,360	-	580	1	595
	Kaitaia	-	-	-	-	40	-	-	20	-
	Kaikohe	-	-	-	-	215	-	-	5	-
	Urban Area	290	1,350	-	290	935	-	315	940	-
	Coastal Urban Area	680	5,140	1,075	800	2,525	-	1,810	5,025	915
	Coastal Settlement	130	275	25	35	105	-	210	425	-
	Rural Settlements	-	-	-	-	-	-	-	-	-
	Rural area	195	165	-	35	110	-	600	355	-
	Other Rural	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-
	Total	**1,845**	**9,330**	**1,735**	**1,635**	**5,290**	**-**	**3,515**	**7,535**	**1,510**

[43] Redevelopment plus vacant capacity. The range reflects typology, with the lower bound representing all detached capacity, and the upper bound all attached capacity.

This capacity increases over the short term (next three years), to between 585 and 2,345 dwellings and reflects the shift in redevelopment potential associated with attached dwellings across the district. In the short term, the additional FC is concentrated in Coastal Urban Area (between 435 and 1,430 dwellings); adding between 375 and 1,330 dwellings compared to current FC – this shows the interplays between affordability (salary increase and a slightly larger population) and costs.

The majority of remaining FC is concentrated in Kerikeri-Waipapa (between 120 and 815 dwellings). That is additional FC of between 75 and 595 dwellings over the next 3 years. Over the medium term, FC increases to between 920 and 3,760 dwellings. Again, this reflects the potential of attached dwellings to deliver greater quantities of capacity across the district under the PDP.

Over the long term, FC increases further to between 5,360 and 16,865 dwellings. FC across Coastal urban locations accounts for between 46% and 60% of total FC. Over this period, additional (urban) capacity becomes feasible across 'Urban Area' localities (between 605 and 2,245 dwellings) and Coastal settlements (between 335 and 680 dwellings). At a finer spatial level, the results show the greatest increase in FC between the medium and long term, in:

- Haruru +430 and 1,830 dwellings
- Karikari +530 and 1,485 dwellings
- Rawene +355 and 1,410 dwellings
- Mangonui +495 and 1,300 dwellings

Over time feasibility increases as the economy expands, urban environments grow and the existing estate ages and depreciates, thereby the development economics change. Table 4-4 shows the FC over time and the price points at which the capacity could be being delivered.

The modelling results suggest that between 50 and 220 standalone homes are currently feasible, all of this is on vacant (or underdeveloped) land. Over the short term, infill detached capacity becomes feasible, and over the medium term, redevelopment detached capacity also becomes commercially viable.

Kerikeri-Waipapa

As identified for PEC, FC in Kerikeri-Waipapa is presented as a standalone section on Council's request. Table 4-5 shows the increase in FC over time in the Kerikeri-Waipapa context. Over time, a greater range of development options densities, typologies, and locations become feasible.

Vertically attached dwellings (apartments) are expected to become feasible over the long term. This is because the build costs for these types of dwellings are generally higher and in Kerikeri-Waipapa the market for attached dwellings is not yet well established, suggesting the willingness to pay (sales price) is low. However, affordability considerations could change these patterns over time.

In Table 4-5, all development options, dwelling types and size combinations were explored – this is consistent with the HBA approach. A market-led approach is then used to illustrate the potential outcome if commercial developers were to deliver the capacity. It is assumed the development option (pathway and typology) with the greatest profit margin will be pursued. This approach will see FC concentrated in attached dwellings. Historically, however, demand for detached dwellings have outstripped demand for attached dwellings. Although there has been a preference shift over time, it has been slow, and it is difficult to see the rate accelerate in a way that would see the mainstream market (developers) responding in a way that sees widespread uptake of these opportunities over the short and medium term.

Table 4-4: Commercially feasible capacity by value band

FEASIBLE CAPACITY										
Submarkets		Redevelopment (net)			Infill			Vacant		
		Standalone /Detached	Attached (horizontal)	Attached (vertical)	Standalone /Detached	Attached (horizontal)	Attached (vertical)	Standalone /Detached	Attached (horizontal)	Attached (vertical)
CURRENT	$0-$300k	-	-	-	-	-	-	-	-	-
	$301k-$500k	-	-	-	-	-	-	-	-	-
	$501k-$700k	-	-	-	-	-	-	-	310	-
	$701k-$1m	-	15	-	-	-	-	65	-	-
	$1m-$1.2m	5	-	-	-	-	-	5	-	-
	$1.2m-1.5m	-	-	-	-	-	-	-	-	-
	$1.5m-$2m	15	-	-	35	-	-	15	-	-
	$2m+	-	-	-	-	-	-	-	-	-
	Total	**20**	**15**	**-**	**35**	**-**	**-**	**85**	**310**	**-**
3 YEARS	$0-$300k	-	-	-	-	-	-	-	-	-
	$301k-$500k	-	-	-	-	-	-	-	-	-
	$501k-$700k	-	685	-	-	-	-	-	390	10
	$701k-$1m	10	380	-	-	-	-	15	450	-
	$1m-$1.2m	195	-	-	-	410	-	150	445	-
	$1.2m-1.5m	-	-	-	-	-	-	70	-	-
	$1.5m-$2m	25	-	-	170	-	-	60	-	-
	$2m+	15	-	-	55	-	-	45	-	-
	Total	**245**	**1,065**	**-**	**225**	**410**	**-**	**340**	**1,285**	**10**
10 YEARS	$0-$300k	-	-	-	-	-	-	-	-	-
	$301k-$500k	-	-	-	-	-	-	-	-	-
	$501k-$700k	-	-	-	-	-	-	-	-	-
	$701k-$1m	-	70	-	-	965	-	-	795	25
	$1m-$1.2m	-	195	-	-	650	-	-	145	-
	$1.2m-1.5m	-	1,295	-	5	1,315	-	20	900	-
	$1.5m-$2m	290	305	-	430	230	-	340	50	-
	$2m+	150	-	-	160	-	-	115	-	-
	Total	**440**	**1,865**	**-**	**595**	**3,160**	**-**	**475**	**1,890**	**25**
30 YEARS	$0-$300k	-	-	-	-	-	-	-	-	-
	$301k-$500k	-	-	-	-	-	-	-	-	-
	$501k-$700k	-	-	-	-	-	-	-	-	-
	$701k-$1m	-	-	625	-	310	-	-	25	230
	$1m-$1.2m	-	15	625	-	-	-	-	-	875
	$1.2m-1.5m	-	2,530	485	-	1,685	-	-	2,075	405
	$1.5m-$2m	1,015	4,565	-	895	2,285	-	2,795	4,640	-
	$2m+	830	2,220	-	740	1,010	-	720	790	-
	Total	**1,845**	**9,330**	**1,735**	**1,635**	**5,290**	**-**	**3,515**	**7,530**	**1,510**

Table 4-5: Feasible capacity: Kerikeri-Waipapa

FEASIBLE CAPACITY - Kerikeri-Waipapa									
	Redevelopment (net)			Infill			Vacant		
	Standalone/ Detached	Attached (horizontal)	Attached (vertical)	Standalone/ Detached	Attached (horizontal)	Attached (vertical)	Standalone/ Detached	Attached (horizontal)	Attached (vertical)
CURRENT	0	0	0	0	0	0	50	220	0
3 YEARS	0	150	0	170	410	0	120	670	0
10 YEARS	290	1,360	0	430	1,320	0	340	760	0
30 YEARS	550	2,400	630	470	1,360	0	580	770	590

To summarise these patterns, the assessment structure was refined to also include an assumption that a detached format would take preference if both typologies were feasible on the same property. That is, if both a detached and attached dwellings are feasible on the same property, the developer would opt for a standalone dwelling because of a potential belief that market demand is stronger for that typology. Table 4-6 presents the results under this refined approach and shows the distribution of the capacity across value bands.

Table 4-6: Feasible capacity (market-led approach): Kerikeri-Waipapa

	FEASIBLE CAPACITY - Kerikeri-Waipapa											
	CURRENT			3 YEARS			10 YEARS			30 YEARS		
	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
$0-$300k	0	0	0	0	0	0	0	0	0	0	0	0
$301k-$500k	0	0	0	0	0	0	0	0	0	0	0	0
$501k-$700k	0	60	60	0	0	0	0	0	0	0	0	0
$701k-$1m	40	0	40	0	30	30	0	0	0	0	0	0
$1m-$1.2m	5	20	25	0	0	0	0	30	30	0	380	380
$1.2m-$1.5m	0	0	0	60	150	210	0	5	5	0	850	850
$1.5m-$2m	0	0	0	230	410	640	880	220	1,100	70	350	420
$2m+	0	0	0	0	0	0	0	0	0	1,180	290	1,470
TOTAL	**45**	**80**	**125**	**290**	**590**	**880**	**880**	**255**	**1,135**	**1,250**	**1,870**	**3,120**

Under a market-led approach, there are currently around 125 dwellings which are commercially viable. FC increases over time, with 3,120 dwellings deemed feasible over the long term. Detached capacity become the dominant typology only over the medium term, accounting for 78% of FC. Detached capacity is all within the $1.5-$2m bracket, and attached capacity mostly concentrated in this band. The remaining attached capacity is valued between $1m and $1.5m.

Over the long term, the attached dwellings have a wider spread in terms of value bands (i.e., the potential sales prices) and detached options fall in the +$2m band.

4.3.3 Infrastructure ready

As part of the capacity assessment, the NPS-UD requires councils to assess the level of infrastructure-ready capacity. The Council has commissioned a stocktake of their three waters network (in the urban areas) and this work is underway. Currently, there is insufficient information available to estimate the level of infrastructure-ready capacity. It is our understanding that the assessment is evaluating the level (and location) of additional residential capacity which can be accommodated by the current (and planned) infrastructure. This work will also examine the work needed to add capacity. Once the information is available, then the capacity assessment will need to be revisited to identify the implications of the infrastructure findings.

4.3.4 Greenfields

Greenfield areas play a crucial role in accommodating population growth, providing housing options and competition in the real estate market, and shaping the future urban landscape. However, their development must be carefully planned to balance housing needs with environmental conservation, infrastructure investment, and community well-being. Put differently, it is important to carefully consider the location and extent of greenfield areas. Having a data-driven approach helps councils better understand where growth is likely to occur, and the scale of development required to meet future demand.

It is our understanding that Council have not earmarked specific greenfield development sites. This report will form part of the evidence base that will inform Council's decision-making about the need and scale of future greenfield development areas. It is important that greenfield development support their urban development objectives and lead to better outcomes for stakeholders. Developer engagement highlighted developers' preference for greenfield development due to its relative ease and risk profile. However, recently introduced regulation[44], impacts on Council's ability to provide greenfields. Greenfield capacity has not been included in the sufficiency assessment at this stage but might have to be revisited if Council identifies future growth areas.

[44] Examples of regulation areas National policy statement on highly productive soils (NPS-HPL), National policy statement on indigenous biodiversity (NPS-IB) and National policy statement on freshwater management (NPS-FM).

4.3.5 Potential development capacity (PDC)

This section presents the Potential development capacity (PDC), i.e., the Realistically Expected to be Realised (RER) equivalent and the final building block needed to estimate residential sufficiency in the next section.

RER can be approached in various ways and generally reflects the probability that a development will occur. While FC reflects the price points at which developers will proceed with a development, i.e., it is commercially viable to deliver, PDC integrates the development's attributes (e.g., size, location) as well as the risk profile and associated return. Decisions to develop are not only influenced by the development's financial characteristics but also market conditions, and demand preferences. The potential development capacity seeks to shed some light on the likelihood that FC would be taken up (developed).

PDC usually considers greenfield capacity as well as the infill/redevelopment (brownfield) capacity. However, in the absence of identified greenfield areas, only brownfield capacity is reflected. Further, in the absence of infrastructure information, it is assumed the necessary infrastructure is (will be) available to accommodate the growth patterns. This assumption will need to be revisited once the infrastructure information becomes available. It is not clear what impact the inclusion of infrastructure information will have.

Households have options when it comes to choosing the type and location of the homes in which they wish to live. A portion of the housing market is dedicated to rental properties. There is a link between property values (financial yields) and rent prices. It is beyond the scope of this assessment to estimate rent prices.

Affordability is an important factor when estimating PDC and the analysis considers this aspect. PDC calculations also have a temporal component, considering changes over time, such as:

- Fluctuations in development costs.
- Changes in affordability levels.
- Shifts in sales prices.

Figure 4-1 illustrates the distribution of capacity (at price points) and demand.

Demand is based on the number of households that can afford dwellings in the different price bands[45]. High income households can afford homes in lower value bands. However, downward mobility is limited to reflect owner-occupier patterns (and not investor behaviour). If investors are included, then deposit requirements, and loan terms must be adjusted for risk and banking terms.

The figures show the distribution of demand across price bands for the 3-year outlook and integrates price changes associated with:

- The real estate market price shifts,
- Construction costs,
- Development costs,
- Labour costs (salaries and wages, household income levels).

[45] The household affordability is based on the value of dwellings, 6% mortgage rates, 30-year term and a 30% deposit. The upper limit of the price band is reflected on the horizontal axis.

Figure 4-1: Supply (feasible capacity and existing estate) vs Demand (affordability)



The figures also reflect the existing estate (based on the rating data) and the FC (under a market-let approach) over the short and long term. This shows the shift in the price points (and the scale) of new capacity becoming commercially viable over the next 30 years. The value of the existing estate is included as reference.

FC in the short term, is concentrated around the $1.5m mark. Over the long term, FC shifts into higher price bands, but household incomes also shifts and the number of households competing for homes in the higher price brackets, increase. Nevertheless, it is apparent that FC valued $1.9m+, outstrips demand. This suggests that only a small percentage of FC in those price ranges is required to satisfy demand, and competition for available (potential) capacity in the lower value bands will be intense, potentially increasing prices.

The general absence of FC at the lower end of the market. While we recognize that developers could adapt their product to meet demand in lower brackets, there is a price floor and there is little incentive to deliver low-margin products. It is unlikely that mainstream developers will be supplying homes in these lower brackets without external intervention (e.g., incentives or subsidies). It is acknowledged that not all developers will take this approach. It is expected that non-mainstream segments of the housing market, such as the retirement sector, iwi and social housing providers, will also contribute to development capacity but this is not included



in the FC assessment because these sectors have their own due diligence processes that are not as reliant on commercial returns.

While demand at the lower end of the market outstrips what is available, care should be taken with interpreting the figures. The analysis indicates, theoretically there are several groups competing for dwellings at these price points. However, middle to high income households who can afford dwellings at much higher price points are unlikely to buy dwellings at the lower end of the market. Also included in the demand, is retirees who might have low incomes, but own assets which is not reflected here. The assessment did not distinguish between owners and non-owners. Nevertheless, affordability is a challenge for many households in Far North District, and the analysis shows a mismatch between the price points at which dwellings become feasible, and households' affordability levels.

The pressures are more acute in areas such as Kaikohe and Kaitaia, where residential capacity is theoretically available, i.e., enabled by the planning provisions, but not feasible over the short or medium term. Over the long term, a small number of attached dwellings become commercially viable. This indicates that the shortage or lack of housing in these areas cannot be solved through planning only.

Table 4-7: Potential residential supply

SHORT TERM (3 YEARS)														
Short term	**Plan enabled capacity**		**Feasible Capacity**			**Potential Development Capacity**			**Implied uptake**			**Additional Demand (2023-2026) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,555	2,720	285	585	870	285	370	655	100%	63%	75%	485	50	535
Settlements	5,240	11,585	465	395	860	410	40	450	88%	10%	52%	325	35	360
Kaikohe	690	2,560	-	-	-	-	-	-	0%	0%	0%	25	5	30
Kaitaia	605	1,975	-	-	-	-	-	-	0%	0%	0%	25	5	30
Rural	7,740	725	25	-	25	25	-	25	100%	0%	100%	215	25	240
	15,830	**19,565**	**775**	**980**	**1,755**	**720**	**410**	**1,130**	93%	42%	**64%**	**1,075**	**120**	**1,195**
MEDIUM TERM (10 YEARS)														
Medium term	**PEC**		**Feasible Capacity**			**Potential Development Capacity**			**Implied uptake**			**Additional Demand (2026-2033) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,545	3,715	875	255	1,130	875	255	1,130	100%	100%	100%	995	105	1,100
Settlements	4,910	17,690	325	2,730	3,055	325	560	885	100%	20%	29%	665	70	735
Kaikohe	790	3,815	-	-	-	-	-	-	0%	0%	0%	55	5	60
Kaitaia	675	2,400	-	-	-	-	-	-	0%	0%	0%	55	5	60
Rural	3,450	575	-	65	65	-	5	5	0%	6%	6%	445	45	490
	11,370	**28,195**	**1,200**	**3,050**	**4,250**	**1,200**	**820**	**2,020**	100%	27%	**47%**	**2,215**	**230**	**2,445**
LONG TERM (30 YEARS)														
Long term	**PEC**		**Feasible Capacity**			**Potential Development Capacity**			**Implied uptake**			**Additional Demand (2033-2053) excl margin**		
	Detached	**Attached**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**	**Detached**	**Attached**	**Total**
Kerikeri-Waipapa	1,545	3,715	1,255	1,875	3,130	1,255	620	1,875	100%	33%	60%	1,470	155	1,625
Settlements	4,910	17,690	3,755	5,385	9,140	1,060	180	1,240	28%	3%	14%	980	105	1,085
Kaikohe	790	3,815	-	220	220	-	110	110	0%	50%	50%	80	10	90
Kaitaia	675	2,400	-	55	55	-	55	55	0%	95%	95%	80	10	90
Rural	3,450	575	810	50	860	810	50	860	100%	100%	100%	655	70	725
	11,370	**28,195**	**5,820**	**7,585**	**13,405**	**3,125**	**1,015**	**4,140**	54%	13%	**31%**	**3,265**	**350**	**3,615**

Uptake rates at the spatial level, for dwelling type and price point are estimated in the model, and the implied uptake rates reported here. This shows what share of FC is expected to be taken up at each point in time to estimate the potential development capacity, i.e., potential supply.

The implied uptake rates (total across the district) ranges from 64% in the short term to 31% over the long term. This suggests there is some redundancy in the market, i.e., capacity which might be feasible but is not taken up. This is because of the mismatch between household preferences (location and typology), affordability and available FC, i.e., location, typology and price points at which housing can be delivered.

This is highlighted in the sufficiency assessment in the next section. Despite adequate PEC, a housing shortage remains. The lack of PDC in lower value bands is due to an absence of FC at these price points. The construction costs in the Far North, coupled with a low-income economy, combine to generate this situation.

In this section, FC at various price points were compared with demand, based on household incomes. This inherently forms part of the assessment when potential development capacity is estimated. The next section comments on the sufficiency of potential supply relative to expected demand.

4.3.6 Sufficiency

This section integrates the analyses of housing demand and potential dwelling supply, to assess the sufficiency of housing capacity in the Far North District. The mechanics of the assessment are straightforward. It compares projected demand with potential development capacity to identify whether or not a shortfall is likely. At the highest level, consideration of sufficiency starts with total for the short, medium and long term. The sufficiency assessment considers the distribution of FC across value bands, dwelling types[46], and across different locations, particularly the three largest urban areas and across the remaining settlements and rural area, separately. Table 4-8 presents the results of the assessment, followed by key observations. It is beyond the scope of this report to make recommendations about actions Council should take to alleviate shortages.

Table 4-8: Additional demand (incl. margin) versus Potential supply (Sufficiency)

		Potential Devt Capacity			Additional Demand (incl margin)			Shortage/Surplus		
		Detached	Attached	Total	Detached	Attached	Total	Detached	Attached	Total
Kerikeri-Waipapa (s	Short term (3 years)	285	370	660	585	60	645	-300	310	15
Kerikeri-Waipapa (s	Medium Term (10 years)	875	255	1,135	1,195	125	1,320	-320	130	-185
Kerikeri-Waipapa (s	Long term (30 years)	1,255	620	1,875	1,690	180	1,870	-435	440	5
Settlements	Short term (3 years)	410	40	450	390	40	430	-385	50	-430
Settlements	Medium Term (10 years)	325	560	880	795	85	880	-305	60	-880
Settlements	Long term (30 years)	1,060	180	1,240	1,125	120	1,245	-1,050	35	-1,245
Kaikohe	Short term (3 years)	0	0	0	30	5	35	-30	-5	-35
Kaikohe	Medium Term (10 years)	0	0	0	65	5	70	-65	-5	-70
Kaikohe	Long term (30 years)	0	110	110	95	10	105	-95	100	5
Kaitaia	Short term (3 years)	0	0	0	30	5	35	-30	-5	-35
Kaitaia	Medium Term (10 years)	0	0	0	65	5	70	-65	-5	-70
Kaitaia	Long term (30 years)	0	55	55	95	10	105	-95	45	-50
Rural	Short term (3 years)	25	0	25	260	25	285	-235	-25	-260
Rural	Medium Term (10 years)	0	5	5	530	55	585	-530	-50	-580
Rural	Long term (30 years)	810	50	860	750	80	830	60	-30	30
Total	Short term (3 years)	720	410	1,130	1,295	135	1,430	-575	275	-300
Total	Medium Term (10 years)	1,200	820	2,020	2,650	275	2,925	-1,450	545	-905
Total	Long term (30 years)	3,125	1,015	4,140	3,755	400	4,155	-630	615	-15

Key observations:

The analysis suggests that at the district level, there is insufficient capacity to accommodate growth over the short and medium term. While it appears, a small shortage remains over the long term (-15), the demand includes a competitiveness margin. When demand (excluding the margin) is compared with potential supply, a surplus is revealed, suggesting there is adequate capacity to accommodate households, but according to NSP-UD definition there is a shortage. Important to note, when dwelling typologies are considered separately, a shortage of detached dwellings and surplus of attached units, emerge over the short, medium and long term. This suggests there is a mismatch between households' preferences and the types of homes that are feasible.

Considering locations separately, reveals a shortage in Kaitaia that remains over the long term, and sufficient overall capacity in Kaikohe emerges over the long term. In the rural area of the district, there is a shortage over the short and medium term, but over the long term this is turned around. Care should be taken with rural conclusions because farms usually have a commercial component, which might not be reflected in council valuation of the property. This suggests the feasibility calculations might not accurately reflect the sales prices which could be realised, and as such underestimate the FC in rural parts of the district.

[46] Detached and attached.



In Kerikeri-Waipapa, at the total level, there is expected to be sufficient capacity to accommodate growth over the short and long term, but a shortage emerges over the medium term. It is acknowledged that this includes the competitiveness margins, suggesting, a somewhat lower share will be required. Over the medium term, the additional demand (1,320 dwellings including the competitiveness margin) outstrips FC, so even if 100% of FC is taken up, a shortage of approximately 185 dwellings remains.

Lastly, across the housing settlements, while there appears to be sufficient capacity overall, analysis at a finer grain level reveals a mismatch between household preferences and the type of capacity (detached/attached) which could be developed, when affordability and feasibility are considered.

The sufficiency assessment recognises the interplays between dwelling affordability and commercially feasible requirements for developers. Developers' ability to accommodate lower income households through mainstream market development is limited by financial requirements, specifically the need to generate a high enough sales price to support a return (covering risk and capital investment). The ability of other segments to offer residential accommodation for the lower income households was not considered in this report, but we expect these segments to contribute to housing supply.

The consideration of future sufficiency is inevitably subject to key assumptions about the future circumstances. These include the projected population and household numbers, household preferences and incomes, and also key questions about the urban-rural split, the implications of economic growth on housing market parameters, and the importance of the current housing estate.

4.3.7 Other market segments

This section provides high level commentary on other subsectors which fall outside of the mainstream market. The main capacity assessment excludes these submarkets even if they still require consideration from a planning perspective.

Minor dwellings

Under the ODP, potential capacity for minor residential units (minor dwellings) is limited to the Rural production zone. A minor dwelling is a Controlled activity in this zone. The relevant rules[47] when attempting to estimate the development capacity, include:

- No larger than 65sqm GFA (plus a garage/car port not exceeding 18sqm).
- No more than one minor dwelling per site.
- Minimum net site area of 5,000 sqm.

The PDP makes similar provisions for these dwellings and is limited to the following zones:

- Rural production zone
- Rural lifestyle zone
- Rural residential zone
- Settlement zone

The modelling suggests that under the ODP around 8,340 minor dwellings are enabled with 5,740 under the PDP. The feasibility approach used in the wider of this assessment, is not directly transferable to estimating the commercial viability of minor dwellings. This is because they cannot be sold as a separate unit. It was

[47] Example of a rule that cannot be modelled is the separation distance between the minor dwelling and the principal residential unit that should not exceed 15m.



beyond the scope of this assessment to assess the rental segment of the market (potential supply), or expressly estimate the share of households requiring rental accommodation (demand).

Wider financial considerations will determine whether a landowner develops a minor dwelling or not, based on the intended use. For example, if the intended use is rental income, financial considerations will carry greater weight, compared to a situation where the minor dwelling is intended for multigenerational living. It is possible that some landowners will consider minor dwellings to utilise as short-term rentals/holiday accommodation as an additional income stream.

While minor dwellings can contribute to the overall development capacity, the share of demand that it would satisfy is likely very small because of the rural location. Under the ODP minor dwellings are plan enabled in the Rural production zone only. Under the PDP however, there might be a slightly larger portion being taken up. Under the PDP, in additional to the Rural production zone, minor dwellings are enabled in the Settlement, Rural lifestyle and Rural residential zones which are located closer to urban areas (relative to the Rural production zone).

Holiday homes and short-term rentals

The exact number of holiday homes across the district is uncertain and different datasets do not triangulate. Census 2018 indicated around 10% of homes are classified as 'empty dwellings' which includes empty dwellings and residents away. According to Census 2018, there was 2,874 empty dwellings in the district. Applying this share to estimates of current estate (28,800 dwellings) suggests that a similar number, i.e., around 2,880 homes could be holiday homes.

According to the improvement description code in Council's rating data, only 412 properties are described as 'BACH', and considering multiple unit properties, brings the number to 656 holiday homes. This is considerably lower than the other data sources.

Information from AirDNA[48] shows 2,144 available listings on Airbnb and Bookabach[49], of which 86% is reported to be an entire home. This implies 1,843 homes across Far North District is being used to some extent for holiday accommodation, based on this information. However, it is uncertain to what degree there is overlap between the two platforms, i.e., a property is listed on Airbnb and Bookabach simultaneously.

To conclude, there is a high degree of uncertainty when estimating the size of this segment, given its informal nature. There is no 'register' or licencing regime for this sector, comparable to commercial holiday accommodation (hotels, motels, etc.). This makes quantifying the size of this subsector challenging. Nevertheless, the number of holiday homes could be as small as 700 dwellings (but this is unlikely), or as high as 2,880 dwellings.

Retirement sector

Based on building consent data published by StatsNZ, construction activity in the retirement sector has seen a significant uptick in the recent past. This aligns with patterns observed across the rest of the country. Between 1996 and 2015, only 41 units were consented in total. Since then (2016-2023), 269 units were consented, implying an average of 34 per annum. Excluding 2018 when only four units were consented, suggests an annual average of 38 units.

[48] https://www.airdna.co/vacation-rental-data/app/nz/northland/far-north-district/overview
[49] Vrbo is the parent company of Bookabach.



For context, the expected annual demand was estimated by combining population projections (by age cohort)[50] and information published by JLL[51] about penetration rates[52] and average residents per unit. District-specific ratios are not published, so national rates and estimated Northland rates are used to provide a range.

The national average penetration rate (PR) has remained largely stable over the recent past at around 14%, with only slight variation experienced by some regions. According to the JLL report, the PR for Northland appears to be slightly below the national average at around 10%. Based on a resident-to-unit ratio of 1.3, between 880[53] and 1,230[54] additional units would be needed over the next 30 years. This suggests between 30 and 40 units are required each year, going forward to meet the expected demand. In five out of the last seven years, over 30 units were consented, so the estimates appear reasonable.

The HBA did not consider this sector separately. That is, the demand for retirement units is included in total demand, and similarly, potential supply of retirement village units was not estimated separately.

4.3.8 Concluding remarks

It is acknowledged that Council does not have the ability to influence all drivers of the housing market, and generally, the results underline the fact that addressing the affordability issues go beyond a pure planning response. However, planning regulations influence the supply of housing by determining where and how much housing can be built. This affects the overall availability of housing in the district, which in part impacts housing prices. Demand for housing is also influenced by factors like location and amenities, which are often regulated by planning policies.

[50] Sourced from Infometrics.
[51] New Zealand Retirement Villages and Aged Care. A whitepaper by JLL, New Zealand. August 2023. This report is based on JLL's work for New Zealand Retirement Village (NZRVD) and Aged Care (NZACD) databases.
[52] The estimated resident numbers in Retirement Villages as a percentage of the 75+ population.
[53] 10% penetration rate.
[54] 14% penetration rate.

Part 2: Business Capacity Assessment

5 Economic outlook

The size and structure of economy, as well as the growth outlook underpin the business land demand situation. This section provides a high-level description of the local economy in terms of the economic profile and historic trends. Importantly, the analysis looks through the volatility associated with the Covid-disruptions (i.e., lockdowns and the above-normal activity in the immediate aftermath of the lockdowns). However, the ongoing effects of the economic slowdown associated with monetary policy settings, are integrated into the analysis. GDP and employment are both used to describe the economy.

The growth outlook is based on M.E's proprietary model, the Economic Futures Model (EFM), a multi-regional input-output based model structure that traces the links between economic sectors. Shifts in the economy are modelled using a scenario approach with the potential drivers being sector level (48 sectors) and overall trends, covering:

- Population patterns, including demographic shifts,
- Exports,
- Gross fixed capital formation, and
- Productivity changes.

A business-as-usual scenario informs this analysis. The current situation and recent trends, as well as the growth outlook are discussed. Employment is used as core metric to describe the economic outlook using modified employee counts (MEC).[55] The link between employment and land use (or GFA) requirements is well established and is used to express economic growth as land requirements. Historic employment patterns (across sectors) assist with framing the growth outlook. Short-, medium- and long-term patterns were considered as part of the background analysis. Only the key points of the background analysis are reported and a 'full economic profile report' is outside the current scope[56]. The modelling is broadly calibrated to other available reports.

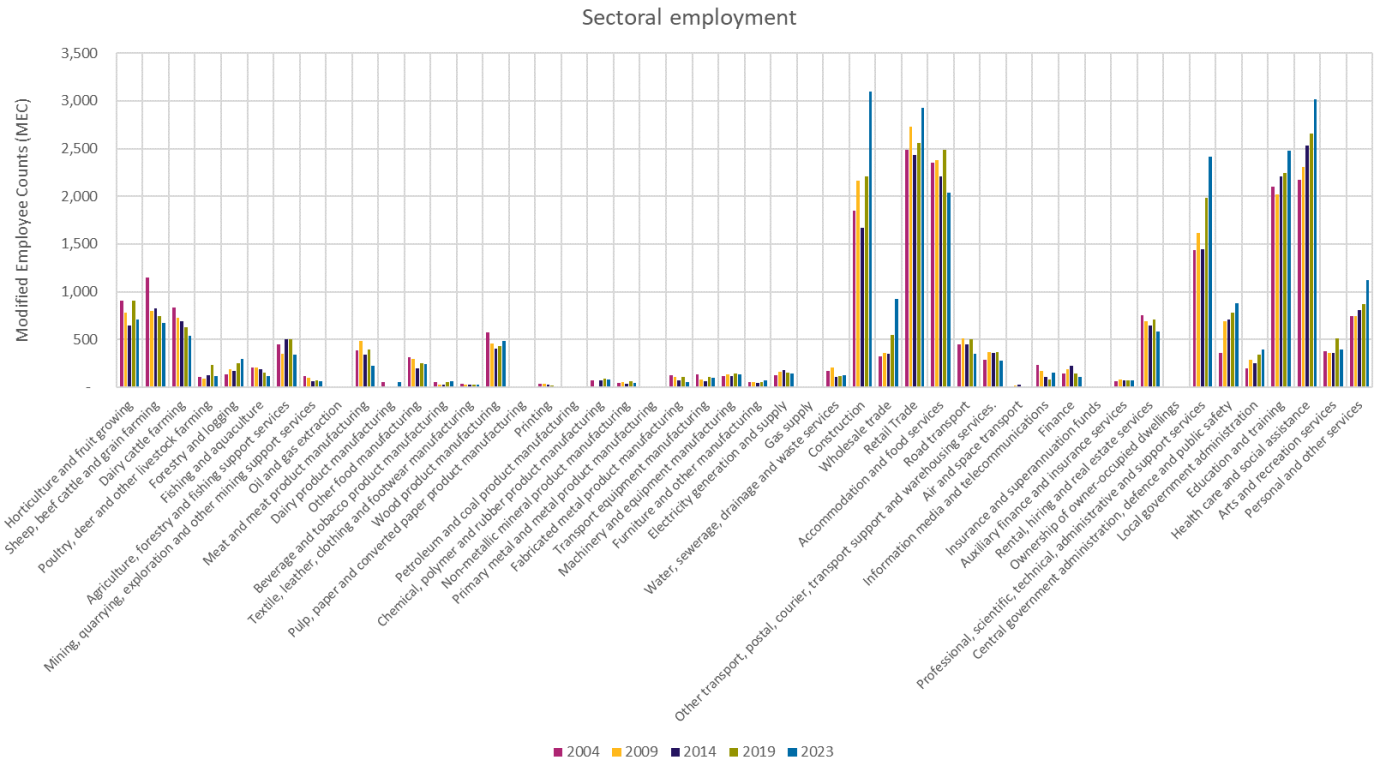
5.1 Current situation and recent trends

The Far North District's GDP is estimated at $3.1bn (March 2023, Infometrics). Over the past decade or so, the district has averaged annual growth of 3.1% per annum – marginally higher than the New Zealand rate of 3.0% per annum. This suggests that the district is enjoying a slightly faster rate of change relative to New Zealand. In terms of sectoral importance, the service sector[57] accounts of a third (35.2%) of the district's GDP. At 15.7%, manufacturing (i.e., goods-producing businesses) accounted for the second largest proportion of GDP and this is followed by the primary sectors with a contribution of 12.4%. Other sectors, such as retail, food and accommodation account for the balance.

In terms of employment, the district employs 25,900 MECs[55]. Over the past 20 years, district-wide employment increased by 3,420 – equal to 0.7% compound growth per year. The sectoral employment structure explains the distribution of employment across different parts of the economy.

[55] A Modified Employee Count (MEC) is a headcount of employees and included working proprietors.
[56] The Infometrics regional profile report can be accessed from: here
[57] Includes sectors providing personal and business services, such as financial and insurance services; rental, hiring and real estate services; administrative and support services; arts and recreation services; healthcare and social services, and so forth.

Figure 5-1: Employment Profile





The district's employment is relatively concentrated, with three quarters (76%) of MEC found in the ten largest sectors. These top ten sectors are:

- Construction 3,100
- Health care and social assistance 3,019
- Retail Trade 2,929
- Education and training 2,475
- Professional, scientific, technical, administrative and support services 2,415
- Accommodation and food services 2,036
- Personal and other services 1,125
- Wholesale trade 926
- Central government administration, defence and public safety 879
- Horticulture and fruit growing 705

The relative position of these top sectors has remained relatively constant since 2004. Some of the noteworthy movements include:

- Several agriculture sub-sectors have fallen in the rankings, including Horticulture and fruit growing. Sheep, beef, cattle and grain farming dropped out of the top 10, now ranking 11th, down from 7th. Likewise, Dairying dropped from being the 9th largest employer to 13th.
- Rental, hiring and real estate services remained relatively stable, shifting down from 10th to 12th position over the past twenty years.
- Sectors moving up the rankings include:
    - Construction, which shifted from 8th largest employer in 2004, to the largest in 2023. This move corresponds with the post-Covid construction lift and strong investment in buildings and activities in the Far North, as well as New Zealand (especially in the post-Covid environment). This sector is however characterised by boom-bust cycles, and some volatility can be expected over the short term.
    - Wholesaling showed a consistent move up the ranks, from 18th in 2004, to 8th in 2023. This pattern underpins structural shifts associated with a growing economy and population base, as well as changes in the local production base of the district.
    - Central government, defence and public safety – this sector has grown from 17th largest sector (broadly in the middle of the pack) to 9th. These changes are indicative of the changing nature of central government policies and delivery approaches.
    - Personal and other services continued to shift up, moving from 11th in 2004, to current sit at 7th position. These activities are associated with household spending and population growth patterns. The growth of some parts of the district as a destination for the visitor economy is another driver of this sector's rise.

Historic growth patterns and movements provide useful insight into the growth outlook and how economic performance could track. Understanding the growth outlook at a sectoral basis is essential because sectors have different land use requirements.

5.2 Economic Outlook

The economic outlook for the Far North is based on a business as usual growth outlook and is estimated using M.E's Economic Futures Model (EFM) (the outlook is based on a somewhat optimistic posture). The EFM



models the outlook across 48 sectors, and the results are summarised to 1-Digit ANZSIC sectors. With reference to Value Added[58] shifts, the economy is expected to grow linearly, increasing:

- 2022-2030 1.6%
- 2022-2035 1.5%
- 2022-2055 1.2%

These compound growth rates are based on the economy growing (in VA terms) from circa $2.7bn to approaching $4.1bn by 2055. The associated employment patterns are summarised in Table 5-1. The table shows the projected MECs using 10-year intervals, and the change between selected periods is also reported.

Table 5-1: Far North District -Employment Growth (MECs), 2023-2053

Sector	Projected MECs				Growth (change between periods)			
	2023	2033	2043	2053	2023-33	2033-43	2043-53	*2023-53*
Agriculture, Forestry and Fishing	2,750	3,050	3,125	3,075	300	75	-50	325
Mining	75	100	100	100	25	0	0	25
Manufacturing	1,700	1,825	1,900	1,900	125	75	0	200
Electricity, Gas, Water and Waste Services	300	325	375	375	25	50	0	75
Construction	2,725	3,025	3,275	3,475	300	250	200	750
Wholesale Trade	675	675	725	725	0	50	0	50
Retail Trade	2,775	2,975	3,100	3,100	200	125	0	325
Accommodation and Food Services	2,425	2,625	2,725	2,775	200	100	50	350
Transport, Postal and Warehousing	750	850	900	925	100	50	25	175
Information Media and Telecommunications	125	100	100	100	-25	0	0	-25
Financial and Insurance Services	200	200	200	200	0	0	0	0
Rental, Hiring and Real Estate Services	650	675	650	625	25	-25	-25	-25
Professional, Scientific and Technical Services	1,150	1,275	1,375	1,450	125	100	75	300
Administrative and Support Services	1,050	1,175	1,250	1,325	125	75	75	275
Public Administration and Safety	1,425	1,700	1,900	2,050	275	200	150	625
Education and Training	2,525	2,525	2,550	2,575	0	25	25	50
Health Care and Social Assistance	2,900	3,475	4,000	4,325	575	525	325	1425
Arts and Recreation Services	550	650	700	700	100	50	0	150
Other Services	1,125	1,225	1,325	1,375	100	100	50	250
SUM	25,825	26,725	30,250	31,125	900	3,525	875	*5,300*

The modelling suggests that over the short term, the growth will remain positive. This positive position is maintained despite the slowing economic conditions. This reflects economic uncertainties around the duration of the tight monetary conditions – but it should be noted that some bank economists are predicting downward revisions in the official cash rate from Q4 in 2024. At that point, economic activity should start to accelerate again.

Total employment levels are expected to grow at 1.0% (compound per year) to 2035, and the annual change in employment levels is expected to decelerate over the long term in response to macro-level shifts, such as population and demographic changes. The difference between the rate of change (compound growth) in Value Added (VA, as reported above) and employment growth rates is due to improvements in labour productivity[59].

Overall, the shift in employment in the Far North is estimated as follows:

- Ten years to 2033, +2,625 MECs,

[58] Similar to GDP.

[59] The shifts in labour productivity are accounted for when estimating the land requirements. However, some caution is needed because growing labour productivity reduces the employment that is needed. If that reduced employment is then used (unadjusted) to estimate the land requirements, then it could understate the land requirements.



- Next ten years to 2043 +1,800 MECs,
- Next ten years to 2053 +875 MECs, and
- **Total shift** **5,300 MECs.**

The drivers of economic activity differ across sectors. The sectoral distribution of employment is expected to remain relatively stable over the next 30 years. However, there are some core trends to consider as part of the land and capacity planning process. Sectors that will see the most employment growth in absolute terms over the long term are:

- Health care and social services (+1,425MECs),
- Construction (+750 MECs), and
- Public administration and safety (+1,610 MECs).

These sectors' normally have dispersed employment patterns, tending to be located near the communities they service. For construction, a portion of this employment relates to sole traders and consequently only a share of the change in construction jobs translate into demand for additional business land.

In percentage terms, the highest growth occurs in Health care and social services (+46%), Public administration and safety (+44%) and Mining (+33%, off a low base). Other observations are:

- Almost all sectors will see positive employment growth over the long term. This is consistent with a growing economy. However, the role of technology on the centralisation of some work is expected to reduce total employment in sectors such as information media and telecommunications.
- Education and training are expected to remain around existing levels, with only marginal shifts due to the changing population structure (i.e., the ageing population).
- The financial services sector is projected to have limited change in employment. This is based on trends around centralising the office (branch) functions of financial institutions, but also the change in financial intermediaries (brokers) that see these services located close to the communities they serve.
- The rural sector will see ongoing growth, even though the rate of change is expected to lag total, economy-wide growth. Reasons for the constrained patterns include natural limits on land-based activities and increased productivity. Changes in the technology used in the primary sector means that services to agriculture will see labour productivity growth, that will limit employment numbers.
- Manufacturing will see an employment lift, increasing 12%. Technology changes, and increasing productivity shifts, mean that the value of productivity (Value Added) is projected to grow faster than the associated employment levels. Local development initiatives around the Ngawha Innovation Park will drive new employment in high-value production. It is anticipated that these activities will be relatively capital intensive.
- The role of the visitor economy in the Far North, especially around key locations, will see the accommodation and food services grow in employment. The local retail sector is projected to grow in-line with population and economic trends.
- The district is dependent on the transport sector to access markets and to deliver goods from other locations. Warehousing and transport services are projected to increase by 23% over 30 years. These services have large spatial footprints, and access to quality road and transport infrastructure is essential. Connectivity to the rest of Northland, and Auckland will improve due to ongoing transport investments in roading and other modes. Safer and better connections will facilitate economic activity.



- Office based activities, such as professional services, and administrative support, are projected to see significant growth. These trends are based on the continuing organic growth as well as migration to the district from larger economic centres (Auckland) as people seek a better lifestyle.

6 Business land assessment

All activity occurs at specific locations, and new demand of land is a function of economic growth. The preceding section describes the anticipated shifts in employment and economic activity that is projected for the district. These changes are translated into business land requirements using employment densities and a set of assumptions. The densities are based on local and New Zealand ratios showing how businesses carry out their activities, and the area they use to accommodate workers, plant, and equipment, as well as other space requirements such as on-site transport requirements (e.g., loading bays).

In 2020, Business and Economic Research Limited (BERL) developed a tool for Far North District which estimated industrial and commercial land demand between 2019 and 2045. The tool uses a similar approach as the HBA insofar as employment projections are combined with employment densities to estimate demand for different types of business land. The BERL tool provides estimates of vacant land (commercial and industrial) at a SA2s level. This data formed a direct input into business land sufficiency assessment.

This section starts with an overview of the approach and then proceeds to outline the projected land demand estimates. The demand estimates are reconciled against supply estimates to illustrate the sufficiency position, followed by a suitability assessment.

6.1 Land use requirements and key assumptions

The land use requirements start with the economic and employment outlook (presented in the preceding section) and then an employment density is applied. The locally observed employment densities, as estimated using the BERL analysis, were used as the starting point. However, some locations' employment densities were significantly lower than those observed in the rest of the district, or in other Territorial Authorities. Some variability across industries, and between sectors, can be expected but the degree to which these densities varied form those normally observed means that a more refined approach is needed. It is argued that land values and development cost necessitate an efficient use of land resource – a business will seek to develop land in a way that optimises the overall return, including when allowance is made for future development opportunities and holding costs.

A range of different sources were used in identifying the employment densities to apply but the BERL estimates are locally relevant and therefore formed the starting point. Importantly, the sectoral/land use categories used by BERL differs from M.E's standard categories, and we used a concordance to link the different classification approaches. The BERL ratios show existing patterns, and not necessarily those that would materialise for new developments. Examples of the estimated (BERL) densities are:

- Commercial office space 196 – 358 square meter per employee.
- Factory 2,850 – 56,555 square meter per employee.

Table 6-1 reports the ratios used in the analysis. These ratios show the revealed patterns and spread across locations. The results show the diversity across locations, but it is important to recognize that there is a large degree of variation in how business use space.

The ratios are kept constant over time. This means that the analysis does not reflect improved capital/labour to land (building) use ratios that may occur going forward. This means that the ratios, and demand patterns derived using them, are towards the lower end of the spectrum. In the context of the BCA, this approach is appropriate, because it would not lower/reduce the land requirements or floor area.

Table 6-1: Employment to land area ratios (sqm per employee per space type)

Land Area per Employee (sqm per employee)			
Use type	Min	Max	Mean
Office---Commercial	13	100	38
Office---Retail	20	100	69
Shops---Commercial	10	100	31
Shops---Retail	15	200	101
Accommodation	15	400	275
Warehouse	100	600	358
Factory	80	500	278
Yard---Commercial	100	350	283
Yard---Industrial	100	350	181
Other Built---Commercial	20	500	195
Other Built---Industrial	20	500	122
Education	50	500	233
Note, the minimums and maximum values as reported do not necessarily relate to the same observation. The minimum and maximums (and mean) are across datasets and should therefore not be combined. The mean is included for information, and the actual ratios used may vary from the mean to reflect local conditions and observations.			

Several land use categories were defined to reflect the diversity. For example, commercial space may be occupied by a wide range of businesses and organisations across several sectors (e.g., accountants, lawyers as well as government departments and community services). The following core categories were defined:

- Industrial: This category captures light and heavy industry with the categories based on the type and nature of emissions into the wider environment, and other attributes, driving the difference. For example, heavy industrial activities generally need to be delivered/accommodated in a way that limits other activities' exposure to emissions and limit the risk of reverse sensitivity. Light industrial activities may capture the same set of Australia New Zealand Standard Industrial Classification (ANZSIC) codes, yet due to scale or nature of production processes, do not require the same level of buffering. Further, light industrial activities also include activities that are not necessarily associated with manufacturing. For example, these activities can include, yard-based storage, transport and distribution, construction, utilities, and wholesaling. Importantly, construction is diverse, and can have multiple different location types – therefore, some caution is needed when linking construction activities with locations. A portion of construction businesses is associated with tradespersons that tend to operate in a footloose way, with businesses registered to residential addresses. Therefore, associating all construction with industrial locations will misstate the business land requirements of this sector.
- Commercial: Commercial spaces are associated with business activities relating to office activities, public administration as well as professional services. The commercial category includes a portion of health care and education activities. However, activities such as a schools and hospitals are excluded from this category. Hospitals and schools are often located in specific locations that are close to communities and are not in primary business locations.
- Retail: The retail category includes a wide array of activities, including general retail activity as well as retail-based services such as repairs and maintenance of household goods, hairdressing, and other personal services. Some commercial activity such as real estate agencies, dentists, and optometrists are also included in this category.



The employment projections (described in the previous section) were used to estimate the change in land requirements. Translating employment to land requirements acknowledges the situation where the same (or similar) activities can be accommodated in different space-types. We have allowed a single sector to allocate across different space types.

The NPSUD has an urban focus, meaning that the important rural sector is excluded (in the policy and as part of the policy directive). However, considering the important role of the primary sector in the Far North context, it cannot be ignored. Land-based activities, such as forestry and farming occur outside the urban areas and directly generate demand for industrial or commercial land. The indirect (flow on) demand for industrial and commercial land generated by the rural economy, is integrated in the modelling and included in the demand assessment. The demand arises from activities such as services to agriculture and forestry. Sectors engaged in processing agriculture produce are captured under the appropriate manufacturing sectors.

6.2 Demand outlook

The estimated demand for business land is delineated below, highlighting the industrial and commercial segments. The estimated demand shows the anticipated change, over time and is based on the sectoral mix and how different sectors are expected to grow. The demand for land is influenced by the assumed employment densities. A sensitivity analysis is included as part of the sufficiency assessment (presented in the next section) to show the potential spread of outcomes. Table 6-2 reports the anticipated change in business land demand, broken down by the main groups introduced in the preceding section, as well as accommodation and other groups.

Table 6-2: Demand for business land – broad groups per 5-year blocks (change in ha)

Broad Groups	2023-2025	2025-2030	2030-2035	2035-2040	2040-2045	2045-2050	2050-2055
Commercial	2.6	3.8	4.0	3.5	3.0	1.7	0.9
Retail	0.8	0.7	0.8	0.6	0.5	0.2	-0.0
Industrial	4.8	4.9	5.0	3.8	3.0	1.8	0.8
Accommodation	0.4	0.1	0.3	0.2	0.2	0.1	0.0
Other	0.1	-0.1	-0.0	0.1	0.1	0.1	0.1

At a total level, over the period to 2055, the additional demand for business land across the broad groups is estimated as follows:

- Industrial 24.1ha
- Commercial 19.5ha
- Retail 3.6ha
- Accommodation 1.3ha
- Other 0.5ha.

The economic and employment growth is projected to change demand for business land over the short, medium, and long terms. The rate of change is weighted to the short and medium term and is in line with the long-term economic projections that expects the growth profile to flatten going forward. Industrial land uses are expected to require the largest increase in land area. This is a function of the land area that is required on a per employee basis, as well as the level of expected growth. Demand for industrial land is projected at 24.1ha. Commercial space is the second largest land use segment and is projected to see additional demand of 19.5ha over the long term. The demand for retail, accommodation and other space is more muted, and estimated at 3.6ha for retail and 1.3ha and 0.5ha for accommodation and other uses, respectively.



As with all projections and forward-looking work, an element of sensitivity remains. Close monitoring of the market conditions is required. A flexible and responsive approach to market trends will be needed because growth patterns can change. The retail land demand is estimated based on population and economic trends and is applied based on district-wide basis. Therefore, the finer spatial patterns might not be reflected in this aggregate result i.e., some areas might see a marginal decline in demand for retail space, and other could see large(r) increases in demand. Similarly, the accommodation estimates show standard industry ratios and might not reflect the unique attributes or development intentions of a specific development. The demand estimates provide an indication of the anticipate scale and direction of change. Close monitoring of development trends, and how land demand is supplied will be needed to identify emerging pressures.

Competitiveness Margin

The NPSUD Part 3 (in 3.26), requires councils to include a competitiveness margin. However, this requirement applies to tier 1 and tier 2 councils and is additional capacity that should be enabled (in addition to the projected demand), to support choice and support competitiveness in the business land market. Including a competitiveness margin in the Far North context is not a requirement. Regardless, Table 6-3 reports the overall demand and the associated competitiveness margins according to NPSUD requirements. Note that the values presented in this table differs slightly form the ones discussed earlier because different endpoints are reported – 2053 vs 2055 – this is because of a mismatch between different datasets and models. Where necessary, the datapoints are aligned by estimating the relevant annual values (using different estimation approaches).

Table 6-3: Business land demand – NPSUD years (Ha)

	Demand		
	3 years 2023-2026	7 years 2026-2033	20 years 2033-2053
Commercial	3.9	5.4	10.3
Retail	1.1	1.0	1.7
Accommodation	0.5	0.2	0.7
Industrial	6.8	6.9	11.1
Other	0.1	0.0	0.4
	Margin		
	3 years 2023-2026	7 years 2026-2033	20 years 2033-2053
Commercial	0.8	1.1	1.6
Retail	0.2	0.2	0.3
Accommodation	0.1	0.0	0.1
Industrial	1.4	1.4	1.7
Other	0.0	0.0	0.1

The additional space that would need to be include (to account for the competitiveness margin) in the sufficiency analysis is:

- Industrial 4.4ha
- Commercial 3.4ha
- Retail 0.7ha
- Accommodation 0.2ha
- Other 0.1ha.



The competitiveness margin is considered as part of the sufficiency assessment process, and its potential role is highlighted.

6.3 Sufficiency position for business land

The sufficiency assessment integrates the estimated demand and available capacity. Available capacity includes the capacity as identified in the BERL work, and draws on the 2023-year data in that assessment. The capacity is based on the vacant land across the district and an allowance is made for a share of growth to be accommodated via intensification. This portion captures improvements in how intensive the land resource is used by both existing businesses as well as new businesses establishing in the district. The net position is assessed at an aggregate, district-wide level but the spatial distribution is also considered.

The difference between the demand for industrial and commercial land, and commercial and industrial land capacity is assessed to estimate the sufficiency position. The sufficiency assessment provides information about the degree to which the Section 3.3 of the NPSUD is satisfied, that is, there has to be "*at least sufficient development capacity in its region or district to meet the expected demand for business land*".

The sufficiency assessment considers the total quantum (district-wide), as well as the spatial distribution. Information about the ability of existing infrastructure and planned infrastructure capacity[60] to accommodate and support business growth is however limited. This gap will need to be addressed as part of future work by the Council. The assessment reports the implications of including the NPSUD's competitiveness margin separately.

As with any forward-looking projections, there is some uncertainty with exceptional movements in economic indicators in post-Covid environment. The well-published high growth period immediately coming out of Covid disruptions, as well as the high inflation period and economic tightening phases, add uncertainty about the short-term outlook. However, the medium- and long-term outlooks align broadly with historic trends and expected changes. The anticipated growth is tempered by a rising interest rate environment, supply chain constraints, confidence levels and global geo-political uncertainties. These uncertainties are factored into the assessment and the short-term outlook, and growth pathway over the next 3-5 years. Irrespective of the eventual growth pathway, the Council will need to monitor development activity and how growth patterns evolve over the short to medium timeframe and respond through providing infrastructure capacity as appropriate.

The sufficiency assessment is informed by the sectoral classification used in the BERL information – this only has commercial and industrial capacity. The BERL data is reported using SA2s and therefore the business land capacity analysis is based on this spatial area and the spatial definitions underpinning the business land and residential land are not the same (the residential assessment uses a bespoke spatial classification that cannot be applied in the business land part).

6.3.1 Overall sufficiency

The sufficiency position is presented in Table 6-4. The table reports the vacant capacity as well as the intensification capacity. Intensification capacity is based on the differences between observed densities and those normally seen around New Zealand. The intensification capacity is based on a review of the BERL analysis and comparing the employment densities, employment levels as well as spatial patterns in the BERL data. In addition, the planning zones are related to the parcels, and SA1 employment levels. The total zoned area (m^2) is reconciled with sectoral employment (by SA1) and the resulting densities are estimated. The densities

[60] Based on future infrastructure investment plans.



(BERL-based, and SA1-based) are used to estimate the intensification capacity across different locations (SA2). While the analysis considered a range of measures and approaches, the lowest estimates are used to maintain a conservative position.

Table 6-4: Overall sufficiency position (ha)

Sufficiency excluding the margin

Commercial		Demand				
	Capacity (ha)	3y	7y	20y	Sub-Total	Total
Vacant Capacity	8	3.2	4.8	9.0	17.0	22.7
Intensification capacity	44	1.1	1.6	3.0	5.7	
Sufficient		Sufficient	Sufficient	Sufficient		
Remaining vacant capacity		4.7	-0.1*	-9.1*		28.9
Remaining intens. capacity		42.7	41.0*	28.9*		
		Vacant shortfall accommodated via intensification				
Industrial		Demand				
	Capacity (ha)	3y	7y	20y	Sub-Total	Total
Vacant Capacity	26	4.6	5.5	8.9	19.0	23.8
Intensification capacity	82	1.2	1.4	2.2	4.8	
Sufficient		Sufficient	Sufficient	Sufficient		
Remaining vacant capacity		21.7	16.2	7.2		84.0
Remaining intens. capacity		80.4	79.0	76.8		

Sufficiency including the margin

Commercial		Demand				
	Capacity (ha)	3y	7y	20y	Sub-Total	Total
Vacant Capacity	8	3.9	5.8	10.4	20.0	26.7
Intensification capacity	44	1.3	1.9	3.5	6.7	
Sufficient		Sufficient	Sufficient	Sufficient		
Remaining vacant capacity		4.1	-1.7	-12.1		23.3
Remaining intens. capacity		42.4	38.9	23.3		
		Vacant shortfall accommodated via intensification				
Industrial		Demand				
	Capacity (ha)	3y	7y	20y	Sub-Total	Total
Vacant Capacity	26	5.6	6.6	10.2	22.4	28.0
Intensification capacity	82	1.4	1.7	2.6	5.6	
Sufficient		Sufficient	Sufficient	Sufficient		
Remaining vacant capacity		20.7	14.1	3.9		79.8
Remaining intens. capacity		80.2	78.5	75.9		

The sufficiency assessment shows that at a total level:

- For commercial business land demand (commercial and retail combined):



  - There is sufficient capacity to accommodate the short-term demand for commercial land using vacant capacity without any need to use intensification capacity.
  - Over the medium and medium terms, a portion of the growth must be accommodated using intensification capacity.
  - There is considerable capacity in existing business locations to accommodate more intensive land use for commercial (and retail activities).
- With reference to the industrial land sufficiency position:
  - There is sufficient capacity to accommodate all growth in the existing areas (vacant capacity) even without transferring demand to intensification capacity. It is unlikely that all (100%) of the growth will be accommodated through developing vacant land because a portion of the growth will occur through existing businesses developing existing land holdings, i.e., businesses making better use of under-utilised areas, and expanding on-site.

Repeating the sufficiency assessment with the NPSUD competitiveness margins included, returns the same findings. For the industrial land segment, there remains a sufficient capacity over the short, medium, and long terms. The commercial land component shows a deficit over the medium term (-4.9ha) if only vacant land is used to accommodate growth. However, this is unrealistic because a portion of growth will occur through redevelopment of existing sites and more intensive use of land resource.

6.3.2 Spatial distribution of sufficiency

The district is spatially extensive, with large rural areas accommodating rural activities such as agriculture and forestry, as well as conservation activities. The availability of suitable land for these activities determines the location and level demand for rural land (for productive purposes). Historically, employment in rural-economy type sectors have declined. Despite this decline, the economic value (GDP) has increased. Retaining the productive capacity of the rural sector is important and this is achieved by avoiding a situation where productive locations (from a rural economy perspective) are rezoned to other uses. Future use for rural-economy activities is a function of the soils and climate – it is not a case of simply zoning more land for agricultural uses.

The spatial distribution of sufficiency is assessed across the entire Far North District, and we draw on the BERL data for the vacant capacity across SA2s. The future demand for industrial and commercial land across the district is based on a spatial allocation method that distributes growth based on:

- Historic growth within each SA2 (across the main sectors)
- The share of growth that has occurred in SA2s (by sector)
- The relative size of the labour force (employment by sector) in each SA2

This process means that a portion of growth is allocated to SA2 even if they do not have a specific industrial or commercial zone. Such allocation reflects the fact that, historically, some SA2s see industrial and commercial growth even if there are no appropriately zoned areas in those SA2. While relatively minor, these patterns are reflected in the analysis. This approach means that some SA2s will accommodate some of the industrial and commercial growth even if they do not have those zones. This dilutes the total land area that will be demanded in the main urban locations. Table 6-5 provides commentary and observations across the different locations (SA2), and the sufficiency assessment. The historic growth patterns (employment, by sector, by location) assisted in allocated future growth distributions.

Table 6-5: Spatial observations about sufficiency

SA2 Code	SA2 Name	Comment
100100	North Cape	Rural area - limited growth
100300	Inlets Far North District	Rural area - limited growth
100200	Rangaunu Harbour	Rural area - limited growth
100400	Karikari Peninsula	Minor growth - long term provision
101400	Taemaro-Oruaiti	Rural area - limited growth
101000	Oruru-Parapara	Rural area - limited growth
101100	Taumarumaru	Some growth - sufficient
101500	Whakapaku	Rural area - limited growth
101800	Whakarara	Rural area - limited growth
100500	Tangonge	Rural area - limited growth
100700	Kaitaia East	Urban area, with growth - sufficient
100800	Kaitaia West	Urban area, with growth - sufficient
100900	Rangitihi	Rural area - limited growth
101300	Peria	Rural area - limited growth
101900	Kaeo	Rural area - limited growth
102400	Rangitane-Pureru a	Rural area - limited growth
100600	Ahipara	Commercial sufficient, industrial pressure likely due to classification (e.g., construction)
101200	Herekino-Takahue	Rural area - limited growth
102000	Omahuta Forest-Horeke	Rural area - limited growth
102200	Lake Manuwai-Kapiro	Growth - potential out of zone considerations
102500	Waipapa	Industrial sufficient, commercial under pressure
104400	Russell Forest-Rawhiti	Rural area - limited growth
101600	Hokianga North	Rural area - limited growth
101700	Kohukohu-Broadwood	Rural area - limited growth
102300	Okaihau	Rural area - limited growth
103200	Ohaeawai-Waimate North	Some growth - commercial sufficient (based on intensification)
102600	Puketotara	Rural area - limited growth
103300	Puketona-Waitangi	Rural area - limited growth
103100	Kerikeri South	Potential growth - no zoning
102800	Riverview	Potential growth - no zoning
103000	Kerikeri Central	Growth - Long term pressure for industrial and commercial
103700	Haruru	Growth - sufficient (based on intensification)
103900	Paihia	Growth - sufficient (based on intensification)
103800	Russell	Growth - sufficient (based on intensification)
104200	Russell Peninsula	Potential growth - no zoning
103400	Ngapuhi	Sufficient, potential opportunities via intensification, Innovation Park
104100	Matawaia-Taumarere	Rural area - limited growth
103600	Pakaraka	Rural area - limited growth
104300	Opua (Far North District)	Growth potential - potential pressures for industrial and commercial
102100	Hokianga South	Rural area - limited growth
102700	Waima Forest	Rural area - limited growth
104000	Mataraua Forest	Rural area - limited growth
103500	Kaikohe	Sufficient industrial and commercial, based on intensification (otherwise some pressures over the long term)
104500	Moerewa	Sufficient - industrial (intensification)
104600	Kawakawa	Sufficient industrial and commercial, based on intensification (otherwise some pressures over the long term for commercial)
104700	Maromaku	Rural area - limited growth
102900	Waipoua Forest	Rural area - limited growth

The following key points are observed:

- The spatially extensive nature of the district means that several SA2 currently host some economic activity (employment) but these are characterised as 'out of zone' activities. This activity is small and unlikely to see considerable growth over the short, medium and long terms. Twenty seven SA2s fall in this category. The land demand associated activity in these wide locations is minor – less than 1% of total (30 year) growth for commercial demand and less than 3% of industrial land demand. This assessment disregards this component of the overall demand-supply pattern from a sufficiency perspective.
- With reference to the commercial segment, the spatial distribution of capacity and anticipated demand suggests that intensification capacity will have to play an important role in accommodating growth, especially in the main urban areas:



- In the Waipapa SA2, the long term position for commercial activity us likely to be under pressure due to anticipated growth,
- In Kaitaia (SA2s for both Kaitaia East and Kaitaia West), the analysis suggests that there is sufficient capacity over the long term. However, this is subject to successful redevelopment and better use of existing parcels in the urban environment. Ignoring the potential contribution of intensification opportunities suggests that a moderate deficit in capacity can be expected over the long term. Considering the location of the existing commercial areas within the overall urban form means that it is appropriate to include intensification potential because this aligns with development initiatives such as town centre revitalisation and redevelopment activities.
- In Paihia, Russell, Haruru, there is sufficient capacity for commercial activity over the long term. As identified across many other locations, intensification capacity will play a key role to accommodate growth. Without intensification, there is insufficient capacity. These areas have relatively distinct areas and geographic constraints will need to be considered as part of growth management.
- For Opua, the analysis points to a general sufficient position in Opua. However, the role of intensification to accommodate growth will be crucial. Without intensification of the existing commercial areas, pressure in the form of a deficit position can be expected over the medium and long term.
- Kaikohe has sufficient capacity to accommodate commercial growth based on the intensification potential. Without the intensification potential, there is insufficient capacity to accommodate future growth.
- In the Kerikeri (Kerikeri Central and Kerikeri South SA2s), the commercial growth is projected to face development constraints over the even medium to long term even with intensification options included. Excluding intensification options show that growth pressures are likely already influencing the location and can be expected to intensify going forward.
- Other, smaller locations around the district, such as Kawakawa, Moerewa, Ahipara and Taumarumaru have sufficient capacity to accommodate growth using an intensification approach.

- With reference to the industrial segment, the following points are noted:
  - The importance of intensification options to support growth and development shines through in the industrial sufficiency analysis. However, in contrast to the commercial situation, achieving intensification for industrial type development can be more complex and difficult to achieve. This is because industrial land can often be seen as 'vacant' or underutilised but individual businesses could have legitimate reasons for using the land resource in that way. Nevertheless, the analysis shows that some locations have very low use rates (based on employment density) suggesting that it is realistic to anticipate some intensification to accommodate growth. The intensification opportunity is based on observed employment densities, and amounts to an increase in density of 16% - the resulting densities remain considerably lower than those seen in other locations around New Zealand.
  - The main economic locations appear to have sufficient capacity if the intensification options are included. Excluding the intensification options suggest that the medium and long term will see growth pressures (insufficient capacity) in Opua as well as Moerewa.
  - The Ngapuhi[61] SA2, surrounding Kaikohe, is expected to see growth associated with the Ngawha Innovation Park. This area appears to have sufficient capacity to cater for growth over the long term.

[61] The SA2 within which the Ngawha Innovation Park is located.



The sufficiency analysis points to the potential role of intensification and making better use of land resource to accommodate growth. Despite the potential role of intensification, it will be important to retain a degree of flexibility when considering and evaluating market-led proposals of new industrial developments because, new and unique opportunities could emerge and the spatial/locational requirements of these opportunities could mean that existing locations (as considered in this assessment), might be sub-optimal – a key trade-off is likely to be between economic growth and development, capturing agglomeration benefits, and protecting land resource.

6.4 Suitability assessment

According to the NPS-UD, councils can define 'suitable capacity' in a way that reflects their local economic environment and context.

In larger urban environments, the assessment follows a Multi-Criteria Analysis (MCA) framework[62] with different business locations evaluated and scored against a set of weighted criteria and compared. The criteria reflect the development and locational decisions of developers. The scores enable a comparison between different locations to determine the suitability of available capacity. However, this type of analysis was not deemed appropriate in Far North, because of the size and isolated nature of townships in the district. The criteria for considering commercial and retail locations generally include the following:

Commercial and retail:

1. Access to major road/transport routes; good transport access, especially road/motorway
2. Proximity to market (households),
3. Exposure/profile/visibility,
4. Co-location or clustering with associated business activities e.g. (retail centre),
5. Parking availability,
6. Proximity to labour,
7. Low level of traffic congestion in vicinity,
8. Existing or proposed public transport,
9. Access to complementary/supporting business services, and
10. Diversity of space types.

Kerikeri is quite unique in that it is the district's largest retail and commercial centre, and an important growth node. The spatial sufficiency assessment in Section 6.3.2 indicates there is pressure in Kerikeri in terms of commercial capacity even over the medium term. The capacity assessment shows very little vacant capacity[63] in Kerikeri, but as already pointed out, employment density is low in Far North, and there are likely to be opportunities for intensification. Nevertheless, it appears additional commercial land will be required and by taking these factors into account, planners can identify and develop locations that maximize the potential for successful commercial (office and retail) locations.

Russell, Opua and Pahia are also unique markets, in that they are largely tourist-focussed retail and commercial centres, dominated by accommodation providers and food and beverage services.

Most other business locations across the district, in small townships, will score equally well (or poorly) on these metrics, which implies locations are equally suited for business activity and comparison between locations become a futile exercise. For example, most locations in Far North District score high for parking availability, and proximity to market and labour because of the size of the towns and the low employment density. In addition, there are generally low levels of traffic congestion in most of these locations because of the small

[62] An important difference is that the criteria are not grouped into categories with weights.
[63] Vacant capacity refers to vacant land and does not include buildings which are unoccupied currently.



population. Public transport is not widely used/available to access retail and commercial activities, so most locations would score equally poorly against this criterion. Conversely, most locations would likely score equally well for accessibility, i.e., ability to access major road or transport linkages.

It quickly becomes clear that the MCA framework would not be very useful in assessing the suitability of the commercial capacity in Far North. Generally, the locations all score high on attributes (criteria) associated with careful planning, and positioning of business locations (e.g., centre of township, close to market and labour, with good transport linkages). But most (if not all) lack profile and diversity of space types, and could benefit from development (uplift) initiatives to attract businesses and encourage households to shop and work locally. However, this points to an economic development question rather than a planning one. The current reality is that population concentration is low which results in small commercial centres serving the local communities.

With regards to industrial land, the criteria for scoring locations in larger urban areas, generally include the following:

Industrial land:

1. Access to major road/transport routes; good transport access, especially rail/road/motorway,
2. Flat land, large land parcel, or contiguous site (for industrial land),
3. Service infrastructure in place or proposed,
4. Area has potential for co-location or clustering with associated business activities or is contiguous with existing business land zoned for industrial activities, access to complementary/supporting business services,
5. Proximity to labour,
6. Ability to buffer adverse effects from residential and sensitive activities, distance from sensitive land uses,
7. Low level of traffic congestion in vicinity, and
8. Access to complementary/supporting business services.

As was the case with the business locations, the MCA framework provides a basic structure, and additional refinements are needed to assess the suitability of industrial capacity in Far North District. Nevertheless, it remains important to consider these factors when planning to provide additional industrial capacity.

These factors manifest differently for different business types, and include the following aspects for industrial type businesses:

- Direct transport costs, like:
    - Vehicle transport costs (operating and fuel),
    - Time and staff costs associated with travel,
    - Spoilage costs.
- Indirect transport costs and externalities
    - Delays and reliability issues,
    - Costs falling to employees commuting to/from work,
    - Additional costs associated with emissions (externalities),
    - A change in the social costs, like congestion and the accident costs.

The cost implications are key to assessing different industrial locations and are relevant when considering the potential to accommodate industrial growth in different locations.

Further, location of industrial zone in relation to nearby land uses is important because a buffer zone is often needed. This buffer helps manage and reduce issues related to reverse sensitivity, but these aspects can be effectively managed using appropriate planning strategies. It is also noted that infrastructure information is not currently available, so it is not known what level of additional industrial activity can be accommodated.

7 Conclusion

The outlook for the district remains positive, and historically, population growth often outstripped the lower official projections. When considering a long-term process, such as the NPSUD-based assessment, there is a risk that using too conservative (low) projections could understate growth with significant economic costs due to under-planning. Therefore, this assessment uses growth projections that are more optimistic that those historically applied when considering the growth outlook for the district.

The residential capacity results show that despite adequate PEC, a housing shortage remains due to the absence of FC at the lower price points and in locations and typologies that households prefer. This is largely due to high construction cost and affordability challenges. It is noted that information about infrastructure-ready capacity was not available at the time. It is expected that the assessment will be updated once it becomes available.

With regards to business capacity, the assessment revealed that employment densities in some locations were significantly lower than those observed in the rest of the district, or in other Territorial Authorities. This suggests there is opportunity to intensify existing business land use patterns, in addition to using vacant capacity to meet demand. Assessment of commercial land capacity (commercial and retail activity) shows there is sufficient capacity to meet demand at the territorial authority-wide level over the short term without the need for intensification capacity. Over the medium and long term, a portion of growth must be accommodated via intensification capacity. Similarly, assessment of industrial capacity shows there is sufficient capacity to accommodate growth in the existing areas (vacant capacity) even without transferring any of the demand to intensification capacity. However, it is likely that some businesses will use their current land holdings more efficiently to accommodate growth (intensification).

Appendices

Appendix 1: Planning parameters used in the capacity modelling

						Detached Dwellings			Attached horizontal			Attached vertical		
Operative District Plan	OPD_zone (in rating set)	Zone Code	Include (Y=1)	Min Lot size	Max bdg footprint	Sqm per dwelling LAND	FAR	Max Height	Sqm per dwelling LAND	FAR	Max Height	Sqm per dwelling GFA	FAR	Max Height
Residential zone (sewered)	Residential	1	1	600		600	45%	2	300	45%	2	na	na	na
Residential zone (unsewered)	Residential	1A	1	3,000		3,000	45%	2	na	na	na	na	na	na
Coastal Residential (sewered)	Coastal Residential	2	1	800	900	600	45%	2	na	na	na	na	na	na
Coastal Residential (unsewered)	Coastal Residential	2A	1	3,000	900	3,000	45%	2	na	na	na	na	na	na
Russell Township zone (sewered)	Russell Township	3	1	1,000		1,000	20%	2	na	na	na	na	na	na
Russell Township zone (unsewered)	Russell Township	3A	1	3,000		3,000	20%	2	na	na	na	na	na	na
Rural Living	Rural Living	4	1	4,000	2,400	4,000	10%	3	na	na	na	na	na	na
Coastal Living	Coastal Living	5	1	40,000	600	40,000	10%	2	na	na	na	na	na	na
South Kerikeri Inlet	South Kerikeri Inlet Zone	6	0	na		na	na	na	na	na	na	na	na	na
Rural Production	Rural Production	7	1	200,000		200,000	12.5%	4	na	na	na	na	na	na
General Coastal	General Coastal	8	0	na		na	na	na	na	na	na	na	na	na
Commercial zone (sewered)	Commercial	9	1	250		250	45%	3	83	45%	3	80	45%	3
Commercial zone (unsewered)	Commercial	9A	1	3,000		3,000	45%	3	na	na	na	na	na	na
Industrial zone (sewered)	Industrial	10	0	na		na	na	na	na	na	na	na	na	na
Industrial zone (unsewered)	Industrial	10A	0	na		na	na	na	na	na	na	na	na	na
Carrington Estate	*Carrington Estate*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Coastal Marine	*Coastal Marine*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Conservation	*Conservation*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Horticultural Processing	*Horticultural Processing*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Kauri Cliffs	*Kauri Cliffs*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Lakes & Rivers	*Lakes & Rivers*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Minerals	*Minerals*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Motoroa Island	*Motoroa Island*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Orongo Bay Special Purpose	*Orongo Bay Special Purpose*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Point Veronica	*Point Veronica*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Quail Ridge Country Club	*Quail Ridge Country Club*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Rail	*Rail*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Recreational Activities	*Recreational Activities*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Road	*Road*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
South Kerikeri Inlet Zone Sensitive Area	*South Kerikeri Inlet Zone Sensitive Area*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Waimate North	*Waimate North*	*99*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*

						Detached Dwellings			Attached horizontal			Attached vertical		
Proposed District Plan	PDP_zone (in rating set)	Zone Code	Include (Y=1)	Min Lot size	Max bdg footprint	Sqm per dwelling LAND	FAR	Max Height	Sqm per dwelling LAND	FAR	Max Height	Sqm per dwelling GFA	FAR	Max Height
General residential zone	General Residential	11	1	600		600	50%	2	200	45%	2	na	na	na
Kororareka Russell Township	KororÄ•eka Russell Township	12	1	800		800	20%	2	na	na	na	na	na	na
Rural Settlement	Settlement	13	1	3,000	600	3,000	35%	2	na	na	na	na	na	na
Rural Residential	Rural Residential	14	1	4,000	2,500	4,000	13%	2	na	na	na	na	na	na
Rural Lifestyle Living	Rural Lifestyle	15	1	40,000	600	40,000	10%	2	na	na	na	na	na	na
Rural Production	Rural Production	16	1	400,000		400,000	13%	3	na	na	na	na	na	na
Horticulture zone	Horticulture	17	1	100,000		100,000	13%	3	na	na	na	na	na	na
Mixed Use zone	Mixed Use	18	1	250		na	na	na	na	na	na	80	50%	3
Light Industrial zone	Light Industrial	19	0	na		na	na	na	na	na	na	na	na	na
Heavy Industrial zone	Heavy Industrial	20	0	20,000		20,000	na	na	na	na	na	na	na	na
Ngawha Innovation and Enterprise Par	Ngawha Innovation And Enterprise Par	21	0	na		na	na	na	na	na	na	na	na	na
Airport	*Airport*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Carrington Estate	*Carrington Estate*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Horticulture Processing Facilities	*Horticulture Processing Facilities*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Hospital	*Hospital*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Kauri Cliffs	*Kauri Cliffs*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
MÄori Purpose - Rural	*MÄori Purpose - Rural*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
MÄori Purpose - Urban	*MÄori Purpose - Urban*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Moturoa Island	*Moturoa Island*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Natural Open Space	*Natural Open Space*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Open Space	*Open Space*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Orongo Bay	*Orongo Bay*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Quail Ridge	*Quail Ridge*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*
Sport And Active Recreation	*Sport And Active Recreation*	*99*	*0*	*na*	*0*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*	*na*



Appendix 2 - Natural hazards and Overlays

Hazards and Overlays (qualifying matters)	Impact of hazard/overlay in model
Heritage	Exclude from development
NZHPT heritage sites	Additional cost of technical report
Kerikeri Heritage A&B	Exclude from development
Maori sites	Exclude from development
Waitangi Tribunal claim	Exclude from development
Nga whenua rahui	Exclude from development
Archaelogical site	Additional cost of technical report
Erosion prone	Additional cost of technical report
Esplanades	Exclude from development
Parks/Reserves	Exclude from development
Playgrounds	Exclude from development
Land contamination	Additional cost (HAIL assessment and resource consent)
Liquefaction Undertermined	Additional cost of technical report
Liquefaction Unlikely	No effect
Liquefaction Possible	Additional cost of engineering solution
Designation (e.g. education, water storage, etc.)	Exclude from development
Coastal erosion	Exclude from development
Coastal flood	Possible exclusion from development*
Pluvial floods	Possible exclusion from development*
River flooding	Possible exclusion from development*
Significant Natural Area (includes coastal)	Possible exclusion from development*
Outstanding Natural Landscapes/Features/Character	Possible exclusion from development*
Natural character	Possible exclusion from development*
District Plan Conservation zones	Possible exclusion from development*
DOC public conservation areas	Possible exclusion from development*
DOC protected natural areas	Possible exclusion from development*
Highly Productive Land (LUC 1/2/3)	Possible exclusion from development**
Historical site	Exclude from development
Height control (max storeys) - Pahia	No apartments (vertically attached dwellings) possible.

*If the affected area on a property is such that the mininmum lot size requirement cannot be met, then the property is excluded from development capacity calculations.
**Exclusion if property in relevant zone and the affected area is such that minimum lot size requirement cannot be met.

Appendix 3: Estimating capacity: Overview of technical process (infill and vacant capacity)

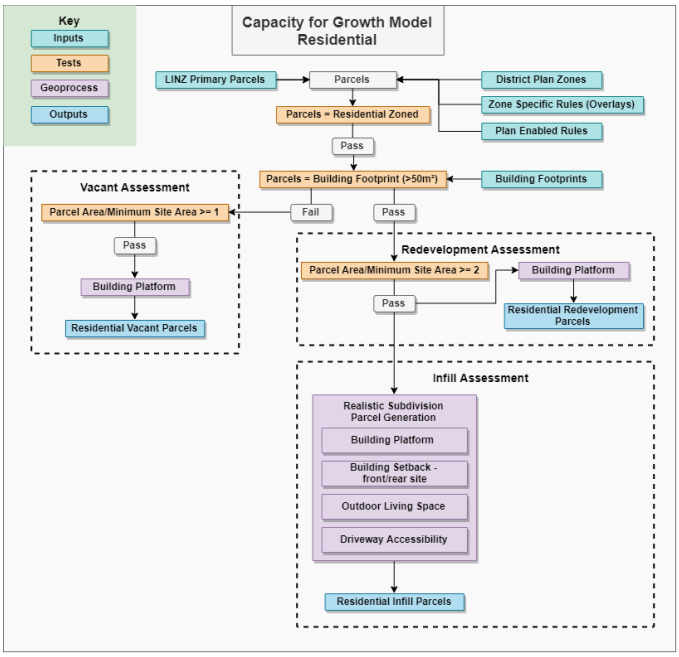
M.E developed a model to assesses the ability of identified properties to accommodate additional dwellings through 'infill' development. Several components are brought together in this process.

Compiling and pre-processing of the spatial datasets is carried out in a Geographic Information System, while the modelling process itself is carried out within FME (spatial data integration software) via a series of spatial and logical queries structured as algorithms.

The process for calculating plan enabled capacity (PEC) within the identified area is set out below. The process starts with the planning rules, and translates these into a rule-framework, linked to individual properties. The framework reflected:

- Minimum building footprint area,
- Minimum site area,
- Minimum building platform/shape factor radius (if applicable),
- Minimum building setbacks,
- Minimum vehicle access width,
- Minimum outdoor living space.

An overview of the complete FME model is provided in the accompanying figure. In the first stage, a spatial join is applied between the LINZ primary parcels and zone overlays.



The first test is to identify the parcels that reside within the relevant residential[64] zone. Those parcels that are not located within a relevant zone are disqualified from further analysis.

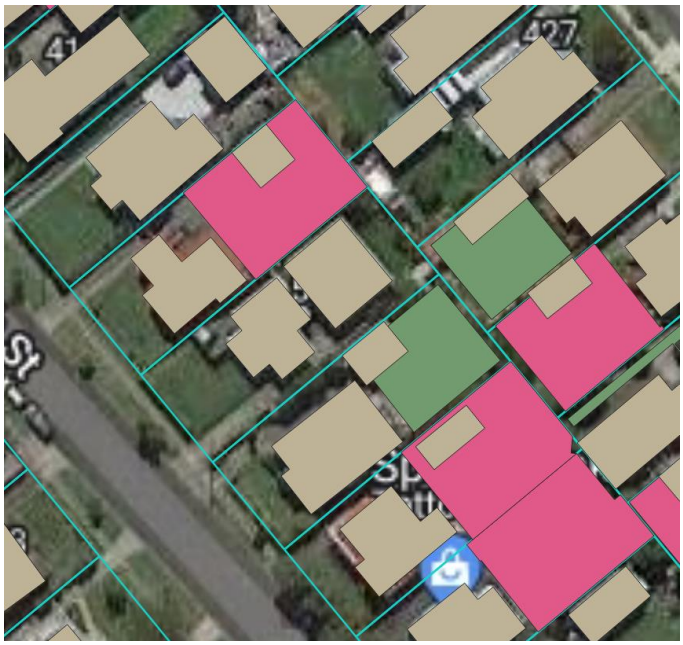
With the relevant parcels identified, this second test identifies vacant parcels, which are then tagged, and passed onto the Vacant Assessment process. Identifying these parcels is a case of executing a disjoint spatial selection between the residential zoned parcels and the building footprints (the Council rating data is also used to inform this process). This selection returns all parcels that do not at all contain or intersect a building footprint. In the vacant assessment process, vacant parcels are tested to see whether they can hold >=1 minimum sized parcel. The logic here being that each vacant parcel must be able to contain at least a single minimum sized lot for it to be developable. Those returning a value equal to or greater than one, are subjected to a building platform test to eliminate any unusually shaped parcels that may meet the minimum

[64] Includes zones where residential activity is enabled and expected by the Plan.

lot size test (e.g., a long and narrow site is excluded). The outputs are verified and controlled against the rating data.

When assessing non-vacant parcels for infill capacity, bespoke geoprocessing methods are applied to each parcel. This process involves creating a bounding box to simplify the building shape before implementing the building setbacks, offsets and so forth. The GIS/FME platform then finds the infill area within the parcel through triangulation, circle creation, and bounding boxes generation. This process simplifies the potential infill areas to a realistic parcel shape. Finally, for each potential infill area, the following minimum tests are applied (subject to planning rules and settings):

- Minimum site area requirement,
- Capacity for the minimum building platform,
- Building setbacks,
- Capacity for an outdoor living space (where applicable), and
- Road access and driveway capacity.



The included graphic presents a visual example of the FME outputs.

Pink indicates properties that can accommodate infill capacity, having passed all the 'tests'. Green indicates properties where there might be enough physical space for another dwelling, but the driveway test failed. That is, there would be no access if the backyard was developed.



Appendix 4: Summary of developer engagement

Theme 1: Development costs inhibit local activity, and steers development patterns

- Greenfield development preferred by developers (easier and cheaper)
- Kerikeri-Waipapa is the growth node (infrastructure issues).
- Far North is spatially extensive, and it is not viable to development in some rural/isolated areas are not commercially viable for mainstream developers.
- Some policy settings from Central Government adds unnecessary complexity e.g., 'one size fits all' standards for building 'healthy homes'/H1 standards (e.g. Southland vs Northland same standards despite different climate)
- Risks as significant and needs to be priced in. this increases the required margins (greenfield 21%-22%; infill/intensification 30%)

Theme 2: Development costs are significant

- Fast rising construction costs – Northland most expensive according to QV cost builder. Increased by over 20% in year June 2023.
- $3,500-4,300/sqm (excl professional fees; land; ancillary costs; finance cost; GST)
    - Some say minimum more like $3,800-4,000/sqm
    - Some indicated that minimum costs are around $5,000sqm
- Margin: 20%-22% for greenfield; 30% for infill; 10% for social providers (excl KO)
- Contingency 8%-10%
- Finance cost – 8%-8.5% pa
- Acknowledge the need for DC/FCs; suggest negotiation between Council and developer in absence of policy.
- Development timelines (consenting) can add delays and costs.
- As with other parts of the country the Far North also has several Geotechnical challenges whether it be ground conditions or flooding zones, wetland areas and or poor ground conditions alongside potential HAIL issues.
- A significant barrier to large scale development of housing in the Far North is the cost of Finance. With interest rates being the highest in the last five years this continues to present significant challenges for both Developers and SHP's alike.

Theme 3: Different market focus areas

- There is a role for central government and social housing providers to provide dwellings for a portion of households.
- Market demand and relative size of dwelling demanded by the market varies.
    - developers indicating a range of 'preferred houses' (100sqm – 200sqm).
    - Range of house configuration – some indicated range is 1-2 beds, others indicated a 3-4 bed preference.
- Progressive housing development options is a potential alternative to social housing.
- Diverging housing markets (some indicated demand is from young families, others indicated demand is from older families)
- Some development types are willing to accept a lower margin because they operate in a different market (progressive housing).

- Significant and growing need for smaller typologies and the affordable rental and social housing tenures. The markets are very different across the district, Kerikeri/Waipapa is quite distinct and is one of the few 'developable' areas in the district, we're all aware of infrastructure capacity issues
- Demand exceeds supply for community development projects, and development timelines are significant.
- Papakainga housing provides for a different part of the population than the mainstream developers. Design is different. Multi-ownership of the land – agreement takes time. Lots of korero (discussion) and negotiation to agree on way forward, incl. design, etc.
- Rural development vs urban development for Māori is very different – infrastructure already in place in urban areas.

Theme 4: Far North is a challenging development market

- The Far North is vast, and settlements are greatly dispersed – leads to many challenges when providing infrastructure.
- Housing shortage is pushing prices up and this affects the ability to attract staff (due to mismatch between housing costs and salary/wage levels.
- Archaeological, Heritage, Significant Natural Area (SNA) sites – 'no-go' because costs are too uncertain.
- Growth is difficult to project and recent migration patterns add pressure to the housing market.
- We have seen significant increases in material prices throughout Northland in the last few years with prices still increasing. Whilst some materials have lowered slightly there is still stubbornness due to high inflation so we would expect to see prices lower with lower inflation, but this is yet to be seen and will take some time to take affect if any.
- Largest challenge is finding land – 2+ sites to amalgamate. Multiple landowners must be willing to sell.

Theme 5: Infrastructure

- Climate change is an important consideration when designing housing.
- Interplays between housing and services. When they offer employment, it's usually families moving in, and they struggle to find e.g. daycare for their children (long waiting lists).
- Social infrastructure is lacking. Find it hard to house their staff in Kaitaia (near 'work') – nurses turn down employment for lack of quality housing.
- Development sector acknowledges need to play a role in infrastructure i.e., via development or financial contributions (or agreed value).
- Infrastructure costs can make a development unviable.
- The Far North has had insufficient investment allocated to infrastructure so there are significant constraints around being able to connect to the infrastructure grid which puts additional costs on developers as Councils don't have the infrastructure in place.
- State Highway One from Kaikohe to Kaitaia over the Mangamukas has been closed for the last 18x months, reliability on this route and the future of this route is also a concern to suppliers and freight operators.
- The Transport costs of materials and labour has increased as most products and some resources come from outside the region.
- Infrastructure (transport networks) are vital for operation and growth.
- Growth inhibited by capital availability – large set up costs and takes time to become profitable.
- Infrastructure is a barrier to development - iwi is working to overcome, but it is costly.



- Important for Iwi and central and local government to all work together (financing, planning, operational).

Appendix 5: Spatial concordance for Residential Component

SA2_code	SA2_Name	Settlement_Name	Reporting Area
100100	North Cape	Other rural Far North District	Rural Area
100100	North Cape	Pukenui	Coastal Settlement
100200	Rangaunu Harbour	Awanui	Urban Area
100200	Rangaunu Harbour	Kaimaumau	Coastal Settlement
100200	Rangaunu Harbour	Other rural Far North District	Other Rural
100200	Rangaunu Harbour	Other rural Far North District	Rural Area
100400	Karikari Peninsula	Karikari	Coastal Urban Area
100400	Karikari Peninsula	Other rural Far North District	Coastal Urban Area
100400	Karikari Peninsula	Other rural Far North District	Rural Area
100400	Karikari Peninsula	Tokerau Beach	Coastal Urban Area
100500	Tangonge	Other rural Far North District	Rural Area
100600	Ahipara	Ahipara	Coastal Urban Area
100700	Kaitaia East	Kaitaia	Kaitaia
100800	Kaitaia West	Kaitaia	Kaitaia
100900	Rangitihi	Other rural Far North District	Rural Area
101000	Oruru-Parapara	Other rural Far North District	Rural Area
101100	Taumarumaru	Cable Bay	Coastal Urban Area
101100	Taumarumaru	Coopers Beach	Coastal Urban Area
101100	Taumarumaru	Mangonui	Coastal urban area
101100	Taumarumaru	Mangonui	Rural Area
101100	Taumarumaru	Taipa	Coastal urban area
101200	Herekino-Takahue	Other rural Far North District	Rural area
101300	Peria	Other rural Far North District	Rural Area
101400	Taemaro-Oruaiti	Hihi	Coastal Urban Area
101400	Taemaro-Oruaiti	Other rural Far North District	Rural Area
101500	Whakapaku	Other rural Far North District	Coastal Settlement
101500	Whakapaku	Other rural Far North District	Rural Area
101600	Hokianga North	Other rural Far North District	Rural Area
101700	Kohukohu-Broadwood	Kohukohu	Urban Area
101700	Kohukohu-Broadwood	Other rural Far North District	Rural Area
101800	Whakarara	Other rural Far North District	Coastal urban area
101800	Whakarara	Other rural Far North District	Rural Area
101800	Whakarara	Other rural Far North District	Rural Settlements
101800	Whakarara	Whangaroa	Coastal urban area
101900	Kaeo	Kaeo	Urban Area
101900	Kaeo	Other rural Far North District	Rural Area
102000	Omahuta Forest-Horeke	Other rural Far North District	Rural Area
102000	Omahuta Forest-Horeke	Other rural Far North District	Rural Settlements
102100	Hokianga South	Other rural Far North District	Coastal Settlement
102100	Hokianga South	Other rural Far North District	Rural Area
102100	Hokianga South	Rawene	Urban Area
102200	Lake Manuwai-Kapiro	Other rural Far North District	Rural Area
102300	Okaihau	Okaihau	Rural Settlements
102300	Okaihau	Other rural Far North District	Rural Area
102400	Rangitane-Pureru a	Other rural Far North District	Coastal Settlement
102400	Rangitane-Pureru a	Other rural Far North District	Rural Area
102400	Rangitane-Pureru a	Rangitane	Coastal Settlement
102500	Waipapa	Other rural Far North District	Rural Area
102500	Waipapa	Waipapa	Urban Area
102600	Puketotara	Other rural Far North District	Rural Area
102700	Waima Forest	Other rural Far North District	Rural Area
102800	Riverview	Kerikeri	Rural Area
102800	Riverview	Kerikeri	Urban Area
102900	Waipoua Forest	Omapere	Coastal Settlement
102900	Waipoua Forest	Omapere	Coastal Urban Area
102900	Waipoua Forest	Opononi	Coastal Urban Area
102900	Waipoua Forest	Other rural Far North District	Rural Area
103000	Kerikeri Central	Kerikeri	Urban Area
103100	Kerikeri South	Kerikeri	Coastal Settlement
103100	Kerikeri South	Kerikeri	Rural Area
103100	Kerikeri South	Kerikeri	Urban Area
103200	Ohaeawai-Waimate North	Ohaeawai	Rural Settlements
103200	Ohaeawai-Waimate North	Other rural Far North District	Rural Area
103300	Puketona-Waitangi	Kerikeri Inlet	Rural Area
103300	Puketona-Waitangi	Other rural Far North District	Rural Area
103300	Puketona-Waitangi	Waitangi (Far North District)	Rural Area
103400	Ngapuhi	Ngawha Springs	Urban Area
103400	Ngapuhi	Other rural Far North District	Rural Area
103500	Kaikohe	Kaikohe	Kaikohe
103600	Pakaraka	Other rural Far North District	Rural Area
103700	Haruru	Haruru	Coastal Urban Area
103800	Russell	Russell	Coastal urban area
103900	Paihia	Paihia	Coastal urban area
104000	Mataraua Forest	Other rural Far North District	Rural Area
104100	Matawaia-Taumarere	Other rural Far North District	Rural Area
104200	Russell Peninsula	Okiato	Coastal Settlement
104200	Russell Peninsula	Other rural Far North District	Coastal Settlement
104200	Russell Peninsula	Other rural Far North District	Rural Area
104200	Russell Peninsula	Other rural Far North District	Rural Settlements
104300	Opua (Far North District)	Opua	Coastal urban area
104400	Russell Forest-Rawhiti	Other rural Far North District	Rural Area
104500	Moerewa	Moerewa	Rural Settlements
104600	Kawakawa	Kawakawa	Urban Area
104700	Maromaku	Other rural Far North District	Rural Area

Appendix 6: Spatial Distribution of historic Growth

Historical growth patterns provide an indication of the locational preferences across sectors. Employment shifts were analysed to identify growth areas, and the spatial distribution of growth across the district. The analysis covered two decades and 48 economic sectors. The results are summarised into the following broad sectors:

1. Primary sector
2. Manufacturing and warehousing
3. Construction
4. Retail
5. Accommodation and food services
6. Professional services
7. Public and other services

Sectors such as utilities and education are excluded from the discussion. In the Far North context, utilities are associated with large operations such as Top Energy as well as some Council services, solid waste collection services. These activities are excluded from the discussion because the spatial classification often maps them to the head-office function, and not where the actual activity occurs. Education is excluded from the discussion because it includes schools which are often located in residential zones/locations, and developed near population concentrations.

The key points for each sector-group are summarised below and the results are discussed using four periods:

- 2004-2009
- 2009-2014
- 2014-2019, and
- 2019-2023.

The overall change (over the twenty year period) is also factored into the analysis.

Primary

The primary sector includes all agriculture activities, including sheep, beef and cattle farming, horticulture, dairy farming as well as forestry. Mining is also included in the primary sector but is small and very dependent on the location of the minerals.

The primary sector contracted over the long term, shedding employment across most locations. A short period of overall growth was observed between 2014 to 2019 when 290 MECs were added to sectoral employment. However, the post-Covid period (2019 to 2023) saw a return to long term trends with employment declining. These downward shifts are spatially consistent across the district, but slightly more pronounced around the urban areas as land is used for alternative activities. The downward shift in employment numbers does not signal the demise of the rural economy – GDP estimates shows that a change in the relative mix of primary activities with a move away from sheep, beef, cattle and dairy farming, towards forestry and logging and horticulture as well as other livestock farming. The drop in employment together with the increase in GDP suggests that the primary sector is seeing a transition towards higher value goods. This is consistent with local development initiatives such as the Ngawha Innovation Park development that seeks to enhance economic linkages between rural-economy type activities and high-value manufacturing.

Importantly, the primary activities occur in the rural areas. Areas (SA2) that have seen the largest downward shift in employment are:



- Riverview – with an overall decline of 200 MECs. This decline is despite growth of 260 MECs in the 5 years leading up to the Covid-disruptions. Most of this growth has been reversed since.
- Kerikeri South with a drop of 215 MEC over the long term.
- Okaihau saw the third largest employment drop, shedding 120 MEC over the long term.

In contrast to the generally widespread loss of primary sector employment, some SA2 saw an increase in employment, including:

- Waipapa, with a steady, upward trend in primary sector employment growth by 60 MECs over the 20 year period – almost doubling to 110 MECs. The growth has occurred over the past decade (since 2014). In the preceding decade, saw employment levels remain flat.
- Tangonge SA2 saw an increase of 45 MECs over two decades. This increase occurred in the 2004-2009 period and has been decreasing over the past decade or so.

Currently, primary sector employment is dispersed across the district and across all forty seven SA2 s, the average share of primary employment is 2%. Seven SA2 host 47% of primary sector jobs, with the largest being in the Rangaunu Harbour SA2 with 9%, followed by North Cape and Lake Manuwai-Kapiro with 7% each. These SA2 each have more than 200 primary sector jobs. Little employment change has occurred in these locations over the past two decades.

A selection of SA2 have around 5% of primary sector employment, including: Waipapa, Puketotara, Ngapuhi, Maromaku. The Waipaia and Ngapuhi locations are noteworthy because the Ngawha Innovation Park is located in the Ngapuhi SA2 and is expected to see growth associated with the primary sector, and the associated high value processing. The Waipapa SA2 is a growth area and expected to see a share of urban development, potentially displacing primary sector activities. However, a closer inspection of the detailed data shows the that agricultural employment in Waiapapa are associated with activities such as forestry support service as well as agricultural support services – therefore, the activities are not associated with businesses that operate in those locations (i.e., the actual work occurs elsewhere).

Manufacturing and warehousing

Manufacturing and warehousing have similar locational requirements, with accessibility and transport key factors. Over the past two decades, these activities have remained relatively stable in terms of employment, adding 60 MECs since 2004. These sectors have been relatively volatile, adding and shedding employment in line with economic conditions. Spatially, employment is located around the urban areas, with over half (52%) of manufacturing and warehousing employment located around:

- Kaitaia East 11%
- Moerewa 12%
- Lake Manuwai-Kapiro 11%
- Puketotara 8%
- Kerikeri South 6%
- Waipapa 6%

The importance of Kaitaia East as a location remains despite this location seeing substantial employment losses, with manufacturing jobs down 370 since 2004. Regardless, it is still and important manufacturing and employment locations in the District context. The data suggests that the employment losses were due to changes associated with a few large businesses relating to wood product manufacturing. Looking through these impactful events paint a more optimistic picture about manufacturing employment levels, with growth across other locations and manufacturing sub-sectors. However the scale of change has been moderate.

Some locations have seen material increases in manufacturing and warehousing employment when considered against 2004 levels, including:

- Lake Manuwai-Kapiro +200 MECs
- Waipapa +127 MECs
- Riverview +109 MECs

The growth in MECs over the long term must be viewed in the context of overall change. While employment expanded in some locations, the change appears to have been across diverse sub-sectors, reflecting organic growth across many small businesses that do not require large footprints. Warehousing developments associated with transporting and processing/supporting agricultural activities have been a driver of growth and distributed in the peri-urban locations around the urban centres of the district.

Construction

Construction includes an array of different cub-sectors, ranging from civil works, earth works as well as carpenters and trades people (electricians and plumbers). Consequently, employment is distributed across different areas, including residential, rural as well as industrial locations (and zones).

Over the long term, construction employment grew by 880 MECs – this growth occurred despite large declines in the period following the GFC when 495 construction jobs were lost. More recently, 2019-2023, 520 construction jobs were added. Most of the change is associated business registered in Kerikeri South, Lake Manuwai-Kapiro and Kaitaia East and Puketotara. Combined, these three locations accounted for 49% of construction job growth since 2004. Unsurprisingly, these areas also accommodate the larges shares of construction jobs. Other locations with large shares are:

- Rangaunu Harbour,
- Taumarumaru,
- Waipapa, and
- Puketotara.

The mentioned SA2 each have 5% of the district's construction jobs. Locations that have seen large declines in construction jobs include:

- Kerikeri Central,
- Haruru, and
- Kaikohe.

It appears that most of the job losses transpired in the period before, and immediately after the GFC, with some recovery post GFC. However, these declines were not erased during the recent economic growth period meaning that the overall level of construction jobs are still below historic highs.

As mentioned earlier, the business structure of the construction entities mean that a large share of construction businesses tends to be sole traders, meaning that those businesses are small, and generally the 'business location' is associated with the operator's home address. Therefore, only a portion of construction employment growth translates into business land requirements. Therefore, attributing all construction activity to industrial locations would inaccurately represent the business land requirements of this sector.



Retail

Retail encompasses a broad range of activities, including general retail and personal services such as household goods repairs, hairdressing, and personal services. It also includes some commercial activities like real estate agencies, dentists, and optometrists. Supermarkets are also included as retail. Retail is demand driven, and aligns with population and economic growth patterns. The district employment in retail has trended up with an overall increase of 280 MECs since 2004. Some cyclicality is evident in the data, showing the effects of economic patterns during and after the GFC, when around 290 retail jobs were lost as the economy slowed. These job losses have been reversed in the period leading up, and beyond the Covid disruptions.

Spatially, retailing is concentrated in the main urban areas, including:

- Waipapa 11%
- Kerikeri Central 24%
- Kaikohe 8%
- Kaitaia East 21%

Combined, these areas account for 64% of retail employment. Other noteworthy locations include the likes of Paihia (4%), Rangaunu Harbour (3%) as well as Kerikeri South, Haruru and Russell with 2% of retail jobs each.

The growth patterns over the past two decades show that retailing has grown in the key locations of Waipapa and Kaitaia have seen large shifts in retail employment. In Waipapa, the shifts have been constant since 2004, with a large spike in 5 years or so before the Covid disruptions – between 2014 and 2019, retail employment increased by 170 MECs and over the 2004-2023 period, retail employment increased by close to 300 MECs. This increase has been substantial, and from a low base of less than 20 retail jobs in 2004. The key changes include the establishment of:

- Supermarket and grocery stores,
- Hardware and building supplies retailing,
- Department stores.

In Kaitaia, the growth has been more diverse, spread over a greater variety of retailers, such as:

- Motor vehicle and related retailing (parts, tyres, cars)
- House improvements (floor and furnishings)
- Personal and recreational type goods (sports equipment, camping goods, stationery and jewellery).

The growth pattern and the mix of retailing that underpinned the growth suggests that Kaitaia's population and demographic patterns are demanding a more diverse retail offer and that it can support a wider variety (and more) in retailing. The link to the immediate and district wide population is essential for retailing. The role of tourism demand must also be considered.

The retail growth has been uneven, and not all parts of the district grew from a retailing perspective. Kaikohe and Kawakawa shed retail jobs. In Kawakawa the downward trend has moderated somewhat with most retail jobs lost during the GFC. However, these jobs have not returned. In Kaikohe, the loss of retail jobs appears to be downward in general. The shifts have been in activities associated with automotive retailing, automotive related activities (tyre sales), as well as hardware and building supplies retailing. In the context of the growth seen around Waipapa and Kerikeri in these retailing categories, it appears that a spatial reorganisation in line with demand patterns has occurred in line with the growth patterns. Going forward, retail growth is expected to be in line with population and demographic patterns.



Accommodation and food services

Accommodation and food services are related to the visitor economy as well as local households' entertainment spending (e.g., eating out). This sector has strong ties to the visitor economy on the Far North District. Tourism spending is discretionary with high correlation to economic cycles and the performance of regions beyond the Far North. Therefore, the effects of macro-economic events, such as the GFC and Covid-disruptions are evident in historic employment numbers. For example, in the timeframe covering the GFC (and post-GFC recovery) there was a decline in employment of 170 MECs in accommodation and food services. The sectors showed a strong recovery in the lead-up to Covid in 2019/2020 with employment growing by 290 MECs. However, the fell away again during Covid and the earlier peaks have not been reached since.

The spatial distribution across the district indicates a distinct concentration around the main urban areas. The largest accommodation and food services concentrations (in terms of MEcs) are in:

- Taumarumaru[65] 130 MEC
- Whakarara[66] 125 MEC
- Kaitaia East 185 MEC
- Kerikeri Central 315 MEC
- Paihia 461 MEC
- Russell 211 MEC

Other noteworthy locations with employment between 50 and 100 MECs in accommodation and food services include, Karikari Peninsula, Lake Manuwai-Kapiro, Puketona-Waitangi, Kaikohe, and Waipoua Forest.

The role of the visitor economy, in supporting these jobs is evident. Locations such as Paihia and Russell, that are exposed to international visitors have not seen the strong bounce-back in jobs in the post Covid environment. The long term change patterns are expected to align with the district natural endowments and the cultural assets that will continue to attract New Zealand and international visitors.

Professional Services

Professional services include a broad range of employment types and is a significant portion of local employment – estimated at 3,160 MECs. Professional services are associated with white-collar jobs and knowledge economy, or smart economy jobs also fall in this group. Further, professional services are connected to remote working situations. In the Far North context, the ability to work remotely is likely to support the district's relative attractiveness as a destination for knowledge workers looking to relocate to more rural parts of New Zealand.

Since 2004, professional services have added 535 MECs to the local labour force. The spatial distribution of these services is Overall employment growth, adding 491 MECs to its workforce, indicating a substantial post-GFC rebound. A further 183 MECs were added from 2019 to 2023. These changes were observed across various locations, each displaying distinct growth patterns. The largest concentration of growth has been in Riverview, Lake Manuwai-Kapiro, Kerikeri Central and Rangaunu Harbour. These locations account for a third (35%) of professional service jobs and saw an additional 530 MECs over the past two decades. Paihia and Kaikohe both saw large declines in professional service jobs since 2004. Data suggest that the main driver of the declines in Kaikohe related to

- Employment placement and recruitment services,
- Passenger car rental and hiring,

[65] Doubtless Bay area
[66] Large rural area around Matauri Bay and Whangaroa

- Newspaper publishing,
- Accounting services.

In Paihia, the shift has been in similar activities, but includes the losses in bank, real estate services and travel agency and tour operations. For these activities, the changes occurred in the GFC-period, and the activities have not returned. Reals estate services saw a brief lift in employment in the 2014 to 2018 period before Covid but has dropped to around 40 MECs.

These changes happened around the GFC, and it appears that the businesses did not return post-GFC. Regardless, professional services are expected to ongoing growth throughout the district, including the rural locations. These rends underscore the dynamic shifts in employment within professional services, across various locations and periods. However, office-based activities like professional services and administration may translate into demand for business land.

Public and other services

Public and other services in cover business and government activities. Health, and social services as well as police and safety services. Other services include the likes of interest groups, and religious services while personal services capture business activities that hairdressing, beauty services and repair services.

In total, these services have seen large increases in MECs since 2004 – total increases are estimated at nearly 2,150, taking the total employment to 5,990. The growth has been steady, occurring throughout the assessment period. After slowing tracking upwards post GFC, the growth in these sectors accelerate post-GFC. The growth reflects broad-based changes across government and private sector activities.

The largest downward shift occurred in the 2006-2008 period when social service activities shifted out of Matawaia-Taumarere. The specific reason for this unverified, but if could relate to the 2006 reorganisation of Ngāpuhi Iwi Social Services during which it became a subsidiary of Te Rūnanga-Ā-Iwi-Ō-Ngāpuhi. This re-organisation would suggest the location from where services were delivered changed (and not that those services were lost to the community). The step change in employment appear to align with large increases circa 2007/8 in similar employment levels in Kerikeri Central. However, the increase in public services delivered from Kerikeri Central, based on MECs, is considerably greater than just the re-organisation activities. Total public and other services employment in this SA2 increased by 735 and is approaching 1,100. Other locations that recorded strong growth in public and other services are:

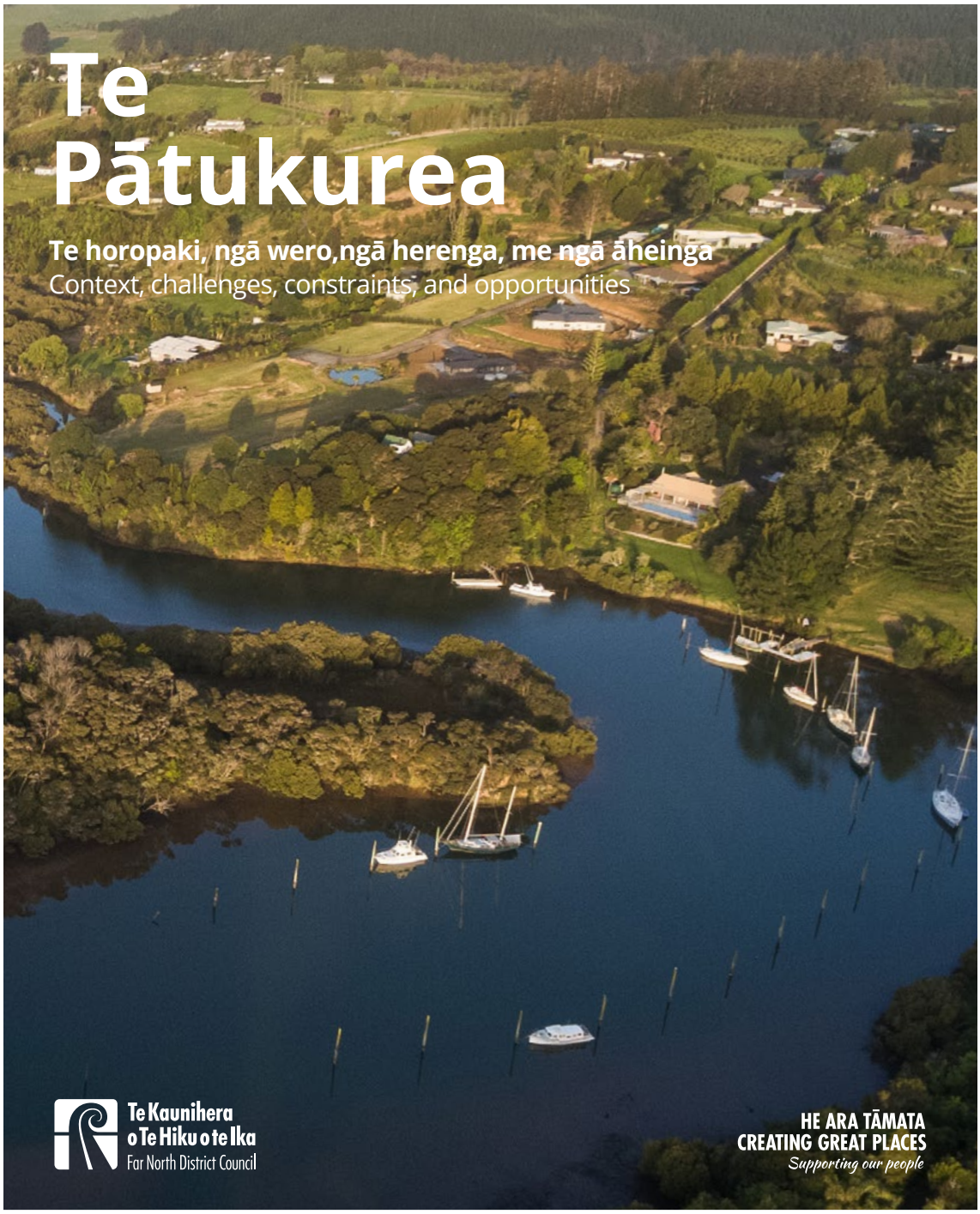
- Kaitaia West 135 MECs
- Kerikeri South 100 MECs
- Kerikeri Central 735 MECs
- Ngāpuhi[67] 303 MEC

The role of central government services and the employment these services support is substantial. These services deliver social value and provide a baseline level of economic activity and support a range of wider social objective and community outcomes.

Spatially, the employment is concentrated in Kaitaia (East and West), Kerikeri Central and Kaikohe with these locations accounting for 54% of public and other service MECs. Unsurprisingly, these locations also accounted for more than half of sectoral growth over the past two decades. Notwithstanding these large shares, public and other services are located throughout the district, in virtually all SA2, servicing local communities.

[67] SA2 covering a large rural area surrounding Kaihohe, stretching past Kaihohe Aerodrome, close to SH12/Roger Road, to Lake Omapere.





He Pūrongo Tūāpapa
Foundation Report

12 Mahuru | September 2024

Ngā Kaupapa
Contents

Section 1.0 **Hei whakataki kōrero**
Introduction **1**
1.1 Foundation Report 3
1.2 Our journey so far 5
1.3 How Te Pātukurea fits into the wider strategic context 7
1.3.1 National and Regional Direction 8
1.3.2 Other FNDC plans and strategies 9
Section 2.0 **Te horopakio**
Context **11**
2.1 Our regional context 12
2.2 The urban environment 13
2.3 Our Te Pātukurea Study Area 14
2.3.1 History 16
2.3.2 Hapū of the District 17
2.3.3 Mana Whenua Cultural Values 18
2.3.4 Our Cultural Heritage 19
2.3.5 Kerikeri Basin 20
2.3.6 Natural heritage 21
2.3.7 Our people: Kerikeri-Waipapa demographics 22
2.3.8 Our Economy 25
Section 3.0 **Ō mātou herenga, āheinga hoki**
Our constraints and opportunities **28**
3.1 Our infrastructure 29
3.1.1 Our transport system 31
3.1.2 Our three waters infrastructure 33
3.1.3 Our social infrastructure 36
3.1.4 Our electricity and telecommunications infrastructure 40
3.2 Our natural environment 41
3.3 Wāhi Toitū (no-go) & Wāhi Toiora (go-carefully) 44
3.4 Housing and Business Capacity Assessment (HBA) 47
3.5 Growth Principles 49
Section 4.0 **Te arotake i ngā wāhi āpiti o Te Pātukurea**
Assessing the sub-areas of Te Pātukurea **51**
Sub-area 1 Kerikeri Peninsula 53
Sub-area 2 Kerikeri Inlet 54
Sub-area 3 Kapiro Road 55
Sub-area 4 Kapiro 56
Sub-area 5 Puketotara 57
Sub-area 6 Waipapa 58
Sub-area 7 Riverview 59
Sub-area 8 Kerikeri Central 60
Sub-area 9 Kerikeri Periphery 62
Sub-area 10 Kerikeri South 63
Section 5.0 **Ngā wero**
Challenges **65**
5.1 Challenge 1 67
5.2 Challenge 2 69
5.3 Challenge 3 71
5.4 Challenge 4 72
5.5 Challenge 5 73
Next steps | Ngā Mahi i muri atu **74**
Āpitihanga
Appendices **75**
Appendix A: Definitions 75
Appendix B: Approach to constraints mapping 79
Appendix C: Framework Report 83
Appendix D: Housing and Business Capacity Assessment 84
Appendix E: Te Pātukurea Cultural Impact Assessment 85
Appendix F: The Current State of Kerikeri-Waipapa: *How well do the urban areas function?* 86
Appendix G: Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base 87

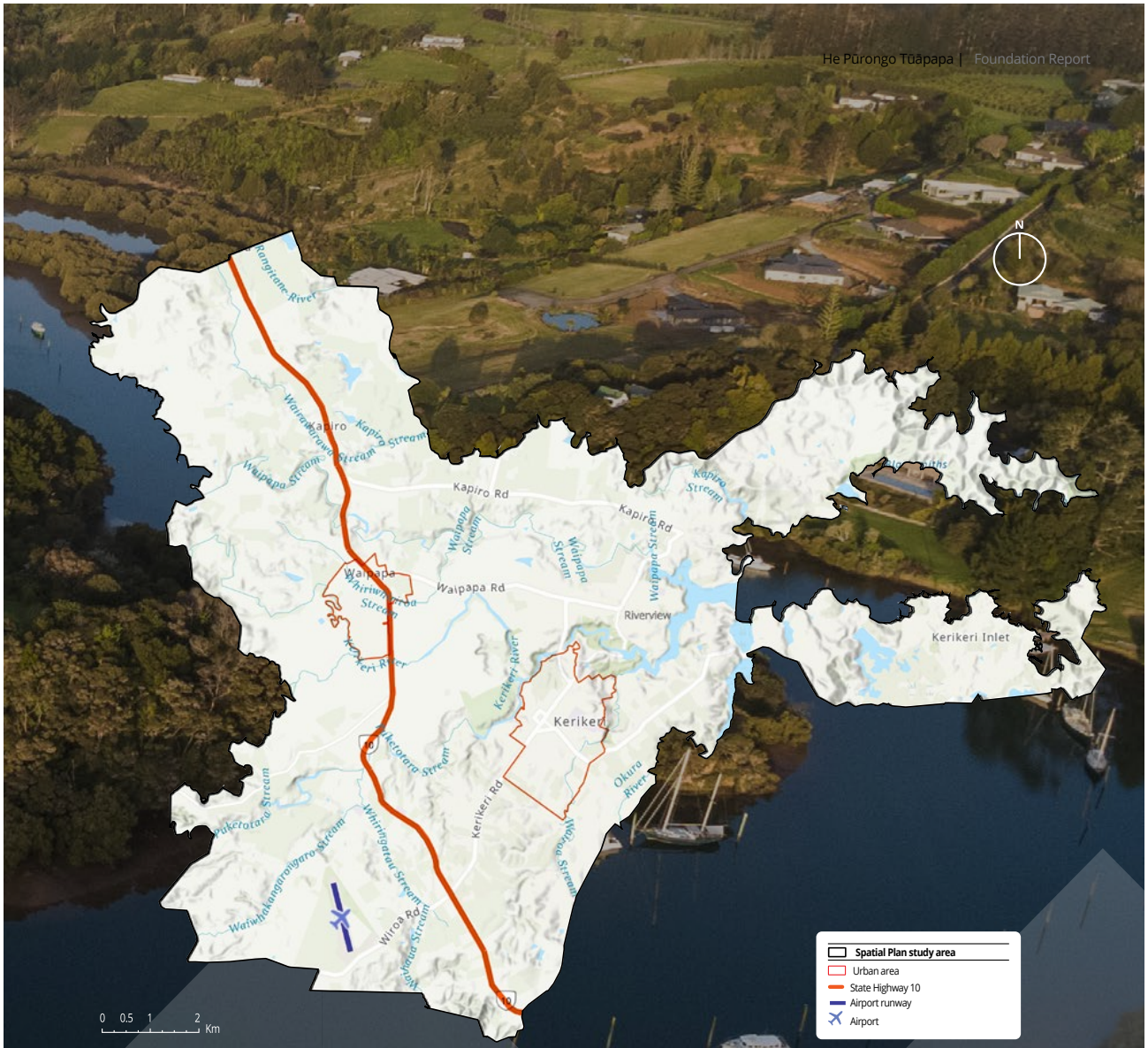
1.0 Hei whakataki kōrero Introduction

We are developing a sub-area spatial plan for Kerikeri-Waipapa that includes the urban centres of Kerikeri and Waipapa within its study area (refer to Figure 1). The Kerikeri-Waipapa spatial plan has been gifted the name Te Pātukurea by hapū. Te Pātukurea is intended to form part of a future Far North district wide spatial strategy.

Te Pātukurea is being developed to respond to current growth pressures and ensure that our actions moving forward allow us to grow in a way that supports the wellbeing of our people, our local economy, our environment, and also reflecting our culture. This Foundation Report investigates the current state of Kerikeri-Waipapa to ascertain constraints and opportunities that will inform the development of growth options for the spatial plan. Key terms used in this report are defined in Appendix A: Definitions.

Kerikeri-Waipapa is the largest and fastest growing urban centre in the Far North District, as well as the second largest in Northland. Approximately 24,000[1] people are expected to call Kerikeri-Waipapa home by 2054, of this, approximately 20,000 are expected to be living within the study area defined by Te Pātukurea.

1 Infometrics High Population Projection



Beyond population growth, there are other challenges facing Kerikeri-Waipapa. These challenges include:

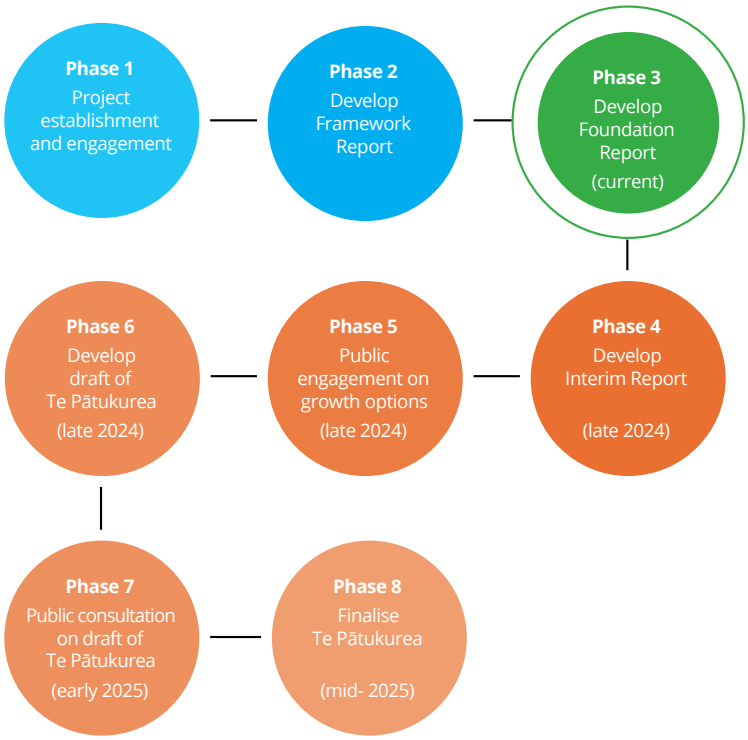
- increases in the severity of weather events,
- natural hazards (like flooding),
- infrastructure resilience and levels of service,
- housing supply and affordability challenges,
- economic growth constraints,
- environmental stewardship pressures and
- barriers to mana whenua in fulfilling their role as kaitiaki

In addition, the absence of a public transport system reduces accessibility for a variety of groups and community infrastructure like open spaces, community facilities, schools, and health care facilities will need more coordinated investment to accommodate growth. Some of these challenges are discussed in more detail within Appendix B: Approach to constraints mapping.

1.1 Foundation Report

This report investigates the current state of Kerikeri-Waipapa to understand the constraints and opportunities which will inform the development of our growth options. It builds on the Framework Document (included in Appendix C), which developed our objectives for the spatial plan, established the key assumptions, determined the Wāhi Toitū (no go) and Wāhi Toiora (go carefully) matters, set out the decision-making framework, and scoped the plan adoption process. The Foundation Report presents the findings of Phase 3 for the development of Te Pātukurea as shown in Figure 2 below.

Figure 2
Te Pātukurea phases



This Foundation Report is structured as follows:

Section 2.0
Context

Understanding the current state of Te Pātukurea study area today is essential to informing our response going forward. This section outlines key underlying aspects of our sub-district study area, including our people and hapū, demographics, and cultural heritage.

Section 3.0
Our constraints and opportunities

A robust evidence base will underpin the development of growth options that are sustainable and feasible. The constraints and opportunities identified here are key to achieving this. This section includes our principles for growth and provides an overview of the findings from our Housing and Business Capacity Assessment (HBA)[2] which is included in Appendix D. This section also explores the state of our infrastructure, natural environment, Wāhi Toitū and Wāhi Toiora matters to help us determine where we should and shouldn't be growing across Te Pātukurea study area; and where we can, by how much.

Section 4.0
Assessing the sub-areas of Te Pātukurea

A baseline analysis of Te Pātukurea has been undertaken to gain a detailed understanding of the constraints and opportunities across the study area. The baseline analysis breaks the study area into sub-areas based on physical boundaries such as rivers, or land-use zone change boundaries. The sub-areas (including a map of their locations) are discussed in detail in Section 4. Wāhi Toitū and Wāhi Toiora spatial constraint layers are considered alongside the baseline analysis to inform the growth assessments.

Section 5.0
Challenges

The key challenges identified in the Framework Document are explored in greater detail. These relate to housing, infrastructure, the economy, sustainable management of Te Taiao (the natural world), cultural aspirations, natural hazards and climate change, and access to our natural environment.

Section 6.0
Next steps

The next step in the development of Te Pātukurea will include an analysis of potential growth options which is part of Phase 4 and will be documented within the Interim Report. This is followed by public engagement on the growth options.

2 The HBA looks demand and supply of housing and of business land to evaluate overall sufficiency over short, medium, and long terms.

1.2 Our journey so far

Back in 2007, the Kerikeri-Waipapa Structure Plan (the Structure Plan) was developed by the Council to respond to population growth, changing demographics (such as an ageing population), increased demand for commercial development, and infrastructure that was nearing capacity. It set a high-level direction for the sustainable development of the area and what that meant for the community. This plan defined the boundaries of the study area for Te Pātukurea.

This Structure Plan led to the implementation of additional business zoned land in Waipapa via the Far North Proposed District Plan (PDP), and the expanded Kerikeri wastewater scheme (which was investigated and expanded to primarily meet compliance and level of service needs requirements). Some of the actions were investigated and altered to meet changing market conditions (2008 Global Financial Crisis), such as expanding the Kerikeri Wastewater Scheme in place of building a larger scheme that would also potentially service Waipapa.

In 2021, we identified the need to review the 2007 Kerikeri-Waipapa Structure Plan. This is when Te Pātukurea was kicked off along with the creation of a governance structure, which included the creation of a Hapū Rōpū governance body to endorse milestones and recommend a draft spatial plan to elected members. Between late 2021 and early 2022 the Council's staff undertook engagement with Hapū Rōpū representatives, stakeholders, government agencies, subject matter experts and community groups to facilitate the development of a draft foundation document. This document set out a vision, discussed the key issues, and developed our aspirational objectives issues and themes, and provided early drafts for four potential growth scenarios.

In mid to late 2022, submissions on the PDP were underway, as it had been notified in July 2022. Typically, a spatial plan will inform a district plan; as they guide consideration of zoning and where new infrastructure will be required. However, in this instance due to a full review of the Operative Far North District Plan being underway since 2016 and the age of the Operative District Plan, it was decided to proceed with notification of the PDP in July 2022. To allow the PDP submissions to inform Te Pātukurea, the spatial plan project was put on hold in late 2022. This also allowed time for a Cultural Impact Assessment (CIA) to be prepared to inform the spatial plan. This pause ended in mid-2023, with the Council's staff recommencing the development of Te Pātukurea. Since mid-2023 we have developed a revised project programme, undertaken public consultation to inform the development of objectives for the spatial plan, and completed a gap analysis on our evidence base. A robust evidence base is an important element in spatial planning. We've filled these gaps with pieces of work like the HBA, CIA, demographic data and population projections, and hazard assessments. This evidence, and feedback we've received from the community and the Hapū Rōpū, will underpin the development of potential growth options for Te Pātukurea, and provides us with the information needed to guide the development of an Implementation Plan[3]. We have also commissioned high-level infrastructure assessments (transport and three waters), which are underway now.

3 An Implementation Plan will set out the actions we will take to give effect to Te Pātukurea

The development of this spatial plan has been broken into key stages and outputs which are set out below:

- Framework Document: reflects the initial journey between the Council, mana whenua and the community to collectively shape the direction of Te Pātukurea. Public engagement was undertaken to inform the Framework Document, which confirms the following key matters:
  - ◊ key assumptions (things we can't change and need to consider)
  - ◊ Wāhi Toitū (no go) and Wāhi Toiora (go carefully) (what our growth planning must give particular regard to such as climate change, hazards, and natural protections)
  - ◊ spatial plan objectives (the key outcomes we are seeking to achieve)
  - ◊ our decision-making framework (how we will assess potential growth options and the criteria we will use)
  - ◊ plan adoption process.
- Foundation Report: sets out the current state of Kerikeri-Waipapa to ascertain constraints and opportunities that will inform the development of our growth option. This report will be made publicly available prior to going out for public engagement on the growth options.
- Interim Report: sets out the development of draft growth options - to meet projected growth over 30 years. This report will support public engagement on the growth options.
- Draft Te Pātukurea (Spatial Plan): will be developed in partnership with the Hapū Rōpū. Public consultation on the draft spatial plan will occur before Te Pātukurea is adopted by the Council.

The project team are currently working on developing growth options, together with the Hapū Rōpū. Once the Council approves the growth options for public engagement, which will be later this year, we will have workshops with our stakeholders, and the public will have the opportunity to provide feedback.

1.3 How Te Pātukurea fits into the wider strategic context

Te Pātukurea is not a statutory plan and does not require special processes. However, consistency with national, regional, and local policy is essential to ensuring effective and meaningful outcomes.

Te Pātukurea is shaped by the overarching direction of Far North 2100[4] and informed by specialised sector-based plans and strategies (such as the National Land Transport Programme), including those still under development. Te Pātukurea ultimately will help give more direction to these strategies and plans as they are updated in years to come.

The District Plan, Long Term Plan (which includes an Infrastructure Strategy) and Annual Plans are key to delivering Te Pātukurea. An implementation plan for Te Pātukurea, developed in parallel with the spatial plan to ensure feasibility, will be the primary tool for aligning these plans and strategies with the overall direction provided by Te Pātukurea. The key strategies and their interrelationships are shown in Figure 3.

4 Far North 2100 is an eighty-year vision document which supports the District to realise its vision of He Whenua Rangatira – a district of sustainable prosperity and wellbeing.

1.3.1 National and Regional Direction

National Policy Statements (NPS) are set by the central government to provide direction on how local government is to manage specific matters under the Resource Management Act 1991 (RMA). In producing this spatial plan, due consideration has been given to several NPS of key relevance.

They include:

National Policy Statements

- **NPS:UD***
  National Policy Statement on Urban Development 2020
- **NPS:FW**
  National Policy Statement for Freshwater Management 2020
- **NPS:HPL**
  National Policy Statement for Highly Productive Land 2022
- **NPS:IB**
  National Policy Statement for Indigenous Biodiversity 2023
- **NZCPS**
  New Zealand Coastal Policy Statement 2010

* Note: The NPS:UD places specific obligations on authorities regarding planning for growth dependent on their tier status. This is discussed in section 2.2.

The Regional Policy Statement (RPS) for Northland (Northland Regional Council (NRC) document) became operative in 2016 (updated on 14 June 2018). It provides a broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region with a focus on fresh and coastal water, indigenous ecosystems and species, economic wellbeing, regional form, issues of significance to tangata whenua, natural hazards, natural character, landscapes, and historic heritage. The RPS also identifies how resources such as land, water, soil, minerals, plants, animals, and structures will be managed. As such it informs the development of district and spatial plans, including Te Pātukurea.

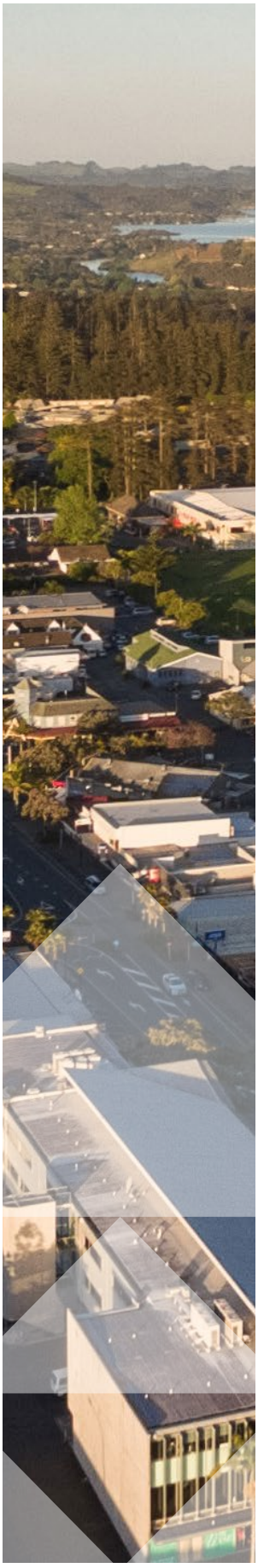
1.3.2 Other FNDC plans and strategies

The District Plan is the set of rules that control how land can be used, developed, and subdivided, as well as where and how certain activities can be undertaken. A new district plan has been proposed, the PDP, which is anticipated to become partly operative in 2026. The development of Te Pātukurea is occurring in tandem with the development of the PDP. Te Pātukurea is scheduled for adoption in mid-2025. We are seeking to integrate where possible into the PDP plan process. However, we are limited to scope of submissions on the PDP. Full implementation of Te Pātukurea will be achieved through the PDP process and future plan changes.

Long Term Plans set the Council's strategic intent for investment over a ten-year period, with Annual Plans detailing the year-by-year approach. The Council is required to produce these by the Local Government Act 2002. These plans are a key tool in implementing council strategy as they provide the details on funding and investment. As such, spending decisions going forward in these plans will be informed by the direction provided by Te Pātukurea.

While a Long-Term Plan is required to look 10 years ahead, the government has allowed councils affected by the severe weather events of 2023 to reduce Long Term Plan forecasts to just three years[5] . As a result, the Council adopted Te Pae Tata, Long-Term Plan 2024-27 on 26 June 2024. This Long-Term Plan has a focus on repairing damaged infrastructure and also includes an Infrastructure Strategy with a five-year planning horizon (greater than the minimum of three years under the shortened LTP regime).

The Council is in the process of developing several strategies and guides which provide direction in specific fields. These strategies cover a broad range of council matters; of those most relevant to the development of Te Pātukurea are the Integrated Transport Strategy (already complete), the Open Space Strategy, and the Housing Strategy. These will support the implementation of the spatial plan. The spatial plan will lay the foundation for a future placemaking plan which will provide direction on matters of urban design and will dovetail with Te Patukurea's implementation plan in public spaces.



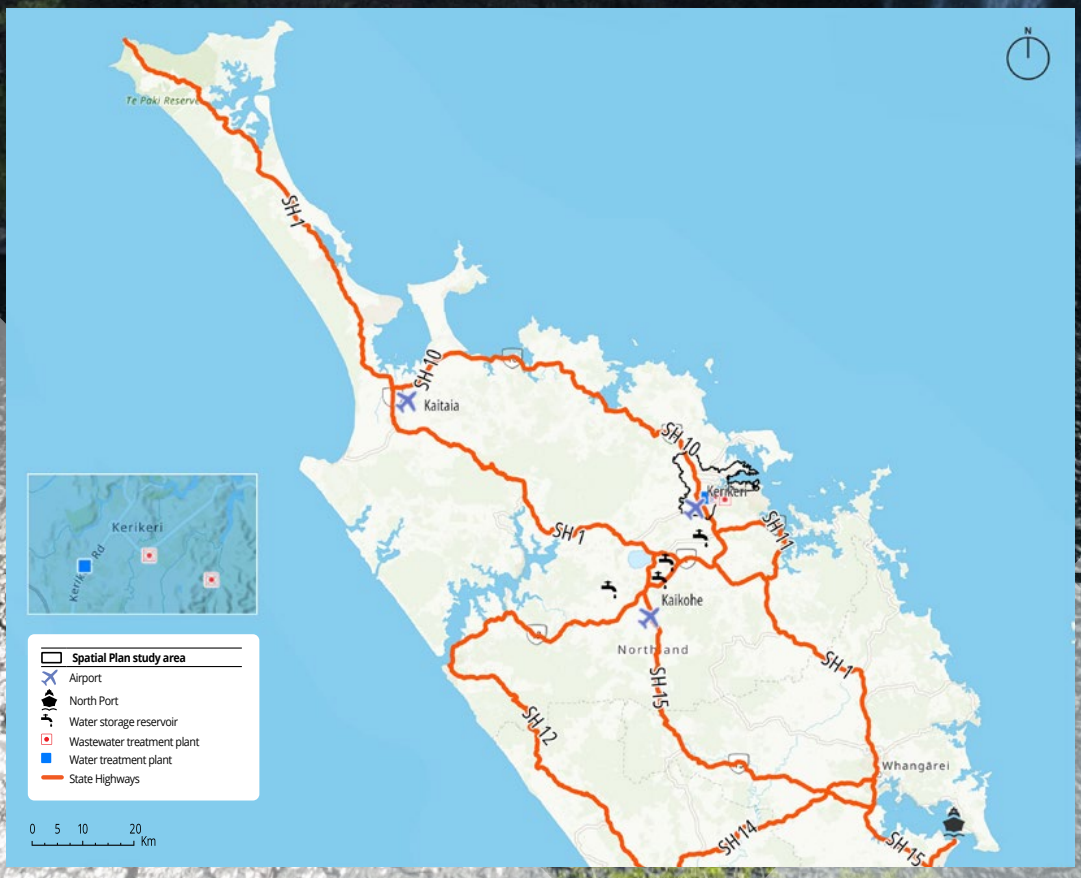
5 As per the Severe Weather Emergency Recovery Legislation Act 2023 and the Severe Weather Emergency Recovery (Local Government Act 2002—Long-term Plan) Order 2023 issued in October 2023

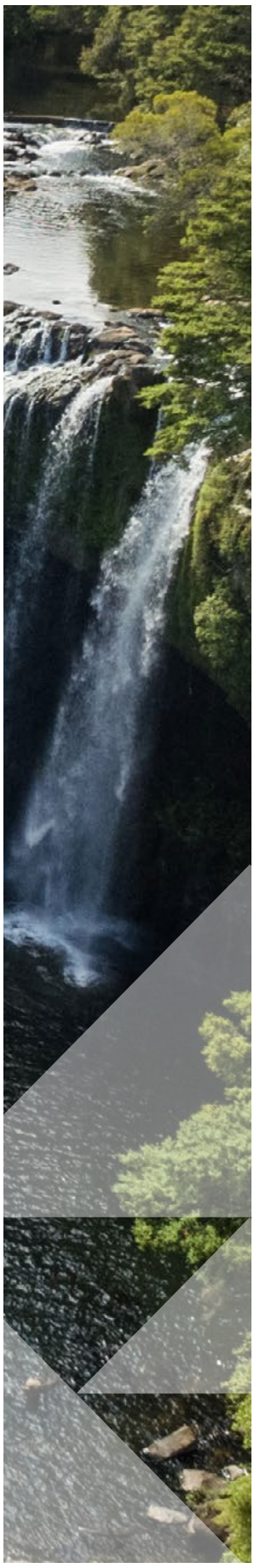

Far North 2100 — District-wide Strategy
Spatial plans
District-wide Spatial Strategy & Sub-area plans
Te Pātukurea Spatial Plan
Implementation plans
Placemaking Plan
RMA/LGA plans
District Plan
Long term plans & annual plans
Financial & Development Contributions Policy
National and regional direction
Strategic Plans and Guides
Integrated Transport Strategy
Far North Trails Plan
Nothing but Net Strategy
Halls & Facilities Strategy
Regional Accessibility Strategy
Arts, Culture & Heritage Strategy
Parking Strategy
Urban Active Modes Plan
Open Spaces Strategy
Housing Strategy
Solid Waste Strategy
Community Facilities Strategy
Under development

2.0 Te Horopaki Context

This section provides an overview of the foundational elements of the area of Te Pātukurea. It looks at the people of the area, our history, and where we sit in the region. Understanding this context is key to our analysis and planning. Knowing our people, our history, and our relationships will enable us to deliver a strategy that is designed for our diverse population, meeting the community's needs and aspirations.

Figure 4: Regional Context Map





2.1 Our regional context

In the regional economy, the Far North District relies heavily on primary industries such as agriculture, horticulture, and forestry. Prominent agricultural activities include dairy farming, sheep farming, and horticulture. Tourism also plays a crucial role, attracting visitors to its beautiful landscapes, rich Māori culture, and outdoor recreational opportunities[6].

Growth and development continue to shape Aotearoa/New Zealand, including the Far North, but disruptions from COVID-19 and subsequent above-trend growth are putting pressure on local communities.

As shown in Figure 4, our sub-district's primary connections to the rest of the country are State Highway 1 and the Bay of Islands (Kerikeri) Airport. This area sits on the Strategic Tourist Route (Twin Coast Discovery Route), however, the Strategic Freight Route passes to the west. State Highway 1 is currently closed at the Mangamuka Gorge (south of Kaitaia), due to weather events creating several significant slips. The road was closed in August 2022 and is scheduled to reopen at the end of 2024. The Bay of Islands Airport serves as the gateway to the mid-north and more popular tourist destinations like Waitangi, Paihia, and Russell. The nearest port is Northport, south of Whangārei. The western Bay of Islands area, including Kerikeri-Waipapa, has been identified as a priority area for walking and cycling improvements[7].

6 As outlined in our Housing and Business Capacity Assessment (HBA)

7 Regional Policy Statement for Northland

2.2 The urban environment

The NPS:UD lays out specific growth-planning requirements for councils, including removing barriers to growth (such as restrictive zoning or car parking requirements) in locations with good access to services. These requirements apply differently depending on a council's tier, which is defined by the scale of its urban environment.

Tier 1 & 2 councils are specifically listed within the appendix of NPS-UD, while being a Tier 3 council depends on whether there is an urban environment identified within a council's territorial area. Kerikeri-Waipapa is not identified amongst the listed tier 1 or 2 urban environments, so it must be assessed to determine if it meets tier 3 status.

The determination as to whether Kerikeri-Waipapa qualifies as a tier 3 urban environment is currently being investigated by the Council, and is also a matter raised in submissions to the PDP. Irrespective of tier status best practice has been followed, which means Te Pātukurea would meet any requirements set down for a Tier 3 council.

The NPS:UD definition of a tier 3 urban environment is:

any area of land, regardless of size and authority or statistical boundaries, which:

a. is, or is intended to be, predominantly urban in character; and

b. is, or is intended to be, part of a housing and labour market of at least 10,000 people.

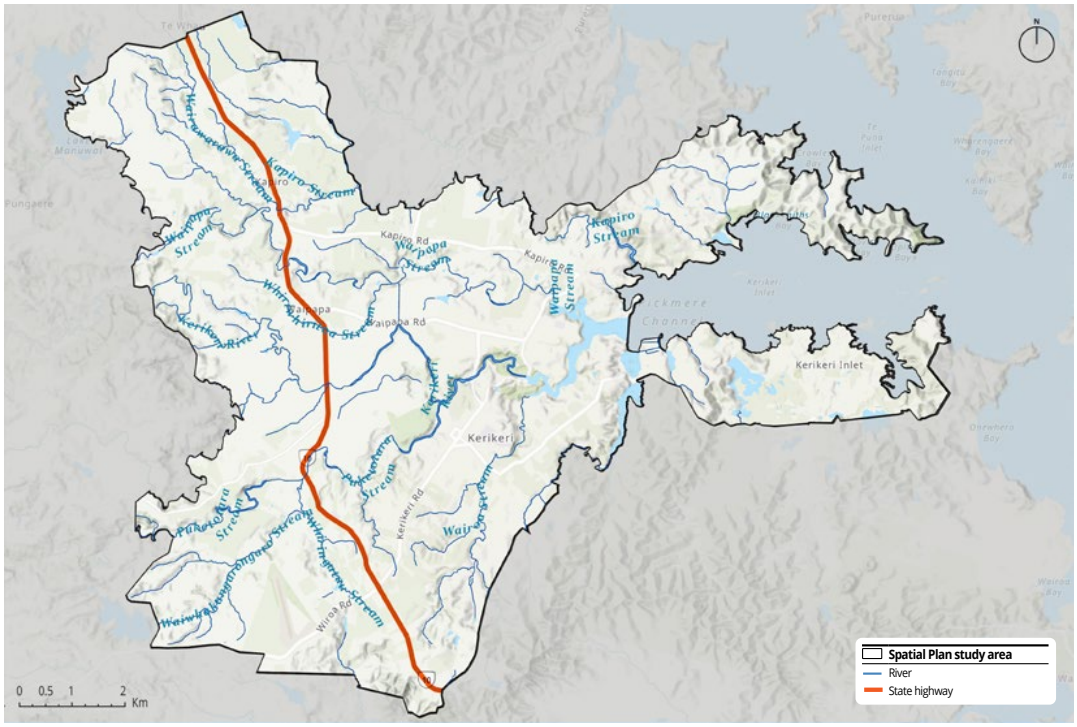


Figure 5: Major roads and rivers

2.3 Our Te Pātukurea Study Area

Te Pātukurea study area is a key economic and cultural hub for the Far North. As the largest population centre in the Far North District of Northland, home to over 14,000 [8] residents, this area has grown from the historic Kerikeri basin and now includes the commercial centre of Kerikeri township, the commercial and industrial centre at Waipapa, surrounding residential areas, horticultural & pastoral land, and coastal areas.

Over the past 30 years, we have seen Waipapa develop from a small settlement service area comprising limited supply of commercial and residential land to become a substantial service area meeting many local needs while also becoming the primary industrial and bulk retail location for the study area. Major industries in the study area (based on contribution to GDP) include professional, scientific, and technical services, property operators and real estate services, retail, health care and social assistance and wholesale trade [9].

While some expansion of the urban centre of Kerikeri has also occurred over the past 30 years, Kerikeri has retained its small-town centre feel with an expanding peri-urban periphery which has resulted in the fragmentation of high-quality soils through conversion to urban or rural-lifestyle use. The growth in retirement accommodation also reflects the desirability of the area and can be seen in a median age which sits above the national average in all areas except Waipapa.

8 According to Infometrics Estimated Resident Population of Te Pātukurea
9 According to Infometrics Regional Economic Profile for Kerikeri-Waipapa

In terms of identity, Kerikeri-Waipapa has a rich cultural and horticultural heritage from which to draw, yet community sentiment is that there is no commonly held or observed identity for either community. Te Pātukurea has a role in supporting these communities to strengthen their individual and related identities.

As shown in Figure 5, two routes connect the dual townships of Kerikeri and Waipapa: State Highway 10 and Waipapa Road/ Kerikeri Road. A flood plain and large area of pastoral land between the Kerikeri River and the Puketotara Stream creates physical separation between the main urbanised areas. Rivers have also played a key role in shaping urban form with the Kerikeri River, Puketotara River and Wairoa Stream creating a natural barrier edge to Kerikeri Town[10].

The study area has dynamic geology, with undulating terrain and winding rivers sitting amongst some of Northland's more fertile land. Horticulture is a key industry, supported by a warmer climate and irrigation network which helps produce high quality produce.

The beautiful natural setting of the study area is reflected in community engagement responses, which shows that residents value our waterways and natural environment. Protecting and enhancing Te Taiao (natural world) and improving access to the environment and to rivers and beaches is broadly supported by community members.

The following subsections provide an overview of the characteristics of Kerikeri-Waipapa, acknowledging the history and elements that have shaped the identity of our area alongside our current demographic makeup.

10 Detailed in the Current State Assessment Report (included in Appendix F)

2.3.1 History

The significant history for Māori and early colonial settlers has resulted in the "Cradle of the Nation" moniker. The Kerikeri basin is home to Kororipo Pā, where Hongi Hika launched his raids, and 19th-century colonial buildings including the Mission (Kemp) House (the oldest building in Aotearoa/New Zealand), St. James Church, and the Stone Store (the oldest stone building in Aotearoa/New Zealand). This history and heritage are a cultural cornerstone and a key driver of tourism in the area.

The original name of Kerikeri is Te Manako (to set one's heart on, like, long for, want) while Te Awa o Ngā Rangatira (the deliberating place of chiefs) was the original name for Kerikeri Inlet. For hapū, while the majority of marae sit outside of the Te Pātukurea study area, resources, fishing access, marā kai (gardening for food), sites of significance, traditional land, and the footprints of their tupuna (ancestors) are located within the Te Pātukurea study area. At one time, the hapū and whanau travelled seasonally between their kainga (home) and the study area, particularly to gardening, birding, and fishing areas. The rivers were used for travel, and this is reflected with the high density of Māori archaeological sites found along the coast and river systems[11].

11 Te Pātukurea Cultural Impact Assessment (CIA)

2.3.2 Hapū of the District

Ko te Mauri Tuku Ahurea, He Pātaka.

The Hapū Rōpū agreed the above vision for Te Pātukurea.

The Hapū Rōpū was created in 2022 as a response to the need for hapū participation in the development of Te Pātukurea.

The members of the Hapū Rōpū agreed to a Mana Enhancing Agreement to underpin the form, function, and the living relationship of the rōpū. The Hapū Rōpū became a Council recognised governance group of Te Pātukurea and will recommend to the Council the draft version of Te Pātukurea. Following the adoption of Te Pātukurea the Hapū Rōpū will disband.

Te Pātukurea Hapū Rōpū represents the hapū listed below. All are Ngāpuhi hapū and whakapapa to each other and to the area shown overleaf.

Te Pātukurea Hapū
Ngāti Hineira
Ngāti Korohue
Ngāti Mau
Ngāti Rangi
Ngāti Rēhia
Ngāti Torehina ki Mataka
Te Uri Taniwha
Te Whiu

Note: All hapū listed (right) participate within the Hapū Rōpū, except for Ngāti Mau and Ngāti Rangi who have been invited but currently do not have any representatives in the governance group.

Claims relevant to Te Pātukurea are:
Waitangi Tribunal claim 1040

A Cultural Impact Assessment (CIA) for the study area, completed by the Hapū Rōpū in 2024 is located in Appendix E. Mana whenua cultural interest within the study area is shown in Figure 6 below.
The Hapū Rōpū cultural interest and geographical area within the Te Pātukurea study area is part of the 415 claims within Te Paparahi o Te Raki inquiry (Waitangi Tribunal claim 1040) which is presided over by Judge Craig Coxhead. The claims were brought by hapū from Ngāpuhi, Ngātiwai, Ngāti Hine, Patuharakeke, Ngāti Rehua, Ngāti Whātua and Ngāti Manuhiri. The northern boundary of this inquiry district runs along the ridge of the Maungataniwha Range and includes Whāngāpē Harbour. The western boundary includes the inland boundary outside the Te Roroa and Kaipara inquiry districts. The southern boundary runs along the North Shore of the Waitemata Harbour. The eastern boundary runs down the east coast and includes some of the outlying islands, such as Rangitoto and Aotea (Great Barrier)[12].

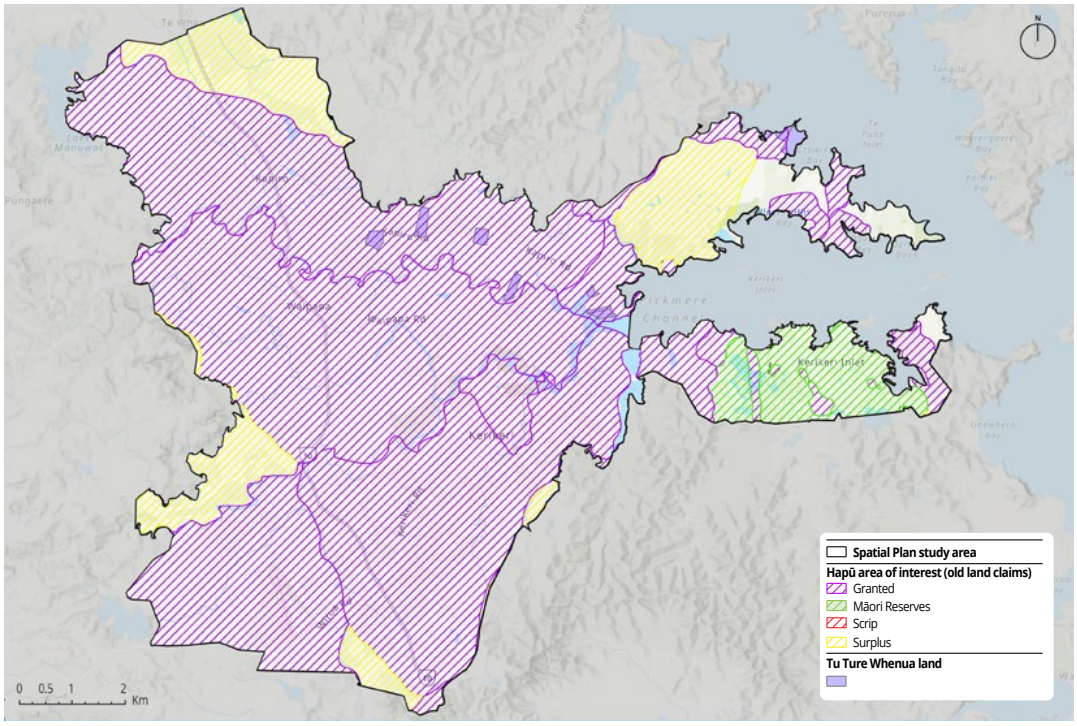
12 For more details on this Waitangi Tribunal Inquiry - https://www.waitangitribunal.govt.nz/inquiries/district-inquiries/te-paparahi-o-te-raki-northland/

2.3.3 Mana Whenua Cultural Values

Cultural values represent relationships and the connection between the tangible and the intangible. For the Hapū Rōpū values are defined as tikanga/ethics and how we engage with Te Ao (the Māori world) and tangata whenua preference. It is important that the development of Te Pātukurea upholds the following values, identified in the CIA:

Cultural values	
Atuatanga	Acknowledgement of the resemblances of spiritual ancestors, their godliness, and supernatural beings (e.g., Taniwha). The kupu derives from atua which ties this value back to the spiritual world and the domains which atua care for and preside over.
Whakapapa	The relationships between us as whānau, hapū, & iwi and all things in our natural world. The whakapapa of the land, soil, fauna and flora, waterways, and the relationships with our atua.
Kaitiakitanga	The responsibilities and Kaupapa passed down from the ancestors for tangata whenua to take care of the places, natural resources and other taonga in their rohe and the mauri of those places, resources and taonga.
Manaakitanga	Hospitality, kindness, generosity, support – the process of showing respect, generosity, and care for others.
Rangatiratanga	The exercise of power and authority derived from the gods; exercise of chieftainship including sovereignty, rights of self-determination, self-government, the authority, and power of iwi or hapū to make decisions and to own and control resources. Can also be: chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the rangatira, noble birth, attributes of a chief.

Figure 6: Te Pātukurea cultural interests (not exhaustive).



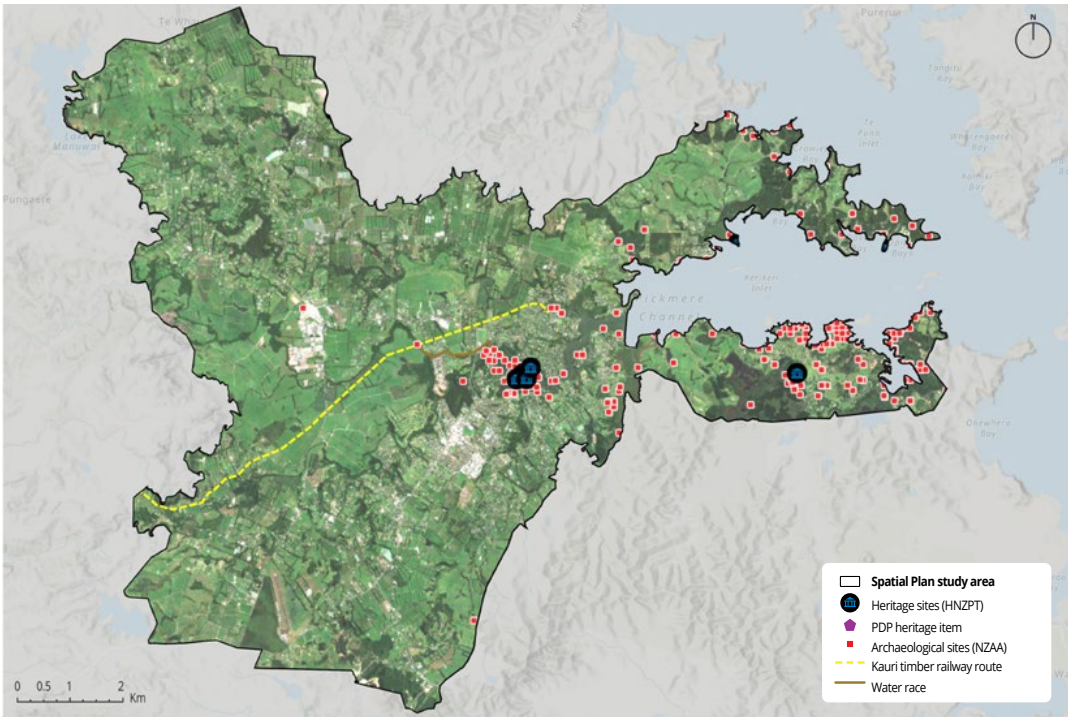
2.3.4 Our cultural heritage

Historic heritage areas reflect a sense of place and identity for both local communities and visitors to the Far North. Historic buildings are more than old buildings – rather a range of values underpin their importance. Archaeological records show a high number of sites of cultural significance and provides context and understanding to the relationship between Māori and early European settlers and the historic development of townships.

Kerikeri-Waipapa's long history is seen in the high number of both Māori and colonial sites of significance, recognised with statutory protection. Heritage New Zealand Pouhere Taonga continually monitors the Rārangi Kōrero/New Zealand Heritage List and is in the process of working to formally protect two additional archaeological sites of significance with the study area, being the Kauri Timber Rail and Old Hydro Scheme Water Race as well (included on Figure 7).

Māori archaeological sites are clustered around the coast and rivers and reflect the way of life for the tupuna of ngā hapū o Ngāpuhi, and the best gardening, birding, and fishing areas. The record of archaeological sites is not complete and does not depict the extensive forestry land that was once occupied by tangata whenua and milled for timber in the 19th century.

Figure 7: Māori and Colonial archaeological and heritage protected sites.



2.3.5 Kerikeri Basin

The Kerikeri Basin holds national historic significance and is under consideration as a UNESCO World Heritage Site. This area is protected as a heritage area under the Proposed District Plan, reflecting its status as a nationally rare example of a very intact cultural landscape.

As home base of Hongi Hika and a key early point of connection between Māori and Pākehā the area has played a pivotal role in the history of Aotearoa/New Zealand and is well-preserved. This area and the Kerikeri River are referred to as Te Awa o Ngā Rangatira (the deliberating place of chiefs). The interaction between cultures and a representation of life in the 19th century is captured in Ngāti Rēhia's living village, Te Ahurea, located within the historic precinct.

Within this area is Kororipo Pā, the seaport of Ngāpuhi and their "biggest and most important Pā", which has been a fortified pā site since at least the time of Cook's visit to Aotearoa/New Zealand. It is the 'sibling' pā to Ōkuratope Pā, located inland near Lake Omapere. The Pā has been used by Te Hotete, Hongi Hika, and Kaingaroa as military bases and places of learning. Together they speak to the whakapapa of Ngā hapū and the connection to the area of Te Pātukurea.

The 1822 Kerikeri Mission House is Aotearoa/New Zealand's oldest surviving building and stands next to the famous 1836 Stone Store. Together with Kororipo Pā, this area authentically represents the early contact between Māori and Christian missionaries. The Stone Store had great significance in the early Church Missionary Society (CMS) settlement at Kerikeri, built as a central storage depot for the many CMS missions in the region, as well as providing storage for food and other items produced by the organisation or imported from overseas.

2.3.6 Natural heritage

Te Pātukurea Hapū Rōpū acknowledges the critical role played by taniwha as spiritual guardians of the natural world.

A taniwha that is associated with the Kerikeri Waipapa area is Kauea, who was a descendant of Ngāpuhi chief Nukutawhiti, who turned himself into a taniwha and went under the earth at Kerikeri. Kauea is known to be a taniwha of Ngā Awa o Ngā Rangatira and was said to travel with Hongi Hika on his expeditions.

Our natural heritage is underpinned by the high quality of our soils which have been key to our success as a horticultural hub (discussed in Section 3.4) and support our beautiful natural landscapes. At least 16 notable trees are also recorded and protected under the Operative and Proposed District Plans. This includes a 200-year-old pear, the oldest surviving exotic tree in Aotearoa/New Zealand, planted by missionaries at their first act upon being granted land near Kororipo Pā by Hongi Hika.

Indigenous biodiversity is a taonga and a critical part of our natural heritage. Kiwi are present throughout much of the area of Te Pātukurea, particularly to the north of the Kerikeri inlet. Additionally, the threatened Northland/burgundy mudfish is found only in the Wiroa Conservation Area (adjacent to Kerikeri Airport), and the only other location in the district is Ngawha geothermal wetland.

2.3.7 Our people: Kerikeri-Waipapa demographics

a. Population Growth

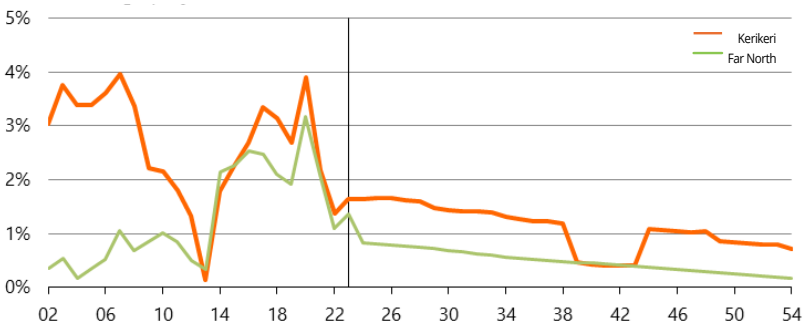


Figure 8: Annual population growth.
(Infometrics high projection)

The resident population of the wider Kerikeri-Waipapa area (which includes areas outside the spatial plan study area) is currently estimated to be over 17,000 people [13]. The population of Kerikeri-Waipapa has consistently grown faster than the Far North District average and is approximately double what it was in 1996. Most of this growth has occurred within the Te Pātukurea study area, particularly in and around the more urban areas of Kerikeri and Waipapa, which has over 14,000[14] people residing within it. Looking forward, the population within wider Kerikeri-Waipapa area (including areas outside the study area) is expected to near 24,000[15] by 2054; of this, nearly 20,000 are expected within the Te Pātukurea spatial plan area. Population projections indicate a steady rate of growth within Kerikeri-Waipapa over the next decade, followed by a period of slower growth in the next two decades (Figure 8). However, historical rates of population growth show that Kerikeri-Waipapa has been subject to surges in population growth. Te Pātukurea will be more aspirational by preparing for a growth scenario beyond current projections.

b. Age Structure

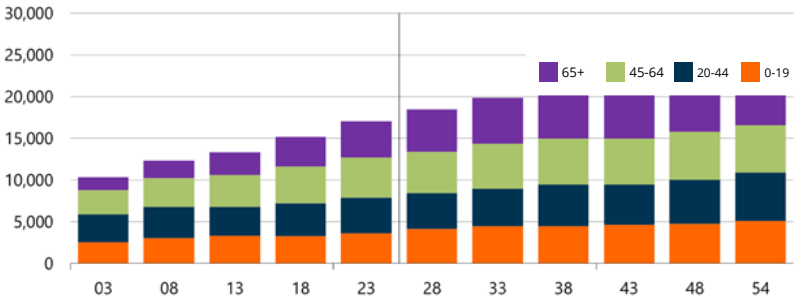


Figure 9: Population growth by age.

Stats NZ estimates.
(Infometrics high projection)

13 Infometrics Estimated Resident Population for Kerikeri-Waipapa (based on Stats NZ Statistical Area 2 boundaries)

14 Infometrics Estimated Resident Population for Te Pātukurea study area

15 Infometrics High Population Project for Kerikeri-Waipapa (based on Stats NZ Statistical Area 2 boundaries)

Kerikeri-Waipapa, like much of Northland, has a median age greater than the national average. Our ageing population will have implications for how we design our towns and the services we provide. Kerikeri-Waipapa has an average age of 43 years, expected to rise to 46 years by 2033 (and then plateau), compared to the Far North which takes until 2038 to reach that level.

The 45–64-year-old age group is the largest age group in Kerikeri-Waipapa (Figure 9). However, this is quickly changing as those aged 45-64 shift into the 65-year-old and older age group, including a large part of the 'baby boomer' generation. By 2028, the 65-years-and-older age group will be the largest. The 65-years-and-older age group will continue growing strongly until 2043, holding steady thereafter. The 45-64-year-old age group is projected to grow modestly over the long term, maintaining its size even after the 'baby boomers' have moved on, as the population overall, has aged.

This is trend is obvious in all sub-areas (discussed in Section 4) within Te Pātukurea, except for central Waipapa, which has a younger median age of 37 years. The median Māori age is significantly lower – between 21 and 33 years old, depending on the location.

Kerikeri-Waipapa has a dependency rate of 74% and is projected to rise to 84%, significantly higher than the national rate of 54%. A dependency rate expresses the population under 15 and over 65, relative to the 15–65-year-old "working age" population. Despite this, the size of the health sector sits below the national average[16].

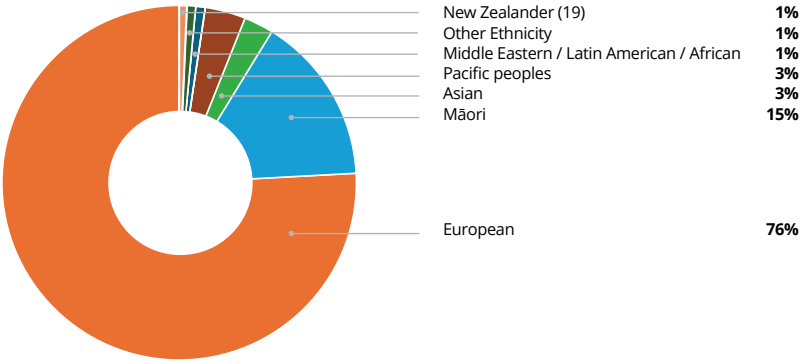
c. Ethnic Distribution

More than three-quarters of residents within Te Pātukurea study area is European, while Māori make up 15% (Figure 10). The next largest group are Pacific Peoples and Asians. This is consistent across all sub-areas of Te Pātukurea with the exception of Waipapa, where Māori make up close to a third of the population. This is in contrast to other major centres in the Far North such as Kaitaia and Kaikohe which have significantly higher proportion of Māori at 67.1% and 78.4% respectively[17].

16 According to Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base by Infometrics (Included in Appendix G)

17 Stats NZ 2018 Census

Figure 10: Ethnic Distribution



d. Households

Changing demographics can complicate the calculations of anticipated housing demand. There is an anticipated shift in household types towards smaller households over the long term within the Far North District. As evidenced by our HBA, one-person and couple households will experience the largest shift and are expected to grow significantly, and these smaller household types are expected to dominate the growth profile over the next 30 years in the Far North. In contrast to the Far North District, Kerikeri-Waipapa's average household size is expected to rise as the area grows. This is expected to be influenced by migrants which tend to be younger and either coming with children or approaching childbearing age. It is projected that there will be 3,260[18] additional households within Te Pātukurea study area over the next 30 years.

According to the 2018 New Zealand Index of Multiple Deprivation (IMD18)[19], Kerikeri-Waipapa contains some of the least deprived areas of the Far North District, however pockets of deprivation are still present within central Kerikeri and parts of Rangitane. Overall, the area boasts good health outcomes on average, however, it falls behind in access to services and employment opportunities. While crime in central Kerikeri and Waipapa is in the highest quintile, the rate in the suburbs surrounding the historic basin is in the lowest quintile (compared to other areas in Aotearoa/New Zealand).

18 As projected by the Housing & Business Capacity Assessment which is based on a Stats NZ Medium Population Projection.
19 Developed from Stats NZ Census data (Source: https://imdmap.auckland.ac.nz/download/)

2.3.8 Our Economy

a. Economic structure

Kerikeri-Waipapa is the largest economic and employment centre in the Far North, accounting for 33% of employment and Gross Domestic Product (GDP)[20] for the Far North District, as well as being a major service centre for other parts of the district. Kerikeri-Waipapa's economy was historically dominated by horticulture and fruit growing as both the major employing industry and largest contributor to local GDP. However, following the 2007-2008 Global Financial Crisis (GFC), the horticulture and fruit growing industry saw a sharp decline with structural change to the economy, which saw industries like construction services, retailing, wholesale trade and service-based industries such as professional, scientific and technical services, real estate, health care playing a more leading role in the economy and employment.

Growth in these industries across the last 10 years has created pressure on demand for skilled, rather than unskilled labour. This is exacerbated by Kerikeri-Waipapa's older and ageing population. The major contributors to local GDP and employing industries are shown in Figure 11 (below).

This demographic trend creates significant challenges for employment, with people leaving the workforce substantially outnumbering people who are entering the workforce, rendering the area highly reliant on migration to maintain and grow the workforce. Looking through another lens, Kerikeri-Waipapa has a high and rising dependency ratio, with the working-age population notionally carrying an outsized youth and older population.

Kerikeri-Waipapa has a relatively low unemployment rate at 3.5% (compared to Far North unemployment rate of 6.6% and national average of 4%), which suggests there is limited spare labour locally. However, Māori and Pacific Peoples living within the Kerikeri-Waipapa, face a higher unemployment rate (both at 8%) [21], so there is an opportunity to support these groups to enter employment and meet local labour demand. In addition to this, it is of heightened importance that we attract working-age migrants (from Aotearoa/New Zealand or overseas) to maintain the economy and provision of services locally. Commercial amenity is a key plank in attracting migrant workers into the area and is discussed later in the report.

Figure 11: Major industries in Kerikeri-Waipapa.

Infometrics Regional Economic Profile for Kerikeri-Waipapa 2023

Major employing industries (2023)	
Industry	**Jobs**
Construction services	808
Professional, scientific and technical services	749
Other store-based retailing and other retailing	702
Healthcare and social assistance	654
Administrative and support services	578

Major industries contributing to GDP (2023)	
Industry	**Jobs**
Professional, scientific and technical services	$81.8m
Property operators and realestate services	$66.7m
Other store-based retailing and other retailing	$54.2m
Healthcare and social assistance	$53.2m
Wholesale trade	$52.9m

20 Infometrics Regional Economic Profile for Kerikeri-Waipapa

21 Detailed in the Infometrics Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base 2022 Report (included in Appendix G)

b. Horticulture

While Horticulture has fallen from its top position within Kerikeri-Waipapa's economy, it remains within the top 10 for contribution to GDP and employment. Despite the dominance of service-based industries, Kerikeri-Waipapa's greatest comparative advantage remains with horticulture as well as horticultural-related industries within wholesale and support services. Kerikeri-Waipapa is home to an significant 26% of all regional employment in horticulture and 18% of regional employment in administrative services (including horticultural pack houses)[22]. Kerikeri-Waipapa has further comparative advantage in wholesaling and administrative and support services (including pack houses) which relates to horticulture. This comparative advantage stems from having suitable soils and climate for horticulture, a large cluster of workers to service orchards, and a critical mass of supporting industries. Furthermore, Horticulture has the highest economic return among all primary production activities and generates the highest levels of employment compared to other farming activities such as beef farming where few or no staff may be required[23]. Maintaining and growing the horticulture industry is important to maintaining Kerikeri-Waipapa's prosperity.

22 Detailed in the Infometrics Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base 2022 Report (included in Appendix G)
23 Proposed District Plan s32 Report for Rural Environment

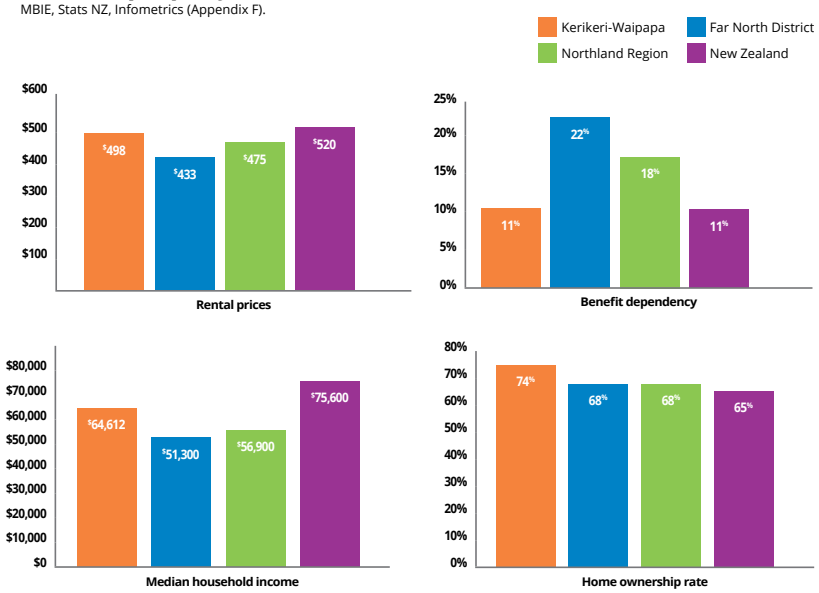
c. Household prosperity

Kerikeri-Waipapa has been characterised by a strong economy and is distinguished from the Far North overall with higher household incomes, lower benefit dependency, lower unemployment, and lower socioeconomic deprivation. Kerikeri-Waipapa has a higher ratio of jobs to working age population and stronger business growth than the Far North overall. However, there remains considerable disparity between ethnic groups in Kerikeri-Waipapa. The unemployment rate for Māori and Pacific People is more than double the overall unemployment rate in Kerikeri-Waipapa (as shown in Figures below).

Figure 13

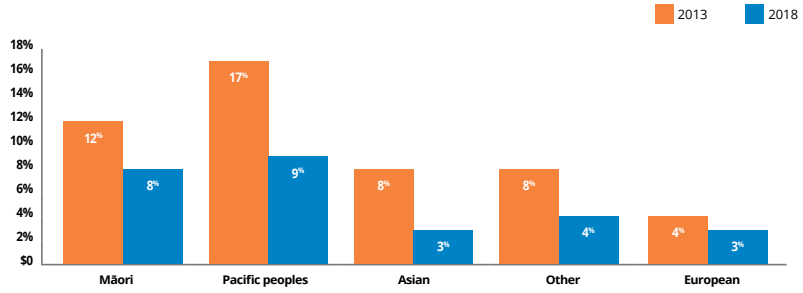
Household prosperity statistics

MBIE, Stats NZ, Infometrics (Appendix F).



Kerikeri-Waipapa unemployment by ethnicity

Percentage of population aged 15+ (Source: Stats NZ Census)



Ō mātou herenga, āheinga hoki Our constraints and opportunities

3.0

Understanding the limitations (constraints) and the potential (opportunities) already present within the area is essential for informing the development of growth scenarios which are realistic, achievable, and aligned with our vision for Te Pātukurea.

The following section provides an overview of the key aspects which need to be considered when deciding how to grow – answering questions like "how much capacity does our transport system have?", "what's the state of our water infrastructure?", "do we have sufficient schooling and healthcare?", and "is our infrastructure delivering the outcomes we want?"

This section also looks at areas to stay clear of due to hazard risk, as well as areas that we want to preserve – such as areas of cultural significance, historic heritage, and environmental conservation. Additionally, we must consider growth proposals in the context of the overarching Growth Principles, which are set out later in this section.

Opportunities for growth are highlighted by Te Pae Tata - Three Year Long-Term-Plan 2024-27, which allocates funding for Kerikeri water treatment plant and network upgrade, Kerikeri wastewater treatment and network scheme expansion (stages 2 and 3) and the Central Business District (CBD) roading bypass. The Council's Three-Year Long-Term Plan has only allocated funding for designation and land acquisition for Stage 1 of the bypass.

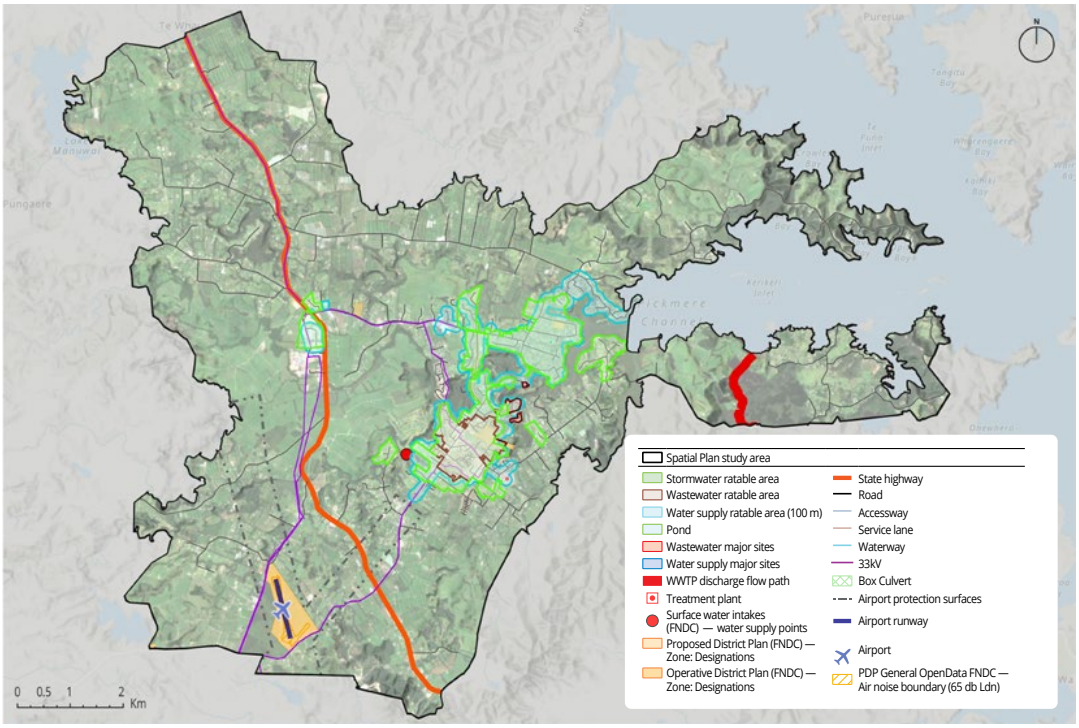
Other opportunities include the Awarding Winning Urban Active Modes Plan[24] (which was previously funded by Waka Kotahi under the Kerikeri Transport Choices Program) which had multiple initiatives to make walking and cycling around Kerikeri easier and safer, and the Northland Integrated Cycling Plan which proposes off-road cycling and walking tracks to meet vision for 'Northland as one of the world's best coastal walking and cycling destinations where the journeys and stories are as impressive and memorable as the scenery'.

24 Urban Active Modes Plan won a Golden Foot Walking Award for its drive to improve active transport options in the Far North.

3.1 Our infrastructure

Effective, efficient, and reliable infrastructure is an essential prerequisite to a thriving community and lays the foundation to enable sustainable growth. Kerikeri-Waipapa has seen investment in recent years in roading, three waters networks, telecommunications, and more. However, to provide for the anticipated growth and to unlock the full potential of our community, it is crucial to understand the limitations of our existing and planned infrastructure. Understanding our infrastructure will help inform where growth is best located.

Figure 13: Existing infrastructure of Te Pātukurea.



3.1.1 Our transport system

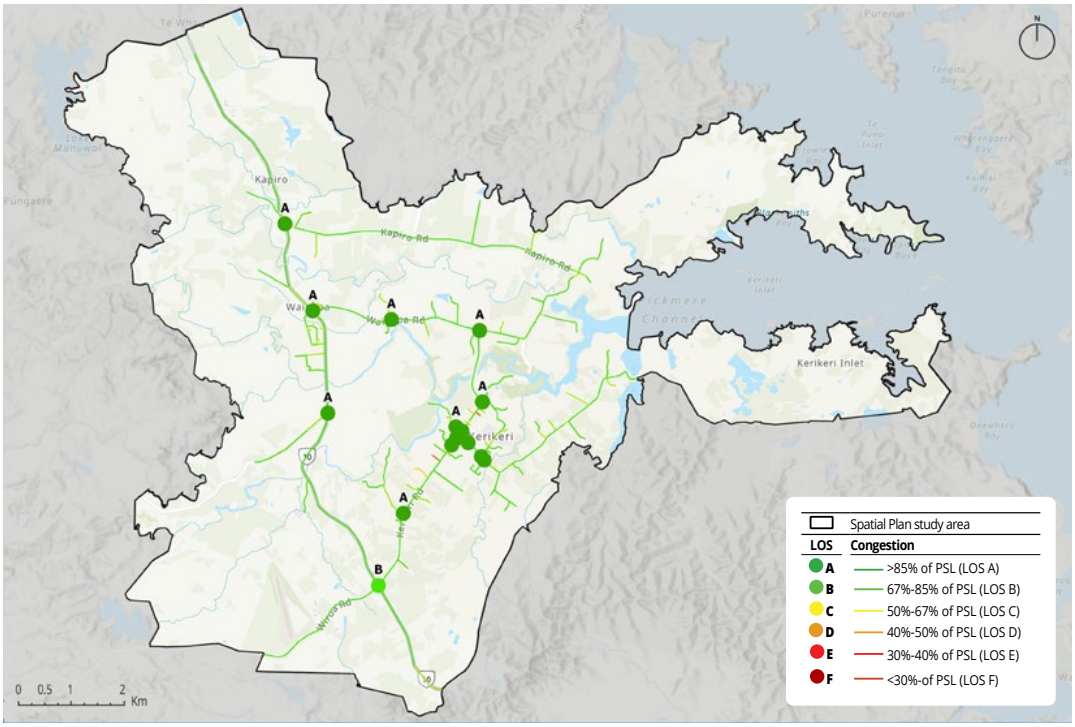
a. Local roads and state highways

With no regular public transport network (other than NRC's Mid North Link, Intercity and school buses), a vast majority of Kerikeri-Waipapa residents rely on private vehicles as their primary mode of transportation.

Local roads are managed by the Council, while NZ Transport Agency Waka Kotahi (NZTA) manages State Highways, including SH10 which runs through Waipapa. A high traffic area, the intersection with Waipapa Road and surrounding roads was upgraded in 2021 and included improvements for walking and cycling as well as to stormwater and network utilities.

We have developed a traffic model for Kerikeri-Waipapa known as the Kerikeri Transport Model. This model has been built from observed travel behaviour in Kerikeri and Waipapa and considers existing traffic information and land use. Traffic modelling shows there are moderate but short delays during peak periods (depicted for the AM and PM peaks in Figures 14 and 15), and no significant road capacity issues. During peak periods vehicles are able to drive at or no less than 85% of posted speed limits (PSL) across majority of the traffic network. A high level of service (LOS) is met across the study area and is projected to remain high over the next decade. The LOS criteria are discussed in more detail within Appendix B - Approach to constraints mapping. Nevertheless, the poor connectivity of the street network with many cul-de-sacs but few alternative routes results in bottlenecks which affect all road users and indicates low resilience across the network. According to the Current State Assessment of Kerikeri-Waipapa (Appendix G), there is a major conflict between the arterial function of

Figure 14: Road congestion in the AM peak.



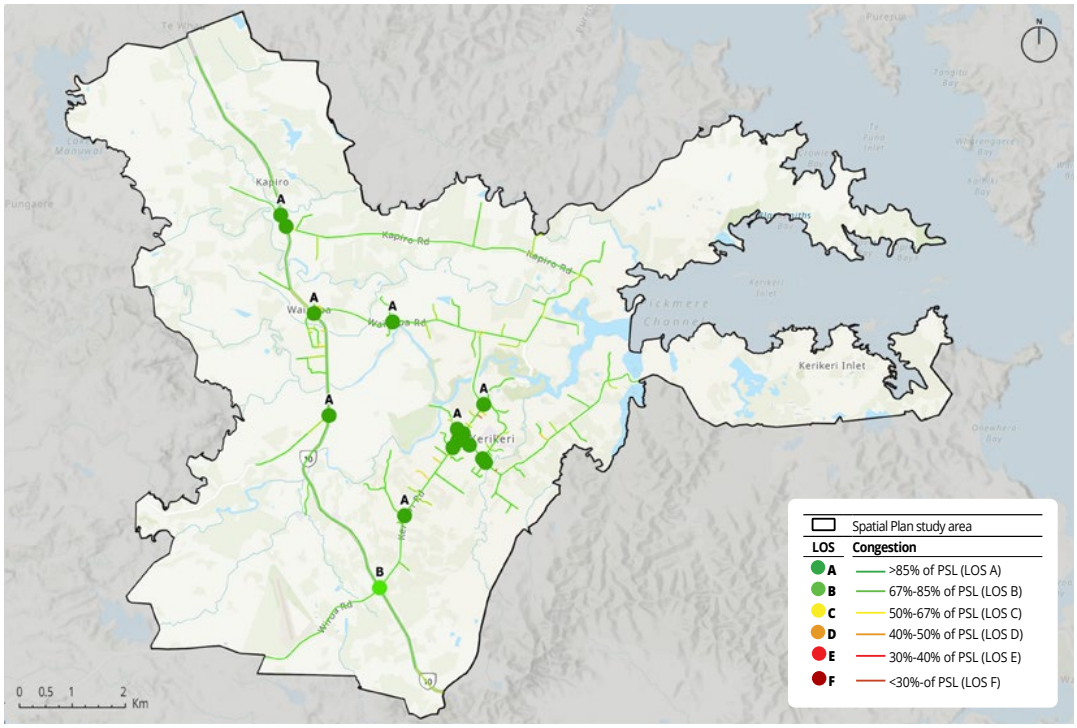


Figure 15: Road congestion in the PM peak.

Kerikeri Road carrying through traffic further north and the town centre function of the CBD. The absence of alternative routes means there is no reconciliation of this conflict. According to the Current State Assessment this conflict is responsible for most of the poor performance of the town, not just the minor congestion and travel times at peak periods, but also militating against several secondary measure such as the ability to induce modal change, access to services, social engagement within the public realm, and so on. Therefore, funding has been allocated in the Te Pae Tata, Long-Term Plan 2024-27 towards progressing the Kerikeri CBD roading bypass, which will help address this issue.

b. Walking and cycling

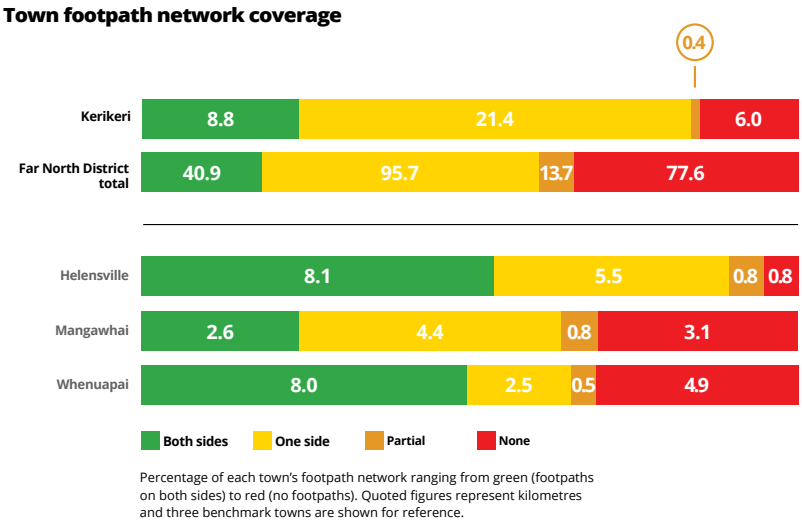
Within Central Kerikeri, the number of people walking to work, or places of education is significantly higher than the district average – 14% and 37% respectively. Additionally, 20% of people across the study area now work from home, further reducing demand on the transport network[25] . An assessment of walking and cycling facilities undertaken as part of our Urban Active Modes Plan [26] found that while there is a high level of footpath coverage across Kerikeri & Waipapa, a large majority of areas have footpaths on one side only (refer to Figure 16). It also identified significant barriers to cycling which included "no paths or safe cycleways where I want to go", "speed of cars", and "path surfaces in poor condition". The Council has reduced speed limits two major transport links into Kerikeri – Waipapa Road and Kerikeri Road, to improve safety. Further to this, there is a need to improve our current footpath network to improve accessibility, particularly for mobility impaired/aging population. The cycle network within Kerikeri is fragmented, relying on shared trails which do not provide safe cycling opportunities.

The network of our walking and cycling paths is shown in Figure 17. Te Araroa, the walking track which runs the length of Aotearoa/New Zealand, passes through Kerikeri-Waipapa. This builds on an existing esplanade walking network which provides connectivity surrounding the urban centre of Kerikeri (including the Wairoa Stream Track and Kerikeri River Track).

25 Stats NZ 2018 Census

26 Urban Active Modes Plan investigated the existing and desired levels of service for active modes (primarily walking) in the urban areas of the district.

Figure 16: Footpath network coverage.



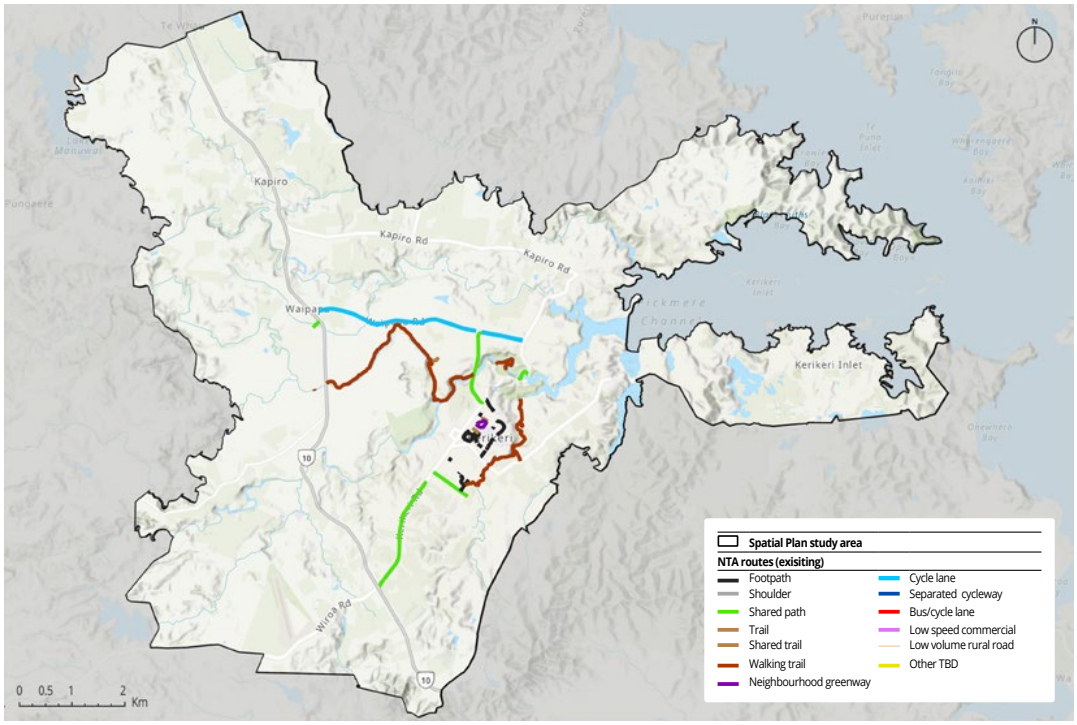
Percentage of each town's footpath network ranging from green (footpaths on both sides) to red (no footpaths). Quoted figures represent kilometres and three benchmark towns are shown for reference.

c. Travelling to school or education

The Ministry of Education operates school bus services throughout the Kerikeri-Waipapa area. Despite this, a significantly higher numbers of students commute to the schools in private vehicles[27]. In most areas of the study area the most common method of travel is as a passenger in a private vehicle, followed by walking.

27 Stats NZ 2018 – Main means of travel to education

Figure 17: Existing walking and cycling routes.



3.1.2 Our three waters infrastructure

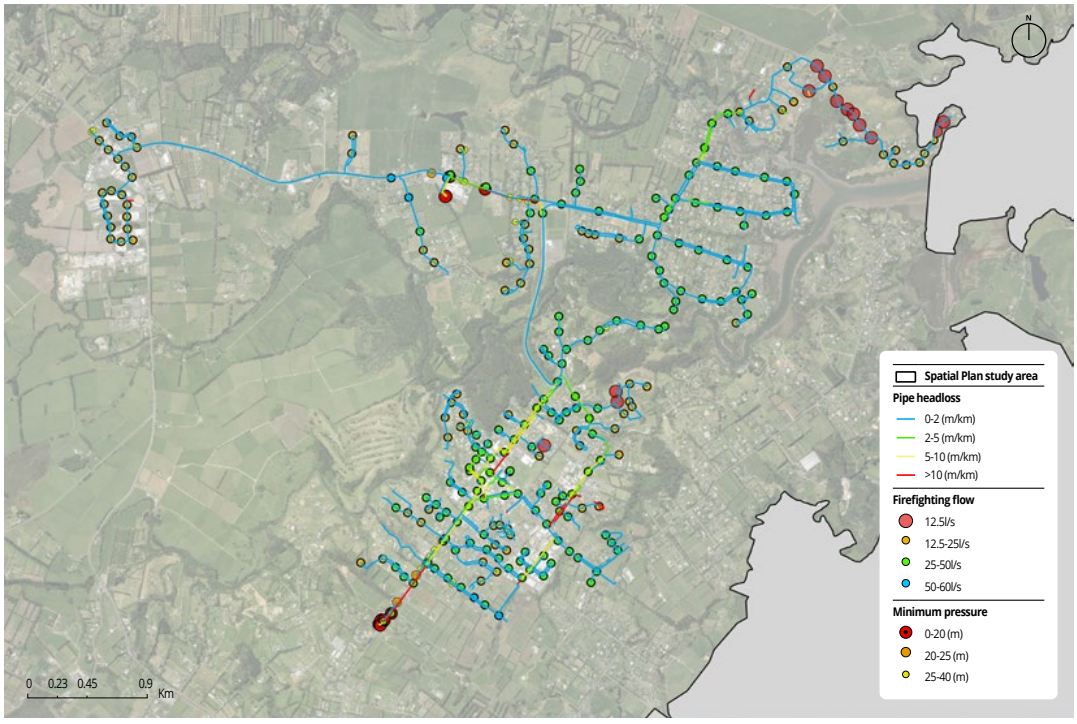
Most of the Te Pātukurea study area is not served by reticulated networks for water supply, wastewater, and stormwater, and must be self-reliant.

a. Water supply

Potable water for Kerikeri, Riverview, Skudders Beach, parts of Waipapa Road and parts of the existing urban area of Waipapa are provided by the Council's Kerikeri water supply scheme. Raw water for the scheme is sourced from the Waingaro Reservoir (65%), which is privately owned by the Kerikeri Irrigation Company, and Puketotara Stream (35%). The twin source ensures some resilience, as proven during the 2019/20 drought which damaged reservoir supply. Nevertheless, water restrictions are regularly utilised to manage demand and ensure supply, particularly during the summer peak. The scheme's reticulated network performs with minimal head loss and pressure issues, however firefighting supply is constrained at periphery of the network as shown in Figure 18. The scheme also services the surrounding rural population in times of low rainfall when water tanks run dry. Funding has been allocated within Te Pae Tata, Long-Term Plan 2024-27, for upgrades to the Kerikeri water treatment plant (WTP) and reticulation network.

The Otawere Reservoir (4 million m^3 capacity) which is operated by Te Tai Tokerau Water Trust is currently under construction and is intended to primarily activate development of new horticulture land with potential to be a raw water source for municipal water supply. The Council

Figure 18: Reticulated municipal water supply in Kerikeri and adjacent suburbs to the North.



has shares in the Otawere Reservoir. Lake Manuwai is a reservoir owned by Kerikeri Irrigation Company, located adjacent to the north-western edge of the study area with a 7 million m^3 capacity. The Council does not have shares or allocation from Lake Manuwai, however it is currently regarded as a potentially viable raw water source, when the water supply scheme needs to increase supply. Longer term, new sources of water may be needed to ensure continuity of supply as the population grows, and as climate change increases the risk of longer dry periods.

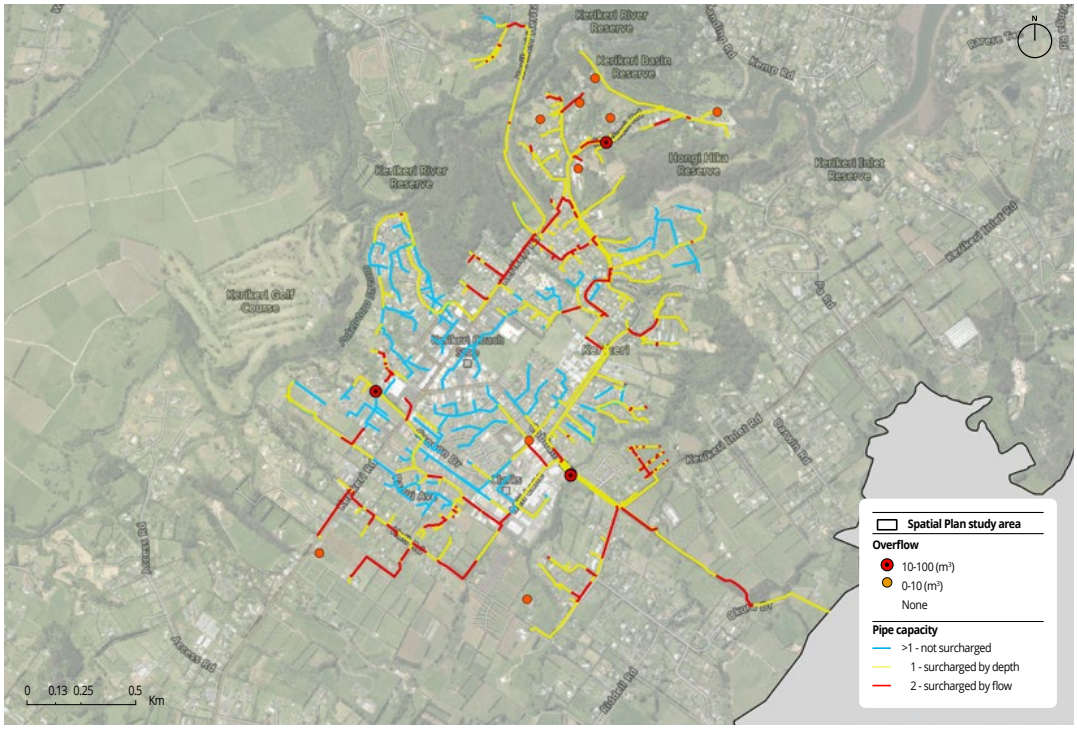
Large tracts of the study area are also reticulated with untreated water for the express purpose of irrigation, this supply is privately managed by Kerikeri Irrigation Company and separate to the municipal water supply.

b. Wastewater

Central Kerikeri is serviced by a municipal wastewater scheme comprising reticulation to the majority of the existing urban area of Kerikeri. A new (replacement) sequencing batch reactor (SBR) wastewater treatment plant (WWTP) which began operating in 2020, is located three kilometres to the south-east of the town. The WWTP has recently been assessed as having some spare capacity to meet growth. Pending future staged upgrades to both the network and the WWTP, it is anticipated that all currently urban zoned properties in Kerikeri will, in time, have the opportunity to connect to the scheme. The public wastewater network is comprised of a mix of gravity fed and pressure sewers, with isolated areas of capacity issues where pipes are surcharged by either depth or flow. There are also three major overflow points during intense rainfall events as shown in Figure 19.

The SBR is modular in design, allowing additional modules to be added to increase treatment capacity, and the WWTP site also has some capacity to accommodate plant

Figure 19: Reticulated wastewater network in Kerikeri.



expansion. Staff are currently exploring that potential by progressing relevant resource consents relating to the operation of the scheme. However, it is anticipated that additional wastewater infrastructure will need to be developed if future urban land is needed outside the existing Kerikeri urban zoned areas.

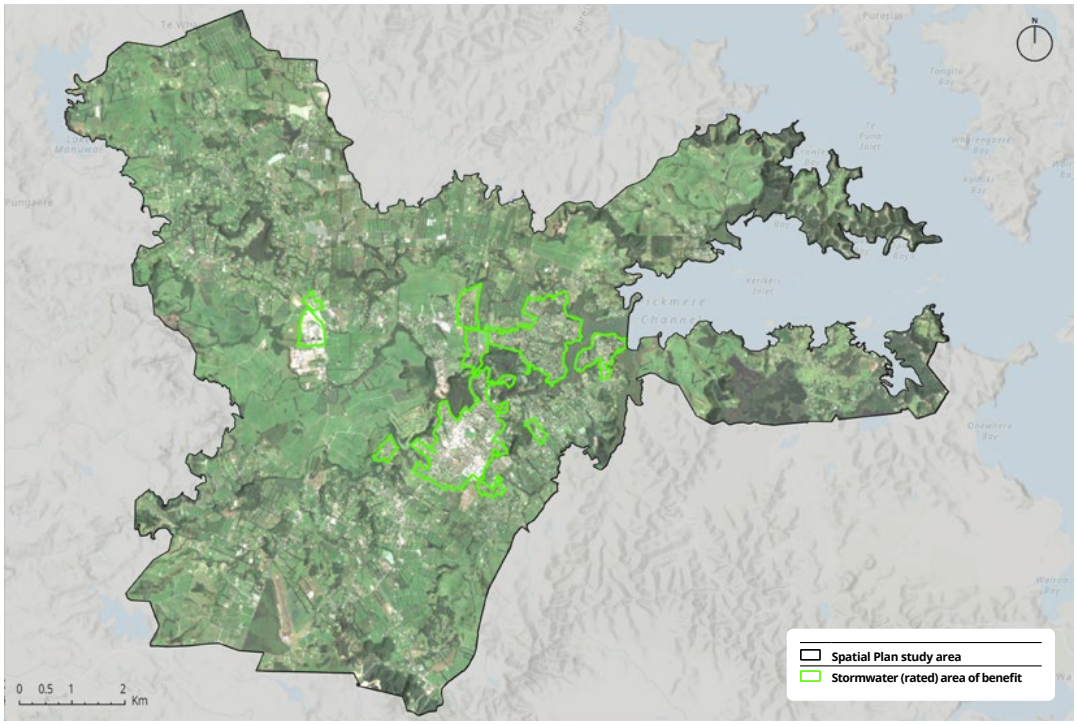
Rural areas and the existing urban area of Waipapa are not serviced by the Kerikeri wastewater scheme. Te Pātukurea will investigate servicing Waipapa with water and wastewater along with servicing additional areas identified for future urban growth.

c. Stormwater

The Council provides a rainwater collection system (stormwater network) in some urban areas to minimise flooding and protect people and the environment from the effects of stormwater. Most private subdivisions require a stormwater system and attenuation (e.g. water tanks) before it enters the public stormwater network. Investigations are being undertaken to assess the stormwater network and to better align the rateable area of stormwater (shown in Figure 20) with the approved stormwater network.

The future resilience of the stormwater network will need to consider increased storm severity due to climate change, and increased impervious ground cover as urban areas intensify. Growth of the stormwater network will be guided by Te Pātukurea.

Figure 20: Stormwater rateable area of benefit across the area of Te Pātukurea



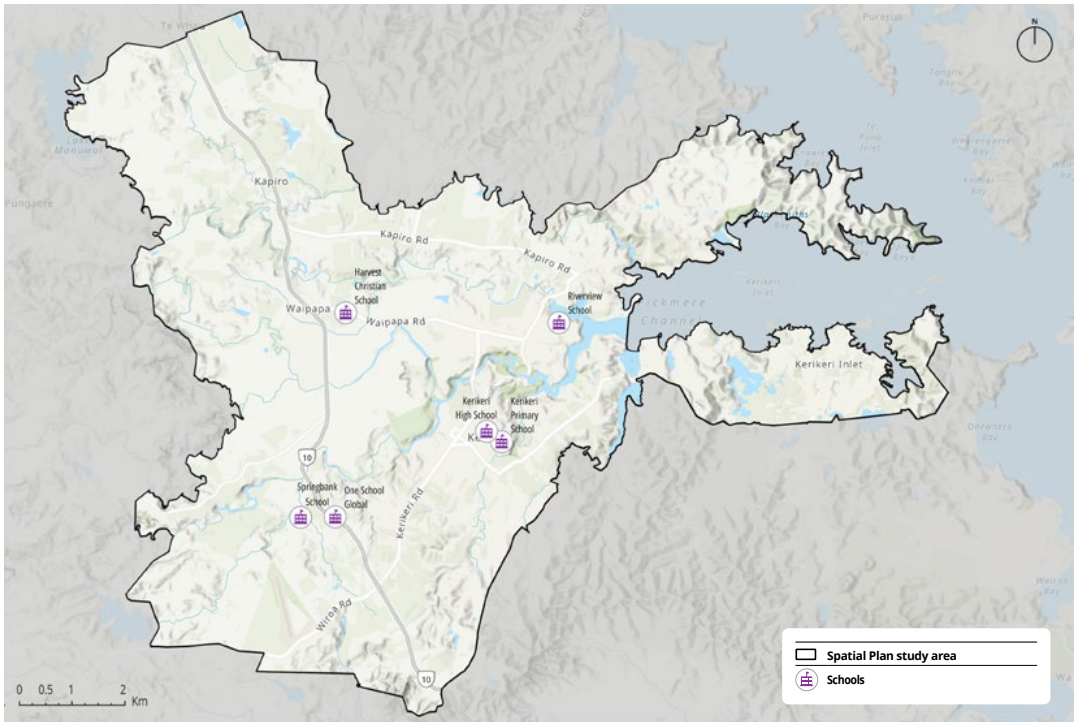
3.1.3 Our social infrastructure

Kerikeri-Waipapa has a variety of social and community infrastructure including community centres, marae, schools, and healthcare. As the population grows, there will be a need to ensure that these facilities and community services meet the needs of future residents. This includes ensuring that there is sufficient affordable housing to attract and retain workers. An assessment of the expected community infrastructure that may be required has not yet been undertaken and will form part of future stages of the spatial plan.

a. Education

The Kerikeri-Waipapa area contains six schools – three dedicated primary schools, and three primary and secondary schools. The Ministry of Education operates four of these and is planning in anticipation of moderate to high growth for all of them.

Figure 21: Schools



b. Sports Facilities

Sports facilities within the study area include BaySport, Kerikeri Sports Complex, Kerikeri Domain and Kerikeri High School fields, catering for football, rugby union, netball, rugby league, racquet and inline hockey.

Playing fields are under pressure with greater demand for more spaces from the relevant sporting codes, which has led to the development of Te Puāwaitanga in Waipapa which will be a council owned sports hub.

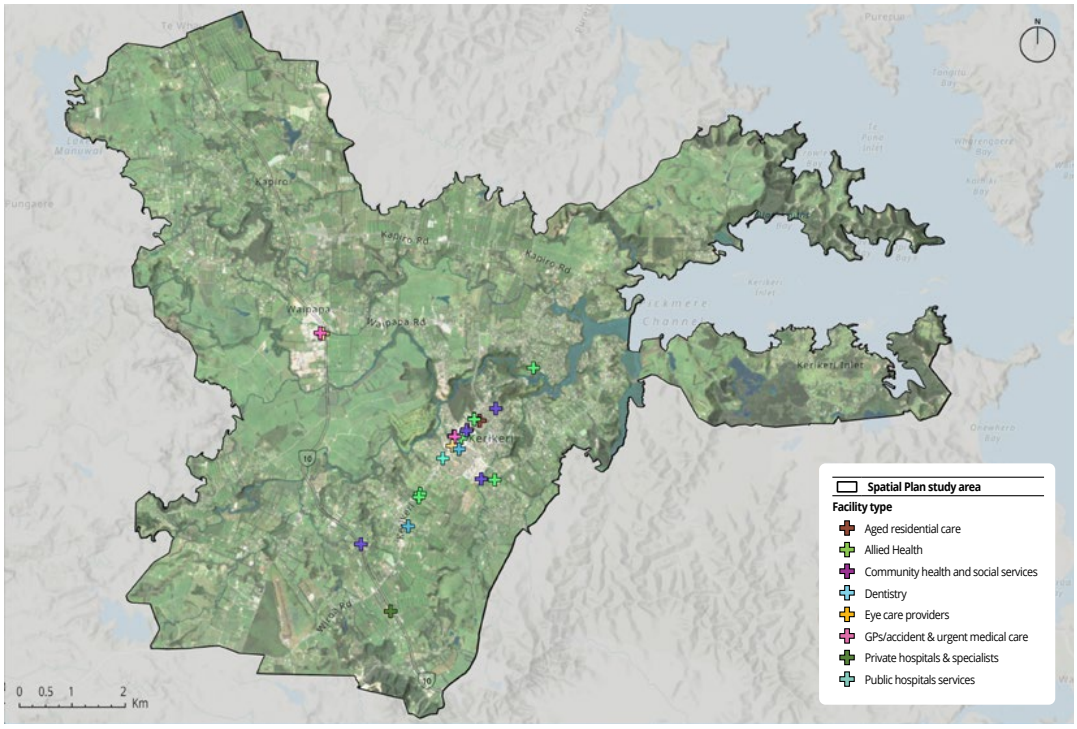
c. Healthcare

Several health services are in central Kerikeri, including general practitioner clinics, dentists, and pharmacies. Waipapa in comparison only has a few services. A Kaupapa Māori health service is provided in Kerikeri, and a growing number of aged care services can also be found in the area. The nearest hospital facilities are located outside the sub-district, in Kawakawa.

The population of the study area is anticipated to continue to age, resulting in increased demand for healthcare and in the types of healthcare required. Despite having an out-sized share of the Far North's older population, Kerikeri-Waipapa has an under-sized share of the Far North's healthcare, with only 25% of the district's health care jobs located in Kerikeri-Waipapa, compared to 34% of all employment[28]. This likely reflects the continued operation of the district's primary hospital at Kawakawa. This suggests that there is an opportunity to grow healthcare services in the Kerikeri-Waipapa community.

28 Infometrics Kerikeri-Waipapa economic and social wellbeing evidence base 2022

Figure 22: Healthcare facilities



d. Open space and our coastal environment

Kerikeri has a large amount of park and open space reserve area on a square-meter basis, and relative to other areas in the Far North has good distribution of neighbourhood parks and sports parks, and a great (but incomplete) network of esplanade reserves with incredible walks. Waipapa in comparison does not have the same range, lacks neighbourhood parks, but is serviced by better sports parks and few esplanade reserves.

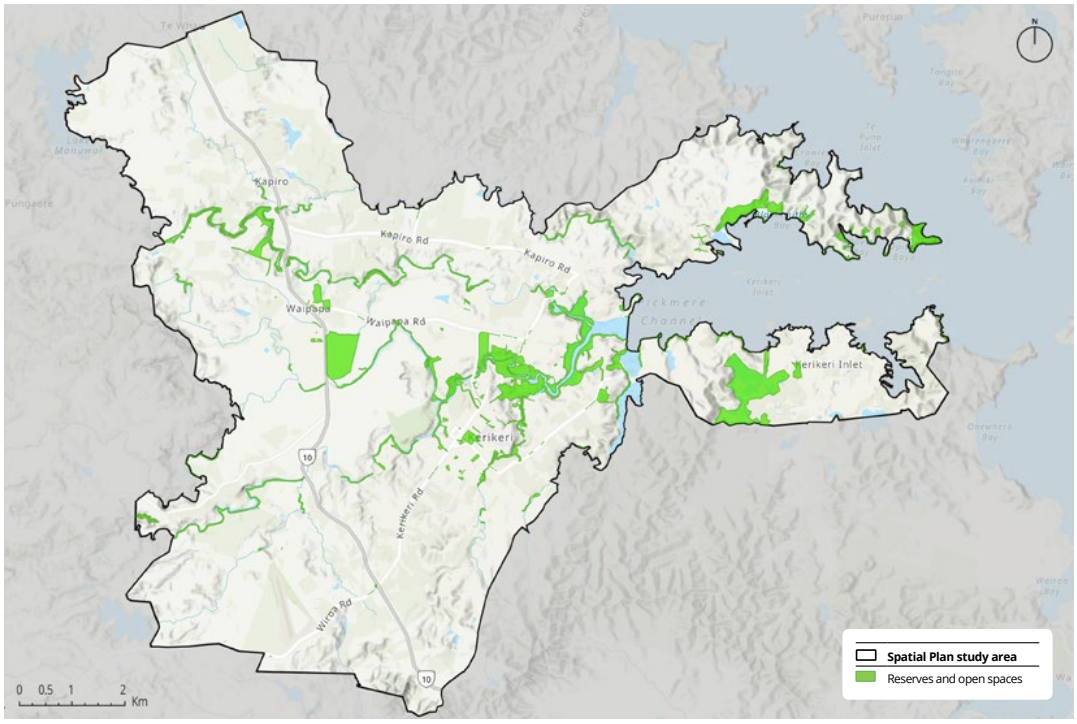
Kerikeri Domain is located at the heart of Kerikeri CBD being a key and well utilised community park for surrounding residential areas. However, some reserves have been found to have limited walking accessibility, resulting in underutilisation. Natural landscape amenity is primarily consolidated around the river and shoreline areas; however, accessibility limits the extent to which these environments are protected and restricts their use as active mode routes since these are located on the edge of urban centres and do not connect key destinations[29].

There is little development of neighbourhood parks (with seating and play equipment), and parks aren't on active routes between destinations, leaving them under-utilised. The desire for better connectivity and access is reflected in community engagement. This engagement has also highlighted the importance of improving the access to beaches, waterways, and boat ramps. Figure 23 below illustrates at a high level the current provision of open spaces.. Overall, walking access to open spaces is good around urban centres and along blue-green networks adjacent to rivers, however this reduces further away from these areas, so people may have to resort to driving.

The Council is currently developing an Open Spaces Strategy to provide direction in this area, and while the Open Space Strategy is still under development, Te Pātukurea will be guided by best practice approach for ensuring sufficient open spaces are provided for as the spatial plan is developed.

29 According to Current State Assessment Report

Figure 23: Reserves and Open Spaces



e. Arts and Culture

Kerikeri is a vibrant hub for arts and culture within the Far North. As discussed earlier, Kerikeri is home to historical landmarks like the Stone Store and Kemp House, Aotearoa/New Zealand's oldest surviving stone building and house, and many sites of significance to Māori. The Turner Centre is a key arts and culture venue, hosting art exhibitions, concerts, theatre productions, and community events. Art galleries dispersed throughout central Kerikeri further enhance the town's artistic landscape. Additionally, the annual Kerikeri Open Art Studios Trail (KOAST) celebrates local talent, offering visitors a chance to explore diverse studios and meet the artists. Te Ahurea is a Māori cultural and historical experience centre operated by Ngāti Rēhia within an interactive pā site setting, with historical exhibitions and displays.

f. Commercial Amenity

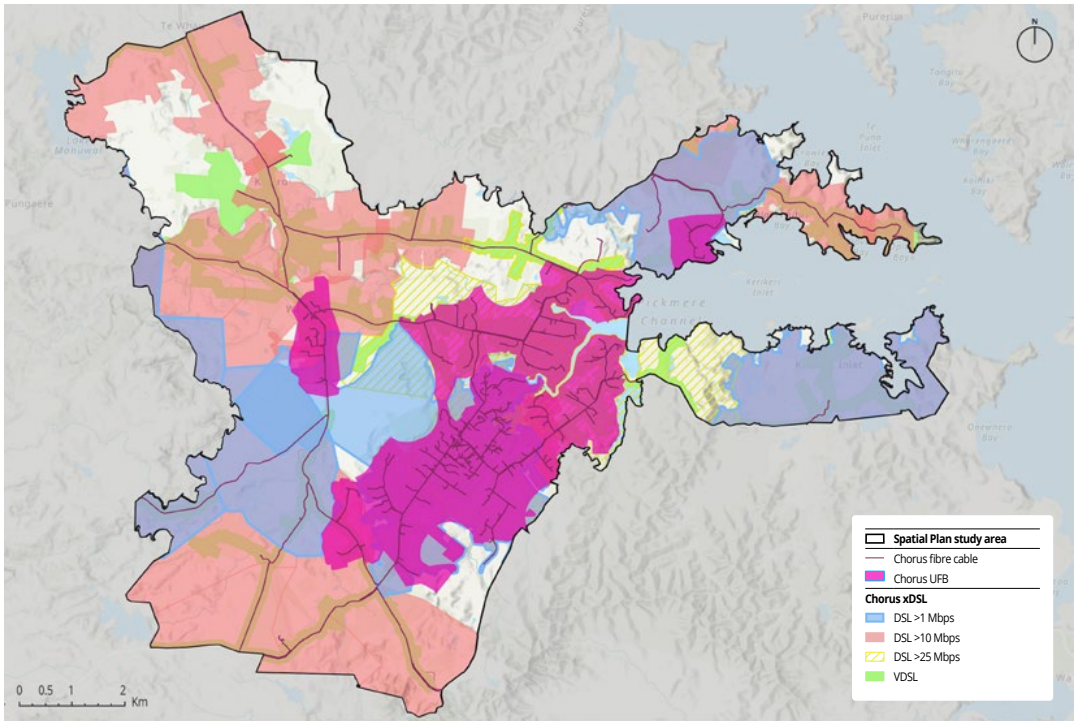
Commercial amenity considers the different parts of a local economy which contribute to amenity or quality of life in an area - including amenity like shops, cafes and activities. According to a 2022 analysis by Infometrics, Kerikeri-Waipapa has a strong commercial amenity offering with strengths in home, garden, and hobby shopping, as well as good health and fitness centres and gyms. However, there is a need for more cafes, restaurants, takeaways, department stores, and bars. Even in the areas where it excels, these businesses will need to grow as the population grows, to keep the same level of quality. Commercial amenity is key for migrant attraction and an opportunity to create employment for all sectors of society.

3.1.4 Our electricity and telecommunications infrastructure

Kerikeri-Waipapa is well provided for by electricity and telecommunications infrastructure. Growth has been planned for by the providers of this essential infrastructure and capacity will be available to be rolled out as required. Key to ensuring this is understanding what the anticipated levels are and types of development.

Changes to energy use (such as through more electric vehicles (EVs) and batteries and infill development) will need to be coordinated with energy providers but is not anticipated to be a limiting factor on growth. Likewise with telecommunications, the fibre network will continue to expand with new development while the copper network is discontinued. Mobile and, moving forwards, satellite connections will plug gaps in the fibre network.

Figure 24: Existing telecommunications coverage



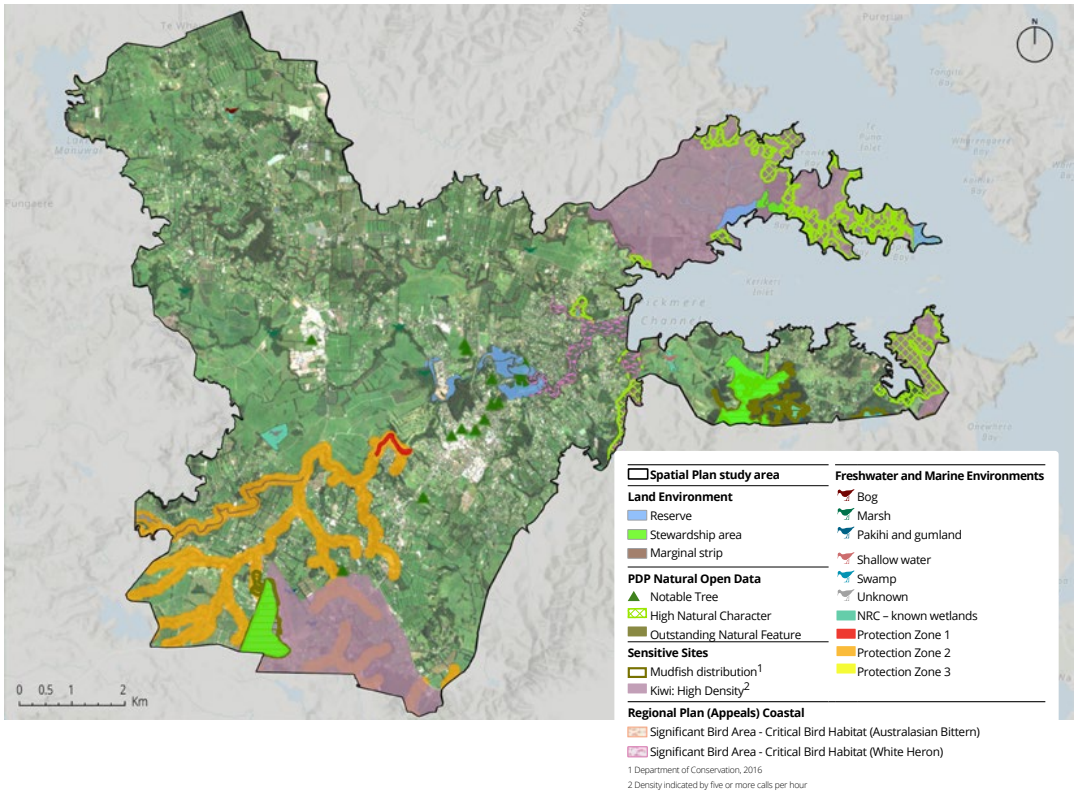
3.2 Our natural environment

Sitting at the convergence of several awa (rivers), Kerikeri-Waipapa has a beautiful and diverse natural environment. For hapū, the rivers are taonga and maintaining knowledge of the awa, and exercising ahi ka and kaitiakitanga (guardianship and protection) are inextricably linked to mana whenua wellbeing.

The joint long-term efforts of hapū, Vision Kerikeri, Living Waters, and local schools to care, weed, plant, and restore access to the rivers such as the Wairoa Stream is acknowledged. Also acknowledged is the work of the Department of Conservation caring for conservation estates such as the Kerikeri River walk which links five waterfalls.

Statutory protections, shown in Figure 25, across the sub-area ensure our native flora and fauna can thrive and allow us to live in symbiosis with Te Taiao.

Figure 25: Ecological and environmental protections of Te Pātukurea



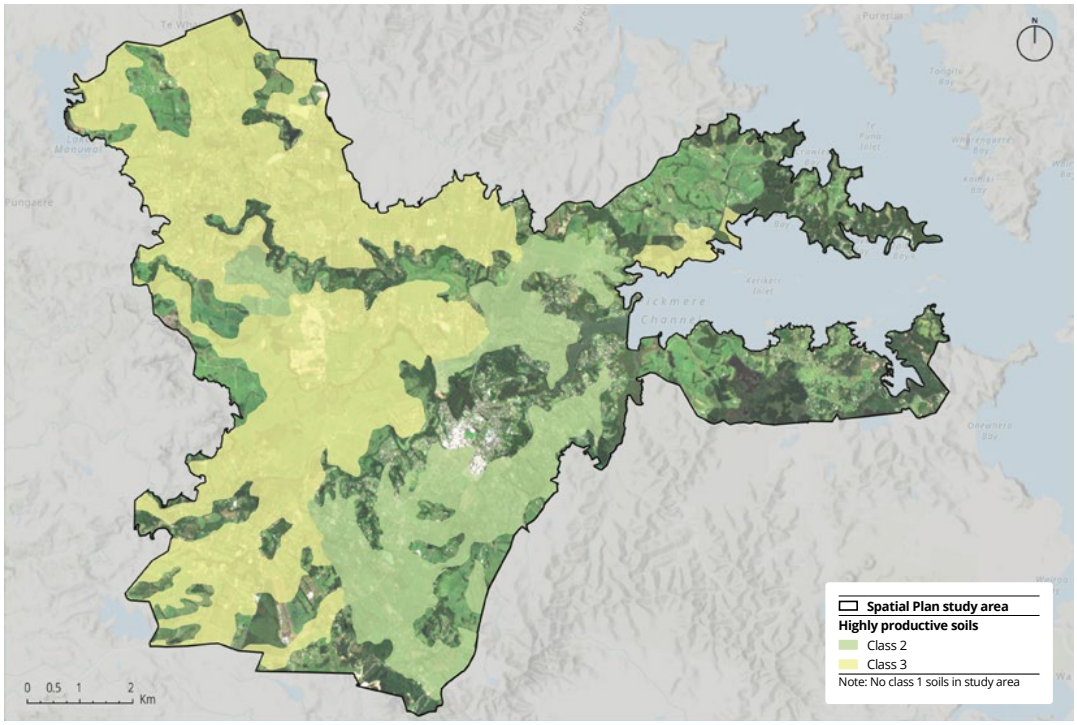


Figure 26: Highly productive soils (LUC 2 and 3)

Our natural environment also provides us with the quality of our soils which are key to our success as a horticultural hub. Land Use Classification (LUC) 2 and 3 soils cover extensive tracts of land, as shown in Figure 26. Additionally, tracts of horticulture-suitable land are afforded protection by the NPS-HPL and greater protection of this resource is being sought in the PDP. However, productive soil on land which is zoned urban or rural residential/lifestyle under the PDP is exempted from protection under the NPS-HPL. Any repurposing rural production areas to urban to accommodate growth must take into consideration the impact on these highly productive soils and on our primary industries.

Our natural environment is not always benign, and due consideration must be given to areas of high natural hazard risk. Key concerns to the area include several types of flood risk, erosion, liquefaction, and coastal concerns such as sea level inundation and tsunami risk. These hazards have been mapped by their level of risk and form key considerations in our Wāhi Toitū (no go) and Wāhi Toiora (go carefully) layers.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) applies constraints on developing land that is classified as a Hazardous Activities and Industries List (HAIL) site as development on this land carries risk to human health. Some constraints, however, cannot be mapped. The risk of drought and wildfire is anticipated to worsen over the coming decades due to climate change and will likely affect us all. While this may not preclude specific areas from growing, we must still take this into consideration as we plan for the future, ensuring we are using our whenua most appropriately, and that we are adequately prepared and resourced for future scenarios. It is also important to for us to have awareness of the extent of existing private land covenants that may prevent proposed future urban areas from realising expected levels of urban development.

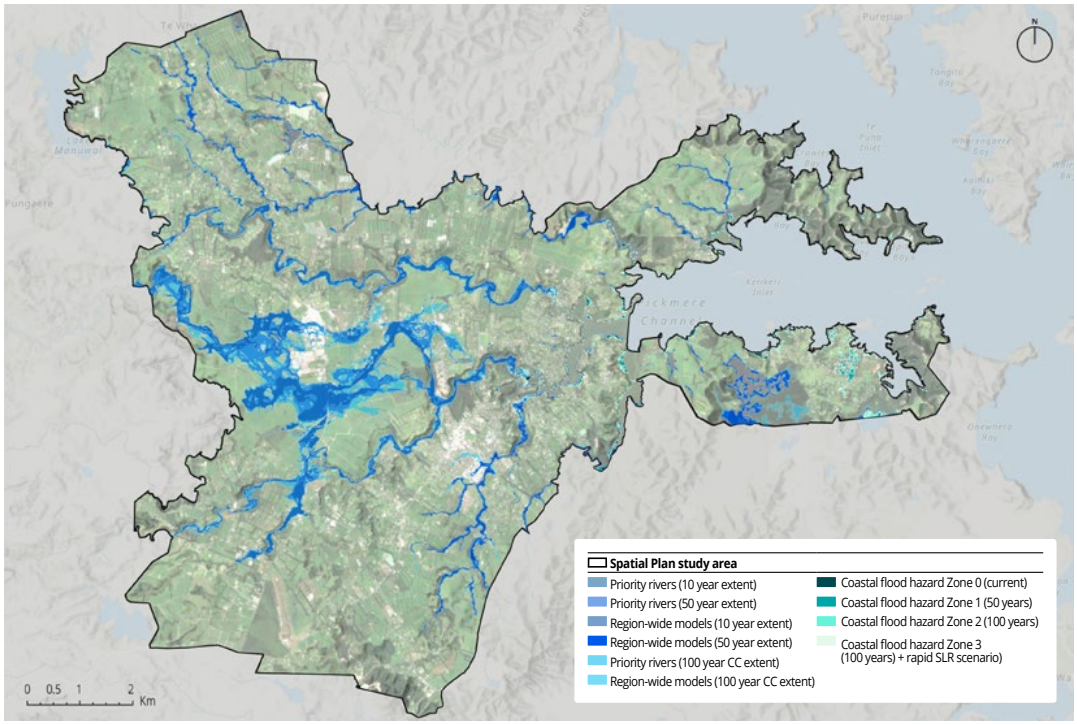
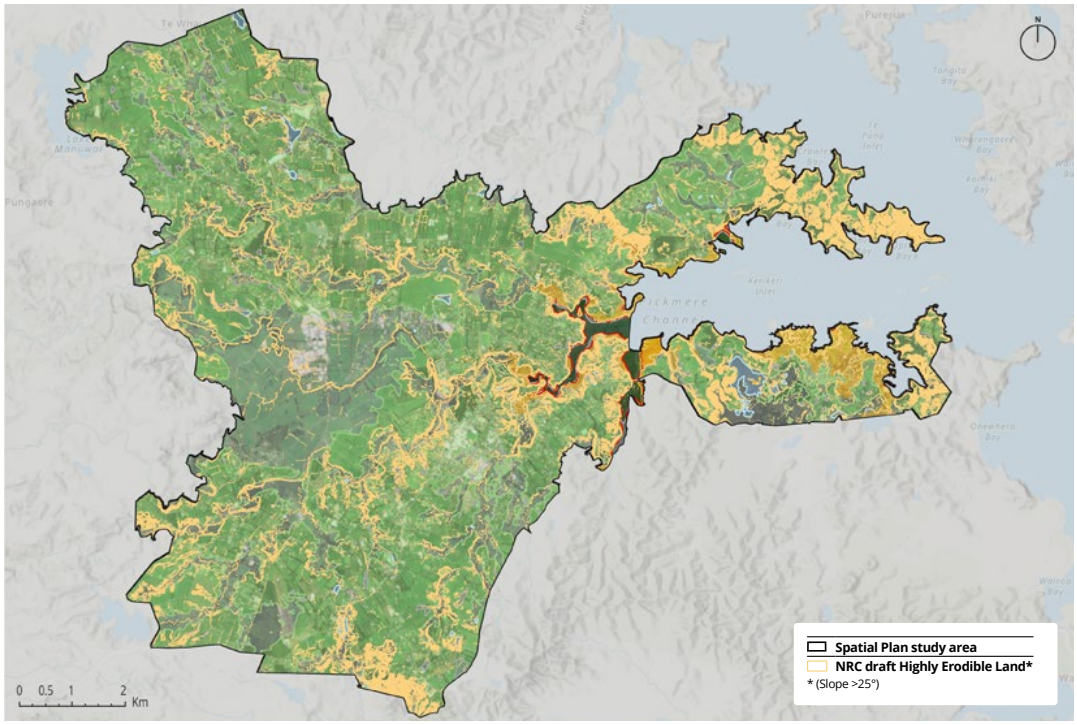


Figure 27: Identified areas of higher flood risk.

Figure 28: Identified areas of highly erodible land.



3.3 Wāhi Toitū (no-go) & Wāhi Toiora (go-carefully)

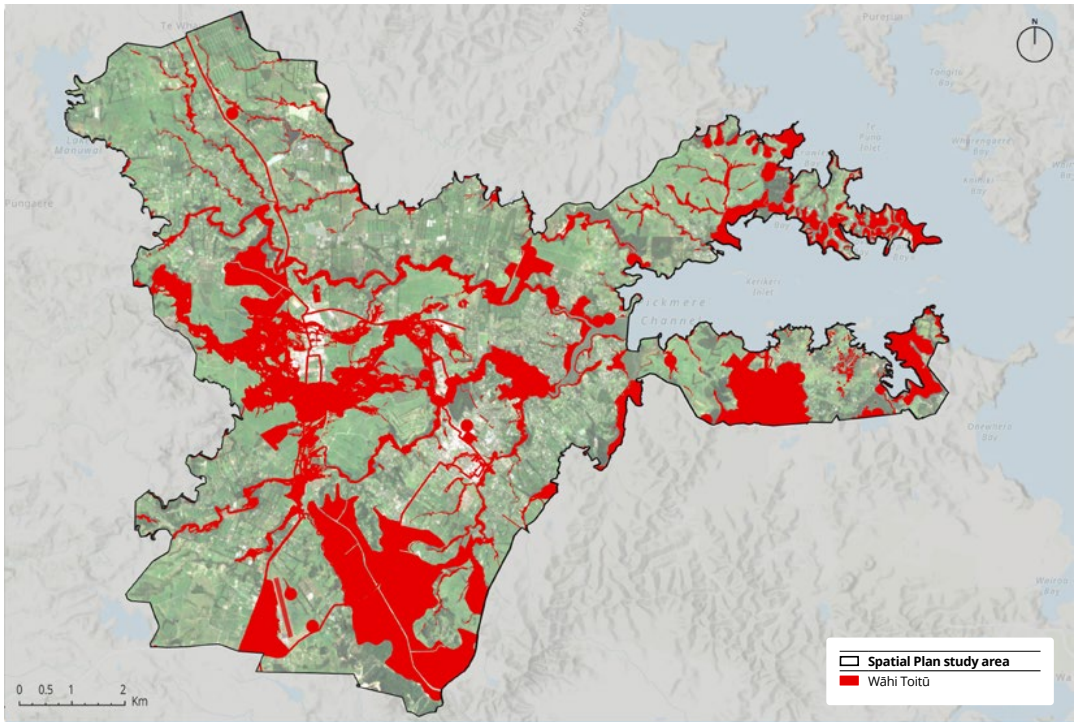
Parts of the Kerikeri-Waipapa area are affected by a constraint or multiple constraints, including natural hazard risks, ecological protections, land use restrictions, historic and cultural heritage protections, and significant infrastructure. To inform the development of growth options we have undertaken a spatial mapping analysis to identify areas which are no-go, or go-carefully, when it comes to urban development.

These are our Wāhi Toitū and Wāhi Toiora matters – considerations identified in the Framework Document and detailed in Appendix B of this report. The following maps show where we should and shouldn't be growing Kerikeri-Waipapa; and, where we can grow. The following sections set out the matters which we must consider in order to mitigate adverse effects and risks.

a. Wāhi Toitū:

areas with enduring characteristics that are to be protected from new development, or where new development is considered inappropriate. Wāhi Toitū areas are 'no-go' areas for new development. Key Wāhi Toitū considerations include areas of high flood risk, areas with outstanding natural environmental protections, high class soils, critical infrastructure protections, and cultural and historic areas of high significance. Wāhi Toitū is depicted in the red overlay in Figure 29.

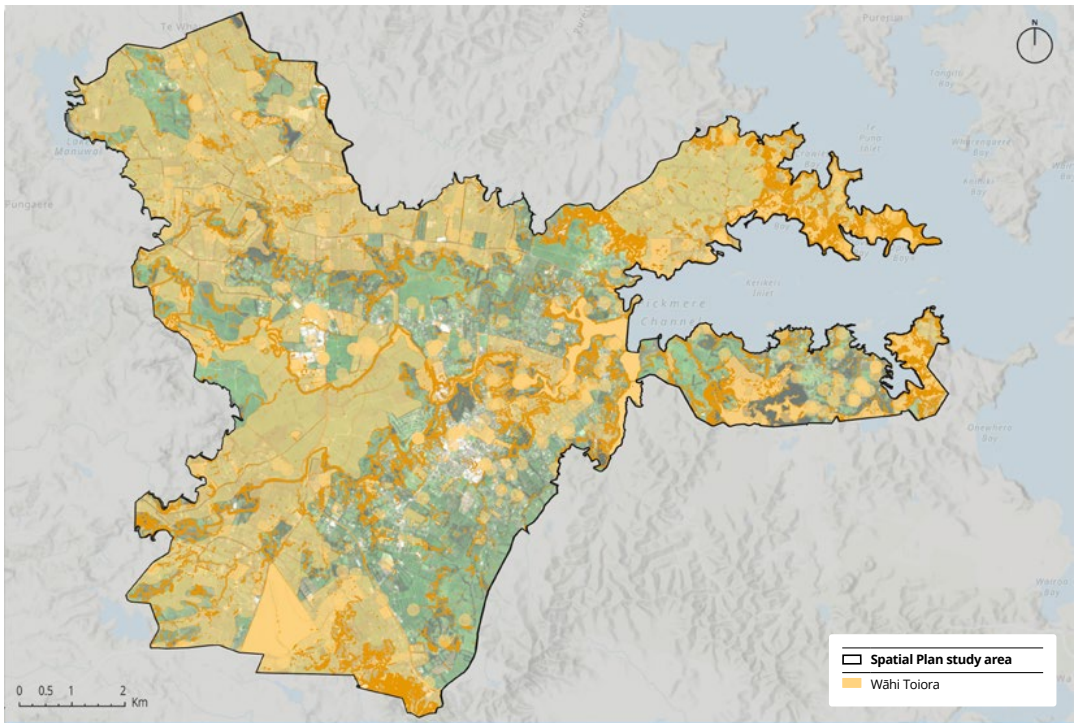
Figure 29: Te Pātukurea Wāhi Toitū areas.



b. Wāhi Toiora

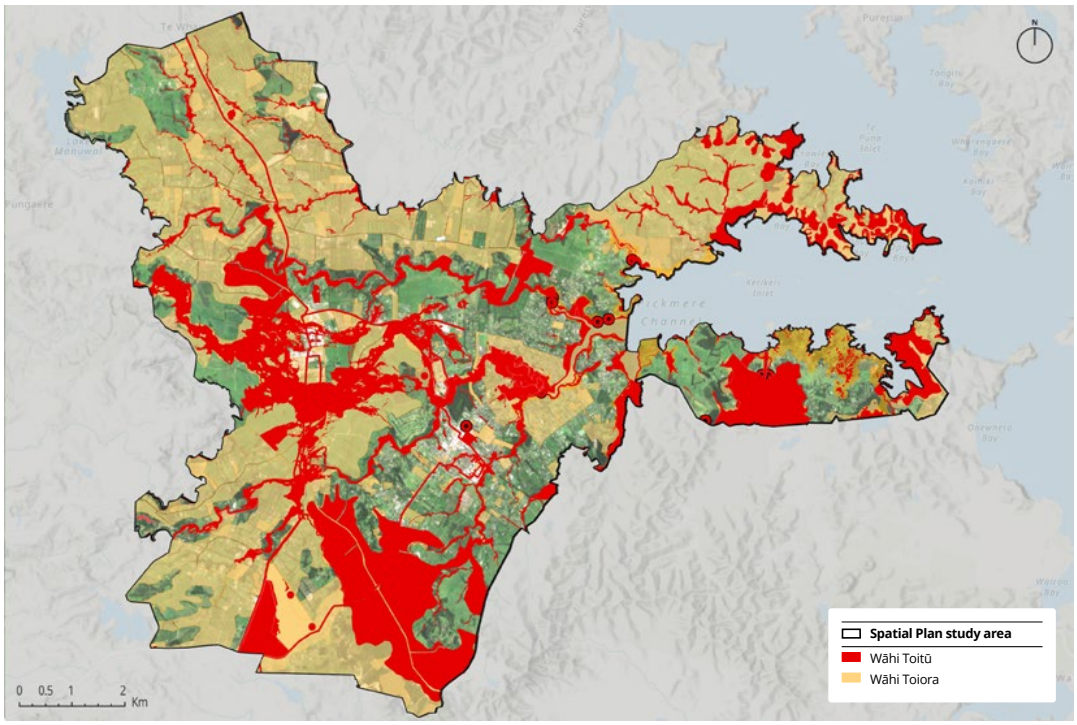
Wāhi Toiora: areas where new urban development must be carefully managed, including with an appropriate mitigation of adverse effects and risks. Wāhi Toiora areas are 'Go carefully' areas for new development. It is possible for multiple Wāhi Toiora matters to cumulatively apply across an area. Key Wāhi Toiora considerations include areas of highly erodible land, ecological protections, land contamination and planned/anticipated significant infrastructure corridors. Wāhi Toiora is depicted in cumulative transparent yellow overlay in Figure 30.

Figure 30: Te Pātukurea Wāhi Toiora areas



Together, Wāhi Toitū and Wāhi Toiora constraints provide clearer direction when planning for growth:

Figure 30: Wāhi Toitū and Wāhi Toiora overlaid to summarise key growth constraints



3.4 Housing and Business Capacity Assessment (HBA)

Market Economics Ltd has developed a HBA in 2024 for the Far North District based on the requirements set out in NPS-UD. The HBA provides us with a robust evidence base for housing and business land markets, to inform plans, planning decisions, and related strategies[30].

The HBA takes into consideration numerous factors, including the availability of plan-enabled development capacity, economic circumstances, financial feasibility of development, and compares this to an anticipated population growth scenario. The HBA considers development capacity over the short, medium, and long term, being 3 years, 10 years, and 30 years respectively.

a. Housing land

The housing assessment component of the HBA considers an assumed population projection, and the associated housing demand patterns and compares it against plan-enabled (Operative & Proposed District Plans), and commercially feasible land development capacity. Plan-enabled capacity is, in relation to the short term, land that is zoned for housing in the Operative District Plan (ODP), while over the medium and long term, it is land that is zoned for housing in the Proposed District Plan (PDP). Commercially feasible capacity considers sales price and development costs, that is, if the sales price is greater than (>) the total development cost (including the developer's margin), development is considered commercially viable or feasible. The HBA assessed development capacity by looking at three different approaches:

- **Redevelopment Capacity:** This is the potential for adding new homes by demolishing existing ones and building up to the maximum allowed by the District Plan rules[31].
- **Infill Capacity:** This is the potential to add new homes on a lot without demolishing any existing buildings. It involves using unused parts of a property, like the backyard. The potential is determined by the District Plan zoning and site characteristics, such as how accessible the area is and where buildings are already placed.
- **Vacant Capacity**: This refers to the number of new homes that can be built on empty or underused land, according to the District Plan zoning. Even properties with small structures are considered vacant. For larger sites, space is set aside for infrastructure like roads and amenities.

The HBA demonstrates that, unlike other parts of the Far North District where feasible capacity is heavily constrained by high building costs and low-income levels, Kerikeri-Waipapa has sufficient feasible capacity to meet demand (largely due to higher income levels). This feasible capacity however is weighted toward attached dwellings[32], whereas demand in Kerikeri-Waipapa, like the rest of the Far North, is heavily weighted towards detached dwellings. The HBA shows a potential scenario where there could be a shortage in housing if the market chooses to disproportionately build detached dwellings.

The HBA highlights an affordability issue with feasible capacity in Kerikeri-Waipapa being slanted towards higher-value houses (that tend to be detached) which are unaffordable for middle- and low-income earners. Therefore, there is a need to promote more diverse housing typologies (including attached dwellings) to house our growing population.

30 From the Mfe guidance on HBAs under the NPSUD https://environment.govt.nz/assets/Publications/Files/Guidance-on-Housing-and-Business-Development-Capacity-Assessments-HBAs-under-the-NPS-final.pdf

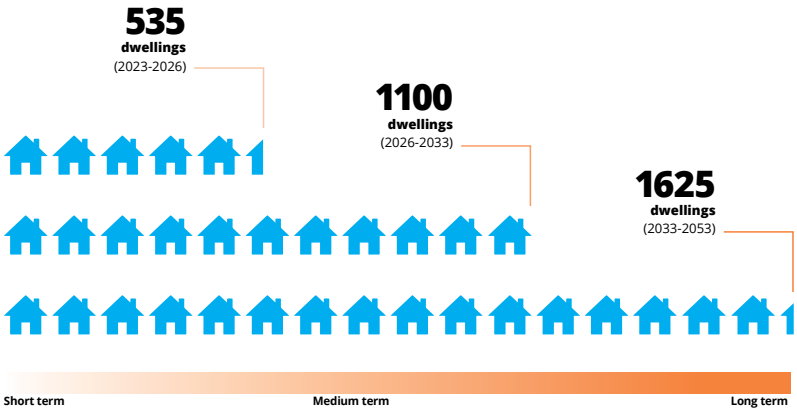
31 Across the short term, capacity is determined by rules under the ODP, while across the medium and long term capacity is determined by rules under the PDP

32 Where two or more houses have a common wall.

The HBA also highlights that non-mainstream segments of the housing market, such as the retirement sector, iwi and social housing providers can contribute to housing supply at more affordable prices.

The HBA projects that 3,260[33] additional dwellings would need to be accommodated within Te Pātukurea by 2053. Breaking growth down over the short (3 years), medium (10 years), and long term (30 years), as shown in Figure 31.

Figure 31:
HBA additional dwellings projection for Kerikeri-Waipapa.



The HBA concludes that there is sufficient plan enabled capacity in Te Pātukurea to meet the demand for housing across both the Operative and Proposed District Plans, which enable more than double the 3,260 additional homes required to meet projected population growth over the next 30 years. Given the surplus, Te Pātukurea can prioritise growth where it can have the best outcomes for Kerikeri-Waipapa, within our urban areas and close to infrastructure.

Te Pātukurea is taking a more aspirational position toward population growth by planning for higher-than-projected population growth and moving growth from rural into urban areas. This will mean that Kerikeri-Waipapa will be prepared for high periods of population growth, which has historically exceeded projections. While population projections carry the uncertainty of predicting the future, and growth in Kerikeri-Waipapa is reliant on migration, Te Pātukurea will address this uncertainty by prioritising and sequencing new growth areas and investments. As part of implementing Te Pātukurea, it will be necessary to monitor population growth so that land release and infrastructure investments are based on actual growth rates.

b. Business Land

The business component of the HBA considers anticipated shifts in economic activity and employment and translates changes in the economy into business land requirements. The HBA has found that, overall, there is sufficient business land (commercial and retail combined) to accommodate short-term demand through the development of vacant land, however, over the medium and long term, a portion of growth must be accommodated by intensifying capacity in existing urban areas. With reference to the industrial land, the HBA found sufficient capacity to accommodate demand through the development of vacant land. These results apply more broadly across the Far North District, however, the HBA has identified that there will be a need for more business land within Kerikeri & Waipapa over the medium and long term to ease pressure and development constraints arising from commercial growth. In line with our approach to residential growth, Te Pātukurea is taking a more aspirational position by planning for higher levels of economic growth.

33 Without a competitiveness margin.

3.5 Growth Principles

The way we grow will be shaped by the existing context and our constraints, however setting key growth principles is also essential to establishing a strong foundation to guide our decision-making process. These principles will serve as a compass, as practical guidelines for reflecting our aspirations for sustainable growth.

Achieving the objectives

First and foremost, growth options must deliver on the objectives for Te Pātukurea, developed in collaboration with Hapū Rōpū, stakeholders and the public

We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special whilst supporting economic development.

These objectives respond to the challenges facing the sub-district and are our primary guiding direction:

- *Our infrastructure is resilient to the impacts of natural hazards (e.g., flooding), growth (e.g. housing and business capacity) and climate change (e.g., drought).*
- *We have a range of housing typologies to accommodate the different needs of our community and sufficient supply so that people can live, work, and play in Te Pātukurea affordably and in the way they want.*
- *We can safely, easily, and efficiently use a variety of different transport modes to live, work and play within Te Pātukurea and connect with the wider district.*
- *We protect, enhance, and are connected to both Te Taiao and the cultural and heritage values that makes Te Pātukurea special, whilst supporting economic development.*

Planning for Higher Growth

Historically, population growth in Kerikeri-Waipapa has outstripped population projections. Te Pātukurea is taking an aspirational approach with planning for higher than expected growth. This is so we can effectively respond to higher rates of population growth by zoning additional land for urban growth along with planning for infrastructure to service this growth. With this approach, it is crucial to stage zoning of land and infrastructure with population growth. If population growth does not follow the higher-than-expected growth scenario, or there are significant economic downturns it is easier to slow down than to speed up.

Protecting horticultural land

Kerikeri-Waipapa has a long and proud history as a horticultural hub. The climate, irrigation network and excellent soils that support various crops. The industry is important economically and culturally to both the local area and wider region, and to maintain and support this it is critical that key horticultural land is protected from urban encroachment and unplanned rural lifestyle developments.

Support for intensification

Aligning with the protection of horticultural land and avoiding unnecessary urban sprawl, we will support opportunities to intensify within urban areas where practicable. Intensifying within existing built-up areas is a cost-effective method of growth as it makes the most of existing infrastructure, while it also contributes to the vibrancy of town centres. Intensification can enable more housing choice and affordable options for our growing population. While Te Pātukurea has a focus on accommodating population growth through development of urban areas, we will retain opportunities for rural lifestyle development with limits set to protect our productive soils.

Establishing an ‘identity’ for both Kerikeri and Waipapa

Kerikeri-Waipapa has a long and significant history, however engagement has shown that the area does not reflect the diversity and cultural aspirations of its inhabitants. Recognising what makes these areas special and enhancing this will help us build a community which we are proud of, and which is uniquely ours.

4.0 Te arotake i ngā wāhi āpiti o Te Pātukurea

Assessing the sub-areas of Te Pātukurea

To support the analysis of constraints and opportunities, we divided Te Pātukurea into ten sub-areas, as shown below in Figure 32, for more detailed investigations. Analysing our study area at a sub-area level is important to comprehensively understand and document constraints and opportunities in a logical and granular way. The sub-areas have been derived by grouping together similar land uses and boundaries, for the sub-areas are based typically either on physical boundaries such as rivers, or zone change boundaries.

The following sections describe each sub-area in more detail, noting the key statistics, characteristics, features, constraints, and opportunities. The maps for each sub-area are overlaid with the Wāhi Toitū (no go) and Wāhi Toiora (go carefully) layers – these are the matters that affect the potential developability of land, as described in section 3.5.



Figure 32: Te Pātukurea analysis sub-areas

Sub-area 1: Kerikeri Peninsula

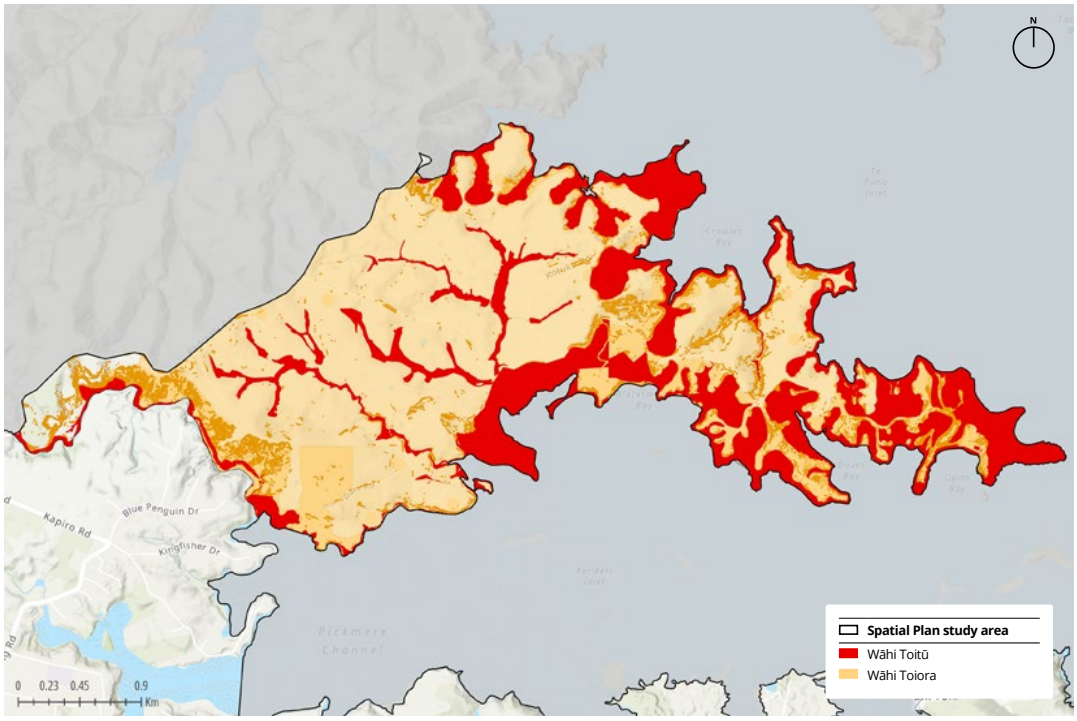
Kerikeri Peninsula is the north-eastern most sub-area, including areas like Rangitane, Opito Bay and Doves Bay. This sub-area has an estimated population of 1019, with a population density of 1.06 people/Ha. A large part of this sub-area is coastal in nature where it adjoins the Kerikeri Inlet. This sub-area area contains households with higher than average incomes and is predominantly rural in nature, with farming being the highest employer and GDP contributor.

Almost entirety of the sub-area is constrained for future development. This includes known wetlands, high natural character areas, WAI Sites (Waitangi Tribunal Claim site), wāhi tapu areas, high class soils and flooding. Furthermore, majority of coastal area is classified as highly erodible land. Other environment constraints include high Kiwi Distribution area; coastal areas and DOC protected natural areas.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (like Tikorangi Road).
The sub-area has very few community facilities (other than the Doves Bay Marina and open space areas). This area does have good beach access. The proposed expanded Rangitane Boat facility located in the sub-area, is currently in consenting phase.

Feedback received from public consultation indicated that people would like to stop septic overflow into the Kerikeri Inlet and see more marina facilities to cope with the increase in population. The community have also indicated that this area is not preferred for future urban growth.

Figure 33: Wāhi Toitū and Wāhi Toiora in Kerikeri Peninsula



Sub-area 2: Kerikeri Inlet

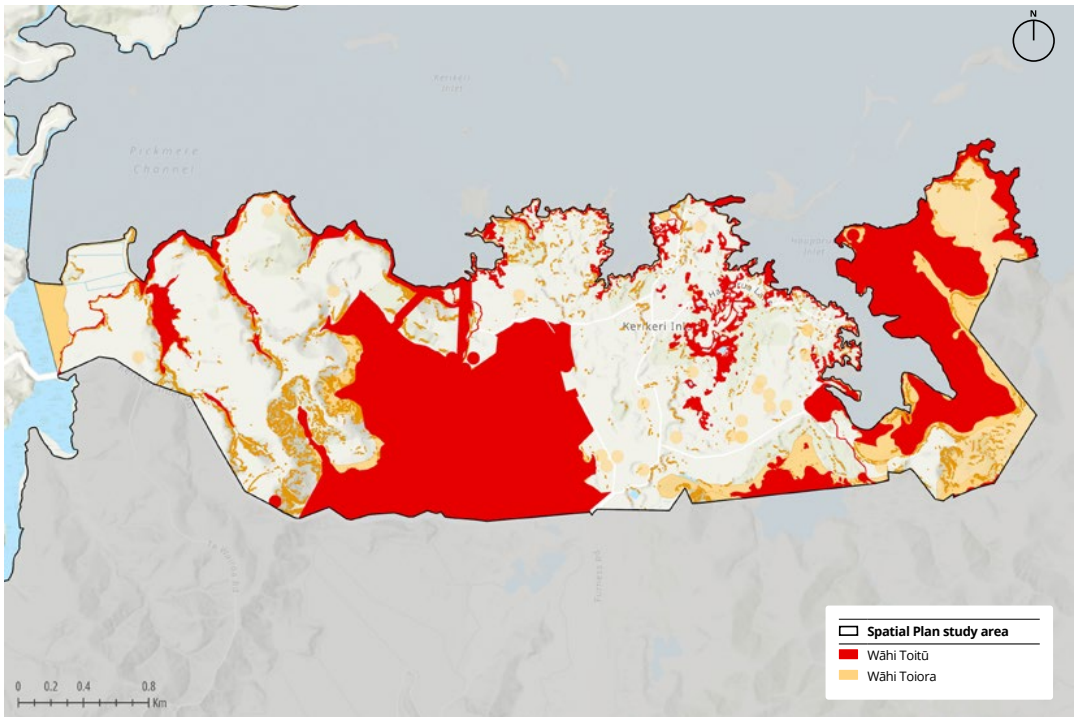
Kerikeri Inlet is the north-eastern most sub-area, including areas accessed from Kerikeri Inlet Road and the Waitangi wetlands, which is the discharge point for Kerikeri's treated wastewater. This sub-area has an estimated population of 535, with a population density of 0.62 people/Ha. This sub-area contains households with higher-than-average incomes and is rural in nature characterised by rural lifestyle land uses. A significant part of this sub-area is coastal in nature where it adjoins the Kerikeri Inlet. Since this sub-area is located within the Puketona-Waitangi Statistical Area 2 (by Stats NZ) which is a large area including places like Waitangi, Paihia and Haruru, economic statistics show that accommodation, food services, construction services and art and recreation services are major employing industries.

Approximately half of the sub-area is unconstrained by Wāhi Toitū and Wāhi Toiora, the other half is constrained by large areas of protected forest and wetland, tsunami evacuation zone and highly erodible land.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (like the Kerikeri Inlet Road boat ramp carpark). The sub-area has very few community facilities (other than the Kerikeri Inlet Road boat ramp and carpark and open space areas including the publicly accessible Wharau Road Beach).

Similar to Kerikeri Peninsula sub-area, feedback received from public consultation indicated that people have concerns with septic overflow into the Kerikeri Inlet and would like more coastal marine access facilities to cope with increasing demand for access to the Bay of Islands

Figure 34: Wāhi Toitū and Wāhi Toiora in Kerikeri Inlet



Sub-area 3: Kapiro Road

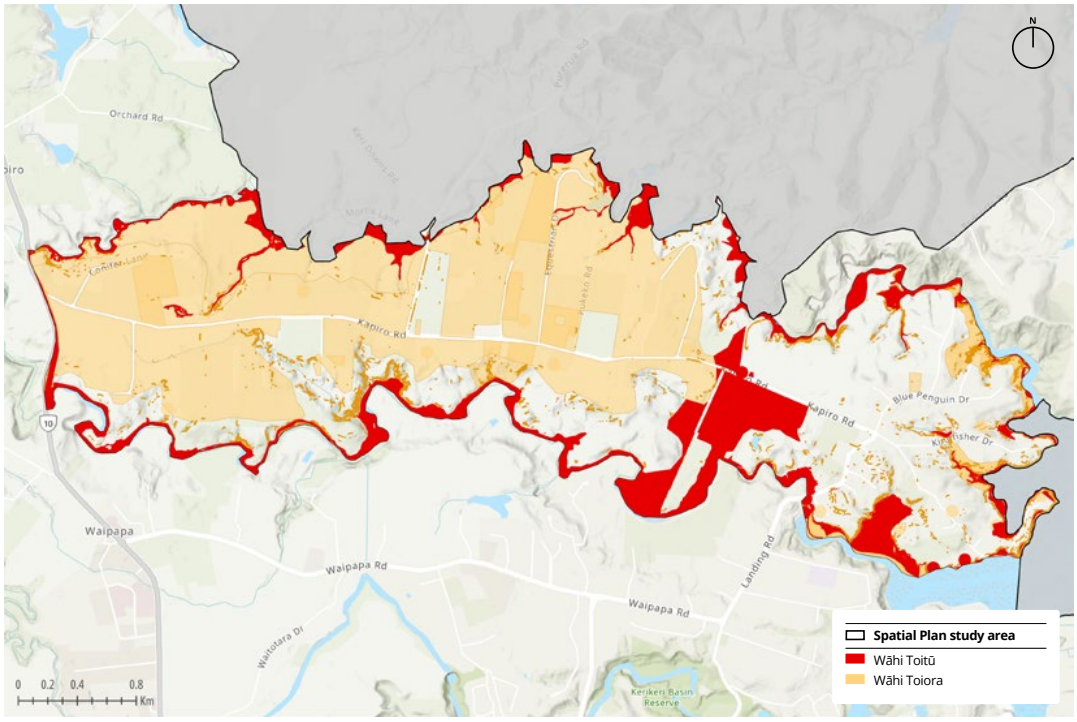
The Kapiro Road sub-area includes areas accessed off Kapiro Road. This sub-area has an estimated population of 1363, with a population density of 1.32 people/Ha. This sub-area contains households with higher-than-average incomes and is characterised by predominantly horticultural and rural lifestyle land use.

This area is characterised by large swathes of highly productive soils which is suitable for horticulture, so this area is not desirable for future urban development to protect horticulture land. Other constraints include small areas of flooding, and the Kororipo Pā heritage area which is located within the sub-area.

There is a small area which is serviced by public water supply, along Skudders Beach Road, however firefighting supply is constrained. There is no public wastewater infrastructure in this sub-area.

The community has been opposed to growth in this area. Neil Construction Limited has recently been granted resource consent by the Environment Court to develop 119 rural lifestyle lots within this area. Parts of this sub-area used for rural lifestyle are situated further away from urban areas.

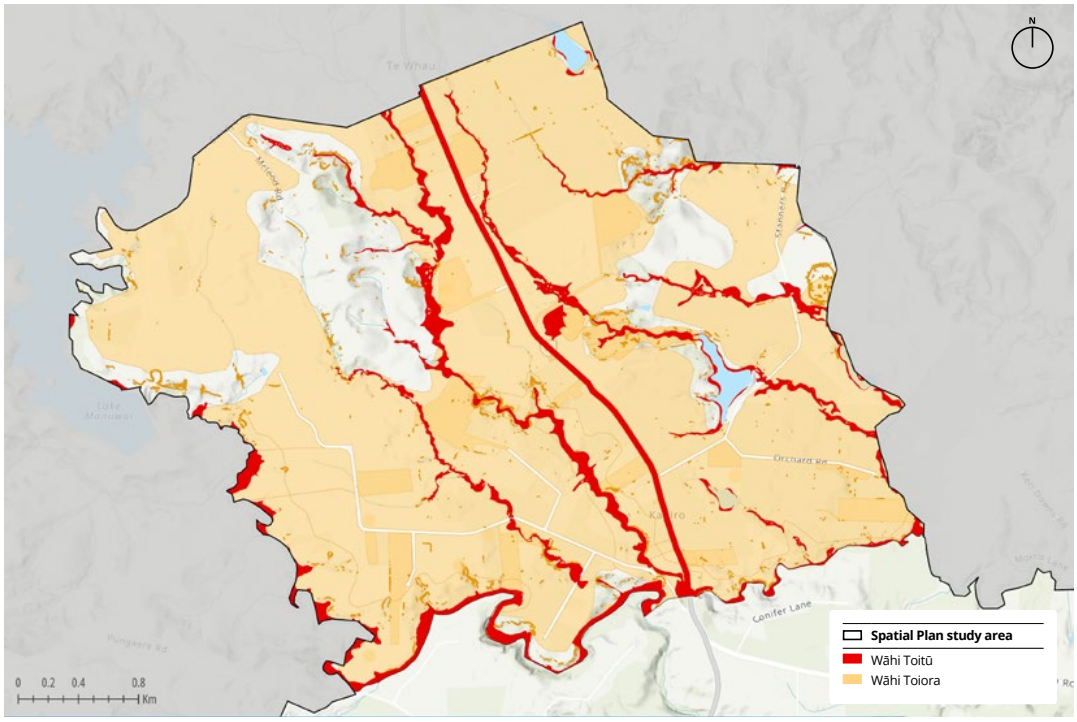
Figure 35: Wāhi Toitū and Wāhi Toiora in Kapiro Road



Sub-area 4: Kapiro

The sub-area of Kapiro includes areas accessed off SH10 and is the northern most sub-area. This sub-area has an estimated population of 1004, with a population density of 0.67 people/Ha. This sub-area contains households with higher-than-average incomes and has the highest employment rate. A significant majority of the sub-area contains land used for horticulture and is marked by high class soils, which makes it undesirable for future urban development. Other constrains include areas of flooding and highly erodible land next to rivers. The sub-area is not serviced with public water, wastewater or stormwater infrastructure. There is a lack of community or recreational facilities, other than Lake Manuwai, however due to the close proximity to both Kerikeri & Waipapa, residents are able to rely on services within these urban centres.

Figure 36: Wāhi Toitū and Wāhi Toiora in Kapiro



Sub-area 5: Puketotara

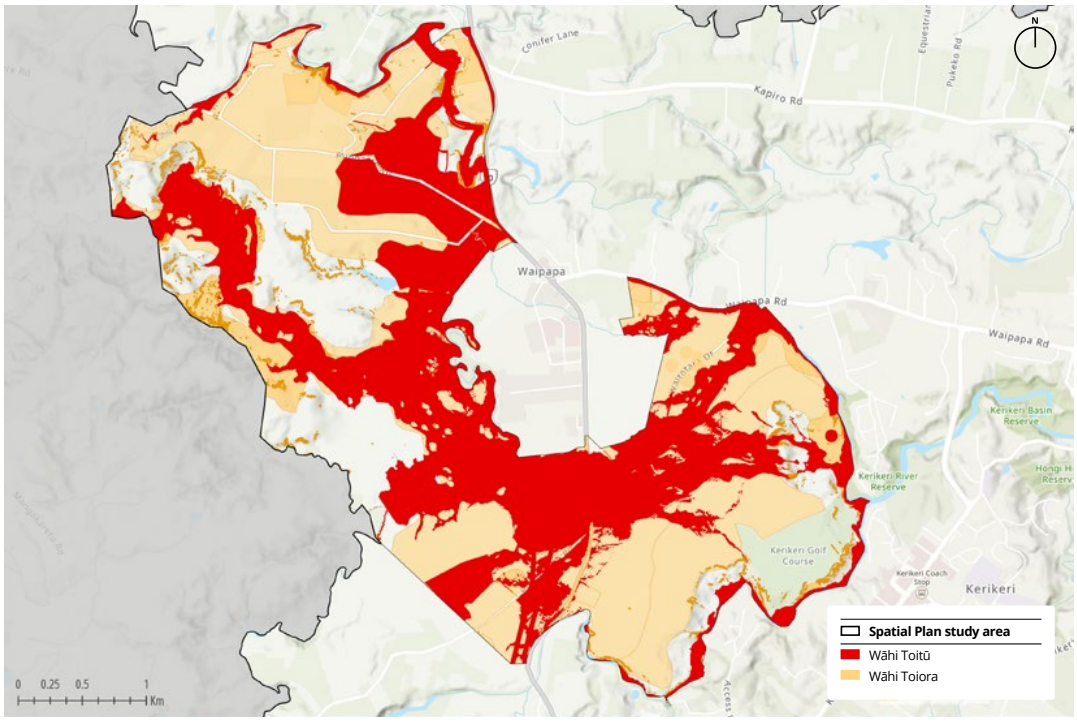
The sub-area of Puketorara includes rural land to the south and west of Waipapa, and is the western most sub-area. This sub-area has an estimated population of 577, with a population density of 0.41 people/Ha – being the being area with the lowest population density. This sub-area contains households with higher-than-average incomes. This sub-area has the second-highest employment rate, ranking just below Kapiro. Wood manufacturing, forestry and logging is the largest employer in this sub-area.

The sub-area is characterised by land used for rural production and horticulture with significant portion of the sub-area underlain by high class soils (Class 3 soils in particular). The biggest constrain in this sub-area is flooding which covers a significant portion of the sub-area, making large parts of this sub-area unsuitable for future urban development.

The sub-area is not serviced with public water, wastewater or stormwater infrastructure. Apart from the Bay of Island Golf Club and the network of river walking trails, there is a lack of community or recreational facilities, however residents can rely on some services located within Waipapa.

There is a large landholding owned by the Kiwi Fresh Orange Company in this sub-area which is subject to an urban rezoning request by the landowner (submission) under the PDP. Rezoning hearings for the PDP are in late 2025.

Figure 37: Wāhi Toitū and Wāhi Toiora in Puketorara



Sub-area 6: Waipapa

The sub-area of Waipapa includes urban zoned land within Waipapa. This sub-area has an estimated population of 397, with a population density of 1.95 people/Ha. The area is characterised by a mixture of commercial and industrial land uses. Northland Waste's Waste Transfer Facility is located within this sub-area.

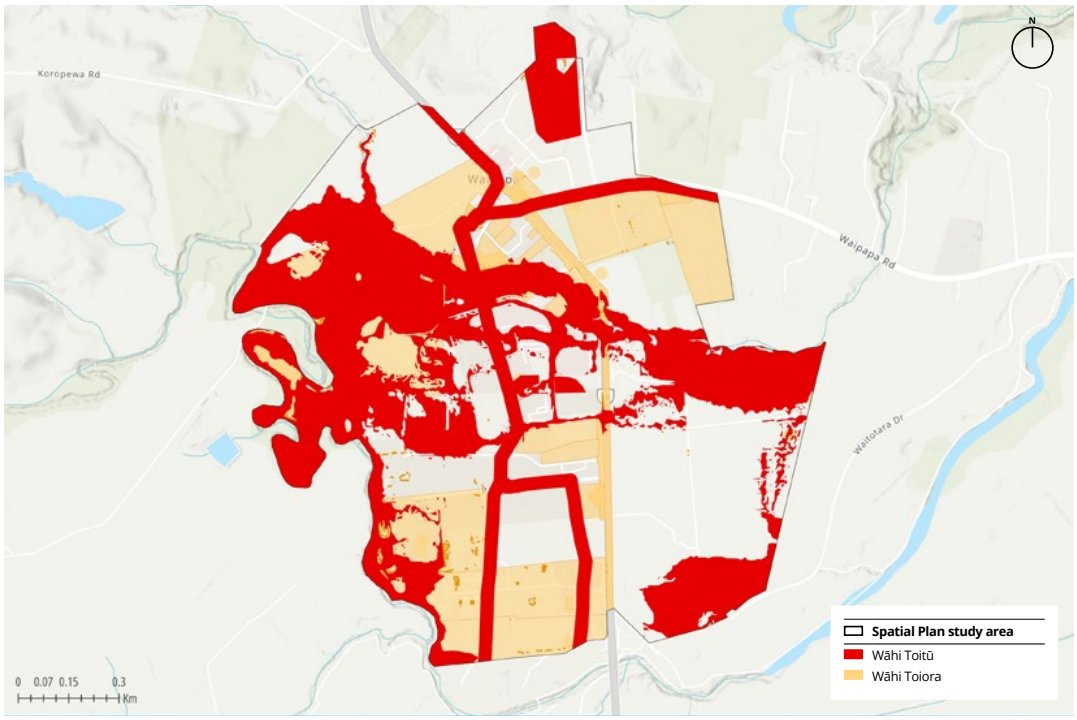
This sub-area has a younger population, compared to other sub-areas and has the highest proportion of Māori compared to other sub-areas. The retail sector is the largest industry and employer in this sub-area. While this area has a population with higher-than-average household incomes, it is more deprived with crime and access [34].

Flooding is the most significant constraint for this sub-area. There are some areas which are serviced by public water supply and public stormwater infrastructure, however, there is no public wastewater infrastructure. The sub-area has pockets of open spaces and parks, as well as the BaySport complex. FNDC's Te Puāwaitanga sports facility (currently under development) is located within this sub-area.

Feedback from community consultation indicated that some people prefer further growth in Waipapa and there have been multiple responses calling for better connectivity between the urban centres of Kerikeri and Waipapa, including more walking and cycling connectivity. Insufficient space for on and off-lead dog exercising was also raised as a concern in this sub-area. Additionally, as the PDP has upzoned land in this area for Light and Heavy Industrial uses. Servicing Waipapa with three waters infrastructure has also been publicly promoted in previous Infrastructure Strategies for the Far North.

34 According to the 2018 New Zealand Index of Multiple Deprivation (IMD18)

Figure 38: Wāhi Toitū and Wāhi Toiora in Waipapa



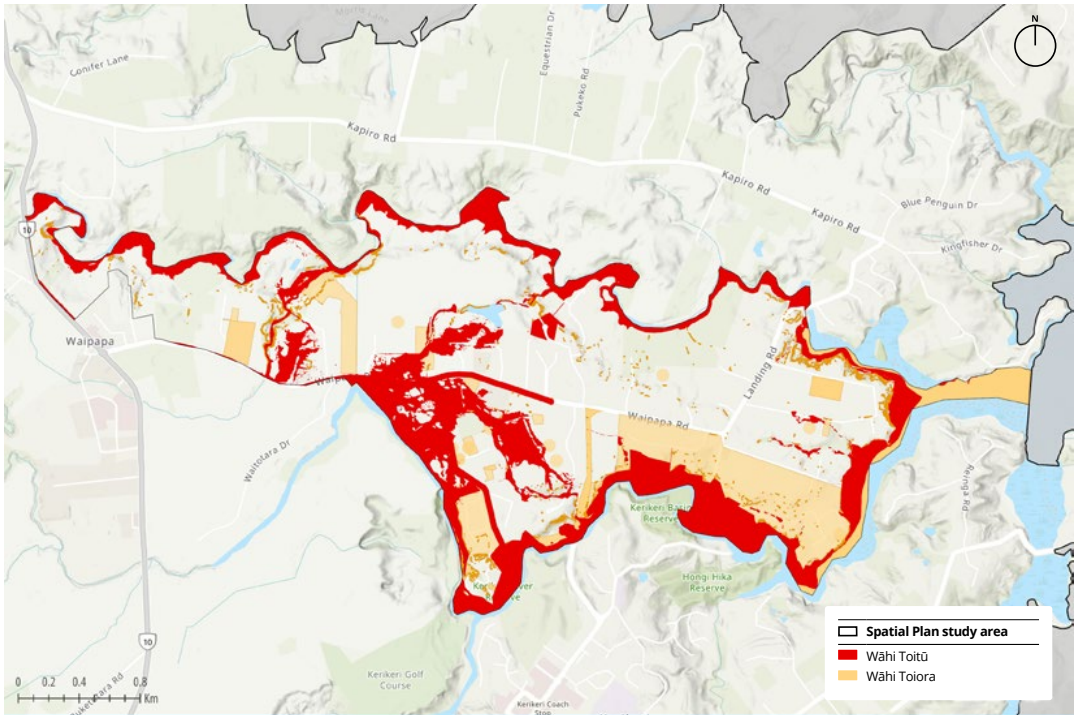
Sub-area 7: Riverview

The sub-area of Riverview includes areas accessed from Waipapa Road, encompassing land to the north of the urban centres of Kerikeri and Waipapa. This sub-area has an estimated population of 2205, with a population density of 3.05 people/Ha – being the being area with the highest population density, after Kerikeri Central. The sub-area has the oldest population, high incomes and is the least deprived. The sub-area is characterised by residential land use, with some commercial activity on land adjacent to Waipapa Road. The most significant employing industries in the sub-area include education and training, construction services, accommodation and food services and wholesale trade.

A large part of the sub-area is serviced by public water supply and public stormwater infrastructure, however there is no public wastewater infrastructure. The sub-area has good access to open spaces and recreational land, as it contains the Kerikeri Basin Reserve (in part), Rainbow Falls Scenic Reserve and the Charlies Rock Waterfall.

A large portion of the sub-area is unconstrained, however there are some areas where future development is constrained by flood risk and heritage values. Feedback from community consultation indicate that this area is preferred for future urban growth.

Figure 39: Wāhi Toitū and Wāhi Toiora in Riverview



Sub-area 8: Kerikeri Central

The sub-area of Kerikeri Central includes urban zoned land within Kerikeri encompassing the central business district and adjacent residential areas; this sub-area is the economic and population centre for the study area. This sub-area has an estimated population of 3241, with a population density of 8.24 people/Ha – being the area with the highest population density. Compared to other sub-areas (except for Waipapa), this sub-area has a younger population structure and even distribution across age groups as well as being more ethnically diverse.

This sub-area has the lowest income (relative to other sub-areas), with household incomes sitting below Far North District Average and National median. This sub-area is the most deprived, scoring poorly across all domains (employment, income, crime, housing, health, education and access)[35] and has the highest crime victimisation counts.

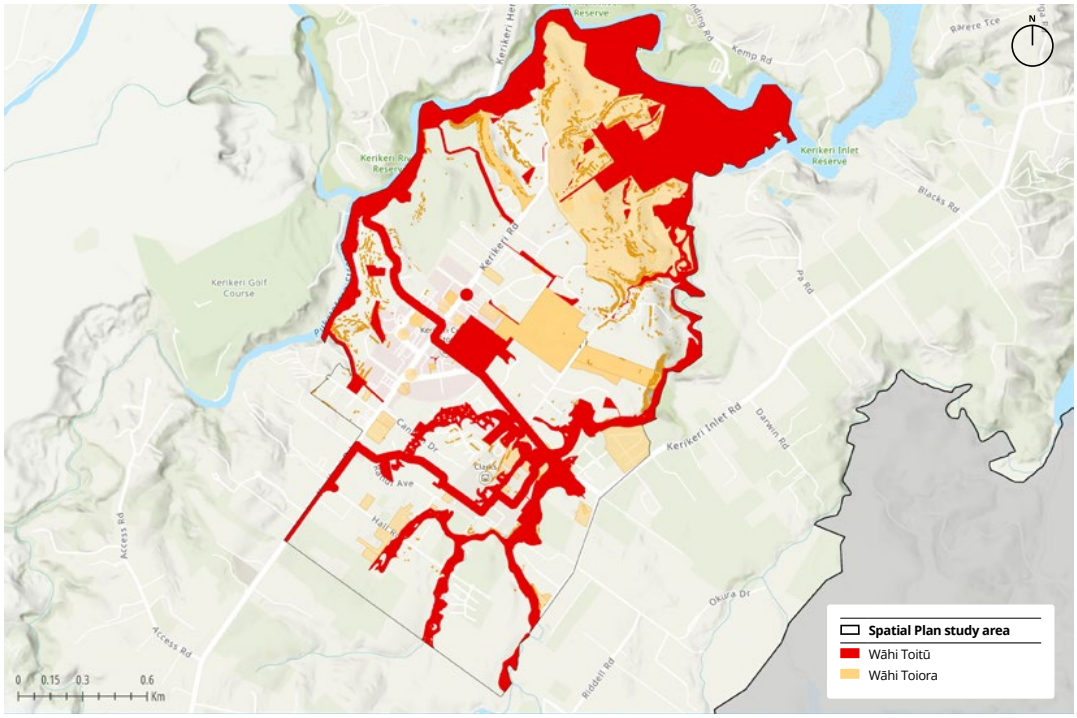
While the sub-area is the major employment hub within the study area, the sub-area has the least number of people in full time employment, and highest proportion of people not in the labour force.

The sub-area is well serviced by public water, stormwater and wastewater infrastructure and has the best access to recreational, amenity, medical, retail, and commercial services..

The northern part of the sub-area has a cluster of Wāhi Toitū and Wāhi Toiora constraints such as flooding, heritage and culturally significant sites. Flooding pervades through the sub-area, however large contiguous parts of the sub-area remain unconstrained for future urban development.

35 According to the 2018 New Zealand Index of Multiple Deprivation (IMD18)

Figure 40: Wāhi Toitū and Wāhi Toiora in Kerikeri Central



Most of the feedback from community consultation was relevant to this sub-area. The community has raised several key points regarding the development and revitalisation of Kerikeri Domain and its surrounding areas. There is a strong emphasis on addressing traffic congestion within the CBD to ensure efficient movement through town, along with a pressing need for more cycleways, walkways, and pedestrian-friendly zones. The lack of sufficient parking spaces was also raised as a concern. The community seeks the provision of multimodal transport options, including public transport, to enhance connectivity. There is a desire to see fewer chain stores and more diverse businesses to maintain the town's unique character amidst growth. Sustainable development is considered to be important, with an emphasis on water-sensitive design and bringing back developer contributions to ease the financial burden on residents. The need for more public facilities, such as indoor pools, sports facilities, dog-friendly parks, and marina/boat amenities, was also highlighted. Additionally, there is a call for increased housing options that are healthy, affordable, and varied. Attracting more tourism, expanding medical facilities, and ensuring balanced and not piecemeal development are also significant concerns for the community.

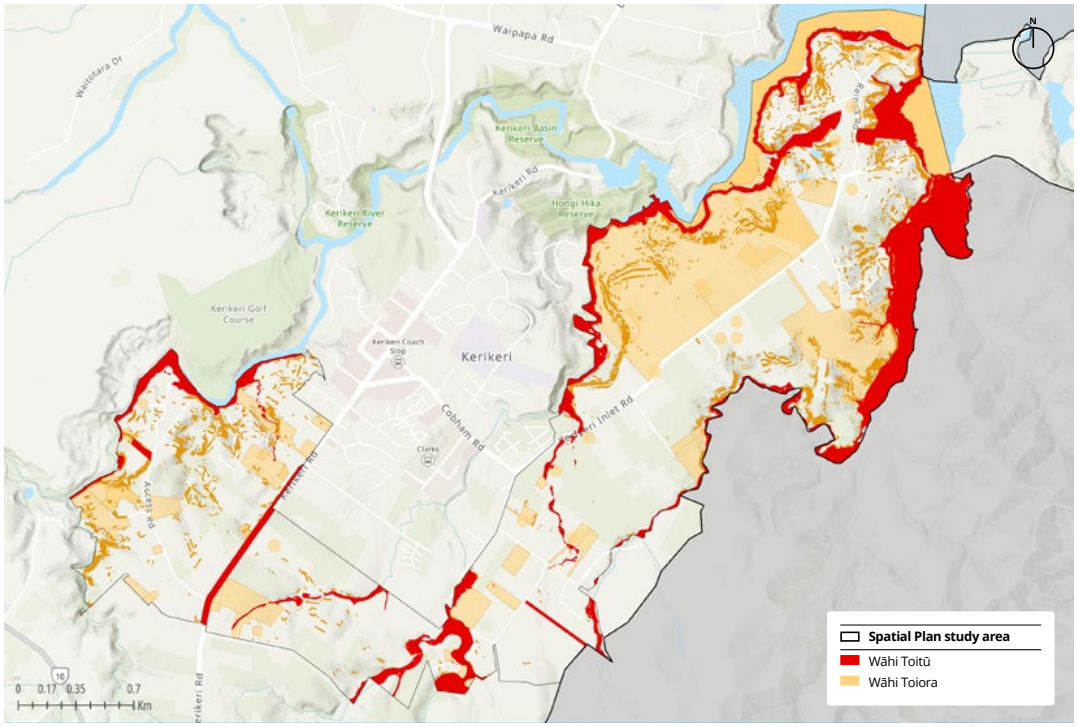
Sub-area 9: Kerikeri Periphery

The sub-area of Kerikeri periphery includes land to the east, south and south-west of Central Kerikeri. This sub-area has a population of 2136, with an estimated population density of 3.12 people/Ha. This sub-area contains households with higher-than-average incomes and is predominantly characterised by residential and rural lifestyle land uses.

A very small portion of the sub-area, adjacent to Kerikeri Central, is serviced by public water, wastewater and stormwater infrastructure. Apart from this, the sub-area is predominantly not serviced with public water, wastewater or stormwater infrastructure. There is a lack of community facilities (other than parks and open spaces).

A large portion of the sub-area is unconstrained, there are some areas where future development is constrained by flood risk and heritage values. Community feedback indicated this area as potentially suitable for accommodating future growth.

Figure 41: Wāhi Toitū and Wāhi Toiora in Kerikeri periphery



Sub-area 10: Kerikeri South

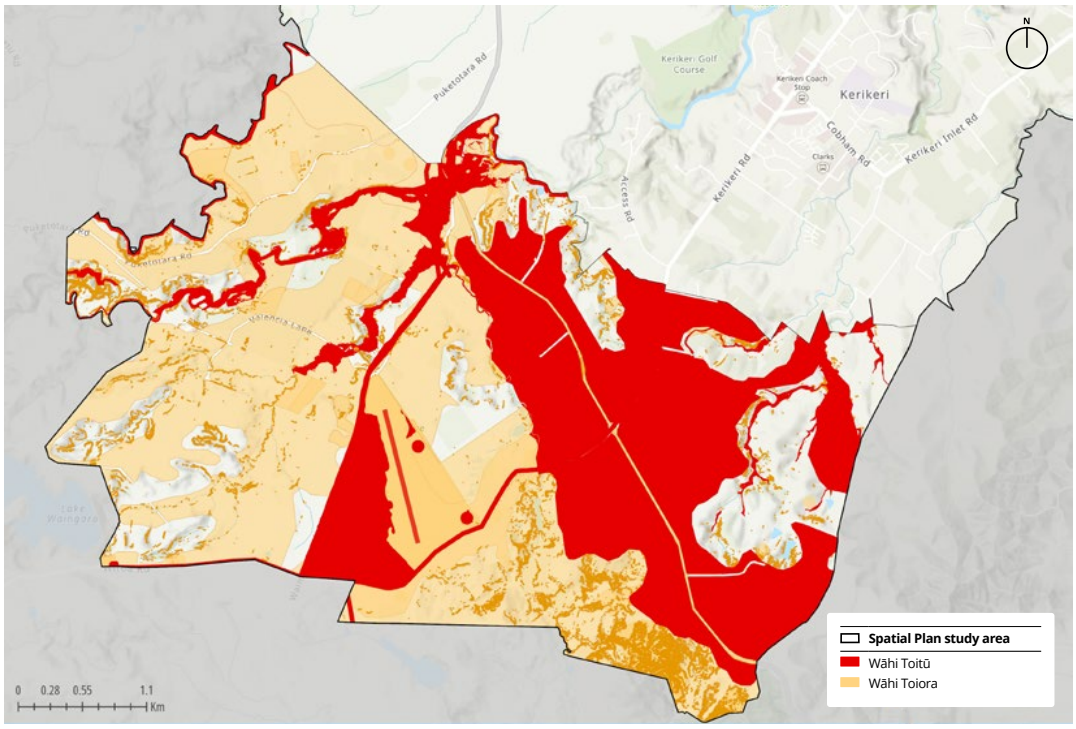
The sub-area of Kerikeri South includes areas accessed off SH10 and Kerikeri Road, and is the southernmost sub-area. This sub-area contains many businesses located adjacent to SH10 and Kerikeri Road, including the packhouse market, cafes, light industrial businesses, orchards with retail components, and motels.

The sub-area is characterised by land zoned for rural activities and is underlain by high class soils, which makes it undesirable for future urban development.

The sub-area is not serviced with public water or wastewater infrastructure, but has some areas serviced with public stormwater infrastructure (mainly along Kerikeri Road). There is a lack of community facilities, however, this sub-area can rely on services within Kerikeri Central.

The sub-area is heavily constrained by flooding, critical infrastructure, conservation land, erosion-prone land, kiwi habitat and highly productive soils. Feedback from community consultation indicate that area is not suitable for future urban growth.

Figure 42: Wāhi Toitū and Wāhi Toiora in Kerikeri South





5.0 Ngā wero Challenges

The Council worked with Hapū Rōpū and engaged with key stakeholders over 2022 and 2023 to ascertain the priority issues, opportunities, and aspirations for the people of Kerikeri-Waipapa. Consultation focused on six key themes: Te Taiao, Culture, Housing, Climate Change, Economy, and Infrastructure.

Consultation showed variation in priorities of these themes for different groups in the community, however all themes were considered important by one or more groups. Five overarching key challenges were developed (Figure 42) to respond to these themes. These challenges were identified in the Framework Document and were used to inform the Objectives of Te Pātukurea, which the growth options will be assessed against.

These challenges are a culmination of the context and constraints facing Kerikeri-Waipapa and will be used to shape decision making in the growth options development and analysis stages. Addressing these critical challenges will be central to how Kerikeri-Waipapa sets up itself for success as we grow over the coming decades.



Figure 42: Te Pātukurea challenges



5.1 Challenge 01

The area lacks the housing supply and infrastructure necessary to provide for housing and modal choice and accommodate a diverse and growing population.

5.1.1 Housing supply

Across Kerikeri-Waipapa, the price of housing has rapidly increased, raising the cost of living and making housing unaffordable for many. In the decade to 2023, the median house sale price in the area has increased by 266% where the median sale price is $950,000[36] and rentals are $628[37] per week, at the time of writing this report.

It is broadly agreed there are insufficient housing options for people on low and middle incomes. Kerikeri has only 42 social houses. Plans to develop more by Kainga Ora have been met with resistance, in part fed by community concerns about an absence of spatial planning. It is critical that a housing strategy considers the needs of all and engages widely to mitigate adverse effects.

An insufficient number of homes has broad implications. Stakeholders have reported that younger families are not able to take up employment opportunities due to the lack of suitable housing. Housing equity also varies across the sub-district. Home ownership rates average 65-70% in most areas but fall to 50% in Kerikeri Central. Kerikeri-Waipapa needs more healthy and affordable homes in order for all of us to thrive.

In addition to a lack of overall housing supply, Kerikeri-Waipapa offers little choice in housing typology – the vast majority of homes available are detached (stand-alone) homes. Further, we have identified that 51% of residential building consents issued by the Council in the study area over the last ten years were in rural zoning. This indicates that a high portion of our housing is currently rural lifestyle. While these are preferred by most households, those who prefer or need something more compact and less costly have few options. Furthermore, changing demographics will also impact the demand for housing, infrastructure, and services.

36 Realestate.co.nz

37 Ministry of Business, Innovation & Employment

At least four retirement villages are located within the Kerikeri-Waipapa area, reflecting the fact that 28% of the Far North's over-65 population resides here, and offering these people new choices in how they live. These villages offer some medium-density options, but few comparable options are available to younger households. Only one of the retirement villages operates as a non-profit, which provides for some lower end options.

Lifestyle living is a popular and growing residential option in Kerikeri-Waipapa; a growing population will place pressure on the development of larger lots if sufficient urban provision for housing is not provided elsewhere. Balancing competing demands for land and finding agreeable housing solutions which provide options for everyone will be one of the greatest challenges for our area moving forwards.

The provision of sufficient housing to meet the demands of a growing and diverse population is also reliant upon sufficient infrastructure to support new development. In this space we have already recently taken some meaningful steps forward, such as the establishment of replacement wastewater treatment plant in a more suitable rural location for Kerikeri, and roading upgrades in and through Waipapa. However, as the population grows, far more investment will be required. Planning land use alongside transport and other infrastructure in an integrated manner will ensure we achieve the best outcomes and maximise opportunities and value for money.

The critical infrastructure required to enable more urban housing includes water and wastewater, roading and transport connections, and electricity and telecommunications. While targeted improvements to the transport network are needed, the current key limiting factor is provision of reticulated wastewater; growth options will need to consider the capacity of existing and proposed services, as well as the load which different scenarios will place on the system, and how we can maximise efficiency of expensive infrastructure.

5.2

Challenge 02

Growing and maintaining a resilient economy whilst protecting and managing the sustainable use of te Taiao.

Kerikeri-Waipapa is the largest population centre of the Far North District and is a key economic engine room. The rural parts of this sub-district contain some of our most productive horticultural land, while urban areas provide essential services and opportunities for commerce. Additionally, some services are not available elsewhere in the district. Tourism throughout the area is also a key market. Kerikeri-Waipapa has a remarkably diverse economy for its population size, however there are still challenges to maximising our economic development whilst protecting our natural environment.

A key strength to Kerikeri-Waipapa is its strong economy and prosperous households, which leads to sustainable employment and commerce opportunities throughout the community. However, there remains considerable disparity in Kerikeri-Waipapa. Economic development should ideally capitalise on and grow Kerikeri-Waipapa's prosperity while creating employment that helps address socioeconomic disparities.

The ageing population of the area drives key labour market statistics and its effect on growing our economy must also be considered – the number of people entering the workforce has been lower than the number retiring, resulting in a tight labour market with low unemployment and which has been 'topped-up' through migration or relying on out of area people being willing to travel long distances for work. Significant ethnic disparities in unemployment also poses a challenge.

The largest growth areas in Kerikeri-Waipapa within the past decade have been largely service fields, including public administration, professional services, and administrative roles. However, 'blue-collar' roles (including manufacturing, construction, and trades) are still seeing significant growth as well, and healthcare roles will continue to see growth in demand. Kerikeri-Waipapa benefits from ideal soils and climate for horticulture, a sizable workforce for orchards, and a strong network of supporting industries (packhouses etc.). Therefore, Kerikeri-Waipapa retains its comparative advantage with Horticulture. Furthermore, Horticulture provides the highest economic return and employment levels among primary production activities. Sustaining and growing the Horticulture industry is key for Kerikeri-Waipapa's prosperity.

As Kerikeri-Waipapa continues to grow, ensuring key roles can be filled will be critical to effective economic development. Ensuring sufficient and affordable housing and social services to accommodate more workers will play a role in this. Also key will be ensuring we have sufficient land available for all key uses – urban, industrial & rural.

Of course, an economy cannot prosper if the environment cannot sustain the growth. This is a truth understood by hapū, as living in harmony with the local environment was critical to the survival of past generations. The sustainable use of te Taiao is critical to ensuring ongoing prosperity for future generations. It is also critical to protect our productive soils to support the horticulture industry. This need not be viewed as a constraint however – a sustainable, low-carbon, economy offers new opportunities for innovation and adaptation. Embracing the concept of kaitiakitanga and adopting environmentally conscious practices in our economy can help us overcome infrastructure constraints, become a leader in sustainable development, and provide both environmental and economic resilience.

5.3

Challenge 3

The area does not fully reflect the diversity and cultural aspirations of its in habitants.

The population of Kerikeri-Waipapa is diverse, with a range of ages, ethnicities, occupations, abilities, and backgrounds. The area has a rich history, both as the site of Kororipo Pā and centuries of occupation, and as the location of the earliest European settlement in Aotearoa, pre-dating te Tiriti o Waitangi and He Whakaputanga (Declaration of Independence).

Today, the area is home to people who whakapapa to the several hapū with historic links to the area, others who are descendants of the earliest European settlers, and others who have arrived recently from a wide range of backgrounds.

Despite this rich history and diversity, consultation has shown that many people do not feel that this is reflected in their built environment. Enhancing the sense of dentity, both for the area and for individual sub-areas will help people connect with and feel ownership of their home. Storytelling, and weaving te Ao Māori into the development and changes in our area is key and an area where partnership with hapū has already started to show dividends across the District.

It is anticipated that the population make up will continue to change over time. In addition to an ageing population, we can expect to see changes to the average household structure, the overall ethnic composition, the types of work people do, and more. Reflecting the diversity of the community means both understanding, appreciating, and sharing our heritage, as well as making efforts to engage with everyone in our society to accommodate the needs and aspirations of us all.

5.4

Challenge 4

The area is vulnerable to the impact of natural hazards and climate change.

The Kerikeri-Waipapa area has significant exposure to multiple natural hazards, and the long-term impacts of climate change are likely to exacerbate these and bring further challenges. To build resilience into our future it is important to understand the risk profile of every part of our sub-district area.

The most significant natural hazards facing Kerikeri-Waipapa include flooding and land instability, while climate change is anticipated to increase the intensity of storms and high-rainfall events while also increasing the risk from drought and fire. While most in our community are located high enough to avoid rising sea levels, those in coastal areas, such as Skudders Beach, may be affected.

Current research[38] shows the planet is now more than 1.3°C hotter than the pre-industrial average and is continuing to heat up.

With a warming climate, the number of hot days (25º C or more) is forecast to increase in Northland from 25 days currently to 99 days by 2090. Temperatures in Kerikeri have increased over the last 41 years, especially in the last decade. From 2016 to 2021, almost every year the mean annual temperature was 16º C or more, a level not recorded before 2016.

While many places in the world are warmer than Kerikeri-Waipapa, there is evidence that, even in a temperate climate, extreme warm days can lead to significant adverse health outcomes. Infants and children, elderly, pregnant women, outdoor workers, and people with pre-existing medical conditions are particularly vulnerable to extreme heat.

Temperature increases are anticipated to increase the frequency and severity of drought and fire risk. Warmer temperatures also bring the threat of new pests and diseases to horticulture and agriculture and increase the threat of mosquito-borne disease as well. It may also result in changes to our horticultural approaches.

Climate change is predicted to increase the frequency of extreme weather events, including storms and flooding. Risk from river and coastal flooding, erosion, and inundation is projected to increase, and we need to be prepared in both the short and long term. Land instability also threatens many areas – steep slopes can make areas prone to land slips, particularly following heavy rain.

Long-term planning must take into consideration the various assets we have in hazard areas, and how we will mitigate the risk to them. Resilience planning will also need to reflect direction from central government given in the National Adaption Plan and Emissions Reduction Plan.

Urban form is one of the most significant factors in relation to climate change action and resilience. Reducing trip length and the need for car use can systemically reduce our carbon footprint. Kerikeri-Waipapa currently has extremely low settlement density, requiring more infrastructure to service, and greater necessity for longer car travel – the current urban form means walking and cycling is not a practical option for many people.

38 Detailed in the Current State Assessment Report (included in Appendix F)

5.5

Challenge 5

Access to and connectivity between our natural environment is fragmented.

A common theme in consultation has been the desire for greater connection to our waterways and our natural environment. The several rivers running through this area helped shape Kerikeri-Waipapa's settlement pattern and also act as natural barriers, creating distinct, discrete areas many of which have unique environments.

Today, reserves can be found along the banks of many of these waterbodies, and while these provide good amenity and walking opportunities, these reserves are on the edge of the town, and not connected to destinations, which limits their use as active transport modes[39].

There is a huge untapped opportunity to connect up our fragmented natural environment in a way which delivers multiple benefits. Access to the natural environment is key to improved liveability, has proven health benefits, and is essential for our cultural and spiritual wellbeing. Connecting these spaces can provide a new network opportunity for walking and cycling, improving transport resilience. Connecting our 'blue and green networks' can also enhance our natural environment and increase the resilience of the sub-district through ecosystem services (including managing stormwater, moderating temperatures and severe weather events).

Access to our awa and the coast is also an important area where improvements can be made. There is a demand for improvements to boat ramps and for greater connectivity with the water itself throughout our sub-district. Of course, consideration of anticipated sea level rise must be made when planning for coastal infrastructure.

39 Detailed in the Current State Assessment Report (included in Appendix F)

Next steps/ Ngā Mahi i muri atu

As noted in Section 1.1, this Foundation Report completes Phase 3 of the development of Te Pātukurea – establishing the foundational information and baseline analysis which will inform the development of growth options going forward.

Following the public release of this Report, we will undertake analysis and workshops with the Hapū Rōpū, our elected members, and key stakeholders in order to produce potential growth options. The details of this process and the growth options will form the Interim Report which we will undertake public engagement on later in the year.

Feedback from the growth options public engagement will inform the draft of Te Pātukurea, which will be taken out for public consultation in early 2025. Following this public consultation, the plan will be finalised for adoption by the Council then socialised broadly in mid-2025..

A Āpitihanga
Appendix

Definitions

Term	Definition	Source
Affordability (housing)	Housing affordability is about the ability to balance housing costs with available household financial resources so that individuals, families and whānau have enough income left over to pay for other necessities. A variety of approaches are used based on conceptual and practical considerations.	**HUD** https://www.hud.govt.nz/stats-and-insights/change-in-housing-affordability-indicators/other-ways-to-measure-housing-affordability/
Climate change (commitments and timeframes)	New Zealand's Paris Agreement contribution set "a headline target of a 50 per cent reduction of net emissions below our gross 2005 level by 2030" Aotearoa has a "target [of] net-zero long-lived gases by 2050 and a 24-47% reduction in biogenic methane by 2050" "By 2100, we can expect sea level to rise between 0.4 and 1.1 m, depending on global carbon emissions and polar ice-sheet instabilities. By 2150, this range is 0.7–2.0 m."	**MfE** https://environment.govt.nz/what-government-is-doing/areas-of-work/climate-change/nationally-determined-contribution/ https://environment.govt.nz/assets/publications/Aotearoa-New-Zealands-first-emissions-reduction-plan.pdf https://environment.govt.nz/assets/publications/Files/Interim-guidance-on-the-use-of-new-sea-level-rise-projections-August-2022.pdf
Climate resilience	The ability to anticipate, prepare for and respond to the impacts of a changing climate, including the impacts that we can anticipate and the impacts of extreme events. It involves planning now for sea-level rise and more frequent flooding. It is also about being ready to respond to extreme events such as forest fires or extreme floods, and to trends in precipitation and temperature that emerge over time such as droughts.	**MfE** https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf

A Āpitihanga Appendix

Term	Definition	Source
Commercially feasible capacity	Has the same meaning as 'feasible' which is: • for the short term or medium term, commercially viable to a developer based on the current relationship between costs and revenue; • for the long term, commercially viable to a developer based on the current relationship between costs and revenue, or on any reasonable adjustment to that relationship.	**NPS:UD** https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf
Economic development	"An economic transformation of a country or a region that leads to the improvement of the well-being and economic capabilities of its residents"	**Oxford Reference** https://www.oxfordreference.com/display/10.1093/oi/authority.20110803095741341
Growth (may refer to population or economic growth)	"One of the three pillars of sustainable development" (i.e., "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs").	**UN** unterm.un.org
Growth (economic)	"The increase in the production of goods and services per head of population over a stated period of time"	**OED** https://www.oed.com/search/dictionary/?scope=Entries&q=economic%20growth
Growth (population)	"The increase in a population that occurs when the birth rate is higher than the death rate, or when immigration exceeds emigration, or when a combination of these factors is present"	**Oxford Dictionary of Biology** https://www.oxfordreference.com/display/10.1093/acref/9780198821489.001.0001/acref-9780198821489-e-3548?rskey=FIqJP9&result=4305

A Āpitihanga Appendix Definitions

Term	Definition	Source
Plan enabled capacity	Development capacity is 'plan-enabled' for housing if: • in relation to the short term, it is on land that is zoned for housing in the operative district plan (ODP), • in relation to the medium term, it is on land that is zoned for housing in the ODP, or the proposed district plan (PDP). in relation to the long term, it is on land either zoned for housing in the ODP, PDP or on land identified by the local authority in a Future Development Strategy (FDS) document or other relevant plan or strategy.	**NPS:UD7** https://environment.govt.nz/assets/publications/National-Policy-Statement-Urban-Development-2020-11May2022-v2.pdf
Open space	"Encompasses a wide variety of environments from coastal habitats to mountain tops and from bush covered areas to playing fields and includes areas such as parks and reserves that are available to the public for recreational use, both passive and active. Private and publicly owned land is included"	**WCC** https://wellington.govt.nz/-/media/your-council/plans-policies-and-bylaws/district-plan/volume01/files/v1chap16.pdf
	"Public open space is defined as any area that includes public parks and planted areas, waterways and streets that can be used for recreation or public health benefit, or to help protect the natural landscape. This can include green space (parks), blue space (waterways and coast) and grey space (streets, street malls or squares)."	**CCC** https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/public-open-space-strategy
Safe	"Not exposed to danger; not liable to be harmed or lost; secure"	**OED** https://www.oed.com/dictionary/safe_adj

A Āpitihanga
Appendix
Definitions

Term	Definition	Source
Quality (urban design)	"Context: seeing buildings, places and spaces as part of whole towns and cities; Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment; Choice: ensuring diversity and choice for people; Connections: enhancing how different networks link together for people; Creativity: encouraging innovative and imaginative solutions; Custodianship: ensuring design is environmentally sustainable, safe and healthy; Collaboration: communicating and sharing knowledge across sectors, professions and with communities."	**MfE** https://environment.govt.nz/assets/Publications/Files/urban-design-protocol-colour.pdf
Quality (housing)	"The degree to which housing provides a healthy, safe, secure, sustainable, and resilient environment for individuals, families, and whānau to live in and to participate within their kāinga, natural environment, and communities"	**StatsNZ** https://www.stats.govt.nz/methods/framework-for-housing-quality/
Safe	"Not exposed to danger; not liable to be harmed or lost; secure"	**OED** https://www.oed.com/dictionary/safe_adj
Urban Design (including live + work + play)	"Involves the design and placement of buildings, roads, open spaces, towns, and cities, to create a desirable place in which to live, work and play. It is concerned with the relationship between built form, land use, open space, natural features, and human activity."	**NZTA Waka Kotahi** https://www.nzta.govt.nz/resources/urban-design/what-is-urban-design/
Vulnerability	"Being predisposed or more likely to be adversely affected. Elements that contribute to this concept include sensitivity or susceptibility to harm and lack of capacity to cope and adapt"	**MfE** https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf

B Āpitihanga Appendix

Approach to constraints mapping

The approach to mapping constraints has been undertaken in line with best practice and is consistent with guidance provided though the NPS:UD. These areas include natural hazard risks, ecological protections, land use restrictions, historic and cultural heritage protections, and significant infrastructure.

As explained in the main body of this report and in the Framework Document, spatial mapping layers have been split into two broad categories:

Wāhi Toitū – areas which are to be protected and are not to be considered for future urban development (no-go areas)

Wāhi Toiora – areas which are sensitive to development (go-carefully areas), where additional consideration or risk mitigation would be required, relative to the layer(s) applicable, to enable urban development.

The best available data has been used to inform constraints mapping. No new data has been commissioned specifically for the purposes of informing this section of Te Pātukurea, however the collation of this information provides a clear overview of the layers of constraints affecting different parts of the sub-district. An explanation and reasoning behind each layer are provided below.

Significant risks from natural hazards

We have identified flooding and erosion vulnerability as the key Wāhi Toitū risks.

- There are several types of flood risk which must be managed: pluvial flooding, sometimes called flash flooding, where extreme rainfall can exceed the capacity of a surrounding area to process it; river flood zones, where sustained rainfall leads to an overall rise in the river level and may spill; and coastal flood zones, where low-lying areas are exposed to coastal inundation and a high water table, particularly in storm-surge conditions. NRC flood modelling data is used to define this area, and 10, 50, and 100yr flood risks have been considered.
- Coastal erosion is also considered a significant risk. Erosion can occur gradually or catastrophically in extreme events and land at risk of coastal erosion is not appropriate for further development. NRC data for coastal hazard zones 1, 2, and 3 are used to define this area.
- Several other risks from natural hazards, and from climate change, have been assessed as risks which may not preclude development, provided there is appropriate risk mitigation. The following hazards are considered Wāhi Toiora matters:
- Liquefaction vulnerability
- Tsunami evacuation zones (red, orange, and yellow).
- Land prone to instability and erosion is identified through NRC data which assesses slopes of greater than 20 degrees.

Natural environmental protections

- Kerikeri-Waipapa contains areas which have significant values as natural or ecological areas. This includes areas where protection is required under Section 6 of the RMA as matters of national importance, and by several National Policy Statements including the NPS:FW and NPS:IB. In addition to the legal requirement, the protection of these areas is essential to ensuring the health of Te Taiao and enabling the effective practice of kaikiakitanga.

B **Āpitihanga**
Appendix

Wāhi Toitū matters include:

- Outstanding Natural Features and Landscapes (as identified in the RPS and PDP)
- Areas of High Natural Character
- Parks, recreation, playgrounds
- Rivers, streams, wetlands, and freshwater bodies.
- Crown reserves, QEII covenants, and DOC public conservation land
- Critical habitat and significant areas for for birds and marine mammals
- Ecological protections
- Areas of Kiwi and Mudfish (waikaka/ hauhau) distribution
- Notable trees identified in the District Plans
- Significant Ecological Areas – NRC Coastal Ecological Sites
- DOC Protected Natural areas
- Water and stream health protections
- NRC bore logs
- Coastal and riparian margins protections
- NRC Marine Management Areas
- FNDC Coastal Riparian Margin (10m)

In addition, the following are also protected as Wāhi Toiora matters as development in these areas is not precluded, provided effects on the aspects of relevance are carefully considered and appropriately managed:

Highly Productive Land in rural areas

The National Policy Statement on Highly Productive Land (NPS:HPL) requires councils to map and protect land of LUC 1, 2, or 3 located in rural production zones. LINZ and NRC Land Use Capability Class data was used in mapping this layer.

Horticulture is a critical contributor to the economy of Kerikeri-Waipapa. No areas of LUC 1 have been identified within the area of Te Pātukurea, however significant areas of LUC 2 and 3 are found in the rural parts of this area. To protect the most productive soils from urban development which would permanently affect their productive capacity, LUC 1-2 are mapped as Wāhi Toitū constraints. LUC 3 land will be protected as a Wāhi Toiora matter, recognising its importance whilst balancing it alongside the need to provide developable land, in accordance with central government direction. As part of giving effect to the NPS:HPL NRC will need to map areas of highly productive soils, this has not been undertaken yet, so we have utilised land use capability data from Manaaki Whenua Landcare Research.

Culturally significant landscapes and heritage protections

These areas hold deep historic, spiritual, and social significance to mana whenua, often embodying cultural identity, tradition, and ancestral connection. Preservation ensures the continuation of tikanga and Kaupapa Māori and is essential to the practice of whakapapa. The list of culturally significant landscapes to be protected has been developed in partnership with Te Pātukurea Hapū Rōpū.

- **Wāhi Toitū** matters include Wai Sites (identified in Waitangi Tribunal Claims), Ngā Whenua Rāhui sites, historic sites recorded in the District Plans and through Heritage New Zealand Pouhere Taonga, as well as specific sites identified by Hapū Rōpū, including Rewa's Village, Rainbow Falls, Aroha Island, Edmonds Road Urupa, Waitete Reserve Rangitane, and Inlet Road coastal margin strip.
- Several historic and cultural heritage matters are also protected as Wāhi Toiora matters. This includes NZ Archaeological Association recorded sites, District Plan Heritage Area B, Taiamai ki te Marangai (MPI Fisheries), and Te Kete Kōreroa Te Takutai Moana (MACA maps – Crown Engagement Application Areas).

B Āpitihanga Appendix

Significant infrastructure

Several pieces of locally and/or regionally significant infrastructure are located with the area of Te Pātukurea and, while necessary for enabling development in a wider sense, have the potential to affect development within proximity of them.

Wāhi Toitū infrastructure includes:

Bay of Islands (Kerikeri) Airport is one of only three airports in Northland offering commercial domestic flights and is recognised as regionally significant infrastructure. It saw significant airside and terminal upgrades between 2014 and 2019. Flight paths must be protected, both from physical intrusions (Obstacle Limitation Surfaces) and from reverse sensitivity noise effects and also provide for growth in airport facilities.

- Treated wastewater discharge flow pathway. The FNDC Kerikeri Wastewater Treatment Plant is located outside the study area however treated discharges from this plant flow to the Kerikeri Inlet. Development in this corridor could risk constraining operation of this facility.
- PDP critical energy line – a 20m buffer around both the 110kV and 33kV lines is necessary to protect the safe and continued delivery of electricity to the sub-district and beyond, as well as to ensure the safety of the public. These lines may be located either above or below ground in different areas.
- Wāhi Toiora infrastructure includes the following planned or anticipated corridors:
- Designations under the proposed and operative District Plans
- The proposed roads of the 2007 Kerikeri Waipapa Structure plan

Land contamination

NRC identified HAIL sites (Hazardous Activities and Industries List) are included as a Wāhi Toiora matter. HAIL sites are those where land contamination from the use, storage, or disposal of hazardous substances is considered likely. Numerous potential contaminants have been identified which may pose a threat to human health, however the remediation of these sites is possible, and as such development is not precluded, but must proceed carefully in accordance with the National environmental standard for assessing and managing contaminants in soil to protect human health (NESCS).

B Āpitihanga
Appendix

Intersection Level of Service

Level of Service (LOS) is a qualitative performance measure representing quality of service. It is a measure of delay at an intersection and a typical measure of intersection performance for vehicles. In general, there are six levels of service, designated A to F. With LOS, A represents the best operating condition and service quality from the users' perspective (i.e. free-flow), and F represents the worst (i.e. forced or breakdown flow or having reached a point that most users would consider unsatisfactory).

- Table 14 and Table 15 provide guidance on the LOS criteria, which varies slightly between the type of intersection control.
- A white and black text on a white background
- Description automatically generated
- A table with numbers and symbols
- Description automatically generated

Table 14: Highway capacity manual LOS — Intersections

Cultural values	Guidance on Level of Service (LOS)
A	**LOS A** to **C** would be considered relatively uncongested and vehicles can pass through the intersecton with only minor delay
B	
C	
D	**LOS D** is approaching congested conditions as delays for individual vehicles are more noticeable
E	**LOS E** is congested and approaching the capacity of the intersection
F	**LOS F** is operating over-capacity with significant delays (over approximately 1 minute depending on the intersection control)

Table 15: Highway capacity manual LOS — Intersection delay ranges

Level of Service	Control delay per vehicle in seconds (d)		
	Signals	Roundabouts	Stop and giveway signs
A	d ≥ 10	d ≥ 10	d ≥ 10
B	10 > d ≥ 20	10 > d ≥ 20	10 > d ≥ 15
C	20 > d ≥ 35	20 > d ≥ 35	15 > d ≥ 25
D	35 > d ≥ 55	35 > d ≥ 50	25 > d ≥ 35
E	55 > d ≥ 80	50 > d ≥ 70	35 > d ≥ 50
F	80 < d	70 < d	50 < d

C Āpitihanga
Appendix

Framework Document

Click the button below
or **scan the QR code**
to follow the link
to *Appendix C*

Click to open
Appendix C

Housing and Business Capacity Assessment

D **Āpitihanga**
Appendix



E **Āpitihanga**
Appendix

Te Pātukurea Cultural Impact Assessment



The Current State of Kerikeri-Waipapa: *How well do the urban areas function?*

F **Āpitihanga**
Appendix



G Āpitihanga
Appendix

Kerikeri-Waipapa Economic and Social Wellbeing Evidence Base

Click the button below
or **scan the QR code**
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to *Appendix F*

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Appendix G

Te Kaunihera o Te Hiku o te Ika
Far North District Council

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Te Pātukurea

Cultural Impact 2023



Prepared For

FAR NORTH DISTRICT COUNCIL

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Amendments Approved:

Prepared by Te Pātukurea Hapū Rōpū representing the following hapū:

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Contents

Amendment Notice 5
Executive Summary 5
Introduction 7
Te Pātukurea Hapū Rōpū 9
He Whakaputunga me Te Tiriti o Waitangi 9
Policy Direction 11
Vision 12
Scope 14
Area of cultural interest 15
Whakapapa 17
Ngāti Hineira 18
Ngāti Korohue 18
Ngāti Mau me Ngāti Torehina 19
Ngāti Rēhia 20
Te Uri Taniwha 21
Te Whiu 23
Cultural significance 24
Kororipo Pā 27
Taniwha 29
Te Awa o Ngā Rangatira 30
Mahingakai Rohe Moana 30
Values 32
Cultural Impacts 32
Infrastructure and supply network 33
Climate Change 33
Sites of significance 33
Taonga species (biodiversity) 34
Wai 35

Moana 37
Soils/whenua 38
Cultural materials 38
Development 39
Access 39
Access to capital 40
Equity 40
Tangata Whaikaha – Disability 40
Recommendations 41
Conclusion 42
Appendix 1: Ngāti Korohue Tatai Whakapapa 43
Appendix 2: Whakapapa statement and kōrero from Hugh Rihari 14 May 2023 47
Appendix 3: Account from Richard Civil February 2023 51
Appendix 4: Lake Omapere, Kerikeri Islands Claim 53

Amendment Notice

This document serves as an amendment to the Cultural Impact Assessment (CIA) for Te Pātukurea Spatial Plan Development, originally approved in June 2023.

Purpose of Amendment:

1. To update the CIA in light of changes to the project scope and design, as well as new information that has come to light.
2. To invalidate previous scenarios assessed in the original CIA, which are no longer applicable.
3. To incorporate additional information in the "Area of Cultural Significance" section and the “Mahingakai Rohe Moana” section.
4. To make minor amendments and clarifications throughout the document.

Key Points:

- This amendment does not assess new project scenarios. A future amendment will be provided once new scenarios are developed.
- This amended CIA should be read in conjunction with both the original CIA and any future amendments addressing new scenarios.
- Changes in this amendment are primarily limited to sections affected by outdated scenarios and the Area of Cultural Significance section, and the Mahinga kai Rohe Moana section.
- All other sections of the original CIA remain largely valid, with only minor edits for clarity where necessary.

Please note that this is an interim update. A comprehensive assessment of new project scenarios will be conducted in a subsequent amendment.

Executive Summary

The Hapū Rōpū is made up of Hapū that have tatai whakapapa links to the whenua, awa and taiao of the Te Pātukurea area of Kerikeri and Waipapa. Each hapū is independent and holds their own mana whenua rights and responsibilities as Ahi Kaa to the areas where they hold those rights. This CIA does not override any obligation of any government agency to engage with marae and hapū as they are required.

To reflect the Te Ao Māori world view that tangata whenua hold, the cultural matters outlined within this document go beyond the confines of the study area boundaries (Image 1). It is expected and required by the hapū that cultural assessments of any development that takes place as a result of Te Pātukurea are undertaken when assessing options (or short list options), due to the specific archaeology, history, taonga species, mahinga kai, awa and moana sensitivities of the study area.

Hapū have concerns regarding taonga species and their ecosystems that may directly or indirectly be affected by any development required to implement Te Pātukurea. Wetlands, flora and wai are precious and seen by tangata whenua as the kidneys of Papatūānuku (filters of water to reduce sedimentation and contaminates). Every attempt must be made to buffer these special ecosystems from being over taxed by increases to sedimentation or fragmented through incorrect practises in harvesting and draining.

The historical account alongside the tohu on and in the ground, provides layers and context to the oral histories of hapū today. Traditional sites known and unknown have the potential to be damaged or destroyed by the growth in Te Pātukurea study area. The history of alienation of lands, including tangata whenua relationship and kaitaikitanga practises related to the management of the way we interact with te taiao, reflects the wider loss of whenua to the Crown and private hands.

The wider area of Pewhairangi will be impacted through the continued growth of Te Pātukurea study area and the effects on the landscape will be absolute devastation, however, conscious and purposeful mitigation can minimise the worst effects to achieve sustainable growth.

Many of our cultural sites have been damaged already through excavations of pā sites and pou whenua, while the damage can not be repaired, measures need to be taken to ensure further harm does not occur. It is important that those with the skills to identify potential sites previously undiscovered, are party to areas that need to be excavated. Hapū wish to be involved as mana whenua in any future Authorities to modify or damage any archeological sites.

Hapū value the relationship developed with all sectors of our communities, central and local government and look forward to working with them and their agents into the future for the advancement of mutural areas of concern. Councils will not usurp the mana of individual hapu to engage directly regarding their own whenua, water bodies, rohe moana of those areas they hold Ahi Kaa.

The Hapū Rōpū support the following:

- The ations of Far North District Council to support the hapū within this collective in all planning decisions relating to urban environments, and future development strategies to take into account Te Tiriti o Waitangi.
- Well functioning urban environments for the Te Pātukurea area that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- The Far North District Councils decision to include the Hapū Rōpū in the planning of Te Pātukurea urban development that affect urban enviornments and ensure they are integrated in infrastraucture planning and funding decisions; strategic direction setting; and responsive, particularly in relation to proposals tha would supply significant development capcity.
- Recognition of the relevant mana whenua and Ahi Kaa on the projects and plans that are localisedd to particular areas.
- Supports the Far North District Council to update their information about the hapū represented within the Hapū Rōpū and the expression of their cultural traditions and norms for Te Pātukurea and to use those to inform planning decisions for any future development startegies.

Introduction

Te Pātukurea Hapū Rōpū (the Hapū Rōpū) developed this Cultural impact assessment (CIA) on the draft Te Pātukurea Foundation Document (the Foundation Document) for Far North District Council (the Council). This CIA will ensure that provisions under the Local Government Act 2002 and the National Policy Statement for Urban Development have been considered and the views of the Hapū Rōpū on the Foundation Document are captured.

In 2021 the Council decided to refresh the 2007 Kerikeri Waipapa Structure Plan[1] following the guideline in Far North 2100[2] of applying a placemaking policy and Te Ao Māori to the development of spatial Plans. This refresh will consider the changes that have occurred since 2007 and will ensure that strategies are current, aligned and inform any future regional spatial plan to protect the character and qualities that the hapū and communities of Kerikeri Waipapa value.

Te Pātukurea is a strategy for managing land use and development in the Kerikeri and Waipapa area. With the aim of achieving social, economic, and environmental goals. Te Pātukurea is following some of the best policies for effective planning. Spatial planning policy should take an integrated approach that considers the needs of different sectors, such as transportation, housing, and infrastructure, and how they interact with each other. It should be flexible enough to adapt to the changing circumstances and future uncertainties. This means that policy should be designed to accommodate new information changing technology. And involving social and economic trends.

To be effective Spatial planning should be based on the evidence and data to ensure that decisions are informed and objective. This means the policy should be based on robust research, analysis, and evaluation. It will require collaboration between different levels of government. Public and private sector organisations and the public. Policy should promote collaboration, decision making processes, that bring together diverse stakeholders. Therefore, it's important to invoke the public in the spatial planning process to ensure that concerns and aspirations are considered. Policies should ensure that the public has access to information, consultation, and engagement.

We ngā hapū of Ngāpuhi have been waiting 183 years for the opportunity to take part in decision making in a local government strategy in our own rohe. It is a unique opportunity of co-governance for the local hapū of Kerikeri and Waipapa, to give their input into the future development of Kerikeri Waipapa on behalf of our people of the eight-hapu involved conferring with other stakeholders in our community.

2023 Waitangi Day weekend saw the gathering of the leaders and members of the political parties of the country, who voiced differing points of view on co-governance. Prime Minister Hipkins preferred to use "mahi tahi" instead of using the word co-governance. Opposition party National were strongly against it with their leader Chris Luxton deriding that it can be ‘divisive’ during his Ratana Pa speech beforehand. NZ First leader Winston Peters states co-governance isn’t democracy, and the Act Party leader David Seymour will campaign in this year's election for a referendum on co-governance. These political party positions on

[1] Ngāti Rēhia and Ngāti Torehina were involved in the development of the 2007 Kerikeri Waipapa Structure Plan and further information on their involvement can be found in appendix 2.

[2] Far North 2100 An 80-year Strategy for the District: https://www.fndc.govt.nz/__data/assets/pdf_file/0020/19244/far-north-2100.pdf

co-governance[3] have been reported by the various media of Aotearoa which proves that it is a political hot potato for this year's election.

People need to look no further than Article 3 of the Treaty of Waitangi which is critical in the debate of co-governance. Article 3 acts as a mechanism that fundamental rights and privileges of British citizenship would be afforded Māori. In the English version the Crown promises the Queen's 'royal protection and imparts them all the Rights and Privileges of British Subjects'. In Te Reo, the Crown gave an assurance that Maori would have the Queens protection and all rights accorded to British subjects.

The promise of these rights and privileges, coupled with Articles 1 and 2, conferred a fundamental commitment of a partnership, in which the two sides could be expected to act reasonably, honourably, and in good faith towards each other.

With all the expectations of Article 3[4], for 183 years since 1840 the promised rights and privileges have never quite been met.

For The Hapū Rōpū this is the political environment we have to work through, at a local governance level (councils) and central governance (Crown) level. However, unlike our governance counterparts our hapū are here for the long-term bound by whakapapa and history around Kerikeri and Waipapa for the next 30 years and beyond, looking to help improve the future for the best outcomes for the well-being of our taiao and communities,

The current RMA reforms have thrown up challenges and opportunities particularly in regard to the legislation and policy reviews central government have developed for this process - The Spatial Planning Bill, Natural and Built Environment Bill, The Climate Adoption Plan, new policy derived terms such as Te Mana o Te Wai, Te Oranga o te Taiao, the Three Waters structure, and the Managed Retreat of land use.

The country has gone through adverse weather effects, and natural disasters that have devastated communities with many not wanting to continue living in the homes they are situated in, or worse can't, and are looking at the local councils that allowed people to build where it is prone to floods, land slips, and other issues. These are learnings for the development of the Kerikeri Waipapa Spatial Plan, that the same mistakes aren't made that put our communities at risk.

In many communities it has been the local marae that have swung into action to support their communities through these disasters. Hence, an urban marae will be recommended in this spatial plan to support the community during adverse times, in conjunction with the other agencies that help and support in this area of disaster contingencies. A marae would not just be for disaster use, but it will be an asset for the community and can generally be used wherever they see fit.

[3] Refer to the following websites: https://www.national.org.nz/pag-justice-treaty-governance & https://www.nzfirst.nz/winston-peters-democracy-speech

[4] Excerpts from article in NZHerald Feb 5th 2023; Alexander Gillespie (Prof of Law, Uni Waikato), Claire Breen (Prof of Law, Uni Waikato), Valmaine Toki (Prof of Law, Uni Waikato)

As kaitiaki of the values and aspirations outlined in this CIA, the Hapū Rōpū are looking for the best outcomes for protection and enhancement for the future generations of Kerikeri Waipapa and the wider area.

Te Pātukurea Hapū Rōpū

The Hapū Rōpū was created in 2022 as a response to the need for hapū participation in the development of Te Pātukurea. The members of the Hapū Rōpū agreed to a Mana Enhancing Agreement[5] to underpin the form, function and the living relationship of the Rōpū. The Hapū Rōpū became a Council recognised governance group of Te Pātukurea and will recommend to the council the adoption of the final version of the Foundation Document for public consultation.

The Hapū represented by the Hapū Rōpū all hold their own mana whenua status in each of their dedicated areas within Te Pātukurea study area. They are the traditional custodians of the land, and their knowledge of the land, its resources, and its history is essential for effective spatial planning. It is critical to ensure that planning decisions are made in a way that is culturally appropriate and respects the tikanga, and kawa of the local iwi and hapū. Their involvement in spatial planning is essential for ensuring that planning decisions are made in a way that respects Māori cultural values and customs, and knowledges and considers the needs and aspirations of local iwi and hapū and the rights of Ahi Kaa.

The Hapū Rōpū recognise that Kerikeri and Waipapa are growing rapidly and a better approach to growth in the area is needed. The continued approach of developer influenced growth is no longer acceptable and the Hapū Rōpū expects to be included in all decision making over the Kerikeri Waipapa area.

The success of the Hapū Rōpū will be based on the kotahitanga of the eight hapū working together to come to a consensus, if not a one hundred percent agreement on decision-making which is best. There also needs to be a review of the Hapū Rōpū and its peers that are working together on Te Pātukurea and the future projects that will flow out of Te Pātukurea at least every 2 years and the development of a Mana Whakahono a Rohe Agreement with the Council.

The Hapū Rōpū saw the importance of a CIA as a critical component for the development of the Foundation Document.

He Whakaputunga me Te Tiriti o Waitangi

The Hapū Rōpū consider He Whakaputanga o te Rangatiratanga o Nui Tireni 1835 (He Whakaputunga) me Te Tiriti o Waitangi 1840 (Te Tiriti) as the constitutional documents of Aoteaora and should be read together. These two documents provide the platform for hapū, iwi and the kāwanatanga in decision making.

He Whakaputanga is our first constitutional document, it reaffirms and asserts the mana of hapū through whakapapa to the whenua, to exercise our authority in applying tikanga to uphold the mana and well-being of hapū as we had for thousands of years prior to the arrival of pākehā. For ngā hapū o Ngāpuhi, there is

[5] A mana Enhancing Agreement places the prinicple of mana at the centre of a living relationship between the hapū. The concept of Mana-ā-rōpū places the obligation upon all hapū partners to uphold with integrity their partnership respsonsibilities. The Mana Enhancing Agreement expresses the Hapū Rōpū values and their desire to work together for the benefit of all the hapū and the communities of Kerikeri-Waipapa.

no question that He Whakaputanga is a clear statement that mana resides solely with the hapū[6]. He Whakaputunga established Aotearoa as a sovereign nation, which later provided the platform for a treaty.

Te Tiriti was signed 5 years later and once again reaffirms the mana and rangatiratanga of hapū and iwi and invited the kāwanatanga to have a relationship with us and provide an avenue for pākehā to govern themselves not us as hapū[7]. Te Tiriti became the founding document defining the partnership between Britain and the independent Rangatira of Aotearoa.

He Whakaputanga provided the following[8]:

- Declaration of Aotearoa being whenua Rangatira (independent state)
- Kingitanga (sovereign power) held collectively by the chiefs

Te Tiriti outlined the Crowns promises to Māori including:

- Secure tribal rangatiratanga
- Secure Māori land ownership
- Tino Rangatira over their lands, villages and taonga katoa
- Protection and all rights accorded to British subjects

These two documents, provide the constitutional responsibility for the kāwanatanga to ensure hapū are empowered in enacting and exercising tino rangatirangata in decision making over their rohe.

The Waitangi Tribunal Te Paparahi ō Te Raki 2014 Stage 1 Inquiry Report undertook a detailed analysis of the meaning of He Whakaputunga and Te Tiriti, as it would have been understood by Ngā hapū o Ngāpuhi in 1840. The main finding of the tribunal was that the Rangatira who signed Te Tiriti o Waitangi in 1840 did not cede their sovereignty by signing[9].

> '*The Rangatira consented to the treaty on the basis that they and the Governor were to be equals, thought they were to have different roles and different spheres of influence. The detail of how this relationship would work in practice, especially where the Māori and European populations intermingled, remained to be negotiated over time on a case-by-case basis*[10]

The more recent Waitangi Tribunal Te Paparahi ō te Raki Stage 2 Inquiry Report 2023[11] concluded that the Crown's dealings with Te Raki Māori during the period from 1840 and 1900 were inconsistant with Te Tiriti of Waitangi principles. The report, determined that these actions resulted in significant and enduring harm to the local Te Raki Māori communities.

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[6] See Mutu, M. (2010). Constitutional Intenstions. In M. Muholland, & V. M. Tawhai, *Weeping Waters: The Treaty of Waitangi and Constitutional Change.* Wellington: Huia.

[7] See Healy et al., (2012) *Ngāpuhi Speaks*. Whangārei: Te Kawariki and Network Waitangi

[8] See: https://teara.govt.nz/en/he-whakaputanga-declaration-of-independence

[9] See Kake, P.et al. (2023) *Ngā Roimatat o Ngā Atua: The tears of Ranginui and Papatūānuku.* Whangārei: PDP

[10] Source: Waitangi Tribunal. (2014). *The Report on Stage 1 of the Te Paparahi o Te Raki Inquiry.* Wellington: Legislation Direct.

[11] See: https://www.waitangitribunal.govt.nz/news/tribunal-releases-report-on-te-paparahi-o-te-raki-inquiry/

The Hapū Rōpū believes that the text of Te Tiriti should be followed, as our tupuna did not sign principles, they signed on the articles under Te Tiriti o Waitangi.

Te Ture Whenua Preamble[12]:

> Nā te mea i riro nā te Tiriti o Waitangi i motuhake ai te noho a te iwi me te Karauna: ā, nā te mea e tika ana kia whakaūtia anō te wairua o te wā i riro atu ai te kāwanatanga kia riro mai ai te mau tonu o te rangatiratanga e takoto nei i roto i te Tiriti o Waitangi: ā, nā te mea e tika ana kia mārama ko te whenua he taonga tuku iho e tino whakaaro nuitia ana e te iwi Māori, ā, nā tērā he whakahau kia mau tonu taua whenua ki te iwi nōna, ki ō rātou whānau, hapū hoki, a, a ki te whakangungu i ngā wāhi tapu hei whakamāmā i te nohotanga, i te whakahaeretanga, i te whakamahitanga o taua whenua hei painga mō te hunga nōna, mō ō rātou whānau, hapū hoki: ā, nā te mea e tika ana kia tū tonu he Kooti, ā, kia whakatakototia he tikanga hei āwhina i te iwi Māori kia taea ai ēnei kaupapa te whakatinana.
>
> Whereas the Treaty of Waitangi established the special relationship between the Maori people and the Crown: And whereas it is desirable that the spirit of the exchange of kawanatanga for the protection of rangatiratanga embodied in the Treaty of Waitangi be reaffirmed: And whereas it is desirable to recognise that land is a taonga tuku iho of special significance to Maori people and, for that reason, to promote the retention of that land in the hands of its owners, their whanau, and their hapu, and to protect wahi tapu: and to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whanau, and their hapu: And whereas it is desirable to maintain a court and to establish mechanisms to assist the Maori people to achieve the implementation of these principles.

"***As hapū we have always been here, and we will continue to be here, forever***" – Kipa Munro

Policy Direction

The development of the Te Pātukurea Spatial Plan is being guided by the principles of the NPS-UD 2020[13] and Sub Part 4[14] as per the requirements of a Future Development Strategy which can be part of a spatial plan. The key objectives and policies within the NPS-UD for the Hapū Rōpū are:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 5: Planning decisions relating to urban environments, and Future Development Strategies (FDS), take into account the principles of the Treaty of Waitangi.

[12] Preamble: amended, on 29 November 2022, by section 4 of the Māori Purposes Act 2022 (2022 No 73).

[13] See: https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/

[14] Requirements for the development of a Future Development Strategy

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(a) Have or enable a variety of homes that:
    (ii) enable Māori to express their cultural traditions and norms

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

(a) Involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful, and, as far as practicable, in accordance with tikanga Māori; and
(b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and
(c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and
(d) operate in a way that is consistent with iwi participation legislation.

Te Pātukurea Spatial Plan is being developed under the Local Government Act (LGA) 2002 which directs FNDC to work in accordance with the principle of taking a sustainable development approach[15]. The Te Pātukurea Spatial Plan when adopted, will:

- Spatially capture the long-term (10-30) year vision that the community has for the Kerikeri Waipapa area and ways and means to deliver a well-functioning urban environment as per the National Policy Statement on Urban Development. The spatial plan will be used to inform future statutory planning as plan enabled and infrastructure ready land for development in the long term (see 3.4 of NPS-UD)
- be able to demonstrate that the views of iwi/hapū and the community are reflected in the Spatial Plan and that the requirements of section 3.15 of the National Policy Statement – Urban Development have been met.
- Provide the direction setting and input into future planning instruments (be that a new District Plan, Regional Spatial Plan, Plan change due to un-sequenced development) and infrastructure planning, in particular an infrastructure strategy or equivalent under the RMA reforms.

Vision

The Vision for Te Pātukurea is:

[15] LGA Part 2, s14 (1)(h) in taking a sustainable development, a local authority should take into account –
(i) the social, economic, and cultural well-being of people and communities; and
(ii) the need to maintain and enhance the quality of the environment; and
(iii) the reasonably foreseeable needs of future generations

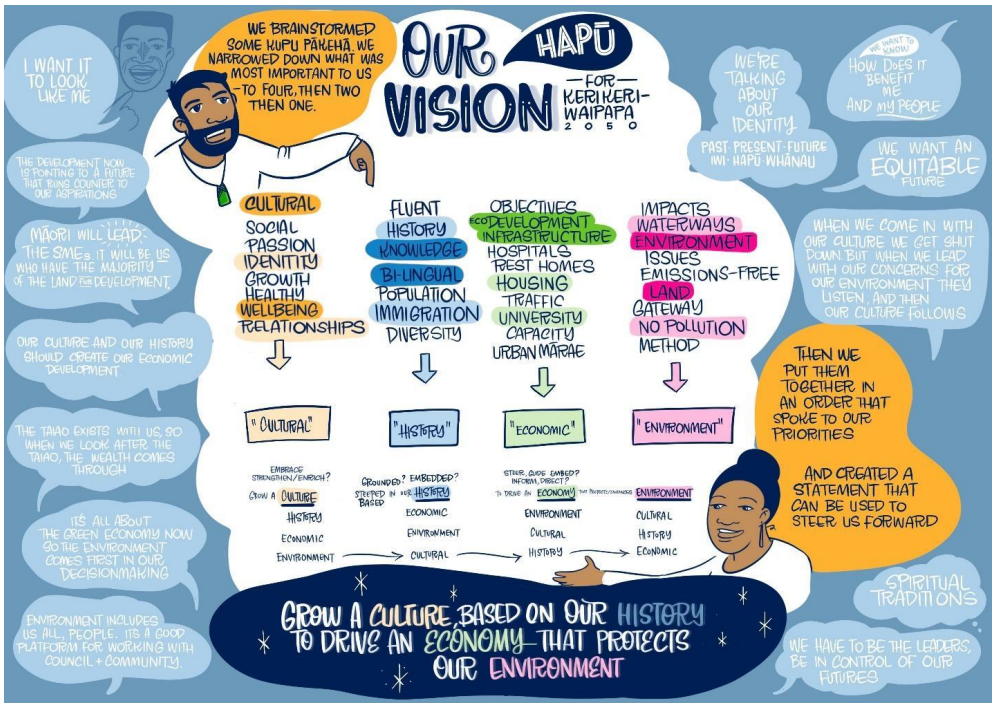
Ko te Mauri Tuku Ahurea, He Pātaka

This was created by the Hapū Rōpū after 2 workshops that focused on what was important to them for the study area. This vision has been gifted by Ngā Hapū for Te Pātukurea spatial Plan area.

The first workshop was held in July 2022. At this workshop the Hapū Rōpū came up with the statement:

'Grow a Culture, based on our history to drive an economy that protects our environment'

The below image captures the korero that was held during that first workshop which led to the development of the kupu pākeha statement.



The second workshop was held in early August 2022, and unpacked te ao Māori concepts and kupu that express the four main attributes highlighted in the above image, being - **cultural**, **history**, **economic** and **environment**. It was from this korero that Mauri, Tuku, Ahurea and Pātaka were chosen by the Hapū Rōpū, as the concept that best reflected the future direction the Hapū Rōpū wished for the Kerikeri Waipapa area.



Members of the Hapū Rōpū at the vision workshop, 1 August 2022: Te Rau Arena, Kipa Munro, Jo Civil, Rio Greening & Arnold Maunsell

After further discussion, the Hapū Rōpū settled on '**Te Pātukurea**' as the name for the spatial plan and the vision of '**Ko te mauri tuku ahurea, he Pātaka**'. The Hapū Rōpū agreed to let this vision stand on its own without translation.

Scope

The CIA is for the study area outlined in Image 1 for Te Pātukurea Plan. This boundary was taken from the Kerikeri Waipapa Structure plan 2007.

The Hapū Rōpū tatai, whakapapa, the health and wellbeing of Te Awa o ngā Rangatira and other associated wai and repo, the whenua, the cultural history of Kororipo Pā and other significant pā, and their surrounding environs are all of significance to the Hapū Rōpū. We view this whole landscape from a te ao Māori perspective, where each feature is interconnected with the other including us as people. It cannot be viewed separately. Each hapū in our rōpū have their own areas of interest and these overlap and are wider than the area outlined for Te Pātukurea Plan. Due to this holistic view of the whenua hence, the CIA is wider shown in the area of cultural interest map below.

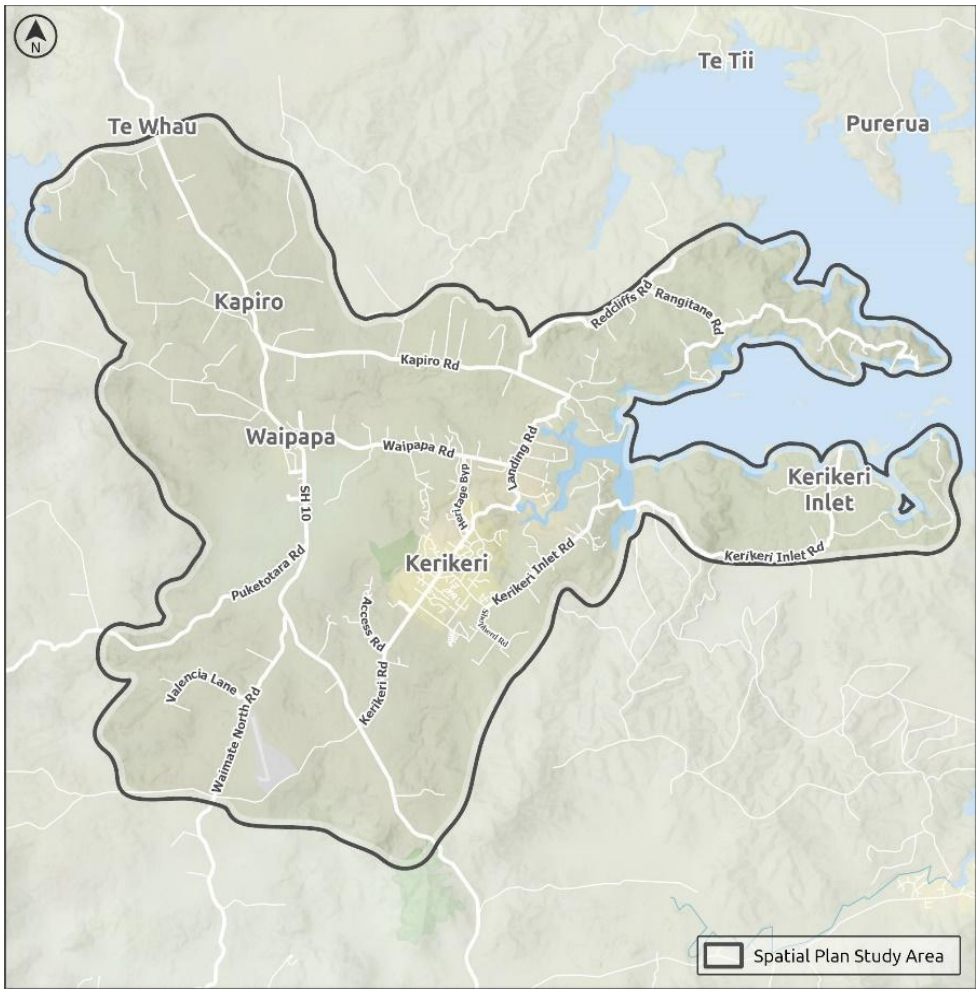


IMAGE 1: TE PĀTUKUREA STUDY AREA

Area of cultural interest

Our marae, our ancestral homes, are the embodiment of our tupuna and are the heartbeat of our communities. These are the places where hapū and mana whenua have been nurtured and maintained and where we show our manaakitanga of the hapū to our guests. Majority of the marae sit outside of the Te Pātukurea study area as shown in image 1 above, although our resources, fishing access, mara kai, sites of significance, traditional land and the footprints of our tupuna flow through the whenua captured within the Te Pātukurea study area.

Te Pātukurea Hapu Rōpu Cultural Interest claims and geographical area within the Waipapa Kerikeri Spatial Plan is part of the 415 claims within Te Paparahi o Te Raki inquiry.



IMAGE 2: TE PAPARAHI O TE RAKI INQUIRY DISTRICT

The Te Paparahi o Te Raki (Northland) inquiry (Wai 1040), presided over by Judge Craig Coxhead, inquired into around 415 claims. The claims were brought by hapū from Ngāpuhi, Ngātiwai, Ngāti Hine, Patuharakeke, Ngāti Rehua, Ngāti Whātua and Ngāti Manuhiri.

The Te Paparahi o Te Raki (Northland) inquiry (Wai 1040), presided over by Judge Craig Coxhead, inquired into around 415 claims. The claims were brought by hapū from Ngāpuhi, Ngātiwai, Ngāti Hine, Patuharakeke, Ngāti Rehua, Ngāti Whātua and Ngāti Manuhiri.

As seen in Image 2, the northern boundary of this inquiry district runs along the ridge of the Maungataniwha Range and includes Whāngāpē Harbour. The western boundary includes the inland boundary outside the Te Roroa and Kaipara inquiry districts. The southern boundary runs along the North Shore of the Waitemata Harbour. The eastern boundary runs down the east coast and includes some of the outlying islands, such as Rangitoto and Aotea (Great Barrier).

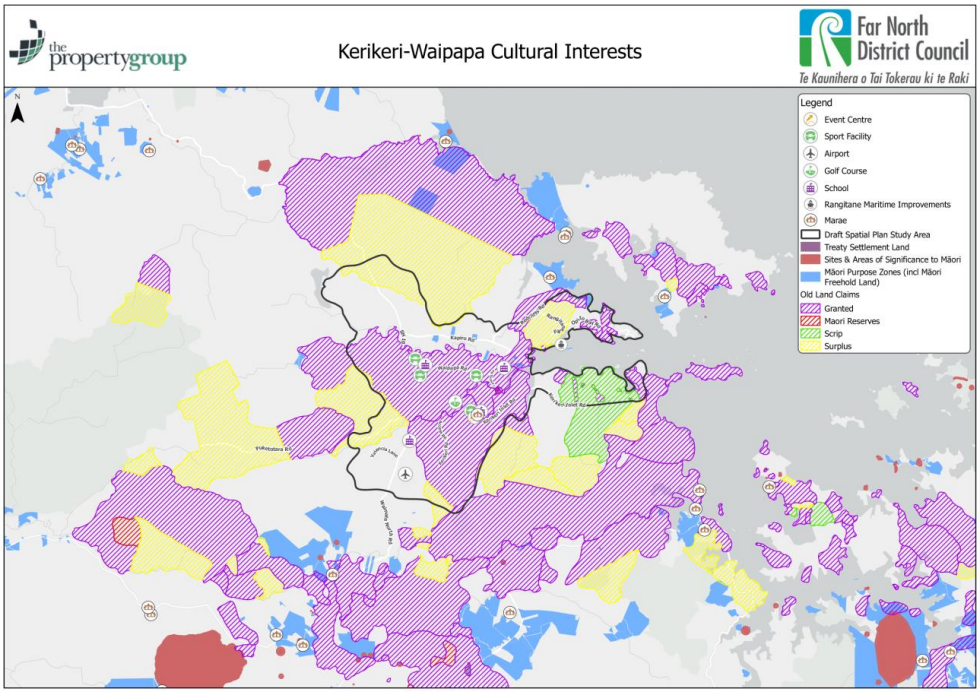


IMAGE 3: TE PĀTUKUREA HAPŪ RŌPŪ CULTURAL INTERESTS

Image 3 is not exhaustive of all areas of cultural interests, there are other claims such as those listed below, the Waitangi Tribunal Te Paparahi ō Te Raki 2014 Stage 1 Inquiry Report and the more recent Stage 2 Inquiry Report 2023 that are all important to understand when working in the Te Pātukurea area[16].

Whakapapa

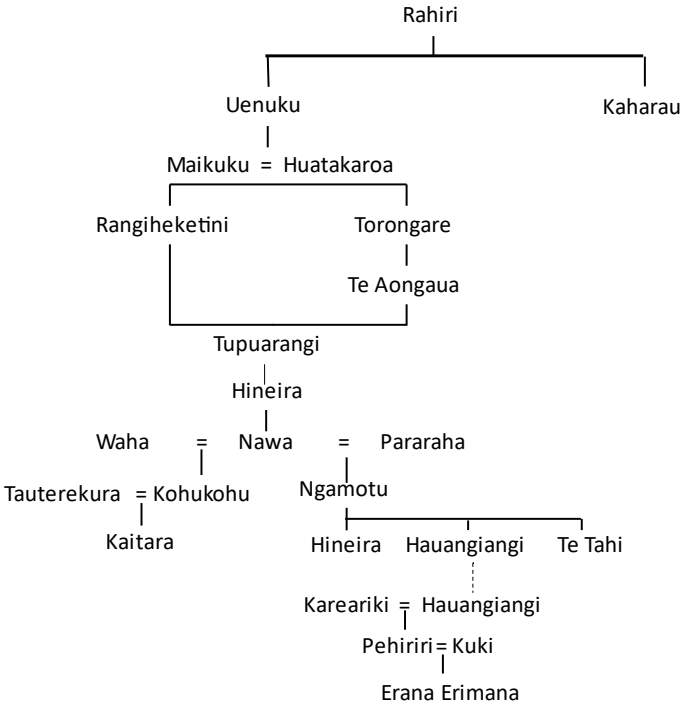
The hapū represented in the Hapū Rōpū are all Ngāpuhi hapū and whakapapa to each other and to the area shown in Image 3. Below is the whakapapa of the hapū who were open to share their whakapapa for the purposes of Te Pātukurea only and permissions are required before use of any of the kōrero provided in this section.

Waiho i te toipoto, kaua I te toiroa

Let us keep close together, not wide apart

[16] Please refer to WAI1040, #E33 Oral and Traiditonal History Report Te Waimate Taiamai Alliance.

Ngāti Hineira



Hineira, the founding ancestor of Ngāti Hineira was a descendant of Rangiheketini, the granddaughter of the eponymous Ngāpuhi ancestor Rahiri. The above whakapapa shows the connection of the living descendants of Ngāti Hineira to their tupuna.

Our tupuna Hauangiangi lived at Otahuau and had a pā on Taranaki. He killed chief Whero and with the aid of Kaitara chased the Ngāti Pou out of Te Awa o Ngā Rangatira.

Ngāti Korohue

Ngati Korohue are descendants of Tuiti and Marohawea who were tupuna whose people lived in various areas from Lake Omapere, and Taiamai, and trough to the Kerikeri Waiapapa and coastal area. Inu was a descendant and the wahine of Kaitara a Rangatira of Taiamai. The following is only one of the Ngati Korohue whakapapa lines that specifically connect the representatives of Ngati Korohue to Tuiti and Marohawea.

Ngati Korohue representative whakapapa:

Marohawea = Tuiti
|
Rangihua = Kuiawai
|
Tarahape = Kie

I

Te Taonga = Kura

I

Te Ata = Te Tute

I

Rauhi = Whiriti

I

Inu = Kaitara

I

Kohukohu II = Rangituke

I

Te Ama = Timohuke

I

Henare Marino = Kare Ariki

I

Kare Ariki Marino = Wiremu Ngawati

I

Akinihi Ngawati = Te Oi Tamehana

I

Maata Hinemoa Tamehana = Hone Renata/Kipa (John Leonard)

I

Rangingangana Renata = Dempsey Greening Hinewhata Renata=Reheri Maunsell Kauwhata

Further information on Ngāti Korohue whakapapa can be found in appendix 1.

Ngāti Mau me Ngāti Torehina

Te Whakapapa o Ngāti Mau ki te Takutai Moana

Rahiri = Ahuaiti

Uenuku Kuare = Karearikі

Uewhati = ?

Ueoneone = Reitu

Kauwae = Tupoto

Tuiti = Tauratumaru

Wharetoru = Te Wairua (Wharetoru, third of seven wives)

Kuta = Ngapeka

Te Kerakera = Haua (Kerakera founding ancestor of Ngāti Mau)

Te Kaiarahiri = Pipi

Karetu = Wharewhakarua (mokopuna o Kawhi tuahine o Auha raua ko Whakaaria)

Tango Te Hikuwai = Tikapa Poaka (tuahine o Wharepoaka Rangatira o Rangihoua – Ngāti Torehina me Te Hikutu ona hapū)

> *E te Atua o nga Atua katoa, kua whariki hia nei e matou te pukapuka Patukurea ki mua i to aroaro kia manaki hia e koe nga kupu kua tuhia e nga hapū o Taiamai ki Te Marangai Takiwā. Enei manakitanga, e inoi a kia koe i roto i te ingoa o tau Tama a Ihu Karaiti. Amene.*

Ko Rangitane te maunga

Ko Te Awa o Ngā Rangatira te awa.

The ancestral villages of our ancestors were Pukewhau Pā (seaward side of Bulls Gorge) Waitete, Te Hikuwai (Rangitane) Pewhairangi (Cottle Hill) Whakatero (Blacksmiths Bay) including the islands of Aroha and Wainiu.

For further information and kōrero please refer to appendix 2.

Ngāti Rēhia

Ngāti Rēhia is defined by whakapapa. *Tuaka* the grandson of *Rēhia*, married *Te Perenga*, the sister of the great Ngāpuhi chiefs of Ngai Tāwake hapū, *Whakaaria* and *Auwha.* Ngāti Rēhia trace their lineage from this union. The descendants of the children of Tuaka and Te Perenga are the recognised people of Ngāti Rēhia[17].

Ko Matakā te tūtei	Matakā is the sentinel mountain that stands at the
Ki te hauraro o te pūaha	northern aspect of the harbour mouth
Ko Rākaumangamanga ki te Rāwhiti	Rākaumangamanga stands to the east
E rere atū nei Te Kerei Mangonui	Both Te Kerei Mangonui and Te Awa o ngā Rangatira
Te Awa o ngā Rangatira	flow there-ward
E tū mai rā	Where stands
Te Pā o Kororipo	Kororipo Pā
Titiro whakararo ki Orongo ki Tākou Awa	Gazing northward to Mount Orongo and Takou River
Te wahi i mataaraaratia ai e Puhi	The territory cautiously guarded by our ancestor Puhi
Te waka tupuna a Mataatua e moe mai rā	The ancestral canoe Mātaatua there gently sleeps
Whiti whaka te uru	Before crossing westward
Ki te ngāherehere nui o te Puketi	To join the great forest of Puketi
Pohutu noa atu ki te moana o Omapere	Sweep past and onward to Lake Omapere
Āwhiowhio ki te rangi	We turn rising skyward
Kei runga Whakataha maunga	To Whakataha mountain
Kei raro ko te awa o Waitangi	The fountain head of Waitangi River below
Ka hirere ki Pokākā	Gushing eastward to Mount Pokākā
Tōtika te whatumanawa o Īpipiri	Inexorably to the head of the Bay of Islands
Ko Ngāti Rēhia te hapū	Ngāti Rēhia the Tribe
Ko Ngāpuhi nui tonu te Iwi	Ngāpuhi the Nation

[17] Source: (2018). *Ngāti Rēhia Hapū Environmental Management Plan.* Te Rūnanga o Ngāti Rēhia. Kerikeri.

Ko Whitiora, ko Hiruharama Hou, Ko Whetu Mārama ōnā marae	Whose marae are Whitiora, Hiruharama Hou and Whetu Mārama
Tihewa mauri ora, ki te Wheiao Ki te Ao Mārama.	This breath drawn life animates the emergent World Into broad daylight.

Embedded within our whakapapa, stories, memories, and landscapes are the pathways for the expression and practice of our values and tikanga. The above pepeha outlines our ancestral relationship to our mountains, rivers, forests, and the land. Today, Ngāti Rēhia claim Ahi-Kaa in the general area of:

- Tākou Bay
- Rāhiri
- Omapere
- Waitangi
- Purerua Peninsula
- Kerikeri

Ngāti Rēhia are proudly Ngāpuhi and acknowledge the guardianship of times past and the mana in which resources were shared with neighbouring Ngāpuhi hapū, whose lives, stories, and whakapapa are also interwoven into the landscape.

Te Uri Taniwha

Ka kata nga Puriri o Taiamai e, nei ra te oriori mai te waha o te riri, te awa o nga Rangatira ki te moana/roto o Omapere I te whakapakotanga o ratou I mahi tukino ki nga uri o roto a Taiamai I nga rau tau kua pahure ake.

Ko Te Ahuahu te maunga e titiro iho ana ki

Omapere te moana/roto te kainga o te taniwha Takauere

Ko Waitangi te awa I timata ai tona rere mai te puahatanga ki te noota o te moana o Omapere, tae atu ki te moana o te Ipipiri/Peowhairangi

Ko Parawhenua me Taumutu nga marae

Ko Pirikotaha me Tautoka nga waahi takotoranga mutunga o nga uri o enei o nga hapu e wha

Ko Te Uri Taniwha, Ngati Hineira, Ngati Korohue me te Whanau Whero

Ko Te Ahuahu te waahi

Ko Kaitara te Rangatira I huaina te rohe

o Taiamai I tona kitenga atu ki te manu Kotuku I rere ai, I whakatu ai hoki te rarangi rohe mo Kaitara

Aiamai te tai o nga parirau o te manu

E rere atu nei, Ko Taiamai e tu

Tu te po, tu te ao

Ka kata nga puriri o Taiamai ki te manu Kotuku

He rerenga Kotahi, ka kii a Kaitara

Ko Ngati Hineira, Ko te Uri Taniwha, Ko Ngai Ta Wake ki te tuawhenua

Ngati Rangi, Ngati Kawa, Ngati Rahiri

E mihi nei ki a tatou e

Ko Ngatokimatawhaorua te waka na Nukutawhiti I Arahi mai Hawaiiki ki konei ki Aotearoa

Ko Ngapuhi te iwi I timata mai I te hekenga a Rahiri

He whanau kotahi matou I Te Ahuahu ahakoa ki nga ingoa rereke. Mai Te Ahuahu ki Te Hauparua, Te awa o nga Rangatira nga uri o nga hapu e kaa tonu ana I te ahi.

I te rau tau 1600, kei te ora te tupuna Tahuao kei Te Awa o nga Rangatira. He waahi tona tonu ko 'te tapu o Tahuao'.

Tahuhunui o rangi

I

Kawa

I

Whautere

I

Tahuao

I

Karearikiki

I

Maikuku

I

Te Rangiheketini *Torongare*

I *I*

Tupu-a-rangi *Hineamaru*

I

Whakahotu *Hineira*

I

Te Waha

I

Kohukohu - Nawa

I I

Kaitara *Ngamotu – 1.Hineira 11 2.**Hauangiangi***

I

*1.Tukarawa 2.**Te Kopiri** 3.**Hauraki (Te Wera)***

(E pa tika ana tenei whakapapa ki nga Rangatira o Te Uri Taniwha I noho, I kohi kai, I mahi maara, I whawhai noki, i nga waahi I korerohia e au)

I nga rau tau tata I noho, I whai oranga noki nga tupuna ko Te Kopiri, Kaitara, Hauangiangi, Hauraki (Te Wera) me etahi atu ki te rohe takutai moana o Taiamai ki Okuri, ki Te Wharau, ki Rahui, ki Motupipi, ki Te Hauparua, ki Paetai, ki Otahuao, ki Taranaki, ki Pihoi, ki Hororoa, ki Koronai, ki Okura, ki Te Awa o Nga Rangatira, ki Kororipo ara ki Te Manako.

Me pehea matou kua tau ki tenei o nga ahuatanga o te rangatiratanga ki runga i te whenua, na te mea kei te whenua te rangatiratanga ki runga I a matou, e kii ana te korero whatungarongaro te tangata toi tu te whenua.

Heke iho, heke iho ki te katoa o matou, maori ma, I noho mai I raro I te kaupapa, I roto I tenei roopu o te Patukurea. He mahi Rangatira ta matou ki te aru I nga ture o 'He whakaputanga' kia tika. Kore rawa matou I tuku atu to matou mana ki tetahi atu. He wa ki te tu maori I te ao nei. Kaua rawa tatou I whakaae anahe ki to ratou ake whakaaro, me kaha ai tatou ki te hangai nga kaupapa I te tuatahi hei whiriwhirihia matou me ratou hei tae tika ki te whakaaro kotahi. Me mau noki tatou ki te mea tuatahi 'ko te oranga o te whenua, wai, rauemi maori', tuarua 'ki te oranga o ngai tatou', tuatoru 'ki te oranga o te hapori'.

Te Whiu

Turou – Tupuna Whaea no Te Whiu Hapu

I

Whaepapa = Tukaparea Tirarau = Te Mihinga Punga = Utaanga

I I

Heke = Potiki Tokai Te Kapu

I I I

Te Hiwi = Hinewai Kukupa Rangaihi Kui = Waka

I I I I

Ani Patene Tirarau Hare Napia Wi Hau

Ngamokaikai o Kupe te Whenua

Ko Rangitane te Maunga, Ko Te Awa o nga Rangatira te Awa, ko Waitete to papakainga, ko Te Whiu te Hapu

Turou te Tupuna

Te Whiu te Hapu

Maungakaretu te Pa

Puketotara te Awa

Ko Te Mamaku Ko Toatoa Ko Waitete te whenua ki takutai

Ko Napia te kokoru

Ko Rangaunu te Urupa

Ko Te Rangiawhiowhio te whare tupuna

Ko Wai u te Whare kai

Tauwhara te Marae

Ko te toronga whenua o Te Whiu ka timata ki Raungaunu i Te Waimate, ka anga whakateuru ki te whārua o Waihou, ka whāia te ara i parahia e te waka o Kupe, e Matahourua ki roto o Takapau, Motukauri, Puketi, ki Mangiangia ki te upane o Te Mata – Ngamokaikai o Kupe, tahi toro ki te Marangai-mā-Tonga ki te awa o Puketotara i reira tere noa atu ki Te Kerikeri e whenumi tahi ana ngā wai māori me ngā wai tai, timata no te Awa o nga Rangatira, i reira i te tai pari ka anga te ihu ki ngā taumata o Tokerau, i reira ka pae te tauihu o te waka Matahourua ki te one tūpuna o Waitete ki Rangitane.

Te Whiu estate begins at Rangaunu in Te Waimate, heads west to Waihou Valley then follows the track carved out by the ancestral waka of Kupe – Matahourua; through Takapau, Motukauri Puketi, Mokau, Mangiangia to the crest of Te Mata – Ngamokaikai o Kupe, then travelling south east to Puketotara awa where the awa follows naturally towards Kerikeri to where fresh water mingles with the salt water and the start of Te Awa o Nga Rangatira, and on the full ebbing tide the waka draws out towards the beckoning wide expanse of Tokerau, where the prow of Matahourua waka, finds rest on the ancestral shoreline, of Waitete in Rangitane.

Cultural significance

The archaeological map (Image 4) identifies the location of registered Māori archaeological sites. This highlights the depth of cultural significance within the area of Te Pātukura. For ngā hapū o Ngāpuhi, the kainga, are the places where their tupuna lived their daily lives. At one time they were numerous, the hapū and whanau travelled seasonally between their kainga close to the best gardening, birding and fishing areas. The rivers were used as their motorways and this is reflective in the archaeological map, with the high density of Māori archaeological sites found along the coast and river systems.

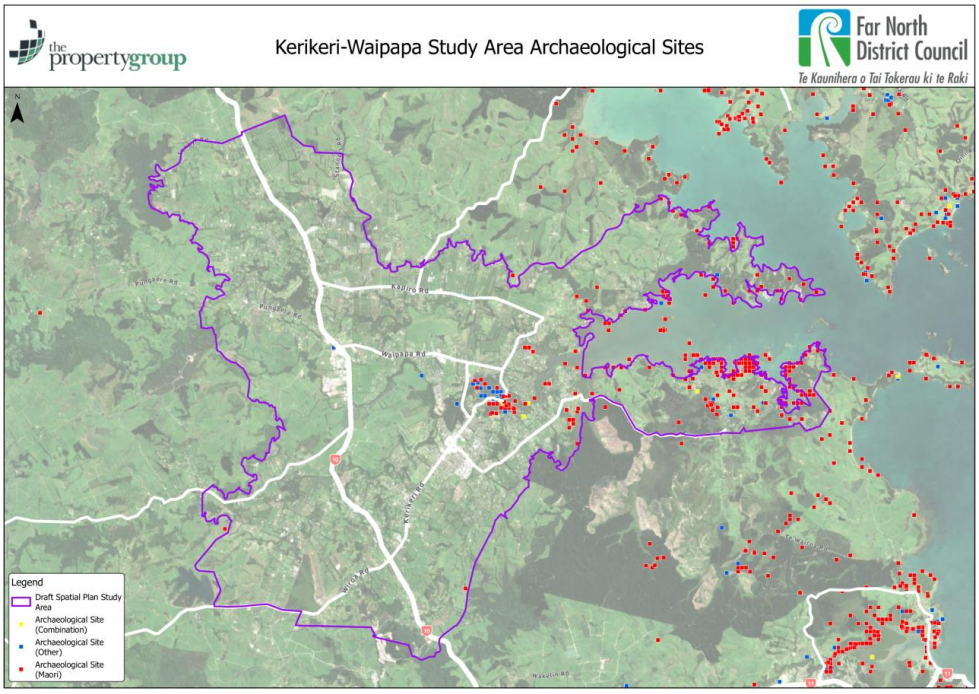


IMAGE 4: MĀORI AND COLONIAL ARCHAEOLOGICAL SITES

The archaeological map (Image 4) is not exhaustive, it does not capture the hapū areas for resource harvesting, mahinga kai, and traditional fishing areas. It is an indication of the recorded archaeological sites only; it does not depict the extensive forestry land that was once occupied by tangata whenua and milled for timber in the 1800s.

Following on from Image 4, the WAI466 & the WAI1131[18] detailed reports of Te Awa o Ngā Rangatira highlighted in Image 5 are significant areas for hapū. The Kerikeri Islands Claims 1941 – 1942 is associated to a set of islands[19] within Te Awa o Ngā Rangatira and the ownership of those islands. Further information regarding the Kerikeri Islands Claim can be found in appendix 4.

[18] See: https://teahuahu.nz/about-te-ahuahu/waitangi-claims/

[19] The following islands: Pirikawau, Taranaki, Wainui, Tikorangi, Motu Papa, Te Pahi, Onaia, Ipurua Pā, Motu Tapu, Rahui and Moturahurahu.



IMAGE 5: MAP SHOWING SITES OF SIGNIFICANCE FROM WAI 466 & WAI 1131

The four key terms used in any discussion of old land claims are:

1. Crown grant: the legal instrument by which the Crown attempted to guarantee secure title to a defined area. Written boundary descriptions within the grant document defined 1840s grants. Only during the 1850s did the Crown require surveyed grant boundaries to be included in the document. The Crown grant is the precursor to the modern Torrens system introduced after 1870.

2. Native reserve: area that commissioners or the Crown set aside for Māori within a larger area claimed to have been alienated prior to 30 January 1840. In some cases, for example, at Waitangi, the Crown failed to implement commissioners' reserve recommendations which accompanied their grant recommendations.

3. Surplus land: the difference between the area commissioners determined to have been alienated prior to 30 January 1840, and that included in the Crown grant and/or reserved area. After 1856, Commissioner Bell required most claimants to survey both areas at the same time, thereby defining the extent of surplus. The Crown claimed title to surplus land where commissioners determined that Māori consented to the original transaction.

4. Scrip land: claimed areas which Pakeha claimants vacated after accepting a Crown offer of equivalent value in the form of either a promissory note (scrip) or cash. Claimants normally exchanged their scrip for land in the vicinity of Auckland after it became the colonial seat of government in 1841. The Crown could then claim title to the supposedly vacant scrip land[20].

[20] Refer to: Wai 1040, #A048 Validation review of the Crown's tabulated data on land titling and alienation for the Te Paparahi o Te Raki inquiry region: Old land claims, surplus land and scrip Dr Barry Rigby 1 October 2014

The Bay of Islands Settlement Act 1858[21] was much more remarkable in allowing the Governor to take by proclamation a site for settlement in the Bay of Islands of up to 250,000 acres and to pay compensation to those who had old land claims in the area. The land could be sold for settlement as the Governor decided, with some of the proceeds to go to public works purposes for the settlement. The schedule attached to the Act describes land of about 15,000 acres. It appears this Act was an attempt to deal with some old land claims and may not have involved Māori land without the owners' consent.

Kororipo Pā

Kerikeri is in the cultural landscape of Kororipo Pā and its profile plan is depicted in the below image. It is generally accepted that Kororipo Pā, has been a fortified pā since at least the time of Cook's visit to the Bay of Islands[22]. It is said that the site was the seaport of Ngāpuhi. From the 1800 Te Hotete began using Kororipo pā site as a launching place for military campaigns such as the attack on Rawhiti.

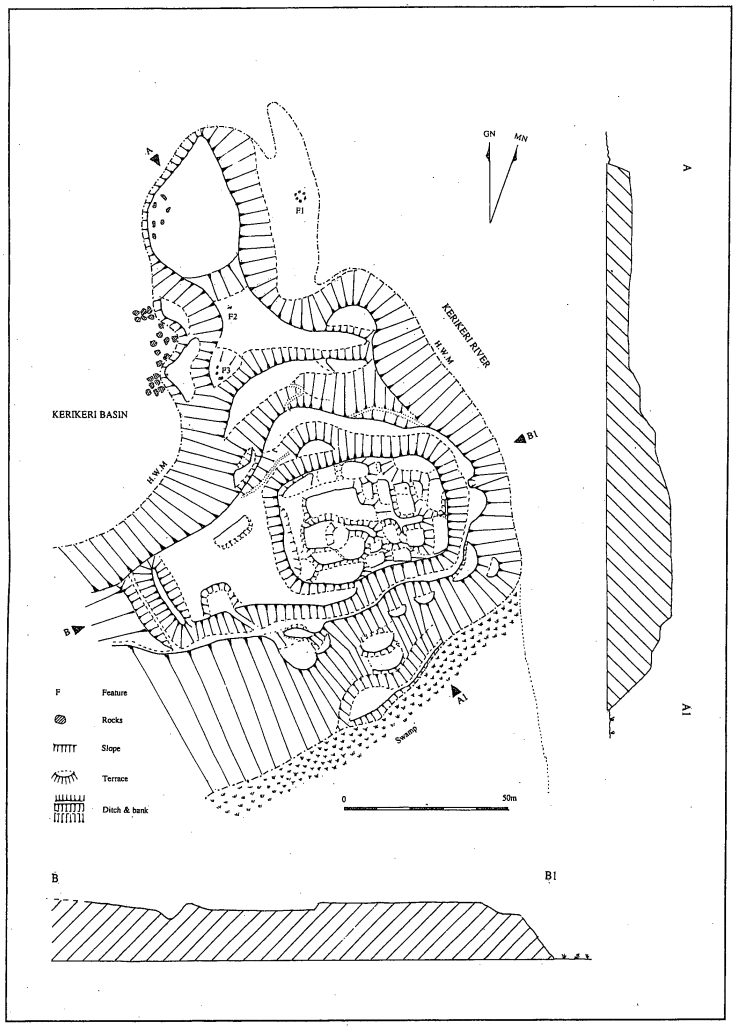
Kororipo Pa is a sibling pa to Ōkuratope Pā[23] the inland pā, with Kororipo being the coastal pā. Ōkuratope Pā linked the hapū of Te Waimate with Ngā awa o Rangatira and visa versa. It was a stronghold of Hongi Hika and his half-brother Kaingaroa. Both Pā are significant for Ngā hapū o Ngāpuhi. Ōkuratope was a stronghold for Ngāpuhi while Kororipo was known to be a Ngāpuhi Wānanga (a place of learning and discourse on matters of significance to Ngāpuhi) of the Rangatira and tohunga[24] of Ngāpuhi. This relationship between the pā testifies to the whakapapa of Ngā hapū and their association to the wider area of Te Pātukurea.

[21] See: https://nzlii.org/nz/legis/hist_act/boisa185821a22v1858n79395/

[22] See WAI 492 – Kororipo Pa Research Report for the Waitangi Tribunal, Tom Bennion, May 1997

[23] Source: https://www.doc.govt.nz/parks-and-recreation/places-to-go/northland/places/okuratope-pa-historic-reserve

[24] Source: https://teahurea.co.nz/historical-kerikeri/



Kororipo Pa. 2003 plan and profiles.

POS/15 (N 11/35) 2598722 6666227

Hone Rameka, at a hearing of the Māori Land Court in 1935, described Kororipo as the "biggest and most important Pā of the Ngapuhi tribe." He explained that it was from Kororipo that Hongi Hika's (one of Te Hotete's sons, born of his second wife, Tuhikura of Ngāti Rēhia) war parties left on the campaigns to the south and returned. He also added that it was from Kororipo that Hongi Hika and Waikato left for England. Hone Rameka testified on the ownership of the Pā, asserting that the pā had "never been sold to Europeans. My father and sister are buried there. My wife's grandfather is buried there". The local consolidation officer, Cooper, also appeared as a witness and stated that "Miss Kemp, grand-daughter of Rev Kemp, told me she understood this land had never been sold by Hongi. Judge Acheson said that he found the whole

matter "a peculiar case." He could not understand why matters had not been previously investigated. He said it was "amazing" that Maori "ever allowed (if they did so in fact allow??) so historical a Pā to be sold or to remain unclaimed by them for so long. “After commenting on the importance of the Pā because of its connection with Hongi Hika, he concluded that Hongi had not sold the land to Kemp because of the disparity between Hongi's death and the date of the deed.

> *The Natives claim now that their people continued to use the Pa at various times until lately when they found it occupied by the present owner Mr E.S. Little. The Natives at the Kaikohe sitting said that they felt very strongly about the matter because of the associations of the Pa. They ask to be supplied with copies of the proceeding before the Old Land Claim Commission, and they want to know how it was that Hongi's signature appeared on a document dated years after his death.*

Taniwha

Taniwha play a critical role in how tangata whenua see themselves in the world. They express the superiority of the natural world to humankind where humans do not hold dominance or control, we are but one component within the natural world. Taniwha are understood to be a certain type of being in the natural world and can often appear as enchanted logs or another type of physical object of which supernatural power has injected itself[25]. They can appear as sea creatures, dragons and other such mystical beings. Hence, they are regarded as supernatural guardians of the natural world and have a strong connection to the affairs of humans.

In Ngāpuhi tradition there is a well-known whakataukī:

> *Ngāpuhi kowharau, Ngāpuhi taniwharau*

This refers to the diversity of Ngāpuhi and relates to the many hapū of Te Whare Tapu o Ngāpuhi. There are many interpretations of this whakataukī, although a common one is Ngāpuhi of a hundred caves. This refers to the taniwha that dwell in caves and the great chiefs of Ngāpuhi referred to as taniwha. This whakataukī is applied to express the fierce independance of each chief and hapū have[26].

A taniwha that is associated to the Kerikeri Waipapa area is the taniwha Kauea who was a descendant of Ngāpuhi chief Nukutawhiti who turned himself into a taniwha and went under the earth at Kerikeri[27]. Kauea is known to be a taniwha of Ngā Awa o Ngā Rangatira and was said to travel with Hongi Hika on his expeditions.

Another taniwha from within the cultural landscape is associated with Lake Omapere[28]. The following statement was said by Ngāpuhi Rangatira Ron Wihongi:

> *“O-ma-pere – kai for pere. Pere is the belly of the taniwha. The side of the taniwha that has scales on it is not sacred. The other side – the half that has no scales on it…that is the*

[25] See: C, Royal. (2022). *Te Kawa Waiora Report 2020-2021.* Whangārei: Reconnecting Northland.

[26] See: T, Shortland & K Armstrong. (2022). *Te Mana me te Mauri o te Wai: A Discussion Document for Te Taikokerau.* Whangārei: Awatea Organics

[27] Source: Tregear, Edward. (1891). *Maori-Polynesian Comparative Dictionary.* Wellington: Government Printer, p.136

[28] Further information on Lake Omapere and its significance to Ngāpuhi can be found in appendix 3.

sacred side. This is the reason the lake was named Lake Omapere. Food for the belly of the taniwha, Takauere"

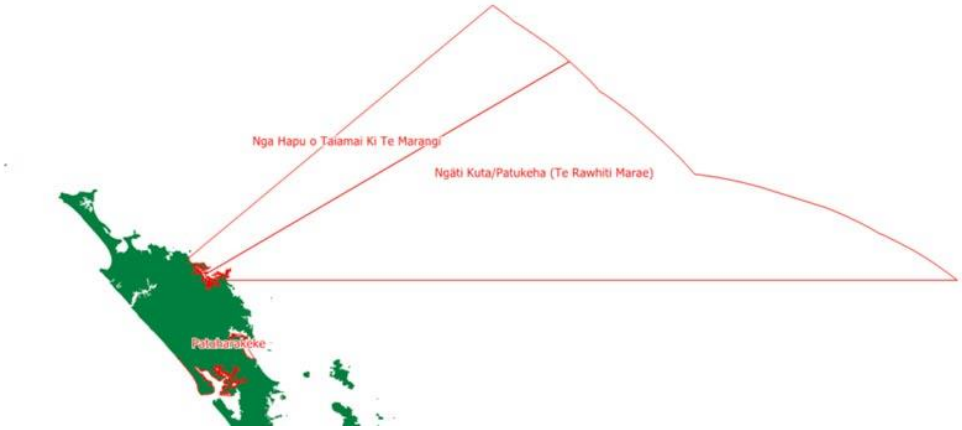
Takauere is the taniwha that travels the waterways to and from Lake Omapere (tona kainga noho) to Ngawha.

Te Awa o Ngā Rangatira

Te Awa o Ngā Rangatira means "*The deliberating Place of Chiefs"* and is associated to the Kerikeri River mouth and it the Kerikeri Inlet. This name refers to the river and Kororipo Pā as an assembly place for the tribal leaders, where generations had gathered.

Mahingakai Rohe Moana

Te Awa o Ngā Rangatira is coved by Te Komiti Whakature i Ngā Taonga o Tangaroa Taiamai Ki te Marangai Customary Fisheries Management Plan 2009 (Fisheries Management Plan), a recognised iwi planning document. This Fisheries Management Plan acknowledges the area shown below that extends from Matuari Bay in the north, down to Pahia in the south and all the way out to the 200nm Exclusive Economical Zone as a rohe Moana for Ngā hapū o Taiamai ki te Marangai[29]. It outlines the kaitiaki role of Ngā hapū o Taiamai ki te Marangai and the importance of this area to provide for their cultural, social and economic future.



The vision of the Fisheries Management Plan is:

"*Taiamai ki te Marangai overflowing with kaimoana and seeing the return of the tohora (this means the fish have returned*"

The benchmark values identified in the Fisheries Management Plan are:

- Freshwater – good enough to drink
- Salt water – good enough to collect safe Kaimoana

[29] Ngā hapū o Ngāpuhi takiwa Taiāmai ki te Marangai, refer to: https://ngapuhi.iwi.nz/takiwa/

- Healthy Environment (land, sea, air, etc)
- Aquatic environment healthy enough to sustain taonga species and the Mauri of the fishery.

The location of traditional fishing areas is known by hapū today and they were clearly included as part of the Māori asset base under the concept of traditional ownership rights. The traditional mahinga kaimoana areas include spawning and fishing grounds and our people practices methods of sustainable food gathering to manage stocks prior to colonisation. Today hapū such as Ngāti Rēhia, Ngāti Torehina Te Uri Taniwha, Ngāti Korohue, Ngāti Hineira, Ngāti Rangi, Te Whiu, and Ngāti Tawake ki te tuaawhenua still depend heavily on fish for primary food source[30].

Ngā Hapū o Taiamai ki te Marangai have established the 20sq km Te Puna Mataitai wihin their rohe Moana area in the western Bay of Islands (Image 6).

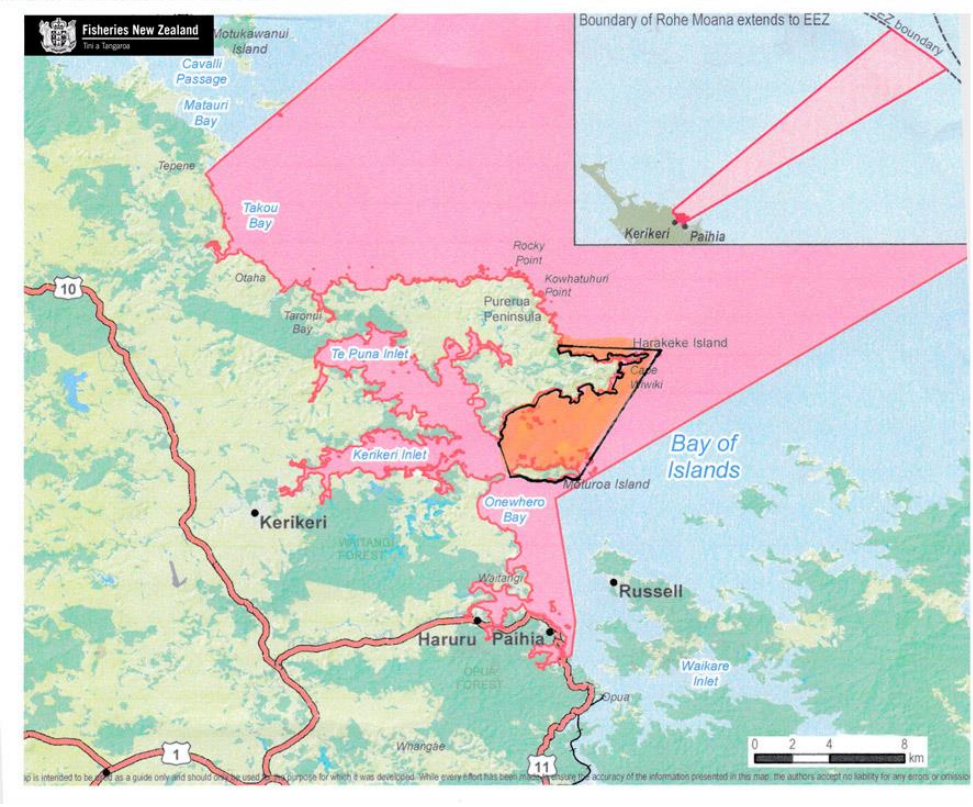


IMAGE 6: TE PUNA MATAITAI AREA

[30] Ibid

Under the Kaimoana Customary Fishing Regulations 1998, tangata whenua are authorised by the Minister of Fisheries, as per section 23, to manage non-commercial seafood harvesting through local committees. Mataitai reserves, which are established under these regulations, are permanent areas, although their bylaws may be modified over time. Commercial fishing is generally prohibited within this reserve unless specifically recommended by the managing committee. The appointed Kaitiaki have the authority to establish bylaws governing fishing activities in the area. Importantly, mataitai reserves remain open to all for recreational fishing, subject to the established bylaws.

Values

Values can be defined by many people as many things. For the Hapū Rōpū it is defined as tikanga/ethics and how we engage with te Ao and tangata whenua preference. Our values reflect relationships and the vital interconnection between tangible elements, such as the natural world and economic wellbeing, and intangibles such as social relationships, spiritual and cultural health, mauri.

Value	Description
Atuatanga	Acknowledgement of the resemblances of spiritual ancestors, their godliness and supernatural beings (e.g Taniwha). The kupu derives from atua which ties this value back to the spiritual world and the domains which atua care for and preside over.
Whakapapa	The relationships between us as whānau, hapū & iwi and all things in our natural world. The whakapapa of the land, soil, fauna and flora, waterways and the relationships with our atua.
Kaitiakitanga	The responsibilities and Kaupapa passed down from the ancestors for tangata whenua to take care of the places, natural resources and other taonga in their rohe and the mauri of those places, resources and taonga
Manaakitanga	Hospitality, kindness, generosity, support – the process of showing respect, generosity and care for others.
Rangatiratanga	The exercise of power and authority derived from the gods; exercise of chieftainship including sovereignty, rights of self-determination, self-government, the authority and power of iwi or hapū to make decisions and to own and control resources. Can also be: chieftainship, right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the rangatira, noble birth, attributes of a chief.

It is important that Te Pātukurea Spatial Plan shows how these values are upheld throughout its development and any future work on the implementation of Te Pātukurea Spatial Plan.

Cultural Impacts

This section highlights the main areas of likely impact that any future development may have on the hapū and mana whenua within Te Pātukurea study area. This list is not exhaustive and any projects that

implement aspects of Te Pātukurea Spatial Plan will need to conduct further engagement to determine the detailed impacts of each project. This is to be used as a high-level guide of the cultural impacts only.

Infrastructure and supply network

Within the area of Te Pātukurea design, building and maintenance of major infrastructural networks has followed after development. This had led to a continual process of infrastructure playing catch up as outlined in the Foundation Document. Kerikeri now has an oldand worn system that is struggling to keep up with the increased needs of the community and only services the very small urban centre of Kerikeri. Developers have and are dictating how and where infrastructure and services end up and the new development areas are prioritised often at the expense of existing communities suffering with the old system.

In the past mana whenua and hapū have not been able to participate fully in decision making over these assets. The whenua they are left with after land alienation through various Acts such as the Public Works Act to allow infrastructure, is in the rural extremities and poorly serviced compared with other parts of the district.

Hapū and mana whenua wish to participate fully in all decision making and planning processes for the development and management of utilities, amenities and infrastructure within Te Pātukurea. This inclusion should be at the very start of any planning. Where there is a localised project, the relevant hapū who hold ahi kaa should be in the decision making.

Climate Change

The change to our climate is evident in the recent extreme weather events we are now seeing. The combination of long droughts and severe flooding bring challenges when looking at growth of an area. Sea level rising and habitat loss are a real threat to traditional practises, culture, the low-lying coastal marae, such as Whitiora in Te Tii and Whetu Marama in Takou, and to ūrupa and wāhi tapu. The traditional mahinga kai areas, taonga species and the hapū whakapapa connection to these place and species are all under threat by climate change. These changes will have consequences to Māori values, spiritually and culturally, the loss of species will be mirrored by the loss of mātauranga, as the connections between whakatauki, reo and the natural world unravel[31].

There is a role for tangata whenua in the decision making of any climate change and adaption processes to make sure their values and perspectives are weaved into any plans for climate change. It is important that consideration is made alongside Ngā hapū of their role and responsibility to support their whānau and communities especially in emergency management, flooding, fires, other natural disasters and pandemics.

Sites of significance

Hapū mihi to their many mountains. When mana whenua look at the landscape they see the records of interaction of their tūpuna with this place. The long history of occupation by mana whenua and those who

[31] See: Awatere, S, et al (2021). *He Huringa āhurangi, he huringa ao: a changing climate, a changing world.* Hamilton: Manaaki Whenua.

hold Ahi Kaa has left a cultural overlay across the landscape of Te Pātukurea. This can be seen through the many archaeological sites, ūrupa, pā, kainga and other cultural expressions seen throughout the whenua.

Where our sites of significance are considered, the opinion of archaeologist and landscape architects – few of whom are tangata whenua or have any training or mandate in cultural values – is often given greater wight than that of the mana whenua[32].

Hapū are highly protective of all our wāhi tapu and sites of significance. The protection and maintenance of these sites is of utmost importance to hapū. It is also important that our narratives and stories are given the right elevation within Te Pātukurea.

It is important that the correct historical names are used for significant areas such as Ngā Awa o Ngā Rangatira and that Te Pātukurea Spatial Plan provides a pathway for these names to be utilised again in all reference material to the Kerikeri Inlet and the lower part of the Kerikeri River.

Taonga species (biodiversity)

Indigenous animals are the result of countless generations of whakapapa from ngā Atua. They are a priceless taonga bequeathed to us from the dawning of all time. Tūpuna have interacted with these animals and their habitats since their arrival in Aotearoa. They had to because their very survival depended on these taonga and their sustainable management. What little remains of that which we once had needs to be looked after to the best of our collective ability, to ensure that mokopuna have the diversity of species that we do.

The fragmentation of the whenua through private land ownership, the continually changing nature of land uses, removal of vegetation and habitat and the loss of access to taonga species, has severely affected our traditional relationship with our native plants and animals. The continual siloed approach to land management, undervaluing the ecological value of these species and their role in indigenous ecosystems, alongside intensive development, and economic pressure, has led to severe habitat loss and population decline of our taonga species throughout our rohe.

Māori, as with all Pacific people peoples, had no concept of conservation where resources or areas were locked away for natural or amenity values. Kaitiakitanga was based on centuries of observation where customary methods such as rahui were used to as a way of managing us as people to allow stocks to replenish. It is imperative that ngā hapū are provided the opportunity to practise kaitiakitanga to its fullest with the financial support to have this realised.

As kaitiaki hapū, are answerable firstly to the relationships their tūpuna forged with all the children of the Atua and to the relationship our mokopuna need to have with Te Ao Marama; and will seek to protect taonga of value to past, present, and future generations. Ngā hapū view native plants and animals as taonga species and require developers to enhance the natural environment in which these species live and need to flourish.

The area known as Waipapa, was once named Kahikatearoa after the abundance of kahikatea stands located in this area. Kahikatea is a significant taonga species that needs to be acknowledged and areas

[32] Source: Ngāti Rēhia Hapū Management Plan 2018. For further supporting information also see: Wai 1040, #E33 and Taiamai ki te Takutai Moana (RMU) as noted within Appendix 1.

where it is still standing enhanced and protected from further loss. Kahikatea were an extremely important resource for our tupuna, they provided kai from the orange seed base, the heartwood was used for many different things from birds' spears to hair bombes and canoes, while the chips were used as rongoa. Stands, are habitats and food sources for many native birds such as kukupa, tūi, and kiwi, as well as many other insects and plants like mosses and lichens.

Other taonga species are the birds such as kiwi, kukupa and grey duck. They are all chronically threatened, or acutely threatened. The threat status of these taonga species is a significant concern for ngā hapū. These species once flourished and traditionally valued, the kukupa was a prized food source, of which humans are no longer able to enjoy because of the dwindling numbers. The kiwi was another food source, the feathers were prized and used on clothing and jewellery, and same with the duck. Bringing these species back in flourishing abundance is of priority to ngā hapū.

There are many other taonga species that are not identified in this CIA such as rongoa plants, native trees and shrubs, mahinga kai species found on land and in awa. These are all relevant species and require protection from human impacts.

Invasive weeds impact on our environment and our cultural wellbeing. They smother and outcompete our native plants for habitat, taking over the already limited space to support our native plants to flourish. Another aspect that threatens our taonga species are diseases such as Myrtle Rust and Kauri Die Back. It is important that any future development enhances the habitat of the taonga species, removes invasive species, provides resources to the management of diseases that threaten the taonga species, and does not add to any habitat loss for the taonga species.

Wai

He huahua te kai? A, he wai te kai

Are preserved pigeons the chief food? No, it is water

The status of wai to Ngā hapū is deeply rooted in tāngata whenua spirituality and metaphysical worldview. Through whakapapa we view freshwater as a living being that derives from ngā ātua, outside of this physical world[33]. After the separation of Ranginui and Papatūanuku, Ranginui cries tears of love to Papatūanuku that helped to grow plant life to cover and protect her[34]. This love story showcases water as the expression of the love between the ātua Ranginui and Papatūānuku.

Water is a spiritual, living and intelligent being, that responds to people according to the energy flow and relationship to water. It has a memory of its own and changes its form according to the energy it comes into contact with, just as it is expressed through the many atūa relms wai travels.

[33] See: Shortland, T and Armstrong, K. (2022). Stage 1 Report: *Te Mana me te Mauri o te Wai: A Discussion Document for te Tai Tokerau.* Whangārei

[34] See: Ngata, T. (2018) *Wai Māori.* In: M, Joy, ed. *Mountains to the Sea: Solving New Zealand's Freshwater Crisis.* Wellington: Bridget Williams.

The Te Ao Māori hydrological cycle shown in the below image[35] distinguishes between many types of water and the atua who control these elements. Atua such as Hine-Te-Ihorangi - the guardian rain, in all its forms, the start of our Te Ao Māori hydrological cycle and Hine-Parawhenuamea – the guardian of water that bursts from within the earth. Types of water such as – Wai tapu, sacred water, and wai noa, water for everyday use such as drinking and washing.

Water was used for ceremonial purposes, for daily consumption, for transportation and as the home of important mahinga kai and cultural materials. Waterways often form traditional boundaries between hapū and whanau rohe and are home to our taniwha.

Furthermore, our Kaitiaki methodologies looked at the natural world as one whole system that was interconnected through whakapapa. Therefore, a stream cannot be looked at in isolation from its environment; fauna and flora that are in, on and along its banks; and the downstream system it is a part of.



[35] See: Shortland, T and Armstrong, K. (2022). Stage 1 Report: *Te Mana me te Mauri o te Wai: A Discussion Document for te Tai Tokerau.* Whangārei

Strict tikanga was used to control the impact of people and our communities on water quality. Human effluent, for example, was never discharged to water without first being passed through the land.

The greatest threat to our water resources comes from the things we discharge into them – effluent from people and animals, treated and untreated, chemicals, fertilisers, pesticides, sediments, contaminated stormwater, road run-off with its toxic cargo of heavy metals, rubbish and litter. We understand that it is human behaviour that needs to be controlled and managed not our rivers and streams. The Kerikeri River itself is in the worst 25% of all sites across the whole of Aotearoa for E.coli[36]. This is not acceptable for Ngā Hapū.

Te Mana o te Wai is a fundamental concept in the National Policy Statement for Freshwater[37]. It refers to the importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment including us a people. It recognises the role of tangata whenua in the protection of water and decision making over it.

From at Te Ao Māori perspective, the health of a catchment is determined by the biodiversity richness of the lower reaches of all waterbodies especially in the transitional zone where freshwater mixes with our coastal waters. The life supporting capacity of all our awa need to continue to support the taonga species found in our waterbodies and us as a people. It is imperative that future growth and development within Te Pātukurea enhances our freshwater systems and work towards mitigating the terrible state they are in now.

Moana

Kaore I hangaia te kupenga hei hopu ika anake, ēngari I hangaia kia oioi te nekeneke o te tai.

The net is not made up just to catch fish, but also to be flexible so that it may flow with the tide.

Te Moana nui ā Kiwa (Pacific Ocean) is in the domain of the atua Tangaroa and Hinemoana, and is the expansive ocean our tūpuna travelled when they first came to Aotearoa. Te Moana nui ā Kiwa connects us with our ancestral home of Hawaiiki and was a source of sustenance both physically and spiritually for since the beginning of time[38]. Our ocean was an integral part of our trade routes up and down the country and back to the pacific.

Once our oceans teamed with life, now only a fragment of what once was, remains. Increasing pollution from poor land-based practises, bilge waters and contaminated hulls from ships, effluent and litter from boaties, and contaminates flushed into the sea by our waterways are just some of the issues that impact on our moana and its environment. Overfishing of our kaimoana and unsustainable fisheries management over the past century has seen the stocks of our kaimoana themselves reduce rapidly.

The coastal hapū and hau kainga have always been fisher people. Kaimoana is how they show manaaki to their manuhiri and their middens are a testament to the abundance and diversity of kaimoana they once

[36] https://www.lawa.org.nz/explore-data/northland-region/river-quality/kerikeri-river/kerikeri-at-stone-store/

[37] See: https://environment.govt.nz/acts-and-regulations/national-policy-statements/national-policy-statement-freshwater-management/

[38] Refer to Te Rūnanga o Ngāti Rēhia Hapū Environmental Management Plan, Third Edition, 2018

consumed. The issues identified above have contributed to this practise now being at risk and the diversity in kaimoana is greatly reduced. Some species that were once plentiful are only found in isolated areas now.

Some of the key species identified in the Fisheries Management Plan are:

Fish	Mussels	Kina	Crayfish	Paua
Pipi	Oysters	Aquatic life		

Matua Richard Civil shares memories (attachment 3) of the species of significance and the impacts of human behaviour on the fishery. Some mentioned include:

Founder	Mullet	Schnapper	Herring	Trevally

These are our taonga species and our human behaviour that may impact on the taonga mahinga kaimoana species identified above from activities as part of the Te Pātukurea Plan, need to be managed in a way that enhances the habitat for these species.

Soils/whenua

Toitu te whenua, whatungarongaro te tangata

The land is permanent, man disappears

Soil has a whakapapa to the place that is from. This whakapapa connects the hapū as a people to papatūānuku and the soil itself. Traditionally, the use of soil was beyond that of just providing nourishing food to the hapū. It extended into many areas including the dyes for clothing, weaving, carving and many other daily aspects of life[39]. The ability of soil to provide all these uses in daily life is an expression of the health of the mauri of the soil.

Due to the whakapapa of soil and the deep connection to us as tangata whenua, it is important that integrity of soil is maintained as much as possible. This includes the movement of soil and potential contaminated soil. It is not appropriate for soil to be removed from its local area. Ngā hapū expect that all development within the Kerikeri area respects this whakapapa connection and our soil is kept within the ecological district[40].

Kerikeri was traditionally an area of cultivation, the name itself leans towards this idea – Kirikiri (originally written as kidee kidee) – river gravel, brought up from the river to enhance the soil (increase soil temperature) for kumara growing[41].

Cultural materials

Centuries of interaction with the natural world and the interconnected relationship mana whenua have to the natural world, has meant that they have used a variety of natural taonga for traditional and customary purposes. This includes a wide range of timbers for carving and construction, plants that provide rongoa,

[39] See: Hutchings. J. & Smith. J, (2020) *Te Mahi Oneone Hua Parakore: A Māori Soil Sovereignty and Wellbeing Handbook*.

[40] For further informaiton refer to: Wai 1040, #E33 Oral and Traditional History Report Te Waimate Taiamai Alliance

[41] Source: https://teahurea.co.nz/

plants and bird feathers for weaving, clothing, dyes etc, stones of differing types and grades[42]. Often, they were selected places chosen for sourcing these materials. With the loss of indigenous biodiversity and habitats, some of these materials are now in short supply.

The Hapū Rōpū seek a mana whenua led programme to identify cultural materials and develop a cultural materials plan for the storing, harvesting and use of cultural materials with the agencies that have roles in managing the species that pertain to cultural materials.

Development

Increasing development brings with it all the associated problems of increase population in a small area – increased stress on space, fisheries, coastal resources to name a few. These pressures need to be carefully managed to ensure that mana whenua, their culture, taonga and their heritage are not the unfortunate casualties.

Currently Kerikeri does not have well-functioning neighbourhoods, as identified in the Foundation Document. This is due to the high density of retirement villages that are closed off (gated) and cul-de-sac nature of majority of the streets. This has created many isolated and compartmentalised streets and neighbourhoods. Furthermore, it has led to connectivity issues with the roading network (or lack thereof) and the walkability of the residential area to the township. The development issues in Waipapa are similar although created through the haphazard placing of the residential areas with the industrial spaces and a lack of infrastructure.

The lack of current housing options in Te Pātukurea area is a major concern for the Hapū Rōpū. There is a strong desire to provide social and affordable housing options for their people and others who need to come to the area for work. There is a misconception that hapū members have papakainga whenua to live on, for some, building on papakainga whenua brings its own issues and challenges. For others the location of papakainga is rural and majority of the time subserviced and they would prefer to live closer to the local township with the amenities nearby. This should not be a challenge for them as their tupuna once lived and thrived within the area of Te Pātukurea.

It is imperative that social and affordable housing options are catered for within the current and any future urban areas.

Access

The health of tangata whenua is related directly to their connection to land and the natural world. The ability to express that connection through interacting with the environment is essential for the cultural health of the people. Hapū strive to work with all for the common good of the environment including making decisions that consider the taurahere populations travelling through or working, and or living within our ancestral area of Te Pātukurea.

[42] See: Te Rūnanga o Ngāti Rehia Hapū Environmental Managment Plan, Third Edition, 2018. Kerikeri: Te Rūnanga o Ngāti Rēhia

It is essential to consider the opportunities to support this connection and enhance the urban character, landscape character, and connect the urban area and any future urban area with the surrounding natural areas. This includes walkways to green space and access to Ngā awa o Ngā Rangatira.

Access to capital

Improving Māori access to capital is an integral step towards the prosperity and wellbeing of all New Zealanders. The private sector, Māori communities and a broad range of government organisations all have a role to play in exploring the best options to improve access to capital for Māori. The allocation of public sector initiatives to support access to capital and its allocation is complex, not well understood, and potentially sub-scale[43].

Equity

True partnership is still not present and relationships are more tailored towards transactional not transformational. This includes funding allocation, resourcing, and access to the support needed to address equity issues for tangata whenua in partnership. The hapū require this to be addressed as a matter of urgency by the agencies responsible for social, environmental, cultural and economic prosperity within Aoteaora.

Tangata Whaikaha – Disability

Spatial planning for disability refers to the design and development of physical environments that are accessible and inclusive for people with disabilities. This includes the planning and design of buildings, public spaces, transportation systems, and other infrastructure.

- Accessibility: One of the most important considerations is accessibility. This means ensuring that physical areas are designed in such a way that people with disabilities can easily navigate them. This includes features such as ramps, elevators, widened doorways and accessible parking spaces.
- Inclusive design: Inclusive design is about designing physical environments that are accessible, and usable by everyone, regardless of their abilities or disabilities. This might involve incorporating features such as tactile paving, clear signage, and audio cues to make it easier for people with visual, or hearing impairments to navigate spaces.
- Universal Design: Universal design takes inclusive design a step further by designing physical environments that are not only accessible, but also usable and comfortable for everyone, regardless of their age, size or ability. This might involve incorporating features such as adjustable height counters, non-slip flooring, and easy to reach controls.
- Personalization: Another import consideration is the ability to personalize physical environments to meet the specific needs of individuals with disabilities. This might include features such as adjustable lighting, sound proofing, and assistive technology.
- Community Involvement: it's important to involve people with disabilities in the planning and design process to ensure that their needs, and perspectives are taken into account. This might

[43] Reserve bank of New Zealand Te Pūtea Matua (2022). Improving Māori Access to Capital, Issue Paper.

involve consulting with disability organizations, conducting focus groups with people with disabilities or working with individual stakeholders to gather input and feedback.

It is imperative that these planning features are part of the implementation of Te Pātukurea Spatial Plan and its implementation projects.

Recommendations

To enhance the living spaces of our communities and the livelihoods of those living within these communities of Te Pātukurea the following recommendations have been provided:

1. Resourcing is provided to create a GIS platform for ngā hapū to collate and have ownership of their data that would provide the evidence-based decision making for the purpose and content of future development strategies. This system would support the cultural traditions and norms to be accepted into the Council policy development.
2. Cultural layers that are approved by hapū are included as layers within Te Pātukurea Spatial Plan.
3. Leadership should be from the kaitiaki hapū who have maintained ahi kaa.
4. The mana whenua of any location where a project to implement Te Pātukurea is taking place must be part of the decision making.
5. Any future developments enhance the biodiversity of the area
6. Priority is given to providing social and affordable housing options within Te Pātukurea.
7. Te Pātukurea spatial plan supports kaitiakitanga in all aspects and assists mana whenua to manage Te awa o Ngā Rangatira as their kaitiaki responsibility requires.
8. Developers work with hapū across all parts of their developments.
9. Te Reo is utilised and normalised within Te Pātukurea.
10. Ngā hapū culture is expressed within Te Pātukruea area.
11. Sites of significance to hapū are managed by them and protected
12. Development enhances the cultural footprint of ngā hapū within Te Pātukurea area.
13. Kaitiaki hapū will monitor any operations in the following area:
    a. Earthworks near a wetland, river bank and bed, and land;
    b. Sediment entering the coastal environment
    c. River crossings
    d. Incidental damage to indigenous flora located in wetlands, buffers and rivers.
    e. Within the proximity of a cultural area or archaeological site.
14. Taonga species are protected and introduced predators are eradicated.
15. Ngā hapū are provided the resources to establish and maintain the holding of, database, and allocation of resources from native birds.
16. Hapū are provided with access to sites of significance, ancestral lands, and taonga mahi, ngā kai and customary use “Ko tōku ukaipō te whenua, ko tōku whenua te ukaipō”
17. Partnership projects to share and work on conservation outcomes in pest and weed control, taonga species, re-introductions, in the area of concessions, to work with mana whenua to support informed decision making
18. Sharing of knowledge: working with tangata whenua to support and build capacity and capability through training and education

19. Recognition of matauranga in biodiversity in the management and use of land, resources and taonga.
20. Enable devolution of powers including decision making functions to meaningfully recognise the role of tino rangatiratanga. This may include:
    a. Development of planning and policy documents
    b. Participation in decision-making
    c. Delivery of conservation
    d. Reporting to hapū
    e. Hold relevant Crown agencies and representatives to task when and where necessary
21. That archaeological assessments and management plans be formally reviewed and assessed by hapū.
22. Contractors are made aware of archaeological locations and their extent and participate in a cultural induction prior to works commencing on any future developments.
23. Accidental Discovery protocols and processes are adhered to in the event of finding previously unidentified archaeological material.
24. Freshwater fish surveying should be part of any waterbody monitoring of awa
25. Weed control is established along waterways and invasive species have special management plans that are maintained.
26. Emergency management protocols for operations should be broadly known and followed.

Conclusion

The Hapū Rōpū would like to Thank the Council for recognising the importance of hapū and their voice in this type of planning and decision making. The Hapū Rōpū hope the Council see the value and continue to work in a way that is mana enhancing for all involved.

The Hapū Rōpū support the following:

- The actions of Far North District Council to support the hapū within this collective in all planning decisions relating to urban environments, and future development strategies to take into account Te Tiriti o Waitangi.
- Well functioning urban environments for the Te Pātukurea area that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- The Far North District Councils decision to include the Hapū Rōpū in the planning of Te Pātukurea Plan and ensure they are integrated in infrastraucture planning and funding decisions; strategic direction setting; and responsive, particularly in relation to proposals that would supply significant development capcity.
- Recognition of the relevant mana whenua and Ahi Kaa on the projects and plans that are localisedd to particular areas as implementation of Te Pātukurea Plan.
- Supports the Far North District Council to update their information about the hapū represented within the Hapū Rōpū and the expression of their cultural traditions and norms for Te Pātukurea and to use those to inform planning decisions for any future development startegies.

Appendix 1: Ngāti Korohue Tatai Whakapapa

Ngāti Korohue assessment of Cultural and Environmental Impacts

Inherent in the development of the Kerikeri-Waipapa Spatial Plan.

Background

Ngāti Korohue are a hapu from the Taiamai area. Our Tupuna had significant historical ties through tatai-whakapapa with hapu from Hokianga, Omapere, Waihou and Pewhairangi and left us a legacy of historical evidence of gardening areas, kainga, wahi tapu, puke and fish traps and puna from Taiamai to Pewhairangi. Alliances and tomo with other hapu were sought to preserve peace, prosperity and wisdom for the people of this area.

Their presence as kaitiaki in these areas ensured seasonal access to mahinga kai and matauranga o te ao Maori from Lake Omapere and the streams that flow from Taiamai to Waitangi and Tumanako. Ngāti Korohue are here today with other hapu as Te Patukurea Hapu Ropu to represent our tupuna in all aspects of historical, cultural, environmental and landscape values and impacts in our common area of interest.

Introduction

Ngāti Korohue would firstly like to acknowledge the Patukurea Hapu Ropu governance group that represents our collective hapu with regards the developments of the Kerikeri-Waipapa Spatial Plan. In developing their Kerikeri-Waipapa Structural Plan, the Far North District Council (FNDC) have recognised and required the Patukurea Ropu Governance Group produce a foundation document for public/hapu consultation. To facilitate this, the Ropu is producing a draft Te Patukurea Cultural Impact Assessment for Council.

In its brief to Hapu, the Ropu have asked them to identify the cultural and environmental impacts of these developments to our hapu and produce evidence of genuine engagement beyond standing committees, issues and concerns arising and recommendations to support these interests.

Our Hapu had recognised the need to represent our historical, cultural, landscape and environmental concerns within our area of interest and in 2018 a Resource Management Unit (RMU) was established. Taiamai ki te Taku Taimoana Resource Management Unit (RMU) was formed in 2018 to firstly focus on working with other Hapu to restore the mana-wairua of Lake Omapere. This work quickly expanded to other developments requiring resource consent and Hapu consultation.

With the blessing of Kaumatua Kuia, the RMU amassed local knowledge, drew on historical records held by Hapu members and travelled to various archive institutions to study historical records and old land claims. The Unit was able to produce Cultural Impact Assessments and where required completed its own historical, cultural and environmental field surveys. Summaries and recommendations always accompanied assessments.

During this period, the RMU engaged with Crown entities, their agents and developers to present our cultural and environmental perspective including several completed Cultural Impact Assessments, these include:

1. *A Hapu review and report of the Assessment of Ecological and Environmental Effects for subdivision at 54A, 54B Redcliff's Road, Kerikeri.* Prepared by Taiamai ki te Taku Taimoana Resource Management Unit (RMU) for Te Toku Tu Ltd, 2022.
2. *Waitangi Ecological Assessment for Compartment 2, Waitangi Endowment Forest.* Prepared by Nga Hapu ki Waitangi for the Department of Conservation, 2022.
3. *MN02 Cultural Impact assessment (CIA) Otawere Water Reservoir.* Prepared by Taiamai ki te Taku Taimoana RMU for Te Tai Tokerau Water Trust, 2021.
4. *Waiaruheiti Stream Water Take. Hapu Review of Preliminary Ecological Assessment.* Prepared by Taiamai ki te Taku Taimoana for Te Tai Tokerau Water Trust, 2021.
5. *Te Taitokerau Water Trust proposed Water Take from the Waitangi River*. Prepared by Taiamai ki te Taku Taimoana RMU for Te Tai Tokerau Water Trust, 2021.
6. *MN06 Te Ruaotehauhau and Te Ngako Tuiti Cultural Impact Assessment (CIA).* Prepared by Taiamai ki te Taku Taimoana RMU for Te Tai Tokerau Water Trust, 2020.
7. *Lake Omapere. Te Mana o Roto Omapere me Ona Awa* Prepared by Taiamai ki te Taku Tai Moana RMU, 2018-2019.
8. *Mudfish Monitoring Kerikeri Airport and Waitangi Wetlands field survey, in assistance to DoC.* Taiamai ki te Taku Tai Moana RMU 2021.

Assessments of Cultural and Environmental values and Impacts

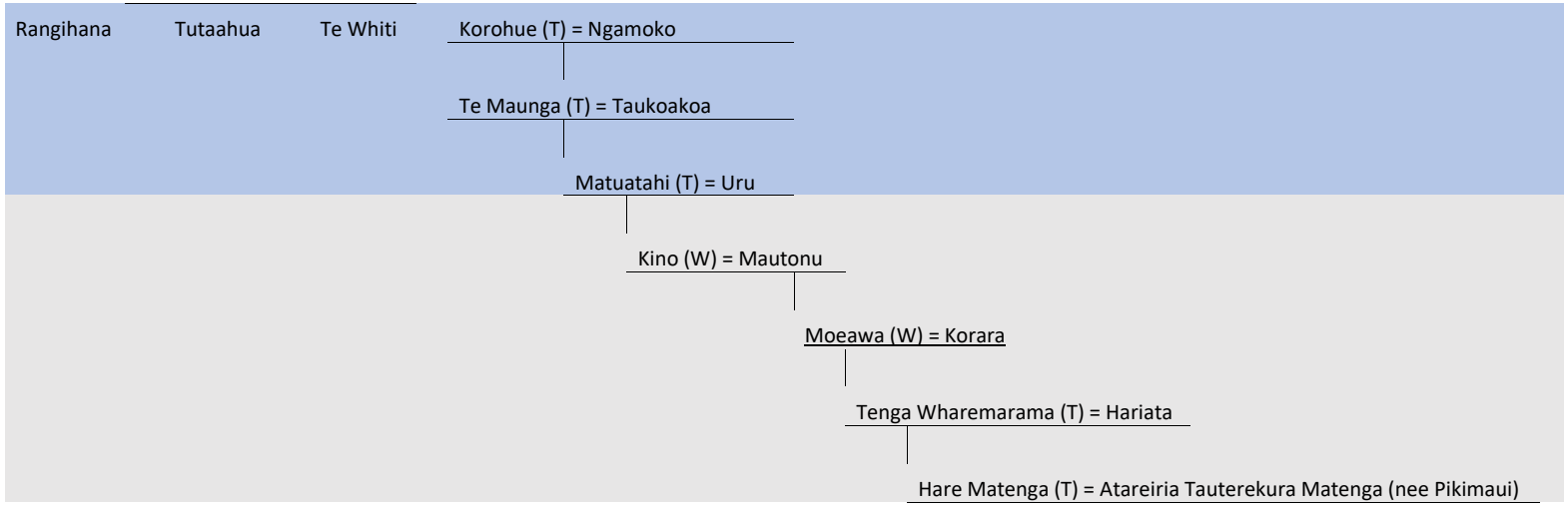
The documents listed above are public records and will speak for themselves, however in summary the Unit was able to focus on the following values and impacts:

1. Actively participate with any Community Liaison Group (CLG) and organise and attend Hapu Hui.
2. Research and analyse archaeological information, historical records and produce a Cultural Management Plan (CMP) including protocols for site protection and cultural safety for staff and contractors.
3. Review and comment on relevant construction management Plans, such as the Construction Environmental Management Plan (CEMP), the Erosion and Sediment Control Management Plan (ESCMP) and the Construction Traffic Management Plan (CTMP).
4. Where required review and comment on Wildlife Management Plans. Hapu representatives have been asked to produce some of these plans. They include: Lizard Management Plan (LMP), Freshwater Fauna Salvage Management Plan (FFSMP), Avifauna Management Plan (AMP), Ecological Offset Implementation Plan (EOIP), Landscape Management Plan (LMP).

Summary

Ngāti Korohue, in close association with Te Uri Taniwha, have always acknowledged that Tatai-Whakapapa connects us to these places, and as with other Hapu, seek to express the manawhenua of our tupuna.

Ngati Korohue Whakapapa



Appendix 2: Whakapapa statement and kōrero from Hugh Rihari 14 May 2023

Te Whakapapa o Ngati Rangi ki Ngawha, me, Ngati Mau ki te Takutai Moana.

Rahiri = Ahuaiti

Uenuku Kuare = Kareariki

Uewhati =?

Ueoneone = Reitu

Kauwae = Tupoto

Tuiti = Marohawea

Tutahua = Tauratumaru

Wharetoru = Te Wairua (Wharetoru, third of seven wives)

Kuta = Ngapeka

Te Kerakera = Haua (Kerakera founding ancestor of the hapu Ngati Mau)

Te Kaiarahiri = Pipi

Karetu = Wharewhakarua (mokopuna o Kawhi tuahine o Auha raua ko Whakaaria)

Tango Te Hikuwai = Tikapa Poaka (tuahine o Wharepoaka Rangatira o Rangihoua - Ngati Torehina me Te Hikutu ona hapu.

Titore Tango Te Hikuwai = Merepekama Te Titari

Te Ao Pehirangi = Hapeta Te Kiri Rihari

Kiri Mangu Te Kiri Rihari = Hare Mane Te Wheoki

Hugh Te Kiri Rihari

Te Wairua = Tutu

Kawhi = Maunga (Kawhi sister to Whakaaria, half - sister to Auha)

Wharewhakarua = Karetu

Tango Te Hikuwai = Merepekama Te Titari

O raua tamariki, tane anake

- Ripia Tango Te Hikuwai
- Paki Tango Te Hikuwai
- Titore Tango Te Hikuwai
- Tukaru Tango Te Hikuwai
- Horore Tango Te Hikuwai



Karakia;

E te Atua o nga Atua katoa, kua whariki hia nei e matou te pukapuka Patukurea ki mua I to aroaro kia manaki hia e koe nga kupu kua tuhia e nga hapu o Taiamai ki Te Marangai Takiwa. Enei manakitanga, e inoi and kia koe I roto I te ingoa o tau Tama a Ihu Karaiti..... Amene.

Ko Rangitane te Maunga

Ko Te Awa o Nga Rangatira te Awa

Nga kainga: (ancestral villages)

The ancestral villages of our ancestors were Pukewhau Pa (seaward side of Bulls Gorge) Waitete, Te Hikuwai (Rangitane) Pewhairangi (Cottle Hill) Whakatero (Blacksmiths Bay) including the islands of Aroha and Wainiu.

Nga wahi tapu / urupa (burial places)

Ngati Rangi ki Ngawha and Ngati Torehina hapu are buried at Rahui, between Opito and Doves Bay, Aroha Island (which includes descendants of John Edmonds) and Motu Tapu.

Mahi tahi mo te painga o te katoa / working together for the benefit of all

Ngati Rangi ki Ngawha and Ngati Mau have considered producing a separate Patukurea / CIA that that which Nga Hapu o Taiamai ki te Marangai Takiwa have worked on for the past few months, however, on reflection, we decided that is more appropriate that we work as a group particularly where council may need a nudge from time to time over the interpretation or inclusion of a cultural value or interest concerning the Waipapa and Kerikeri Spatial Plan which may not have been included in the Patukurea / CIA document.

Kerikeri and Waipapa Structure Plan 2007

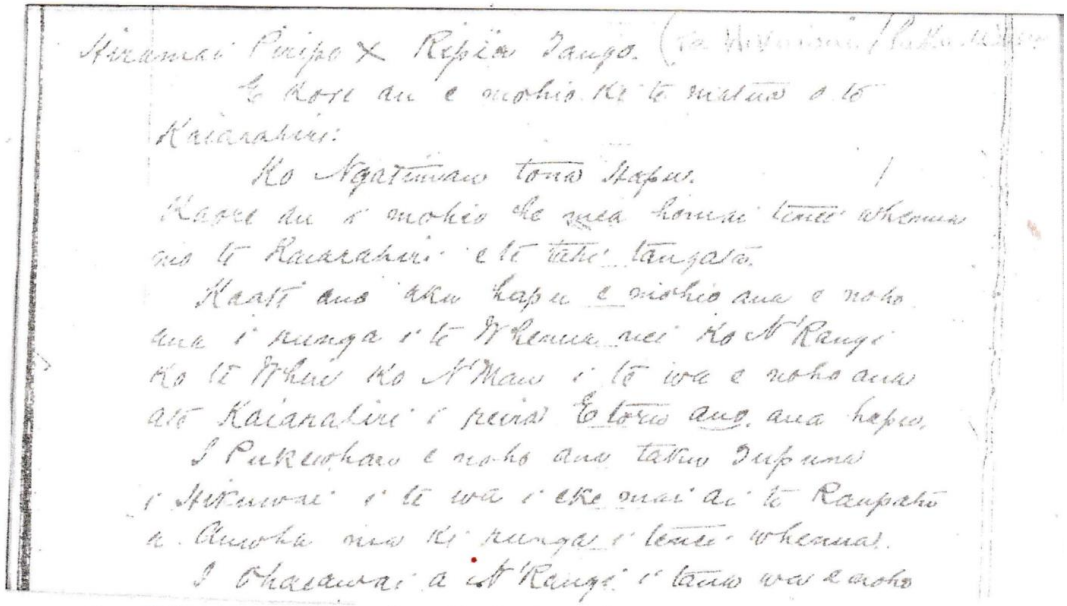
2007 was an active year for Te Runanga o Ngati Rehia and Ngati Torehina, Ngati Rangi and Ngati Mau. This was the year that the 'Structure Plan' plan for Kerikeri and Waipapa was rolled out and which Te Runanga o Ngati Rehia was actively involved. This was the same year that construction of the Kerikeri Heritage By-Pass began. Both Te Runanga o Ngati Rehia, Ngati Torehina and Ngai Tawake ki Tamaki were involved. At that time I was employed by the Historic Places Trust and was employed by Far north District Council with support from Te Runanga o Ngati Rehia, Ngai Tawake ki Tamaki and Te Runanga o Ngapuhi to monitor the excavation work on the Kerikeri Heritage By-Pass. During construction of the Kerikeri By-Pass, over 100 artefacts were unearthed. Of importance for our combined hapu to take on board, is that any historic items of importance unearthed during the life of the Waipapa Kerikeri Spatial Plan, that the Crown becomes the prima facie owner of those taonga until, they are claimed by a particular hapu. If there is conflict among hapu as to the ownership of the taonga unearthed, the matter will be refered to the Maori Land Court. To

date, these taonga are still held by the Auckland University where I [redacted] delivered them for restoration at the end of 2008.

2007 was also the year that Ngati Rehia and Ngati Torehina ki Mataka completed their respective Hapu Environmental Management Plans (HEMP) also called, Planning Documents. The inclusion of these two HEMP was a stepping stone for both Te Runanga o Ngati Rehia and Ngati Torehina into the complex world of resource management.

Nga mihi, Hugh Rihari

For Ngati Rangi ki Ngawha, Ngati Mau ki te Takutai Moana and Ngati Torehina.



Hiramai Piripo x Ripia Tango. (Te Hikuwai / Pukewhau)
E kore au e mohio ki te matau o te
Kaiarahiri:
Ko Ngatimaru tona hapu.
Kapee au e mohio he wea konui tenei whenua
nei te Kaiarahiri e te tohi tangata.
Kaati ano aku kapu e mohio ana e noho
ana i runga i te Whenua nei Ko Ngati Rangi
Ko te Whiu Ko Ngati Mau i te wa e noho ana
ate Kaianalini i peina Te tono ano ana hapu.
I Pukewhau e noho ana tatou Tupuna
i Ngawai i te wa i eke mai ai te Raupeho
e Auwha ana ki runga i tenei whenua.
I Ohaeawai a Ngati Rangi i tana wa e noho

Page 39 Papatupu Block Committee Meeting September 22 1903

Ripia Tango, Tango Te Hikuwai's eldest son cross examined by Hiramai Piripo

In reply to Hiramai's question Ripia's answer was –

I don't know who Te Kaiarahiri's father was, his tribe was Ngati Mau, I don't how Te Kaiarahiri inherited these lands. The only tribes I know who occupied these lands were Ngati Rangi, Ngati Mau and Te Whiu Hapu; they were the only three hapu. My ancestors occupied Pukewhau and Te Hikuwai when the conquest by Auwha came to this area, Ngati Rangi at that time was living at Ohaewai (Ngawha) It is important to note, That our tupuna Tango Te Hikuwai is a mokopuna of Kawhi, Whakaaria's sister and Auha's half sister.



Appendix 3: Account from Richard Civil February 2023

By Richard Civil, 5th Generation Fisherman Gazzeted and Registered Kaitiaki appointed by Matiu Rata in 2002. Put forward by Nga Hapu o Taiamai ki te Marangai to be Kaitiaki of the Rohe Moana – from Takou in the North to Te Haumi in the South – 200 miles offshore. Also appointed Kaitiaki of Te Puna Mataitai appointed by Nathan Guy in 2013.

In 1998, the government invited hapu TROAIN to apply for a rohe moana.

Arthur Ashby, and myself, were asked to supply information on customary and commercial fishing in our rohe moana. We did this and gave this information Leatrice Welch of the Rūnanga, who was paid $20,000. Other information was given by hapu of Te Tii and Takou.

In 1944, my grandmother brought me home to the inlet. I went to school there and learned about all aspects of fishing in the river. On the shore in Sandy Bay, were boxes of borer, picked off the oyster beds by my whanau. They were paid by MOF so much a treacle container (about 2lb).

My grandmother and her husband purchased a fishing launch and dinghy, Muritai RL133 and we moved up to the narrows of the Waipapa Basin. At that time, shoals of herring being chased by 40-50lb Kingfish showered around the Basin.

At that time, herrings were abundant around the Bay of Islands. Seafoods in Whangarei wanted them for canning – herrings in tomato sauce. We slung 390 yards of 2 ½ inch mesh nets and went herring fishing.

We would often catch 1-tonne of herring in one set. They were taken to Opua, packed in boxes with ice, and taken by train to Whangarei. Eventually the herrings were fished out, and Seafoods closed down. Other fisherman from Opua and Russell also chased herrings. After the herring fishery closed, we fished for flounder on the mudflats and splash netted mullet snapper and travelly and drag netted travelly and snapper.

In 1947, my grandmother told me about the taniwha which came down from Lake Omapere and was in the hole below Kororipo. We never fished in this area.

Te Aroha Island was named after Te Aroha, a very important chieftainess of Ngapuhi, a member of the Kaire family of Te Ahuahu and she was buried on the Island. She was related to Erina Kaire who married Arthur Edmonds.

In 1950, a koiwi wrapped in flax was exposed by a flashflood on the shores of Hororoa. Hapu from Taiamai came and removed it.

Customary pipi picking for Nga hapu of Taiamai ki te Marangai resulted in huge middens of pipishells. Early settlers reported seeing 100 Maori women picking pipis with stakes with ketes on them marking their areas.

In the 1950s, Allen Mills bought all the Crown land and private holdings between Okura and Pihoi. He installed a kiln and burnt most of the pipi middens. He sold some of the lime to orchardists in Kerikeri and sowed the rest on his cultivated land.

In 1953, the mudflat from Okura to Tuckers Bay was covered in sea lettuce, wiping out the pipis. It took a couple of years before pipi returned, but they never grew to the size of the old pipis. They were just too thick.

All my whanaunga were fishermen. Clarence and George Strongman lived inside the reefs inside Taranaki Island. They caught snapper, terakihi, mullet, flounder, kahawai and crayfish. All sold locally to fish shops in Moerewa, Ohaewai, Kaikohe and Okaihau. We also sold to those shops and hawked fish to inland hapu. Crayfish were caught in pots made from supplejack harvested from Bulls George.

Kenny Strongman and his son Willy, fished out of the Hauparua Inlet below their farm. Alf Cook fished out of Tuckers Bay below Pihoi. Back in the 1940s early 50s, a 16-foot Reremai Shark lived amongst the reefs down the Inlet, feeding on the guts of fish caught by the farmer. He survived many attempts to kill him but he always got away after destroying their nets.

The locals called him Tapu Jack.

In 1952, off Taranaki, we caught a load of snapper in our drag nets which had a pocket and cod end. Tapu Jack came in, as he often did and bit the cod end out of our net and was eating the fish as they tried to escape. I put a hook and bait out, he took it and dragged me down the beach until the ¾ inch rope broke. We never saw him again.

Up until the 70s, tio (oysters) were not allowed to be harvested by Maori or Pakeha. They belonged to the Crown. The Maori Reserve was given up Te Tii below Matoa, 100 yards long for all the Maori in Northland.

Piper were thick in the Hauparua Inlet and Opito Bay. Also up Te Tii and Mangonui. They were feeding on sea grass but when they started spraying gorse in the 1950s with 245T, the runoff killed all the sea grass and all the piper disappeared.

Mullet always came up over Hororoa from October on. Vast schools, large 2kg plus and juveniles. They stopped in 2018. Was this pollution or climate change? Hot summer days and water temperature which is two-degrees warmer even in Winter.

Kutai dropped off the Black Rocks at the same time.

Shark fishing off the Brampton Reef. We set 25 foot longlines, buoyed up by 1 gallon kerosene tins to keep the bait out of the kelp. We would often get 60-70 sharks, cut the liver out, and discard the carcass. There was no sale for the carcass. At Longwater, if there was no swell, we would go in by dinghy, walk up the rocks to the lagoons and gaff the shark out of the lagoons.

We also caught large quantities of mullet on the Brampton.

Appendix 4: Lake Omapere, Kerikeri Islands Claim

Lake Omapere

Ko Putahi te Maunga

Ko O-ma-pere te Awa

Rahiri te Tupuna

Ngapuhi te Iwi

Ngapuhi Rangatira Ron Wihongi:

"O-ma-pere – kai for pere. Pere is the belly of the taniwha. The side of the taniwha that has scales on it is not sacred. The other side – the half that has no scales on it…that is the sacred side. This is the reason the lake was named Lake Omapere. Food for the belly of the taniwha, Takauere"

They brought the dead across the lake on the canoe and sit the dead on a rock to decompose. This was called "Piraunui" – a lot of rotting has taken place. After they have rotted the bones were taken up to the top of maunga Putahi - "Ko te Putahitanga o te Iwi o Ngapuhi" The gathering of the chiefs of Ngapuhi. The bones of chiefs were put into the crater from the top. And the lesser people were in-turned on the side of the mountain.

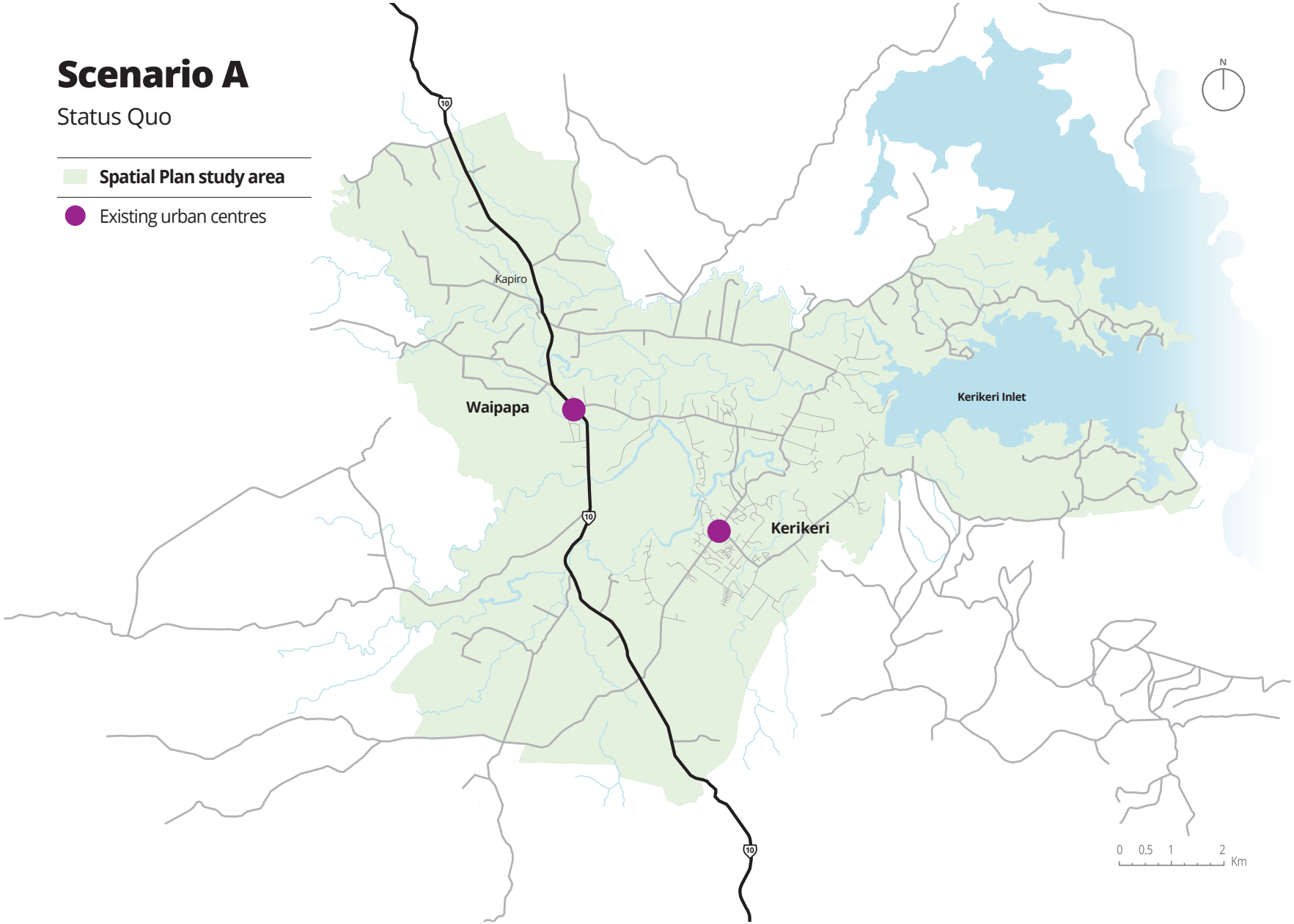
Name of Trust: Lake Omapere Ahu Whenua Trust
Type of Trust: Ahu Whenua Trust
Original Trustees: 29 Bay of Islands MB 112 dated 22 February 1955
Whautere Witehira, Nika Anihana, Kerei Mihaka, Winiata
Rameka, Hirini Heremaia, Keina Poata, Taia Toia, Eri Wi Hongi,
Hana Ngatikoro Hita, Tamiti Peehikuru, Hare Reweti Kauwhata,
Te Ahitopere Arena, Eru Moka Pou, Parahika Wi Te Hira, Hone
Heke Rankin, Wiremu Wi Hongi, Tuhi Maihi, Tupakihi Paora,
Aperira Wiremu and Tuhohia Pehi

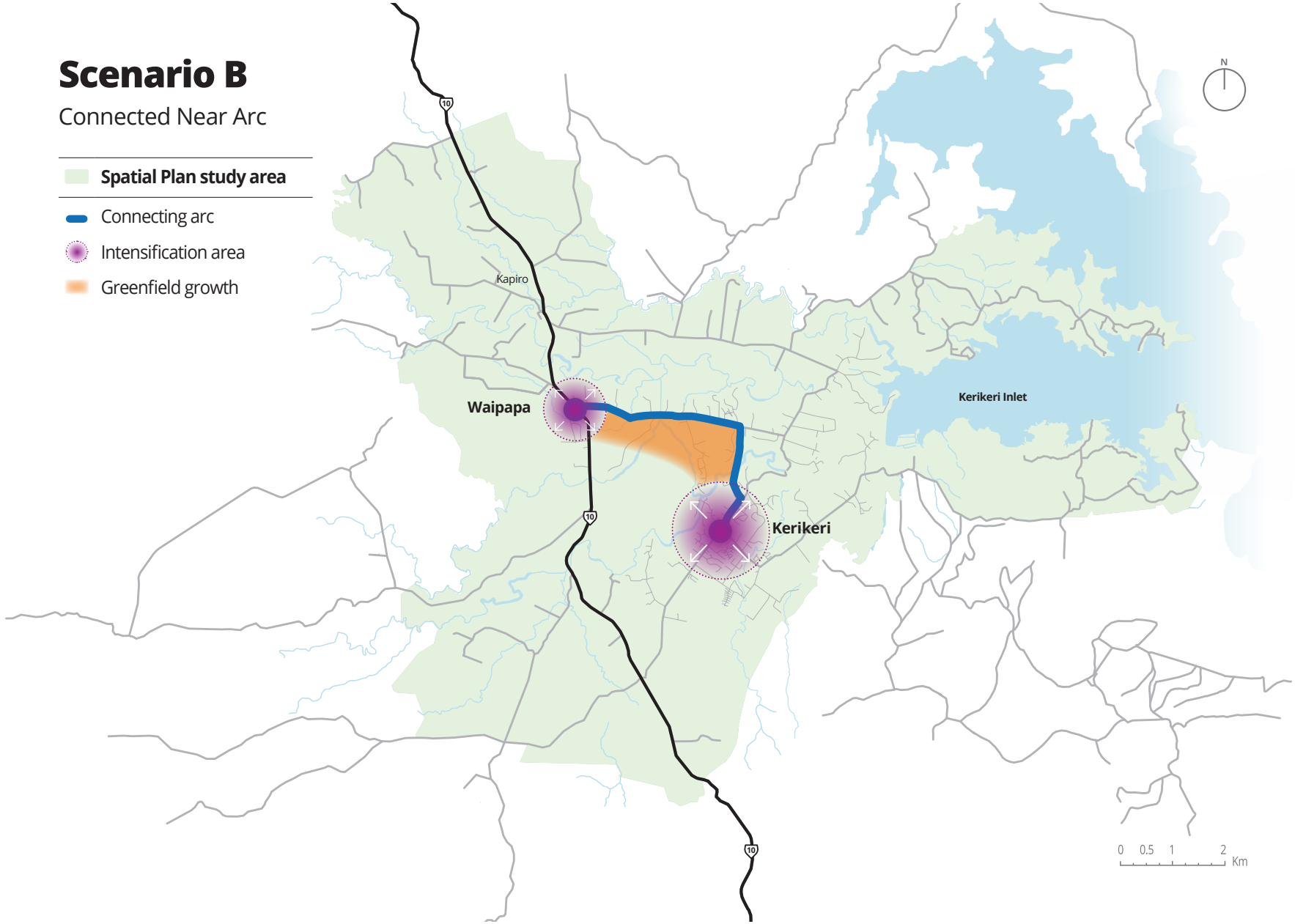
Kerikeri Islands Claims 1941 – 42

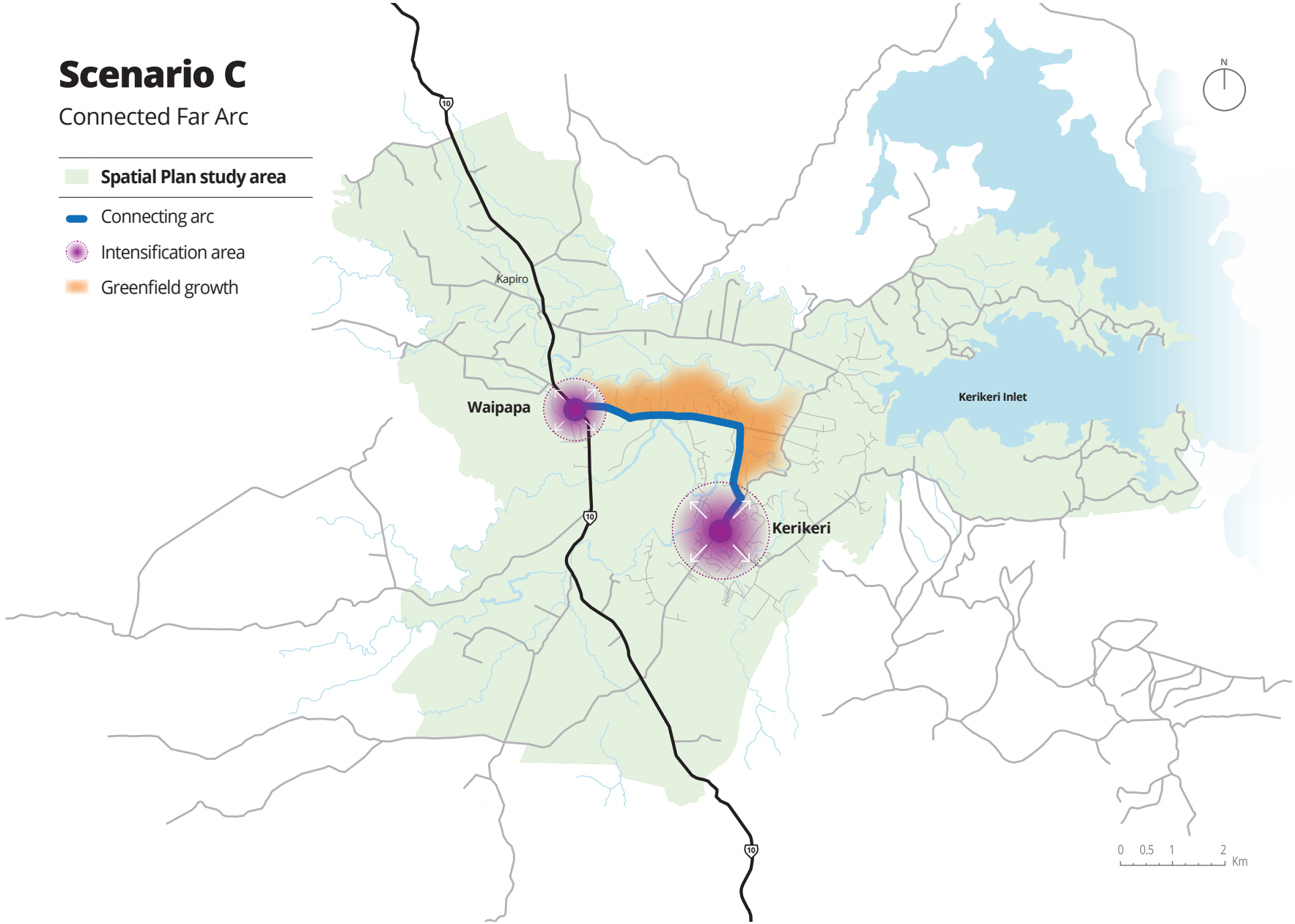
Rangatira: Eruera Mihaka, Tamati Poutawera, Henare Te Nana, Hare Napia, Hone Hoori Tane, Waata Ahipi

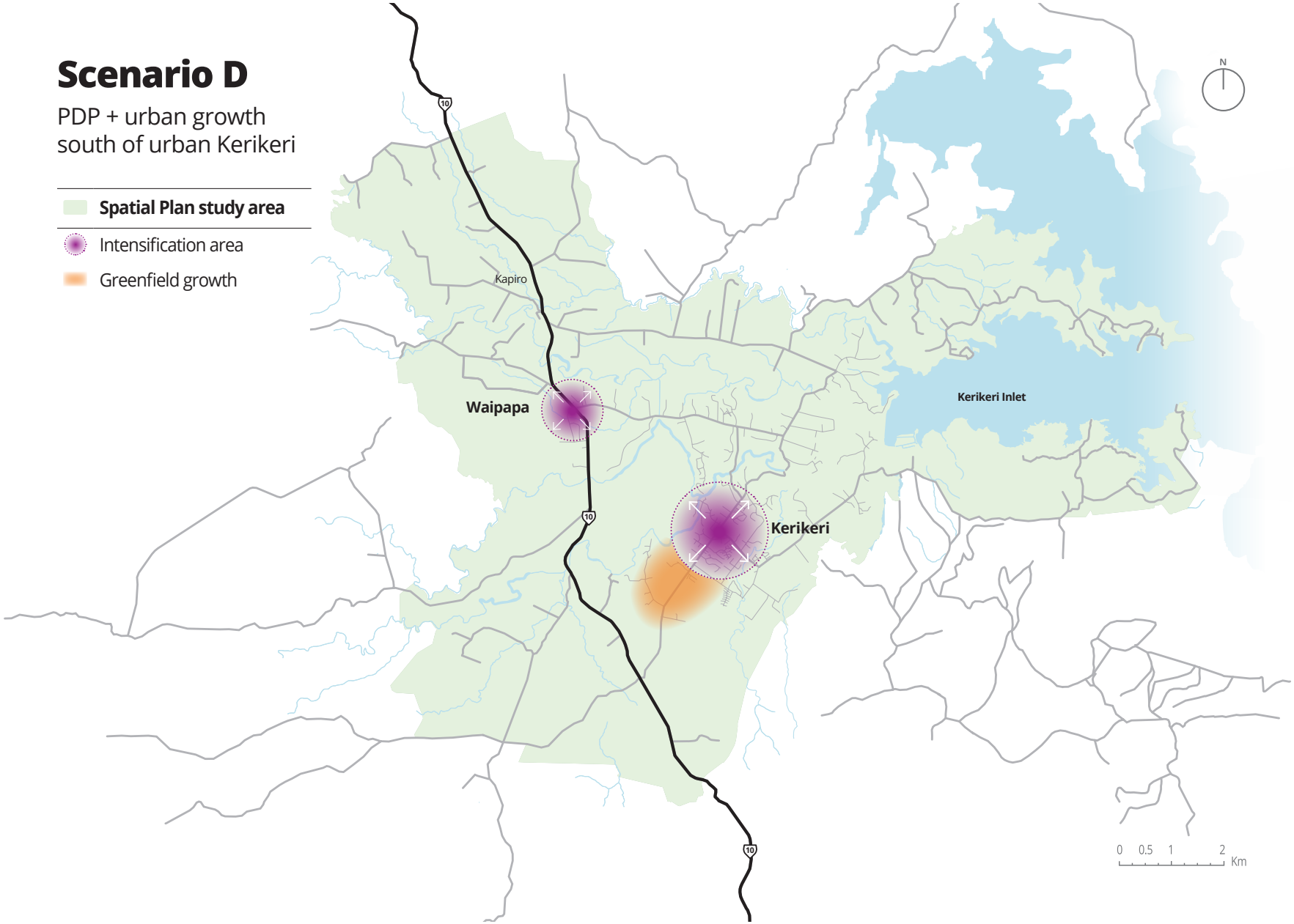
Islands within Te Puna Inlet: Pirikawau, Wainui, Taranaki, Tikorangi, Motu Papa, Te Pahi, Motu Papa, Onaia, Ipurua Pa, Motu Tapu, Rahui, Moturahurahu.

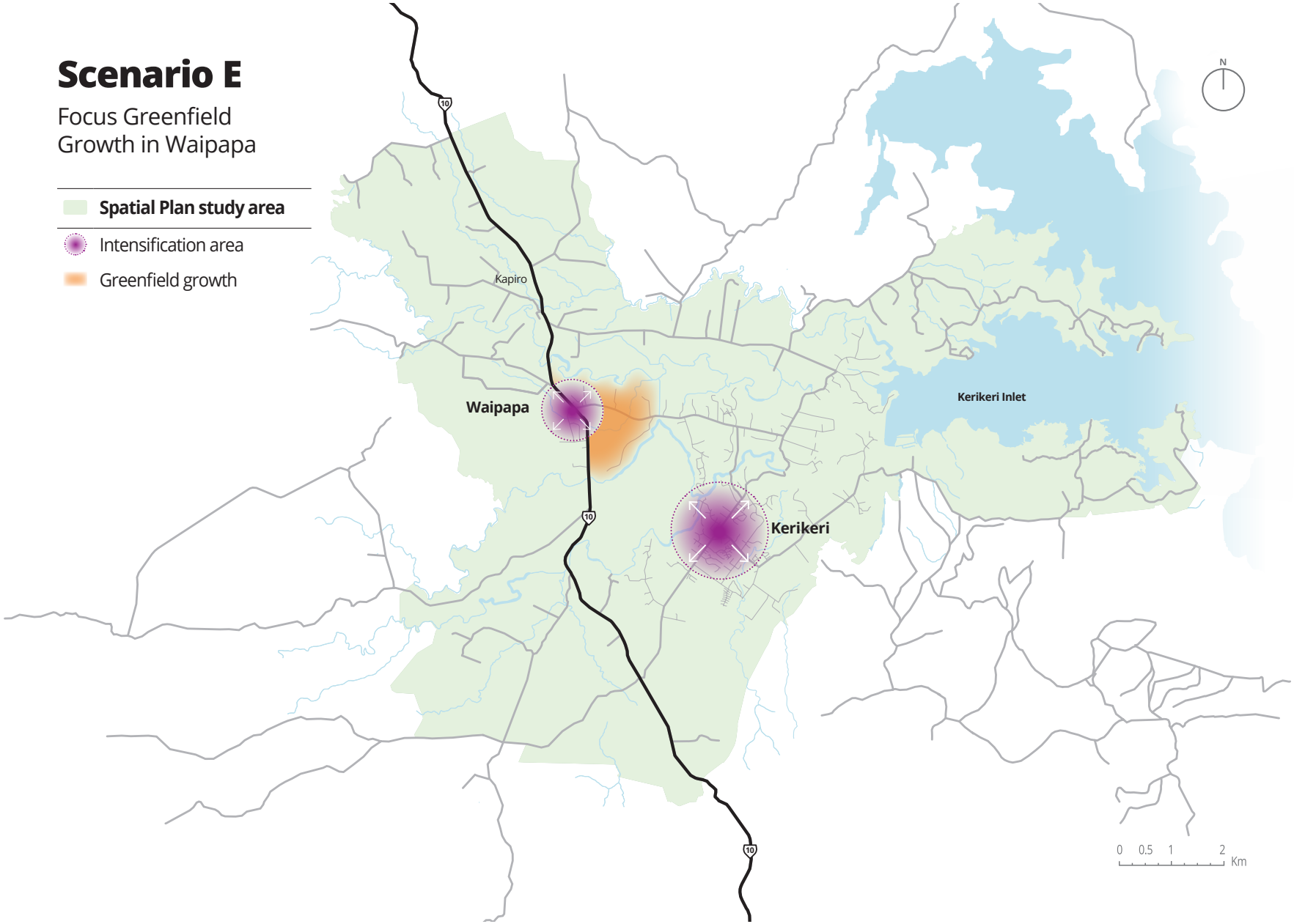
The Court delivers a brief of preliminary Judgement: "the islands in Kerikeri Inlet undoubtedly should in equity belong to the natives. They were not brought by the Crown. They were not occupied by the Crown Two at least of them are burial isles. It shocks the conscience of the Court to find the Crown claiming these isles as Waste Lands to which the Native title has been extinguished by Act of Parliament. The Court feels it to be its duty in this provincial Judgement to the state plainly that the islands in the Kerikeri Inlet – named "Pirikawau", "Ipuroa" or "Onaia", "Rahui", "Tikorangi", "Motu-papa", or "Cock Hat Island", and possibly also Pahi Islands – were taken without payment and without consent of the natives and apparently without their knowledge. The islands were therefore taken in definite breach of the solemn promise made to the Maori People under the Treaty of Waitangi in 1840. The Native Land Court finds itself bound by the provisions of the Bay of Islands Settlement Act 1859 and the Bay of Islands Settlement Act 1870 and accordingly must dismiss the appln. The Court gives leave to either party to appeal against this provisional Judgement and reserves the right to give a full Judgement at a more convenient time later.

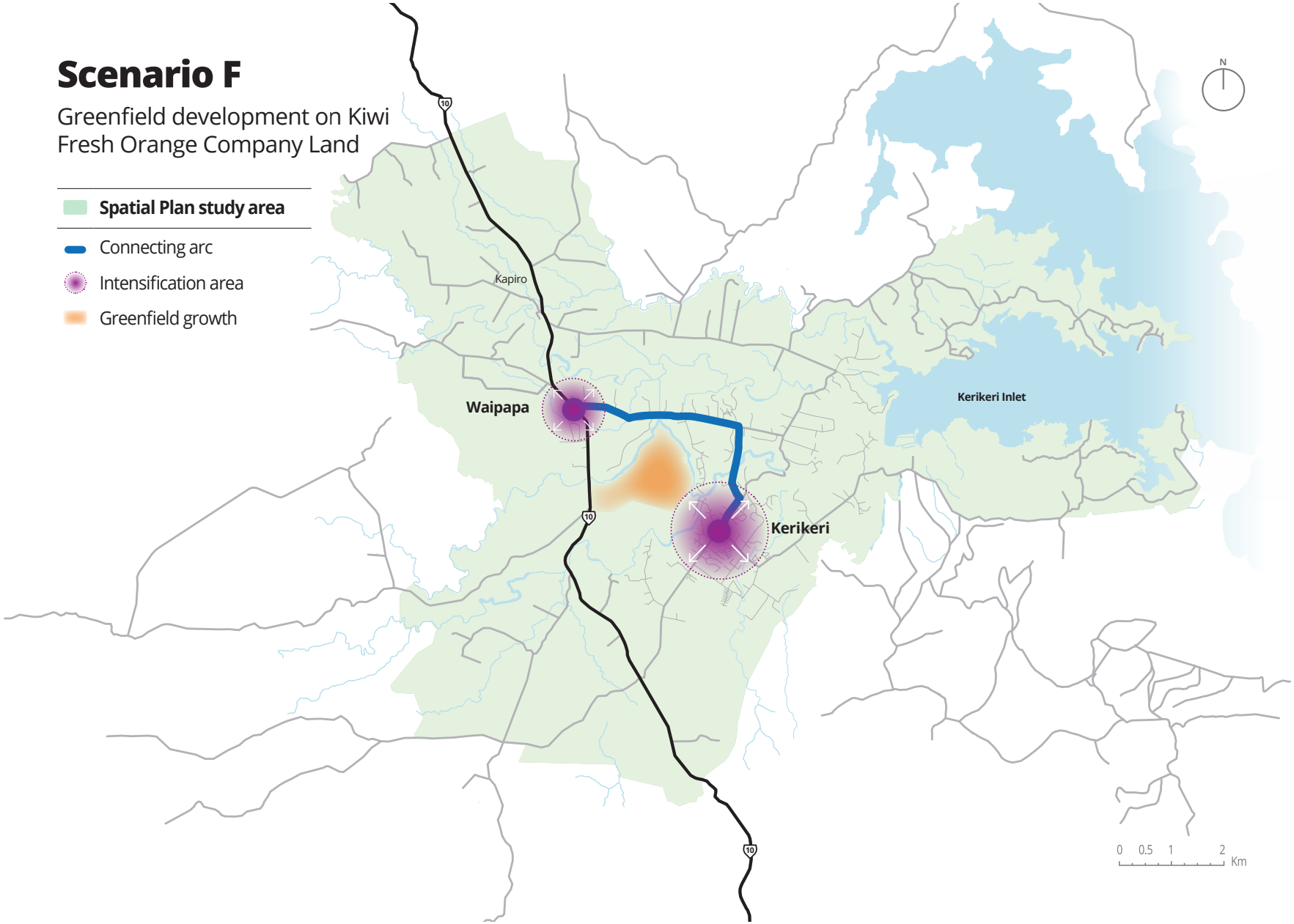

Scenario A
Status Quo
Spatial Plan study area
Existing urban centres
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km


Scenario B
Connected Near Arc
Spatial Plan study area
Connecting arc
Intensification area
Greenfield growth
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km


Scenario C
Connected Far Arc
Spatial Plan study area
Connecting arc
Intensification area
Greenfield growth
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km


Scenario D
PDP + urban growth south of urban Kerikeri
Spatial Plan study area
Intensification area
Greenfield growth
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km


Scenario E
Focus Greenfield Growth in Waipapa
Spatial Plan study area
Intensification area
Greenfield growth
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km


Scenario F
Greenfield development on Kiwi Fresh Orange Company Land
Spatial Plan study area
Connecting arc
Intensification area
Greenfield growth
Kapiro
Waipapa
Kerikeri
Kerikeri Inlet
10
N
0 0.5 1 2
Km

6.6 PROPOSAL FEE INCREASE FOR PROPERTY FILES AND LIM REPORTS

File Number: **A4908358**

Author: **Margriet Veenstra, Manager - Property Information & Business Compliance**

Authoriser: **Charlie Billington, Group Manager - Corporate Services**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To adopt the proposal to increase the fees for Property Files and LIM reports effective 11 November 2024.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report seeks the approval from Council for the proposed increase in fees and charges for Property Files from $26.00 to $33.50 and LIM reports from $319.00 to $395.00.
- The increases are aligned with the cost of delivering the services, and a comparative analysis has shown that FNDC's fees remain below the average charged by other councils.
- This report also recommends ongoing reviews to ensure the fee structure remains fair and sustainable.

TŪTOHUNGA / RECOMMENDATION

That Council:

a) Approve amendments to the Fees and Charges Schedule 2024/25 to increase fees for Property Files from $26.00 to $33.50 and for Land Information Memorandum Reports from $319.00 to $395.00.

b) Approve the fee increases for Property Files and Land Information Memorandum Reports to take effect from 11 November 2024, for the remainder of the 2024/25 rating year.

c) Approve a news story being published on the Council website, clearly outlining the fee adjustments and the date that they will take effect, and

d) Instruct the Chief Executive to commence a structured, evidence-based review of fees and charges for Property File and LIM Report services with a view to reporting to Council on any further changes required to cover 100% of costs of providing services for simple and complex/commercial Property File and LIM Report services in preparing the 2025/26 Annual Plan.

1) TĀHUHU KŌRERO / BACKGROUND

The Far North District Council (FNDC) reviews and adjusts fees and charges annually. Typically, increases are aligned with the Local Government Cost Index (LGCI). For the 2024/25 rating year, Land Information Memorandum (LIM) report fees increased from $312 to $319 (a 2% increase). Property File fees increased from $25 to $26 (a 4% increase), remaining largely unchanged since 2017.

These adjustments have not been sufficient to address the rising operational costs, including staff, systems, and compliance, creating a growing gap between the fees charged and the true cost of service provision.

With current fees, the user-pays charge covers 53% for Property Files and 69% for LIM reports, resulting in reliance on rates income to cover remaining costs of providing these services.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Statutory Services Overview

Land Information Memorandum (LIM) Reports: A LIM report provides a summary of information that the Council holds on a property, as required under the Local Government Official Information and Meetings Act 1987 (LGOIMA). It includes details on planning, building consents, rates, and other relevant data.

Property Files: These files contain detailed records related to a property, including building plans, consents, and compliance certificates. Access to Property Files is also mandated under the Local Government Official Information and Meetings Act 1987.

The Council is legally obliged to provide these services upon request within required service levels and specified timeframes.

Considerations

To ensure continued delivery of high-quality statutory services and to maintain financial sustainability, Council is required to consider costs of providing Property File and LIM services how these costs are funded.

Cost Recovery: A user-pays approach to recovering the cost of providing Property Files and LIM reporting services promotes equity by ensuring that those who directly benefit from the service cover its associated costs. This reduces the reliance on general rates, which are paid by all ratepayers regardless of whether they use the service. By aligning fees more closely with the actual cost of delivery, Council can avoid unfairly burdening the wider community with funding services that only a subset of users require.

Inflation Alignment: Historically, fee increases for Property Files and LIM reports have been guided by the Local Government Cost Index (LGCI), which adjusts fees in line with broader economic factors such as inflation. However, this approach has not accounted for the actual underlying costs of providing these services, including staff time, technology, and compliance requirements. As a result, there is now a mismatch between the fees charged and the true cost of service delivery.

Comparative Analysis: A comparative analysis is necessary to benchmark the costs and pricing of services like Property Files and LIM reports against peer councils. This ensures that FNDC remains aligned with national standards and is not an outlier in terms of service costs or pricing structures. By evaluating how other councils price similar services, FNDC can maintain a fair, competitive approach, ensuring that fees are reasonable, while also meeting financial sustainability goals without overburdening users or ratepayers.

Current Cost of Providing Services

The cost of delivering Property File and LIM report services has been calculated by allocating staff time, operational costs, and overheads. These costs are then divided by the number of files and reports requested for the rating year.

- Property Files: The cost to Council for each Property File averages $39.47, while the current fee charged to users is $26.00. This results in a shortfall of $13.47, with users covering 66% of the cost.
- LIM Reports: The cost to Council for providing a LIM report averages $464.39, while the current fee is set at $319.00. This leaves a shortfall of $145.39 per report, with users covering 69% of the cost.

Current

	Costs	Fees	Rate payer pays $	User pays	Rate payer pays %
Property File	$ 39.47	$ 26.00	$ 13.47	66%	34%
LIM	$ 464.39	$ 319.00	$ 145.39	69%	31%

Comparative Analysis

A comparative analysis of the fees charged by peer councils for property files and LIM reports, provides a useful benchmark that the Far North District Council (FNDC) is not only currently undercharging for these services relative to its own costs, but also comparable to the average of other councils.

Additionally, council acknowledges that its mandate is for cost recovery for services provided and comparative analysis confirms FNDC does not incur unreasonable costs in providing these services.

- Property Files: FNDC's current fee of $26.00 is below both its own cost of $39.47 and the peer council average of $52.15. The gap between costs and fees results in general funding of 34% of the service cost. Additionally, FNDC's fees for Property Files are less than half of the average fees charged by other councils, particularly for complex files.
- LIM Reports: Although FNDC's fee of $319.00 is closer to the average of $376.00 for standard LIM reports, it still falls short of the actual cost of $464.39. As a result, general funding of approximately 31% is required to cover costs of the service. For complex LIM reports, FNDC's fees are considerably lower than the market average of $579.00.

Property Files			**LIM Reports**		
Council	**Standard**	**Complex / Commercial**	**Council**	**Standard**	**Complex / Commercial**
Matamata Piako	$ 30.00	-	Matamata Piako	$ 310.00	$ 515.00
Waipa	$ 33.00	$ 66.00	Waipa	$ 370.00	$ 473.00
Grey	$ 35.00	-	Grey	$ 580.00	
Selwyn	$ 35.00	$ 70.00	Selwyn	$ 300.00	$ 450.00
Napier	$ 48.60	-	Napier	$ 380.00	$ 567.00
Whangarei	$ 50.00	-	Whangarei	$ 405.00	$ 732.00
Buller	$ 50.00	-	Buller	$ 300.00	
Tasman	$ 55.00	-	Tasman	$ 350.00	$ 550.00
Auckland	$ 72.00	$ 140.00	Auckland	$ 367.00	
Gisborne	$ 73.00	$ 115.00	Gisborne	$ 382.00	$ 614.00
Tauranga	$ 92.00	-	Tauranga	$ 395.00	$ 738.00
Average	**$ 52.15**	**$ 97.75**	**Average**	**$ 376.00**	**$ 579.00**

The comparative analysis highlights a difference in pricing between standard and complex/commercial Property Files and LIM reports across peer councils. FNDC recognises that there are a variety of customers, and that complex files and reports can take significantly longer to prepare, leading to higher costs. However, FNDC does not currently have the data to accurately determine the cost apportionment between standard and complex categories. As a result, the Council is unable to attribute the true costs of more complex files and reports. This gap in information underscores the need for a structured review to assess cost drivers and consider implementing differentiated pricing in the future.

Opportunity to Increase Fees

There is an opportunity for Council increase in fees based on the current available data, with a commitment to conducting a detailed review and refining fees and charges once more comprehensive data has been collected and thoroughly analysed. This approach allows for a balanced adjustment, addressing the immediate need for improved cost recovery while working towards a more refined fee structure in the long term. The proposed fee increase will shift the user-pays portion to 85%, as outlined below.

After increase

	Costs	Proposed fees	Rate payer pays $	User pays	Rate payer pays %
Property File	$ 39.47	$ 33.50	$ 5.97	85%	15%
LIM	$ 464.39	$ 395.00	$ 69.39	85%	15%

The proposed increase will bring the fee for LIM reports from $319.00 to $395.00 (24% increase) and Property Files from $26.00 to $33.50 (52% increase), which brings the fees within the range of fees charged by a selection of other councils across the country, ensuring that the increase is reasonable and proportionate.

The fee increase is a necessary adjustment to ensure that statutory services remain as close to cost neutral as possible and not place additional reliance on rates income. The increase balances affordability with financial sustainability and equity across the community and allows FNDC to collect and review service data before introducing further changes.

Further Review

Although we are comfortable that the proposed increases are still well within the envelope of cost recovery, Council will undertake a further review to the fees & charges, based on additional information to be gathered, for the 2025/26 annual plan, with subsequent annual reviews, to ensure the proposed fee structure remains fair and financially sustainable. This process will help maintain a balance between cost recovery and service affordability, while continuing to meet statutory obligations.

The review will include the following components:

- Data Collection and Analysis: Conduct ongoing, annual full-cost analyses to accurately determine the direct (e.g., staff, materials) and indirect (e.g., administration, overheads) costs of providing Property Files and LIM reports.
- Benchmarking: Compare FNDC's fees with those of other councils, both regionally and across similarly sized districts, to ensure competitiveness and equity in pricing.
- Application and Impact Data: Gather and analyse data on the volume of applications both before and after the fee increase, tracking any shifts in demand and customer trends.
- Cost Recovery Levels: Establish clear criteria for fee adjustments, including the introduction of separate fee categories for residential and commercial Property Files and LIM reports. This will align FNDC's pricing with other councils and enable the Council to set fees based on the complexity and workload involved, ensuring a fair user-pays cost recovery model.
- Service Delivery Improvements: Identify opportunities to enhance service delivery through technology and process improvements, with a focus on reducing costs and improving customer outcomes. This could include streamlining operations or adopting digital tools to increase efficiency.

This comprehensive review will ensure that future fee adjustments are based on solid data, improving both the accuracy and fairness of the pricing structure while also enhancing service efficiency.

Consultation and Communication

While the setting of certain fees involves mandatory consultation (fees set under section 150 LGA02 or section 36 RMA by way of example) other fees are set under council's general power of competence under section 12 of the LGA02 which gives local authorities the ability to charge fees for services they provide.

The setting of fees under the general power of competence does not attract mandatory consultation, however, councils typically include proposed changes to their fees and charges schedule in their annual or long-term plans, which do require public consultation.

Consideration has however been given as to whether consultation in this case would be necessary and warranted. These proposed increases are necessary but minor adjustments required to ensure these statutory services remain as close to cost neutral as possible without placing additional reliance on rates income. Further review and potential increases will be brought to consultation process for the 2025-26 Annual Plan.

Communication for the proposed increase will be issued at least two weeks prior to the increase to ensure adequate notice is provided to the public.

In addition, the online portal and backend systems will need be updated to reflect the new fees, and customer care and front counter teams will be equipped with the necessary information to assist with any inquiries. This ongoing communication strategy will ensure that stakeholders are well-informed and that operational systems are aligned with the new fee structure, supporting a smooth transition.

Discussion of Options:

Option 1**:** Do nothing

- This option maintains the status quo, keeping fees at their current level.
- Advantages include not burdening the users of Property Files and LIM Reports with additional costs of providing services.
- Disadvantages include that Council will continue to become increasingly reliant on rates income to cover increases in costs over time.

Option 2**:** Increase the fees to reflect 85% user pays fees for both Property Files and LIM Reports, and perform further review to enable appropriate apportionment of costs for complex/commercial services in the 2025/26 financial year **(recommended).**

- Increases Property File fees to $31.50 and LIM File fees to $395.00 (subject to rounding).
- Advantages include that Council will cease majority of reliance on rates income as costs are immediately passed onto customers.
- Disadvantages include an 29% increase for Property Files and 24% increase for LIM Reports, which may present affordability concerns for some customers (e.g., first-time homebuyers, low-income residents).
- The review for the 2025/26 income year will enable a more precise apportionment of costs between simple and complex/commercial services, with a low likelihood of needing to reverse the fee increases proposed in this paper.

Option 3**:** Increase the fees to reflect 100% user pays fees for both Property Files and LIM Reports, and perform further review to enable appropriate apportionment of costs for complex/commercial services in the 2025/26 financial year**.**

- Increases Property File fees to $39.47 and LIM File fees to $464.39 (subject to rounding).
- Advantages include that Council will cease reliance on rates income as all costs are immediately passed onto customers.
- Disadvantages include an 52% increase for Property Files and 46% increase for LIM Reports, which may present affordability concerns for some customers (e.g., first-time homebuyers, low-income residents).
- The review for the 2025/26 income year may result in a decrease in fees for simpler services, as the costs of both complex/commercial and standard Property Files and LIMs are averaged under this option.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

This option will allow Council to move towards cost recovery for services provided and reduce risk of fees needing to be reduced once additional analysis is completed.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

The proposed fee increase is expected to generate additional revenue to offset reliance on rates income for funding the provision of Property File and LIM services.

No specific budgetary provisions are required for adjusting fees and charges.

ĀPITIHANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

Full consideration has been given to the provisions of the Local Government Act 2002 S77 in relation to decision making, in particular:

1. A Local authority must, in the course of the decision-making process,
   a) Seek to identify all reasonably practicable options for the achievement of the objective of a decision; and
   b) Assess the options in terms of their advantages and disadvantages; and
   c) If any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water sites, waahi tapu, valued flora and fauna and other taonga.
2. This section is subject to Section 79 - Compliance with procedures in relation to decisions.

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Significance of the proposed changes to the schedule of fees and charges is assessed as low.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The proposed increase of the Property File and LIM report fees links to the Annual Plan for the 2024/25 financial year.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	Fees and charges hold district-wide relevance. Community Boards provided input to the LTP in which the Financial Strategy (and the limit on annual fee / charge adjustments) were adopted.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	Consultation is not a requirement as per the LGA for increases to Property Files and LIM Reports, therefore consultation has not occurred.

Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	The customer base for Property Files and LIM reports is broad and includes individuals, professionals and businesses involved in property ownership, transactions, management or development. LIM report requests relate mostly to property buyers, developers, and legal professionals for whom the service is essential.
State the financial implications and where budgetary provisions have been made to support this decision.	No specific budgetary provisions are required for adjusting fees and charges.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 KAIKOHE LIBRARY AND CIVIC HUB PROJECT UPDATE

File Number: **A4899504**

Author: **Nicola Smith, Manager - Libraries & Customer Services**

Authoriser: **Ruben Garcia, Group Manager – Community and Engagement**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To update Council about progress made on the Kaikohe Library and Civic Hub project and advise of next steps towards design completion and construction.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

This report outlines the progress made to date on the Kaikohe Library and Civic Hub project.

- Additional land at 71 Broadway, Kaikohe purchased in 2023. Land added to existing council owned property at 69 Broadway. This was needed to accommodate a building with a footprint of 1,000m2 approx.
- A governance-level Steering Group which includes four elected member seats (three Councillors and the Kaikohe-Hokianga Community Board Chair), two hapū seats, one iwi seat, and three community representative seats have overseen progress of the design phase of this project.
- The Steering Group has progressed and completed work to:
    - Appoint a design team to provide design concepts.
    - Appoint FNHL as Development Managers.
    - Review and consider design concepts, with such concepts having been informed by significant community, staff and hapū led consultation.
    - Demolished the buildings on 71 and 69 Broadway to ready the site for construction.
    - Approve a design concept to go to preliminary design.
- The Steering Group resolved to update Council on this progress before it moved to detailed design.
- Indicative timelines and milestones for this project based on the current design concept are below:

Timeframes	By end Nov 2024	By end March 2025	March 2025 – May 2025	By end of May 2025	Mid-June 2025
Milestones	Preliminary design complete	Detailed design complete	Construction tender process undertaken	Building consent obtained	Construction to start

- Based on the design concept approved by the Steering Group, the project is forecast to be delivered within the 2024-27 LTP budget of $12,967,623**.**
- As a significant Infrastructure project, future progress reports will be submitted to the Te Koukou – Transport and Infrastructure Committee.

TŪTOHUNGA / RECOMMENDATION

That the Council receive the report Kaikohe Library and Civic Hub Project Update.

TĀHUHU KŌRERO / BACKGROUND

progress established in 2018

Discussions about a new civic asset including a library for Kaikohe have been discussed since 2012 and funding allocated through Long-Term Plans (LTP). In LTP 2021-31, Council approved $4,921,981 towards a new library and $9,817,953 for a civic hub for Kaikohe. More details about the history to this project are below.

A governance-level Steering Group and an operational-level Working Group were initially established in 2018 to progress the project. The current Steering Group includes four elected member seats (three Councillors and the Kaikohe-Hokianga Community Board Chair), two hapū seats, one iwi seat, and three community representative seats. The Working Group includes key staff and hapū, iwi, and community seats as directed by the Steering Group to ensure authentic co-delivery on all aspects of the project.

Purchase of 71 Broadway Kaikohe in 2023 and actions to date to build a new library

The Steering Group in March 2023 involved Far North Holdings Limited (FNHL) in an advisory capacity due to their expertise and experience. In this advisory role they delivered initial concept drawings and costings showing a build of 1,000m^2 was possible with existing LTP budgets.

Achieving a build-size of 1,000m^2 required purchase of 71 Broadway, Kaikohe in addition to 69 Broadway which had already been acquired. Council approved the purchase of 71 Broadway, Kaikohe at its meeting of 19 October 2023 (Resolution 2023/115) and possession was received on 21 November 2023.

From late November 2023 until late January 2024, engagement on what the local community see as a priority for the new library and civic hub occurred, alongside work undertaken by hapū representatives for ngā hapū o Kaikohe. This engagement process resulted in 1,048 unique responses. These were analysed and collated to inform the initial design brief.

Appointment of Far North Holdings Limited and works undertaken to progress project since April 2024

The Steering Group formally appointed FNHL as the Development Manager for the project in April 2024, a role which includes both the total project management of the build and responsibility for development of the build's spatial connectivity to wider Kaikohe masterplans. Works to progress this have included:

- Appointing a design team consisting of Ākau design studio, GMC Architects, and Eclipse Architecture following an expressions of interest process. Collectively the team brings:
    - a deep connection to and knowledge of Kaikohe whānau, hapū, and iwi. This was explored through a papamahi workshop process,
    - strong experience in delivering mātauranga Māori led architectural design, and
    - extensive experience in large scale civic and commercial design-build.

  This skill set makes them uniquely qualified to collaboratively deliver a design that captures and delivers on the needs and aspirations of the Kaikohe community.
- Appointing Keriland Earthworks Ltd (a local contractor) to complete required demolition works for 69 and 71 Broadway. This started after a site blessing held on 10 July 2024. These onsite demolition works have been completed, and a certificate of completion offered by the contractor on 6 September 2024.

Design of the new library and civic hub

Ākau design studio undertook work to further refine the initial community feedback by hosting several targeted papamahi workshop engagements to deeply interrogate community needs (findings included as **Attachment 1**).

The papamahi findings heavily informed the initial concept. This concept was presented to, and has been refined by, the Steering Group, ngā hapū o Kaikohekohe, and library staff, in a series of hui held in August 2024.

Feedback from all presentations were incorporated into an updated concept, which was presented to, and approved by, the Steering Group on 17 September 2024. This is included as **Attachment 2.**

Details about the updated concept adopted by the Steering Group are referred in the section below *Matapaki Me Ngā Kōwhiringa / Discussion and Next Steps.*

Additional background to project, including central government funding (later pulled) and previous concepts considered

Plans for a new Kaikohe civic asset have been discussed since 2012 and have been funded since the 2015-2025 LTP. Various iterations and concepts have been explored and consulted on since then, including options for:

- Redevelopment of the civic administration building including a refit of Kaikohe Council headquarters to house both Council and library services.
- Options which would focus on using the project as a catalyst for revitalizing the town (which gave rise to the concept of Te Pū o Te Wheke – The Heart of the Octopus).
- A proposed community, cultural and civic hub similar to Te Ahu in Kaitaia which could include cultural, tourism and business opportunities. Funding was sought for this from the Provincial Growth Fund in 2019 but was pulled back by central government in 2022.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

TĀHUHU KŌRERO / BACKGROUND

New library/civic asset for Kaikohe has been discussed since 2012, with a Steering Group to guide progress established in 2018

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MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

The Steering Group approved the concept and for FNHL to proceed to preliminary design on 17 September 2024. The group also moved that a project update be provided back to Council prior to commencing detailed design. Detailed design is a significant next step in the project.

Initial survey estimates were also provided to the Steering Group at the 17 September meeting. Estimates indicate the proposed concept will be delivered well within allocated LTP budget for this project and there may be opportunities to achieve potential savings during the tender pricing against anticipated budget requirement.

Design concept

A copy of the concept design is included as **Attachment 2.** The concept includes:

- Building footprint of 1,001m$^{2.}$
- Te ahi kōmau which is a circular design feature and skylight incorporating seating and a space for tamariki and pepi.
- Community room and community kai spaces.
- A maker space of 71m^2 which is a creative and technological space for the community.
- Space for an FNDC service desk

Conceptual design view from Broadway:

View - Entrance



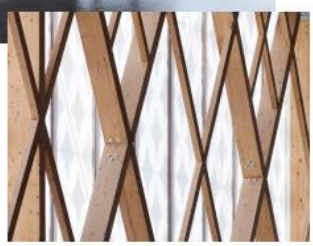
GMC architects eclipse architecture ĀKAU | Te Āta Haere Concept Design Document 17 September 2024 9

Conceptual design view from Broadway and Raihara Street intersection:

View - Intersection







Te Ahotanga
Ideas that can be integrated into the facade that represent the threads and connections from Ngā Whetū, through the building to the Whenua.

GMC architects eclipse architecture ĀKAU | Te Āta Haere Concept Design Document 17 September 2024 10

Design phases, project timelines and milestones

The project is currently in the preliminary design stage of refining and confirming the high-level concept. The table below sets out the anticipated design phases, indicative timelines and milestones from preliminary design down to construction:

Activity	Description
Preliminary design	Confirm all conceptual elements to inform detailed design 8-week process Preliminary design due 29 November 2024
Detailed design	Develop detailed design and building consent drawings 16-week process Detailed design due 28 March 2025
Building consent	Submit design to gain building consent (design submission due 30 March 2025) 8-week process (allowing for any further information requests) Consent estimate due 30 May 2025
Construction tender	Gain Council approval of tender pricing (due 28 March 2025) Issue consent-lodged design to pre-qualified contractors (due 1 April 2025) Complete tender pricing and evaluation (6 week process, due 16 May 2025) Appoint contractor (2-week process, due 30 May 2025)
Construction	Pre-construction site blessing (due 13 June 2025) Commence construction period (due 23 June 2025)

This timeline will be updated on an ongoing basis as anticipated milestones are reached.

PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no immediate financial implications in receiving this report.

Budgetary provision for this project is confirmed in LTP 2024-27:

2024-25 Library replacement, Kaikohe - $6,404,825

2025-26 Library replacement, Kaikohe - $6,562,798

Total budget - **$12,967,623**

The project is in excellent fiscal health and there is available budget in the current 2024-25 financial year to meet all anticipated costs.

The full design team and subcontracted services fees have been approved per Chief Executive's delegated fiscal authority to approve spend up to $1 million.

Tender pricing will be confirmed as detailed design concludes, but initial quantity survey estimates a potential savings of up to quarter of a million dollars on anticipated tender pricing.

Sufficient budget will remain available in 2024-25 to award the construction tender and make an initial commencement payment to the successful contractor.

The project is on track to deliver all listed milestones if current momentum in the design process is maintained.

ĀPITIHANGA / ATTACHMENTS

1. **Te Ata Haere community engagement report - A4899502**
2. **Te Ata Haere Concept Plan 17 Sept 2024 - A4898690**


Te Āta Haere
Kaikohe Civic Hub | Library
Summary Report and Brief
7 August 2024
ĀKAU

Contents

01
Ko wai mātou? 3
Te Kaupapa o ĀKAU 4
02
Foundation 5
Stage One | FNDC Engagement 6
Stage Two | General Outreach 7
Te Uri-o-Hua Kōrero 9
03
Taitamariki Papamahi 10
Taitamariki Papamahi 11
Taitamariki Concept Ideas 12
Ngati Tautahi Concept Idea 13
Te Kura Kaupapa
Māori o Kaikohe Concept Idea 14
Kaikohe Christian School Concept Idea 15
Northland College Concept Idea 16
Kaikohe Intermediate Concept Idea 17
04
Hapori Papamahi 18
Hapori Papamahi 19
Mapping 20
Rōpu 01 Concept Idea 21
Rōpu 02 Concept Idea 22
Rōpu 03 Concept Idea 23
Rōpu 04 Concept Idea 24
Rōpu 05 Concept Idea 25
Rōpu 06 Concept Idea 26
05
Kaimahi Papamahi 27
Kaimahi Papamahi 28
Kaimahi Development Considerations 29
Kaimahi Kupu Matua
and Rerenga Kōrero 30
06
Rangahau 31
Kōrero with
FNDC Libraries Manager in 2022 32
Site Visit | Te Manawa 33
Site Visit | Takaanini Community Hub 34
07
Brief 35
Visual Brief 36
Spatial Requirements | Public Space 37
Spatial Requirements 38
Spatial Requirements | Private Space 41
08
Appendix 42
Hapu Report 43

Document Control

Revision	No.	Date	By/Check
Papamahi Summary Report & Design Brief DRAFT	-		AH
Papamahi Summary Report & Design Brief		7/8/24	AH

01
Ko wai mātou?

ĀKAU

Te Kaupapa o ĀKAU

We value the ideas that young people and whānau have for making their environment more awesome. By using design to engage taitamariki and whānau, we hope to walk alongside them from exclusion, to inclusion, to greatness.

ĀKAU strives to empower taitamariki and whānau around Aotearoa to feel more connected and creative so that they can navigate the future with confidence. We help taitamariki and whānau recognize and harness the creativity of their tūpuna by involving them in tangible projects that have real impact for taitamariki, their whānau and their community.

FOR KAIAKO & KURA
We incorporate design, Te Ao Māori and tangible outcomes into the curriculum. Through engaging with ĀKAU we help kaiako and teachers learn how to teach the foundational skill of design and how to utilize these skills to contribute to tangible design projects.

FOR MARAE, WHĀNAU AND COMMUNITY ORGANISATIONS
We awhi community organisations to help them authentically engage taitamariki and hapori in the design of projects and different kaupapa.

ĀKAU uses a creative process to help conceptualise ideas, needs and aspirations with Marae and whānau for community projects. Community Projects could include the development of Papakāinga, Marae, Public Spaces, Masterplans smaller design elements or co-designing solutions for large kaupapa.

Through this process we believe we achieve great design outcomes. That is, design that is contextual and authentic, a response to local culture and surroundings.





WHAT WE OFFER:

01 ASPIRATIONAL BRIEF BUILDING
Papamahi facilitated by the ĀKAU team to ensure taitamariki and whānau voice is heard when developing a brief for community projects. Our facilitators are all skilled in helping taitamariki and whānau identify and communicate their whakaaro through a fun, creative process. These papamahi can be facilitated in Reo Rua.

02 CONCEPT DESIGN
Creative papamahi facilitated by the ĀKAU team to develop design concepts for schools/kura, whānau, community, local and regional projects. Our team of facilitators are all skilled in helping participants work through the design process, have knowledge of Te Ao Māori and how to utilise this, working through a kaupapa Māori lens. These papamahi can be facilitated in Reo Rua.

03 DESIGN / WHAKAAHUA
Design development by the ĀKAU network of creative professionals!

ĀKAU have a network of professionals which cover a wide spectrum of design disciplines from Architects, Landscape Architects, Graphic designers and Ringatoi to name a few.

> **Ka tūtaki ai te wai ki te whenua**
>
> To us, ĀKAU is the place where water meets land

02
Foundation

ĀKAU

Stage One | FNDC Engagement

FNDC reached and gathered feedback from 1045 respondents within the community as part of preliminary research.

The original ideas for spaces came from the Library services team and additional considerations were added by the Engagement team. Information was collected through online surveys, voting, comment boards, and simple survey booklets. The outcome of the engagement was a total of 1045 total unique responses (data & comments). From this material gathered by the FNDC we were able to engage and present to a number of stakeholders, to talk to them about our plan for further discussion.

Suggestions included from highest to lowest:

- Gaming Area (712)
- Study Pods (699)
- Maori and Local History Room (698)
- Community Kitchen (575)
- Cafe (691)
- Creative Makers Space (677)
- Community Gardens (674)
- Internal Courtyard (629)
- Gallery Space (602)
- Recording Studio (598)
- Teen Zone (588)
- Sensory Quiet Space (529)
- Tiered Seating (480)
- 24/7 Lockers (466)



HOW SHOULD THE SPACE LOOK?

- Reflective of the community
- Safe Space
- Relaxing
- Clean and Welcoming
- Like a native forest
- Maori environment
- Pā Harakeke



HOW DO WE WANT TO FEEL?

- Harikoa
- Welcomed
- Creative
- Inspired
- Knowledgeable
- Calm
- Happy



WHAT DO WE WANT TO DO?

- Takaro
- Read
- Panui
- Kemu
- Read
- Gaming
- Pukapuka
- Hitori
- Maori



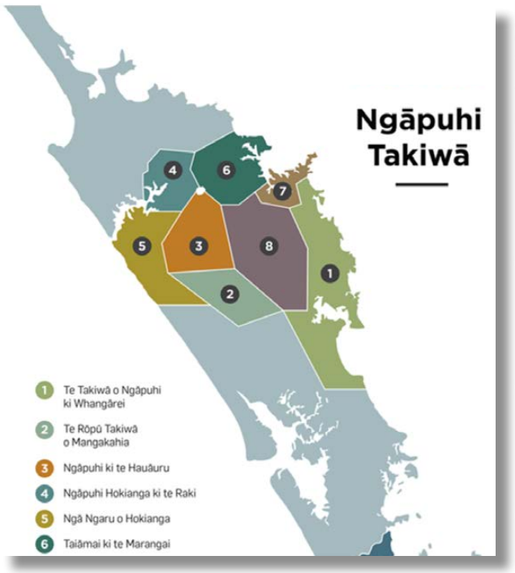
WHAT DID WE MISS?

- Te Reo Māori
- Mother and Baby spaces
- Playground
- Mahi Whakairo Maori Room
- Toilets and Restrooms

Stage Two | General Outreach

This was a general outreach process, reporting updates and notifying community of the project and the upcoming events and discussions that would require participation or input.

The engagement community was based around those represented on the Civic Hub Steering Committee.



TE RŪNANGA Ā IWI Ō NGĀPUHI (MAY 2024)

One of the important considerations for this project is the relationship between the project site and the Rūnanga whenua which sits adjacent to the development. It is important in our concept that we are thinking about the connections between the 2 sites and supporting the planning of the Rūnanga whenua to ensure that the investment in the building is future thinking. While we initiated communication with TRAION, this relationship is being managed by Andy Nock. Dates of interest included the Te Rūnanga A Iwi O Ngāpuhi Board Meeting Monday 17 June, 2024.

NGĀPUHI TAKIWĀ (MAY 2024)

Connected to Te Rūnanga Ā Iwi Ō Ngāpuhi, the Ngāpuhi Takiwā provide an opportunity for any person of Ngāpuhi descent to participate and provide input into the interests of all Ngāpuhi. In the Rūnanga there are ten Takiwā.

In the area directly related to the FNDC development and site there are five Takiwā:

- Ngāpuhi ki te Hauāuru
- Ngāpuhi Hokianga ki te Raki
- Te Rōpu Takiwā o Mangakahia
- Ngā Ngaru o Hokianga
- Taiāmai ki te Marangai

On Tuesday 21 May, ĀKAU presented to Ngāpuhi ki te Hauāuru takiwā, providing a foundation of the kaupapa, outlining the initial stages of engagement and providing dates for further engagement and participation opportunities.

Representation of marae in the Ngāpuhi ki te Hauāuru takiwā includes:

Ururangi, Te Riingi, Te Maata, Te Kotahitanga, Te Iringa, Te Hūruhi, Te Hungaiti, Te Huehue, Pukerātā (Ōtaua), Paripari, Parihaka, Ōkorihi, Ngai Tāwake, Kohewhata Kaingahoa (Mataraua)

Stage Two | General Outreach

NGĀ HAPU O KAIKOHEKOHE (MAY 2024)

Ngā Hapu o Kaikohekohe, is a collective of five hapu of Kaikohe.

They include representation from Te Matarahurahu, Ngāti Whakaeke, Ngāti Ueoneone, Te Uri-o-Hua and Ngāti Tautahi. This rōpu meets regularly and helps to hold hapu kōrero and priorities. They work closely with Far North District Council on resource management and alongside hapori on major projects developed on the whenua.

Members of this group hold multiple roles in the community. The collective selected Paul & Floyd Wihongi for representation on the Civic Hub Steering Committee.



TE URI-O-HUA (LEAD HAPU)

FNDC indicated that Te Uri-o-Hua should lead this kaupapa due to their interest in the whenua site. Our engagement with Te Uri-o-Hua included:

Naming the kaupapa

The kaupapa name will be used to identify the project ongoing. This will not be the name of the whare as this will be developed through the process.

Te Uri-o-Hua has named the kaupapa ‘TE ATA HAERE’. Te Ata Haere references moving with intention, respect and integrity. Valuing the importance of relationships and good processes.

Haukāinga Kōrero

We asked Te Uri-o-Hua to consider what kōrero should be considered as a foundation for this kaupapa.

Floyd and Tamaiti Wihongi shared this kōrero in both the Taitamariki and Hapori Papamahi, providing a foundation through a historical narrative and associated stories of place, whakapapa and whenua.

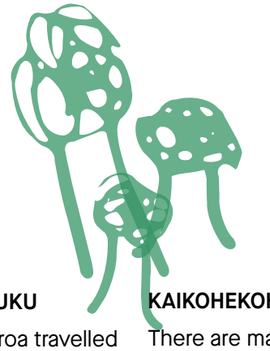
Our taitamariki and hapori rōpu then utilised this kōrero to develop innovative ideas that can be utilised in the concept design phase.

Ongoing Involvement

Te Uri-o-Hua should be involved through all phases of this kaupapa and check-ins should be organised to ensure the kōrero that has generously been shared is represented appropriately. Opportunities within the build should be identifed through the process to allow for hapu, hapori and tamariki design and involvement.

Te Uri-o-Hua Kōrero

Kōrero was shared by knowledge holders of Te Uri-o-Hua and presented by Tamaiti Wihongi and Floyd Wihongi.





This kōrero was the foundation for both the taitamariki and hapori papamahi sessions to provide inspiration for the development of ideas, design and concepts.

This has provided support and discussion around the interpretation of the narrative in forming a higher-level concept outline. Taking main points from the kaikōrero and connecting them through kupu matua (kupu identified and prioritised in ideas and developed work from both the Taitamariki and Hapori groups). These are the high level concepts and ideas taken from the Te Uri-o-Hua narratives. The report from Te Uri-o-Hua can be found in the Appendix.

TE URI-O-HUA | HUATAKAROA | MAIKUKU

Huatakaroa an ancestor from Whangaroa travelled down on his waka to pursue Maikuku. The call of the dolphins helped lead him to Maikuku in the caves at Waitangi. They married, moved to Pouerua and had their first child, Te Rā.

Huatakaroa was then commissioned to travel to Hokianga to complete a bid of war. As payment he was gifted Opango (later known as Kaikohe).

Near the end of his life, Huatakaroa placed a feather in his daughter, Ruakino's hair, carrying the mana of Te-Uri-o-Hua to her.

After Ruakino's marriage to Te Wiwi, came Taniwha, Te Kiore, continuing the descendants of Huatakaroa.

This tupuna story is very important to Te Uri-o-Hua.

TE PUTAHI | TAKAUERE

Takauere is a taniwha, known by locals to present itself in a form of a Kauri log when a rangatira passed. Takauere lives at Lake Omapere, and known to shapeshift as bodies of water such as streams, springs or lakes.

The embodyment of Takauere flows through many places around Lake Omapere, Ngawha, Waitangi, Utakura and Waima rivers.

Putahi maunga is a hill significant to Te Uri o Hua. Beneath it's surface is a volcanic channel where Takauere was known to travel between Putahi, Lake Omapere and Ngawha.

Pūtahi maunga is the pū of the Octopus named Te Pū o te Wheke.

KAIKOHEKOHE | HONE HEKE

There are many versions of the story, relating to Hone Heke, his mother Te Kona and the naming of Kaikohe. Kaikohe was previously known as Opango.

In this version of the story, Ngati Whatua had been pillaging from Hokianga and travelled across the lands, eventually reaching Opango.

Te Kona, Hone Heke and their whānau escaped and hid from the attack, taking refuge on Tokareireia (later known as Kaikohe Hill). They lived off of the kohekohe berries to survive till it was safe to leave Tokareireia.

Opango was then named Kaikohekohe after this incident. It was shortened to Kaikohe over time.

TE AHI KŌMAU | MAMARI WAKA

This is the smouldering fire that is kept alight on the whenua, using coverings of ashes and earth.

Throughout history different generations talk about beacons of light. On the Mamari Waka, the beacon of light is called 'Te Ahi Kōmau'.

Te Ahi Kōmau explains that every Māori has a burning fire, the same fire that our tupuna had burning a thousand years ago.

We are interconnected through the fire 'Te Ahi Kōmau' with our tupuna, just in a different time-frame. We are connected through whakapapa tracing back to our tupuna who lived on the land.

Carrying the same ideas, and the expression of that fire will happen naturally through the interconnectedness with our tupuna.

TE TIAHOTANGA | THE BEACON OF LIGHT

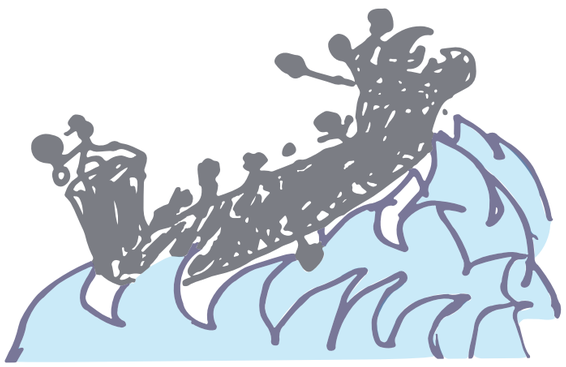
This korero (Te Tiahotanga) is connected to Paratene Te Ripi. This was the name put on the first whare karakia in Kaikohe.

The purpose of Te Tiahotanga, the beacon of light, was to shine out of Kaikohe to the surrounding areas. This is where hundreds flocked to the beacon.

The values and ideas of Te Tiahotanga is to bring hope, respect, haumaru, calm and wairua.

The beacon of light is reflected in many other narratives:

- The Mamari Waka captained by Ruanui, guided by light reflected from the mountain Te Ramaroa.
- Kupe entering the harbour. Awestruck by the strength of the light they named Hokianga Harbour Te Puna-o-te-ao-mārama (spring of the world of light) and the northern shore of the Hokianga, named Te Pouahi (the post of fire).





03
Taitamariki
Papamahi

ĀKAU

Taitamariki Papamahi

ĀKAU papamahi are used to further identify outcomes, key concepts, spaces and priorities. The ĀKAU papamahi is produced as an intensely creative space on which multi-generational conversations occur and many ideas come together.

PAPAMAHI:

Taitamariki Papamahi

When: 18th June 2024, 9.30am - 2.30pm

Where: Far North District Council Kaikohe, Council Chambers

DESIGN WERO:

To develop innovative design concepts for the Kaikohe Library that are future focused and that reflect our community.

KEY OBJECTIVES FOR THE TAITAMARIKI INCLUDED:

- Having fun, new experiences and leaving feeling positive about the project.
- To participate in the design process and see how this project could benefit Kaikohe, whānau and themselves
- To stay involved in the project

KEY OBJECTIVES FOR ĀKAU

- Innovative design concepts for the library that reflect our community from the perspective of taitamariki

ACTIVITIES IN THE TAITAMARIKI PAPAMAHI INCLUDED:

- **Discussion** - What is a library, what are some ways we share knowledge? What is the future of sharing knowledge?
- **Kōrero Purakau** - History of Kaikohekohe, through the eyes of Te Uri a Hua. The activity is to collect kupu matua, to identify kupu or draw tohu that inspire them from the korero (presented by Tamaiti Wihongi and Floyd Wihongi).
- **Create a Rerenga Kōrero** - creating a statement that reflects their vision for the Kaikohe Library (what should the Library achieve for Kaikohe in the future and how people should feel in the space.)
- **Developing Concepts** - Using their rerenga kōrero and the kōrero purakau taitamariki developed drawings and models to represent their ideas. Each rōpu were given a different aspect of the kaupapa to focus on:
  1. **Ako - Study / Learn**
     Ngati Tautahi
  2. **Whakahuihui - Meet**
     Kaikohe Intermediate
  3. **Tākaro - play**
     Te Kura Kaupapa Maori o Kaikohe
  4. **Tau - Relax**
     Kaikohe Christian School
  5. **Hanga - Build and Create**
     Northland College



Ngā Hapu o Kaikohekohe Ngāti Tautahi	Erana Tahere	A group of 5 young people between the ages of 8 & 14, representing their hapu and Ngā Hapu o Kaikohekohe.
Te Kura Kaupapa Māori o Kaikohe	Jenneke Dodds	A group of 5 creative taitamariki aged between 8 & 14, representing TKKMK
Northland College	Duane Allen Mitchell Woodman Ariana Dalton	A group of 5 creative taitamariki aged between 12 & 14, representing Northland College.
Kaikohe Christian School	David Rogers David Prickett	A group of 5 creative taitamariki aged between 8 & 14, representing the Kaikohe Christian School
Kaikohe Intermediate	Te Ahua Park	A group of 5 young people, aged between 10 & 12, representing Kaikohe Intermediate

Taitamariki Concept Ideas

Design concepts from our taitamariki on what they envisioned for Te Āta Haere.





> We all worked as a team and we had fun making things
>
> ~Taitamariki Participant







Ngati Tautahi Concept Idea



Concept Development

This rōpu consisted of the taitamariki from Ngati Tautahi and they explored the concept of ako (study/learn).

Kupu Matua:

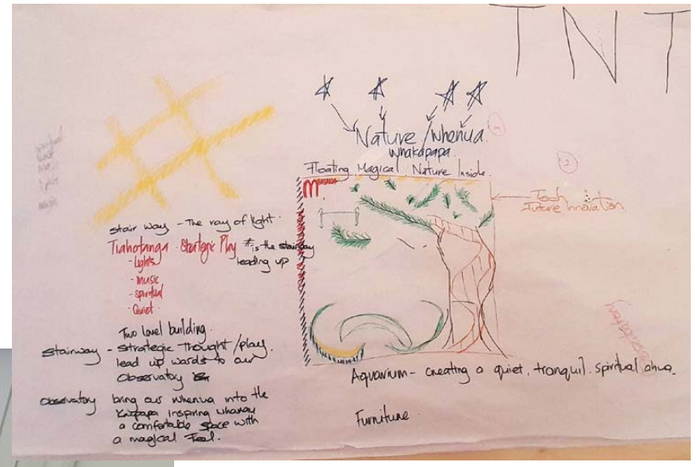
- TĀNE MAHUTA - whakapapa
- TANGAROA - aquarium
- URUTENGANGANA - light

TĀNE WHIRIKAHA (the roots systems): research and whakapapa (connected into the whenua of Kaikohe).

TĀNE MAHUTA: Strategic Play, the stairs wrap around the tumu (trunk) of the rākau presenting the challenge of how to move from bottom to top.

TĀNE TOROKAHA (the canopy): Future innovation and technology with an observatory for maramataka research in the canopy of the rākau which gives a sense of wonder and magic.

> **Felt valued and acknowledged to the kaupapa**
>
> ~Kaiako Participant







Rerenga kōrero:

To provide a magical whānau experience of learning and research.

Our library is our Tiahotanga from all pinnacles of our whenua.

Whakaeke mai ki te taku wharepukapuka kia haumaru to noho ki roto i toku Whare o Rongo.

Te Kura Kaupapa Māori o Kaikohe Concept Idea

Kupu Matua:

- Areas for age groups - Adult, teens, taitamariki.
- Kohekohe tree
- Kōhanga.
- Ahi.

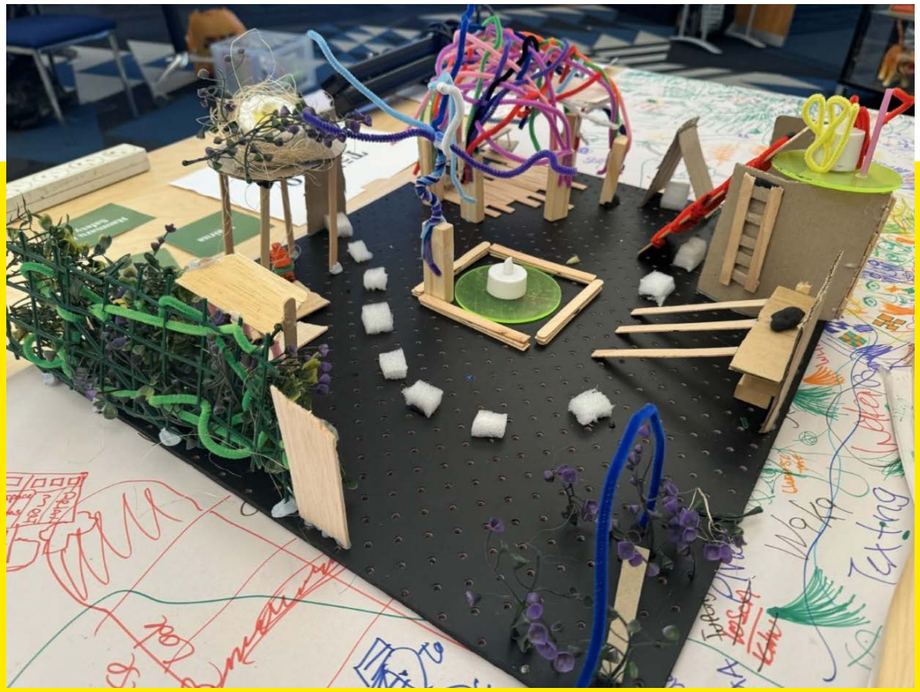
Rerenga kōrero:

E harikoa ana tōku wairua mai te haumaru o te whare pukapuka.

We want the space to feel safe, with good wairua and harikoa feelings in all of the space.



> I developed more skills in drawing
>
> ~Taitamariki Participant





Concept Development

This concept was based on connected tākaro spaces. Different spaces for pēpi, taitamariki and teens.

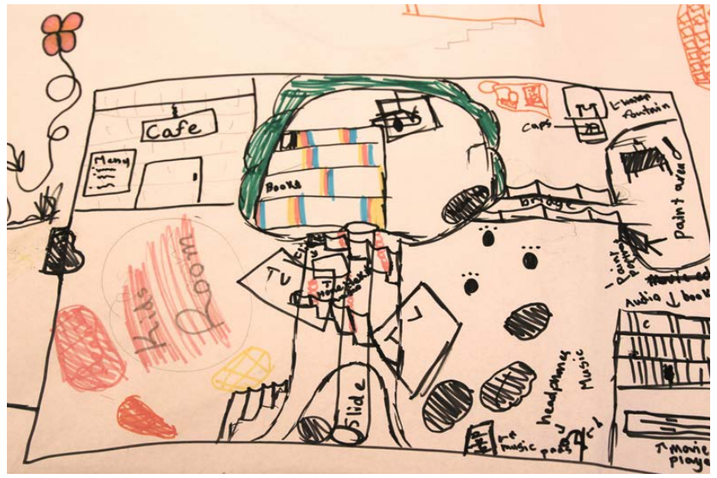
Technology room: A space for the teens to play games and experience technology. Based on the cave concepts around Maikuku the form is a semi-private space created by interwoven threads and wires.

Kōhanga space: a nest for the pēpi in the centre. Our older kids walk the younger kids home at the end of the day, so they may come to the library on the way home. A space where the older kids can see their teina while enjoying the space themselves.

Community spaces: cafe, Ahi on top of the roof with kauta underneath. A kitchen space for community use.

Garden area for adults.

Kaikohe Christian School Concept Idea









Kupu Matua:

Every Māori has a burning fire and the connection to tupuna is closer than we think, our ideas, aspirations are drivers are similar. We can learn from our past to help direct our future.

Rerenga kōrero:

A calm and respectful environment where people can learn and be proud of our culture and who we are.

A place where you feel safe and protected like Hone Heke did when he went up the hill with his family.

The books and knowledge could feed us like the kohekohe berries fed his family.

A blooming of a proud people to develop our knowledge and be a beacon of light for our future.

Concept Development

Central focal areas based around the Kohekohe tree. This tree has hanging pods, for taitamariki to relax in while looking up through glass areas to the sky. It has Central feature slide coming down and chill out booths inside it.

Built in cubby holes, which represent leaves and flowers of the kohekohe.

Outdoor spaces: a place to attract lots of birds (bird feeders), water fountains.

Audiobooks, headphones, seats, soundproof walls.

Relax and chill - different spaces for different age groups (adult + teen + babies).

Kaikohekohe flowers represent a blooming of knowledge.

Bringing nature into our spaces.

Northland College Concept Idea

Rōpu 01 Concept Development

A space to display your skills or creativity; to perform or display artwork. Anything you can put your mind to.

Bringing mana to people who display their work in this area like Ruakino was given mana through being given a feather.

Shaped like a beehive, transparent rooms.

Bringing nature into our spaces - big tree, pond, garden, fountain.

Events Room: Stage with lights and disco ball.

Gaming Room: VR sets, pods, computers and headset, dark room.

Sensory Room: Padded fabric walls, sensory arts and textures.

Getting around: Bridge, spiral staircase and elevator.

Spaces for holding events to spark creative juices, dance and drama, robots, arts with the power of sound, carving classes, coding and creating games, sensory room, sound proof room for a karaoke music production, tranquil room, ipads, computers.

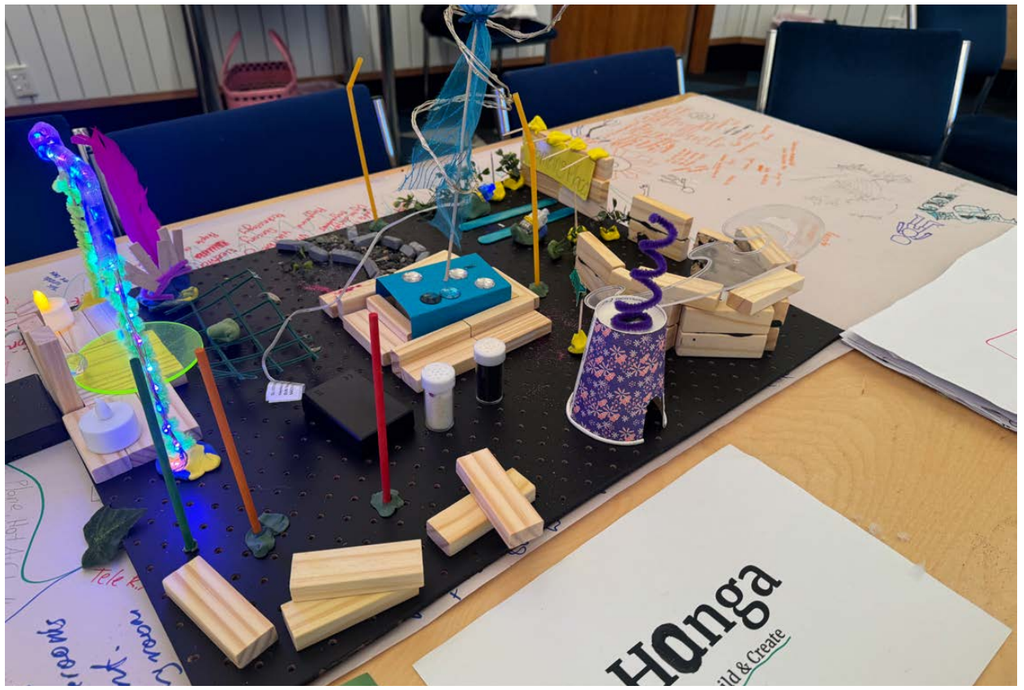
Rooms to cater for inclusive clubs, music, an aquarium, sensory rooms, beanbags, beds, private rooms, game room, cafe, kitchen, cultural rooms, tranquil walkway, indoors, gardens.

Rerenga kōrero:

We would be excited and inclusive.

We would feel safe with conditions and traditions.

We could be creative with arts and crafts.





Kaikohe Intermediate Concept Idea

Kupu Matua

- Caves - meeting point
- Ngawha Springs - karearikiki
- Tokareireia - Monument Hill, centre and light
- Ahi.

Rerenga kōrero:

We want the library to look cool for the future.

We want the library to feel comfortable for different cultures and have a space to relax and a play-room for youth.

We want a cultural room to learn our history of tutangata and the culture of this town.

A quiet space to learn about culture and history.







Concept Development

Areas for age groups - Adult, young adult, taitamariki.

A central beacon attracts whānau to the site. Spaces are connected by waterways and multiple caves, private spaces and pods represent the caves that Maikuku stayed in.

A tamariki space includes a ball pit, slides, swings, spider web climbing, craft area, daycare, changing tables. Young Adults: Pods, surrounded by greenery with different activities, craft pods, history pod, weights room, ping pong ball slide, playstation, rock climbing area, chromebooks.

Adults: book-shelves, hot cup of tea, food area, eating tables, history and whakapapa. Caves with private spaces and are movable, printing, arts and crafts.

Outdoor area: rock climbing, mezzanine.

04
Hapori
Papamahi

ĀKAU

Hapori Papamahi

Designing concepts for the Kaikohe Library that are future focused and that reflect our community.



HAPORI PAPAMAHI

When: Wednesday 19th June 2024, 10am - 2pm

Where: Te Kona - Digital, Business and Learning Hub.

Who: Members of stakeholder groups were invited to attend, with between 18 & 25 people participating at any time during the session. We had representation from Kaikohe West & Ohaewai Schools, our whaikaha community, Kaumatua and Kuia, library staff, Kaikohe Business Association, Shaun Riley, Hapu, He Korowai Kaikohekohe, Far North Holdings, Thoon, Ngapuhi Iwi Social Services amongst others.

DESIGN WERO:

To develop innovative design concepts for the Kaikohe Library that are future focused and that reflect our community.

KEY OBJECTIVES FOR HAPORI INCLUDED:

- To have fun, new experiences and leave feeling positive about the project.
- To participate in the design process and see how this project could benefit their community.
- To stay involved in the project.

KEY OBJECTIVES FOR ĀKAU

- Better understanding of how TE ĀTA HAERE would support existing kaupapa and activities of Kaikohe.
- Better understanding of how TE ĀTA HAERE could create new opportunities for Kaikohe and what these opportunities might look like.





ĀKAU › Kaikohe Community Civic Hub › Project Development › 07 August 2024

Mapping

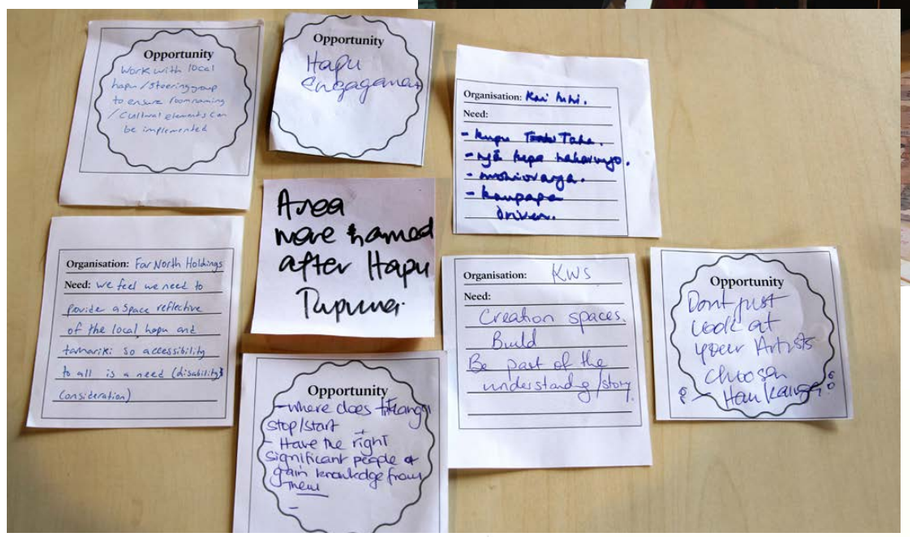
To learn and understand what services and organisations within Kaikohe are and what opportunities and needs they present within the community.

Hapori dentified areas of opportunity and needs in Kaikohe on a large map. This also helped identify areas within the community that had existing facilities that could be connected with the civic hub.

There was a lot of overlapping of ideas and the priorities identified through this process were:

- **Disability Accessibility** – the disabled experience should have the same benefits as the abled, with priority to be given to mobility in the space, alongside deaf and blind services.
- **Security** – how to create a secure and safe environment that prioritises providing a safe and relaxing area for taitamariki and whānau safe, safer footpaths and public spaces
- **Hapu** – prioritisation to hapu engagement and voice, māori history and storytelling
- **Rūnanga** – to work / collaborate with the Rūnanga to create a unique town centre
- **Services** - Community Notice Board, Support for Kaumatua and Kuia, place that supports whānau in need as a growing social housing and service town, flexibility in opening hours.
- **Potential partnerships** – How do we drive visitors to places of significance or importance (i-Site and tourism)







Rōpu 01 Concept Idea

Rōpu 01 Concept Development

This rōpu's concept was inspired by poi and Te Ripi. This concept looks at having the library be in two levels with the first floor being digital and accessible to kaumatua, kuia and disabled friendly.

A gate at the entry welcomes the community into the space. Outside could also have interactive elements you can touch and learn from. Whariki and seating in the entry with arts/mahi toi (kowhaiwhai) on the floors.

The community are welcomed into the library through virtual karanga so that you know you are immersed in mātauranga and in a learning environment.

Digital technology welcomes you in with an information centre at the front. A kakahu or illuminating spiral is a strong focal point in the centre of the space and draws people in.

Individual rooms can be opened to make the space bigger if needed.

An ecofriendly whare - materials and usage such as with the exterior being made from natural fibres and materials. Having solar systems in place so it can be off the grid and self-sustainable. Not having to rely on the main power grid in the event of power outages.

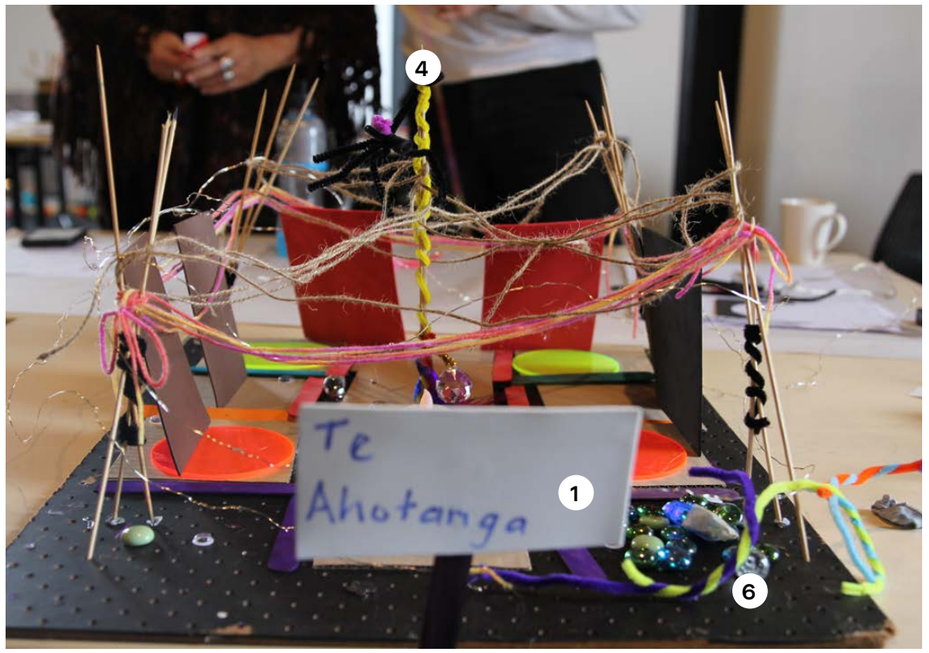
Every area/room is named after a hapu tupuna and embodies their characteristics.

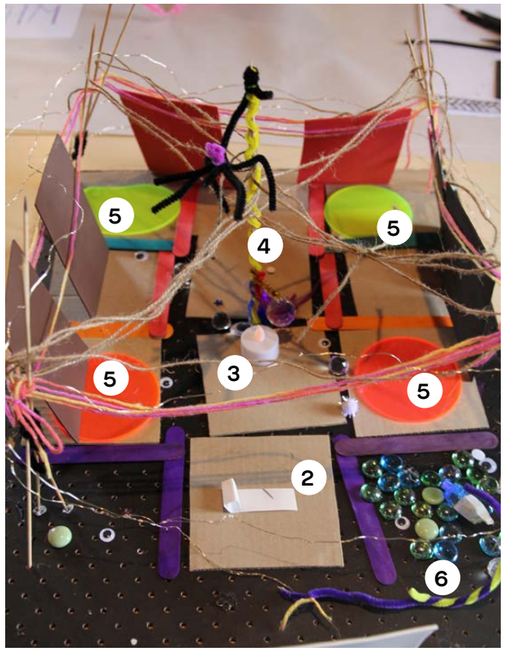
The library as a home for all of the stories of our hapu, tupuna and knowledge.

Model Key

1. Entry gate
2. Seating
3. Information centre utilising technology and projection
4. Vertical illuminating element - connection to the library and connects each of the spaces
5. Individual rooms that can be booked but also opened to become part of the larger space
6. Outdoor interactive elements

> **Welcome to Te Tiahotanga mātauranga wharepukapuka**
>
> ~Rōpu concept for the library





Rōpu 02 Concept Idea

Rōpu 02 Concept Development

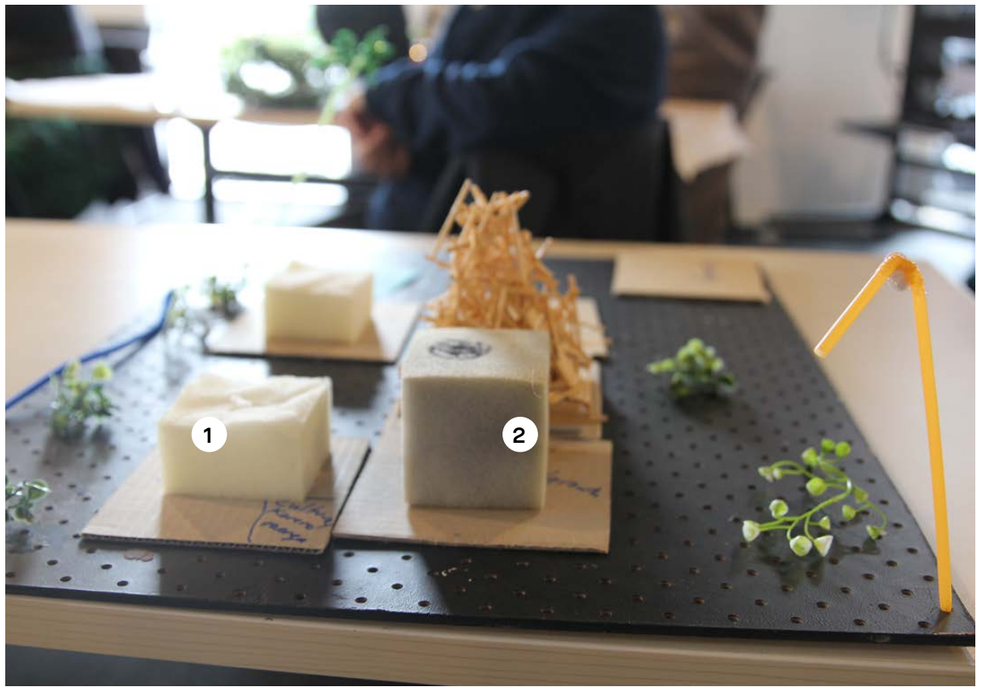
This concept looked at the connection with the Rūnanga and their land next door. Focusing primarily on how the Rūnanga land could be developed to compliment the library and civic hub and the adjoining spaces.

Key elements include:

- Having a playground for the taitamariki.
- Information Boards
- More accomodation for the markets.
- Bringing awareness to the cemetery that is behind the Rūnanga land with whānau members that are laid to rest there.
- Having more police presence up and down the streets.
- More fruit trees available along the streets and the back of the library building.
- Having a security system for the library and surrounding areas.

Model Key

1. Library and Civic Hub building
2. Kaikohe markets
3. Playground/ Papatakaro
4. Runganga connections
5. Large parking





Rōpu 03 Concept Idea

Rōpu 03 Concept Development

The concept is to create sensory spaces where taitamariki can immerse themselves in stories and worlds using their sense of touch, sight, and sound.

The goal is to provide an immersive experience that allows them to engage with purākau, kaupapa and kōrero using all of their senses.

These spaces will have interactive learning elements that can be opened and moved to explore specific kaupapa.

Light, technology, and projection will be used to enhance the immersive experience. This concept can extend to outdoor spaces, utilising natural elements such as flowers, plants, wind, and water.

The spaces will be adaptable, with movable scenery and changing stories to keep things fresh. School groups, community organisations, staff, and hapu could take turns curating the space.







Rōpu 04 Concept Idea

Rōpu 04 Concept Development

This rōpu explored the theme of Harakeke which informed the shape and function of the building.

The exterior was to be contemporary, bold and monocolour and contain many fibres like the rau.

The interior was to have an atrium where you could see inside and out and include ngahere growing up from the first level up to the second. As soon as you enter there was to be a focal point, full of excitement that guided you in (perhaps carvings) at the far end to welcome you into the library.

The main building has sections representing Rahiri, Ngawha, Taheke, Kaikohekohe because of its importance to the community.

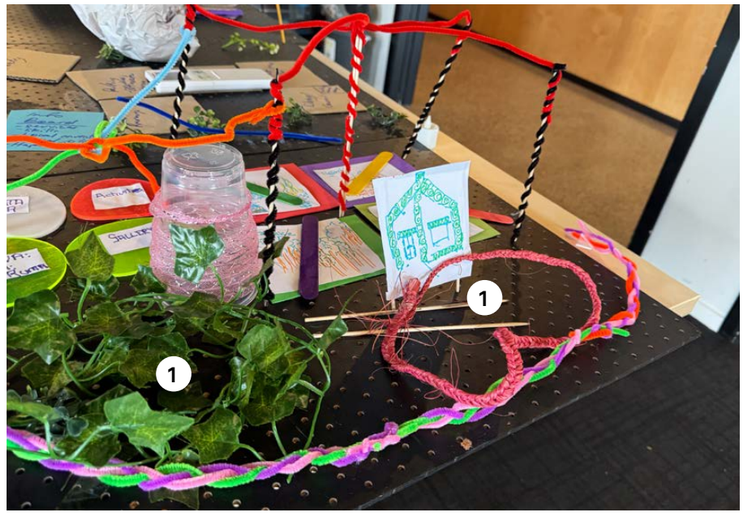
A large spiral ramp would not only create a feature but also allow differently-abled people to navigate the library and have a choice of travel.

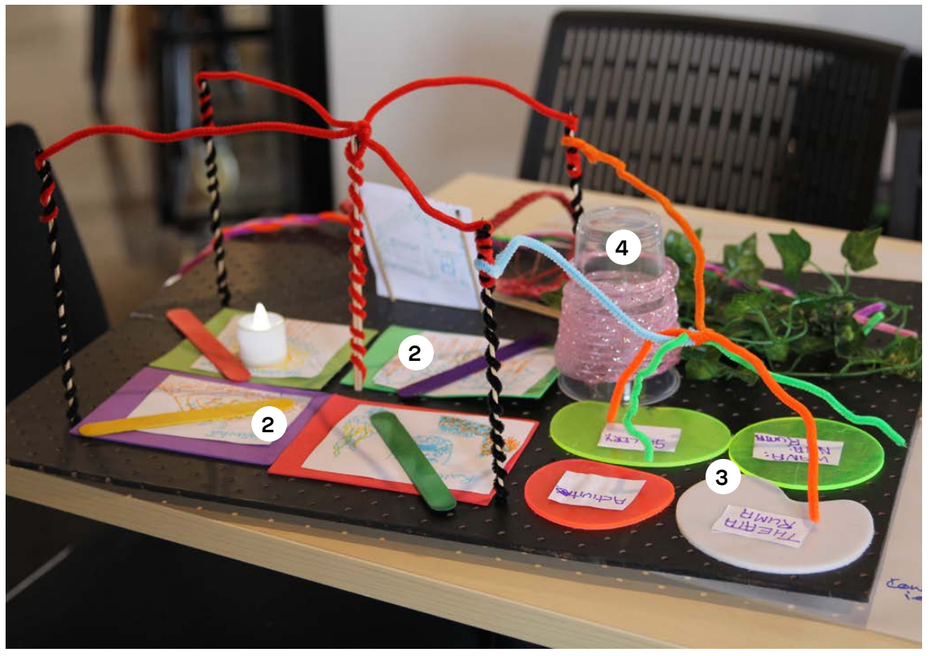
Everything should be built to accommodate differently-abled whānau which allows them to experience the library in the same way as others – removing any barriers to give them a positive engaging experience.

Kia tu, Te Tiahotanga – our vision is that the beacon (Kaikohekohe) stands strong.

Model Key

1. Entrance and atrium
2. Main building rooms with themed areas based on rangatira and local areas (eg. Rahiri. Taheke)
3. Second level with wananga and creative making spaces
4. Elevator and ramp







Rōpu 05 Concept Idea

Rōpu 05 Concept Development

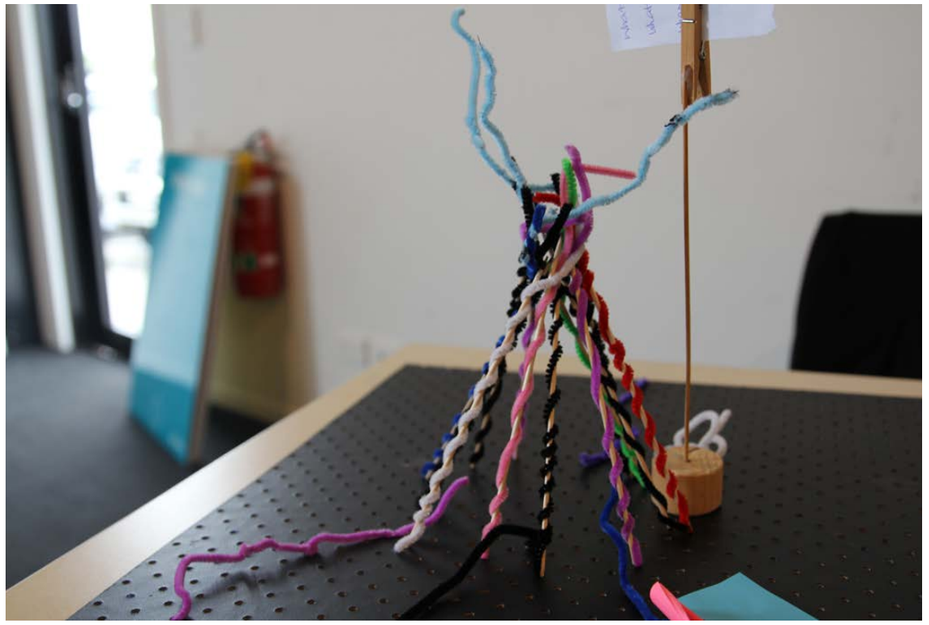
This rōpu developed their concept based on whakapapa, whānau and physical place. Taking inspiration from the appearance of DNA strands.

In this concept each strand represents the double helix and whakapapa.

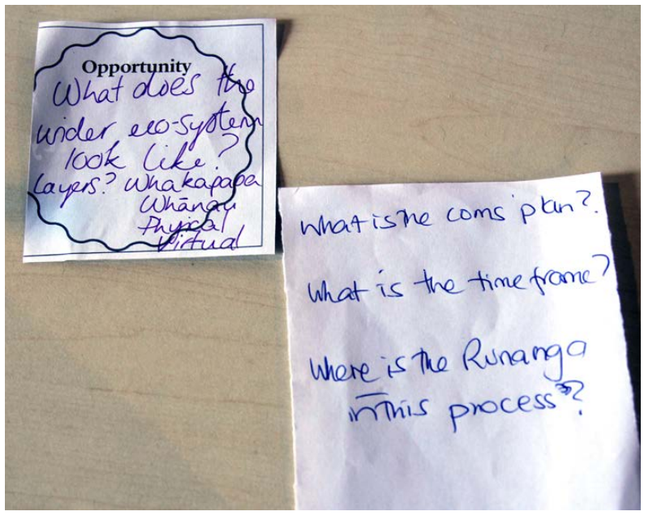
Black cords are to bring the interconnection between our whakapapa, whenua and physical place here in Kaikohe. These together makes sure that everything flows well and tells us where we are fixed.

All of the colourful strands represent our people, all of their ngakau, visions and ideas that they bring to the korero and space.

How do these strands interact with the wider ecosystems – streamlining all of those interactions from entering the space, fixing ourselves into the whakapapa of the space and then once we are safe, able to explore, learn and grow.







Rōpu 06 Concept Idea

Rōpu 06 Concept Development

This concept is based around the leaf and being vibrant in colour.

This rōpu would like to see the entire building be accessible friendly. Name of the building displayed at the front with ramps that lead up to an elevated area that maintains accessibility, with safety rails and stairs as an option for others.

Double door system – wind protection area/atrium before the library itself. Access windows to see displays and into the library itself. Having displays with mahi toi such as Te Pu o Te Wheke, maps, the world.

For accessibility having an area for wayfinding and to know where you're going in the library.

Having a locker system if you have a lot of things with you that you can safely put away.

Info centre to learn about what's going on at the library and the area. Having an i-site.

Having a glass ceiling to let in lots of natural light.

Having a kohatu 'Te kohatu o Kaikohe".

Having a display area for book launch and gallery spaces etc.

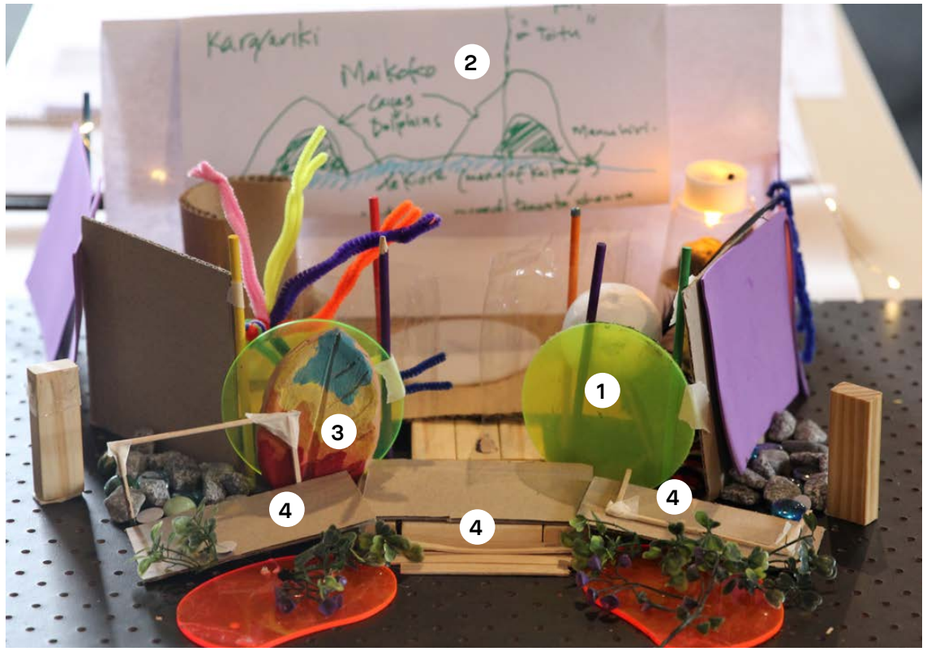
Behind the doors leads into library spaces.

Pou at the front of the library that welcomes people inside that are created by locals and represent the local history of Kaikohe and the kohatu.

Model Key

1. Entrance and atrium for wind and weather protection
2. Display area for maps, i-site, community notices etc.
3. Kohatu at exterior
4. Ramp and stairs entrance







05
Kaimahi Papamahi

ĀKAU

Kaimahi Papamahi

We are ending our engagement, where we started, taking the information gathered and ideas collected back to the FNDC Kaimahi to discuss which spaces and how from a kaimahi perspective the spaces will relate and work together in one location.

> **There has been some good active engagement so far with a variety of groups throughout the community**
>
> ~Kaimahi Participant

KAIMAHI PAPAMAHI

When: Monday 8th July 2024, 11am - 2.30pm

Where: Kaikohe Library



KEY OBJECTIVES FOR KAIMAHI INCLUDED:

- To have a clear idea on the spaces that will be developed through the concept brief
- To provide definitions and narratives for each of the spaces
- To provide a kaimahi perspective on how the spaces will operate, work and how the spaces will relate to each other.

KEY OBJECTIVES FOR ĀKAU

- To have a clear idea on the spaces that will be developed through the concept brief
- To provide definitions and narratives for each of the spaces.
- To provide a kaimahi perspective on how the spaces will operate / work and how the spaces will relate to each other.

ACTIVITIES IN THE KAIMAHI PAPAMAHI INCLUDED:

Following a presentation of our spaces to date we asked the team:

- What is the function of this space and what service does it provide?
- What activities are done in this space?
- Are there any design elements you specifically need us to think about or should be included?

PRIORITIES:

1. **Flexibility:** multi-functional, multi-purpose spaces which are movable and adaptable, transforming meeting spaces into community spaces with ease.
2. **Safety:** Systems for staff safety, security and wellbeing prioritised into every aspect of the design.
3. **Accessibility:** Ensuring that the older generation / age groups & disabilities are catered for.
4. **Storage:** Plenty of storage and work areas in private areas, separate to the public spaces.
5. **Workstations:** Provision of appropriate and sufficient number of workspaces associated to kaimahi general duties.

Kaimahi Development Considerations

TECHNOLOGY & INFRASTRUCTURE

- Power back-up system, to allow for general function during power outages. Solar panels and battery storage.
- Plenty of charging stations and power outlets in all spaces, like at airports.
- IT structures planned into the building, a future proofing exercise.
- Data server cabinet to be somewhere away from kaimahi working space (OSH issue with noise).
- Manually locked sliding doors for power outages.

SEMI-PUBLIC SPACES

- Meeting Rooms 1 x LARGE (20 people with screen, sink and coffee facility).
- Meeting Rooms 3 x SMALL (after hours, study groups and hui).
- Adjustable furniture – flip tables, stand-up desks, movable bookshelves.

REFLECTIONS OF COMMUNITY

- Development of resources that map marae, maunga and urupā, able to pull out on retractable screens.
- Displays throughout the building with interchangeable display racks, walls and cabinets (large and small).
- Screen display for community and library events (digital?).
- Noticeboard for physical community notices.
- Taonga and book display at the front counter behind a perspex screen. Supporting accessibility while maintaining security of special collections.

EXTERNAL ELEMENTS

- Green areas with shade, seating, benches and picnic table.
- Lots of window frontage to road and footpath, to welcome potential uses.
- Natural lighting.
- Different entries and exits.
- Car-parking for staff and public, parking for bikes and scooters.
- Lots of natural light and windows that preferably open manual rather than automatic.

KAIMAHI WORK AREAS

- Lots of storage, shelving, cupboards, lock-up and resource room.
- Staff kitchen and lounge for breaks and lunches.
- Lock-down Zone – security measures, accessible to the kaimahi areas.
- Appropriate furnishings for work areas (soft flooring / carpet where staff might be standing)
- Office space, desk and storage with large work table for book sorting, creating and programme preparation.
- Movable bookshelves – low enough for open line of sight.
- Forward facing shelves for children's picture books and non-fiction books.
- Seed Bank - a space for seed savers and seed library programme.
- Visual connection from front desk to all spaces, to allow for monitoring of teen spaces and gaming area.
- Tech storage, till, phone book, check-in and check-out.
- A collection of spaces available for workshops
- Natural features, materials and plants
- Extra work areas for staff away from the front counter.
- Staff offices and lunchroom & kaimahi toilet to be behind the counter.
- Comfortable staff lunch room with natural light.
- Makers space with laser cutter, 3D printer on sliding glass and clear shelves that are lockable.

CLIENT NEEDS

- Sensory friendly – acoustics, surfaces, sound, calm, sensory friendly lighting (not fluorescent).
- Baby Zone with rugs, soft furnishings and soft lighting. Curved edges on the furniture for safety, play pens, feeding areas.
- Filtered water stations. An outdoor water fountain, able to drink, fill water bottles for people and dogs.
- After hours spaces available for public booking.
- Spaces for social services – free legal advice, victim support, JP and Rotary.
- Computer desks for the public, adjustable height for different needs and disabilities.
- Inside surfaces and spaces considered for play.
- Toilets accessible from the outside with specific baby change area.
- Gaming Area and Lego Wall.
- Community 'QUIET' Reading Room.
- 24hr bag hold lockers.
- Book hold lockers for after-hours pick-up ('Click and Collect').

Kaimahi Kupu Matua and Rerenga Kōrero

Kaimahi 01

Kupu Matua:

- Inclusive
- Caring
- Sharing

Rerenga kōrero:

An inclusive space for learning, creating and being

Kaimahi 02

Kupu Matua:

- Helpful
- Affirming
- Welcoming

Rerenga kōrero:

A welcoming and inclusive safe space for all

Kaimahi 03

Kupu Matua:

- Care
- Comfort
- Pride

Rerenga kōrero:

The library is a place where you feel comfortable and cared for.

Somewhere you are proud to come for all your needs or to just hangout

Kaimahi 04

Kupu Matua:

- Helpful
- Artistic
- Care

Rerenga kōrero:

A place that creates a helpful, artistic and caring environment





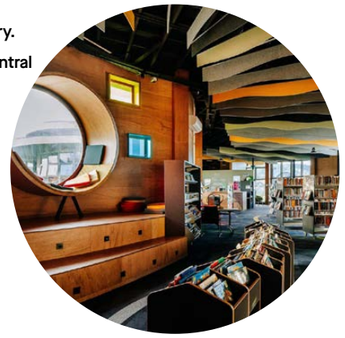
06
Rangahau

ĀKAU

Kōrero with FNDC Libraries Manager in 2022

Right - the porthole at Te Hononga/Kawakawa Library.

Far right - Christchurch Central Library lego space





An initial conversation with the FNDC Libraries Manager has informed our understanding of the functions and needs of the Kaikohe Library. The FNDC Libraries team should be closely involved with the future design from the beginning of the process.

It is also essential to work with community to understand what they want from their library.

Kaikohe library gets about 200-300 people through its doors per day. The current building is past its use-by date, and doesn't tell people they are valued! There's an opportunity to create a building that really works for the community.

7 key ways customers use the Kaikohe library at the moment

- Traditional library users reading and loaning books.
- Large proportion of customers come for the free wifi and public PCs.
- Lots of printing and scanning required.
- Digital help - provided by librarians to people who aren't digital natives.
- Meeting place, inside and outside the building.
- People come seeking social services support.
- Taitamariki and rangatahi engaging in digital activities - minecraft, etc.

Overall, the balance in Kaikohe is different from other Northland libraries. In Kaikohe, there's a lot more demand for wifi, printing and scanning, and social support services.

Learnings from Kawakawa Library/Te Hononga

What doesn't work so well?

- Rangatahi presence has reduced, possibly due to site layout conditions.
- A cafe space may have helped pull people in.
- Lack of activation in the cultural centre part of the building.
- Big library desk at entrance appears intimidating.
- Small size of library (239m2) means lots of functions and areas are very close together.

What works well?

- Kids love the terraces and the porthole window.
- Space has good acoustics.
- Brand new collection is good.
- There are some positive ecological aspects to the building design.

Aspirations for the library

- Design and features that reflect local māori identity, and makes people feel welcome and at home.
- Facilities that help whānau to help themselves.
- Separate, distinct areas.
- A good local history room.
- Small, silent study area.
- A dedicated digital space.
- Outdoor space - ideally secured so that library can 'spill out'.
- Incorporate social services desk/room.
- Public bookable meeting room.
- A stage/space for performances/workshops.



Auckland Central Library's childrens' area has playful spaces and a big Taniwha-themed mural wrapping around the walls.

Site Visit | Te Manawa

A community hub located in Massey, Tamaki Makaurau, this is the first fully-integrated community hub, opening in March 2019.

Te Manawa's services and resources include a library, council services, rooms for hire, commercial kitchen, studios, creative spaces, community programmes, work and study areas and a Citizens Advice Bureau. It serves the suburbs of Westgate, Massey, West Harbour and Hobsonville. It is part of the Westgate Town Centre development and has been awarded a 5 Green Star – NZ Custom Design Certified Rating by the New Zealand Green Building Council. It includes stormwater detention and re-use, solar power, sensory heating and air-conditioning.

"Te Manawa' was gifted it's Māori name by Matua Heta Tobin of Ngāti Whātua Ngā Maunga Whakahii o Kaipara, reflecting the buildings purpose to be at the heart of the community, a place where people are the life blood." - (Wikipedia)

REFLECTIONS:

This is a very large scale project and far more space than required for Kaikohe.

We noted that library services are spread-out and the management of the space is understaffed making the space hard to manage. Hireable spaces are not central to staffed areas or at the heart of the building, a lot of spaces are empty or not occupied. Being on a corner site allows for many entrances which works well as does connection to outdoor space.

Patai to consider?

- At which point does the space become a commercial enterprise, what is the mandate for revenue?
- What does a space look like as an interactive gallery – experiential, projection, space, curation – what is immersive design?
- How do we create storytelling in the space, so that it is allowed to change and evolve over time?

OBSERVATIONS

Books | Taitamariki Area | Downstairs

Dynamic spaces are used to encourage active play and exploration. There was some intial issues with taitamariki sliding down some of the elements but this is now being managed well.

Non-Fiction is sorted by reading level rather than author.

There are wriggle and rhyme activity mats, presentations and story time are at face to face level. The stage is a nice addition but perhaps not used as much as they had thought.

Eating in this space is okay, liquids are to be kept away from electronics/technology.

Recording Studio

This is largely used for podcasts and small music groups. It also has access to video editing equipment.

If group outcomes align with library outcomes, discounts are applied.

Gaming

They are starting to consider how to integrate gaming into the library space. They will have tikanga that games are educational only.

Game areas will be scattered around in open spaces rather then in an isloated room. Perhaps the controller will be rented from the library and all other componenets will be secured in lockable storage.

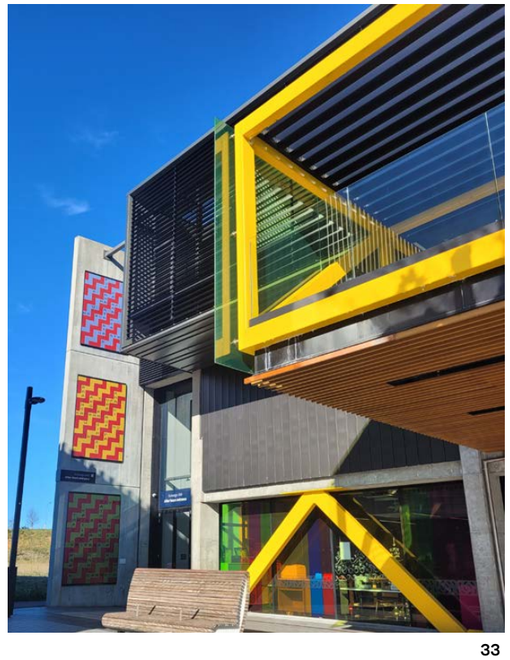
Makers Space

Need specific kaimahi to have the knowledge to manage this space. Laser print files are sent to librarians services who will provide the cutting service.

There is a focus on increasing community led capacity in skills connected to the Creative Makers Space.







Site Visit | Takaanini Community Hub

Te Paataka Koorero o Takaanini is a community hub and library named after Ihaka Takaanini paramount chief of Te Ākitai Waiohua. Opened in 2021 conceptualizing the hub was a community effort supported by kaupapa Māori co-design process called 'Te Kākano – Creating whānau centred spaces. The foundations for creating the service – A place where I belong, a place underpinned with Tikanga Māori'.

The centre is a a reo-rua facility where Te Reo Māori is seen, heard and spoken. Similarly to the demographic of Kaikohe, Takaanini has the highest number Māori per capita in Tāmaki Makaurau at 28%.

The built environment embraces community aspiration through design with a fully functional whare kai at the heart of the facility, providing a platform for whānau to connect with each other and giving the kaimahi the opportunity to move beyond the transactional interactions with whānau.

There is a rūma mātua (parenting room) for parents to care for their taitamariki in whatever way suits them. The wāhi Taitamariki is where children engage in active play, inviting noise and movement into the library space. There are interchangeable spaces which are used for dance classes and as a storage area for larger events held in the main library.

(https://www.librariesaotearoa.org.nz/te-paataka-koorero-o-takaanini.html APRIL 2022)

OBSERVATIONS

Māori Outcomes

The facility prioritises Māori outcomes.

They will always greet in te reo maori, as the pātaka kōrero is a bilingual hub. They have a Māori Pukapuka Bus, which goes out regularly to the Kura Kaupapa Māori.

Setting tikanga is important, with proactive setting of rules the responsibility for maintaining areas is given to the user.

The creative narrative which is featured in the main library space maps the river and harbour connections showing the importance of relationships between the areas and in the region

Lots of space and acknowledgement given to Atua Māori and Tupuna Rangatira.

Community Kitchen

The entrance houses the whare kai, a cup of tea allows multi-generational engagement, open to the community during open hours.

The pātaka kai receives food from the local schools regularly, through their reciprocal relationships.

Services

There are multiple Taitamariki programmes, a constant craft corner, sewing machines, a pantry full of resources and lockers for public use.

They have showers, shower packs and towels available to support the homeless, as many of this whānau actively use this function.

You will always hear music at all times, the library space is about engagement, and this makes clients feel more comfortable.

The staff don't have their own space, so they are always interacting with community. They enjoy the contact, but would have appreciated some down-time, to recuperate, for preparation and to finish tasks.

Spaces

Spaces are multi-functional and can be adapted to suit different events and requirements.

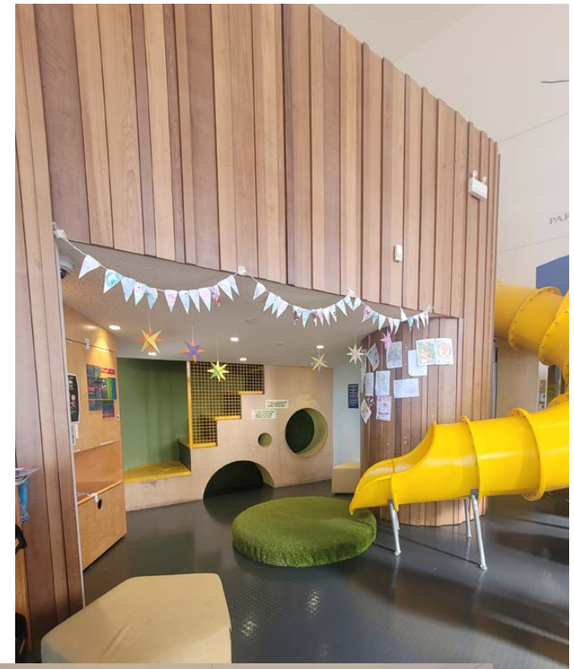
A pop-up exhibition space, which is small, and can be bi-folded into the main heart of the centre.

The main library space is also available for larger events, as the book shelves can be wheeled into other spaces and they have a transportable stage they can set-up for performances.

Shelves are intentionally low height so that eye lines can be retained across the space.

The chairs are stackable and the tables fold up and are easily wheeled around the space. Spaces are booked on a first in first served basis, as are the programmes.

Private hire of spaces has a charge for hire. If the event is driven by or for community the space hire is free of charge.



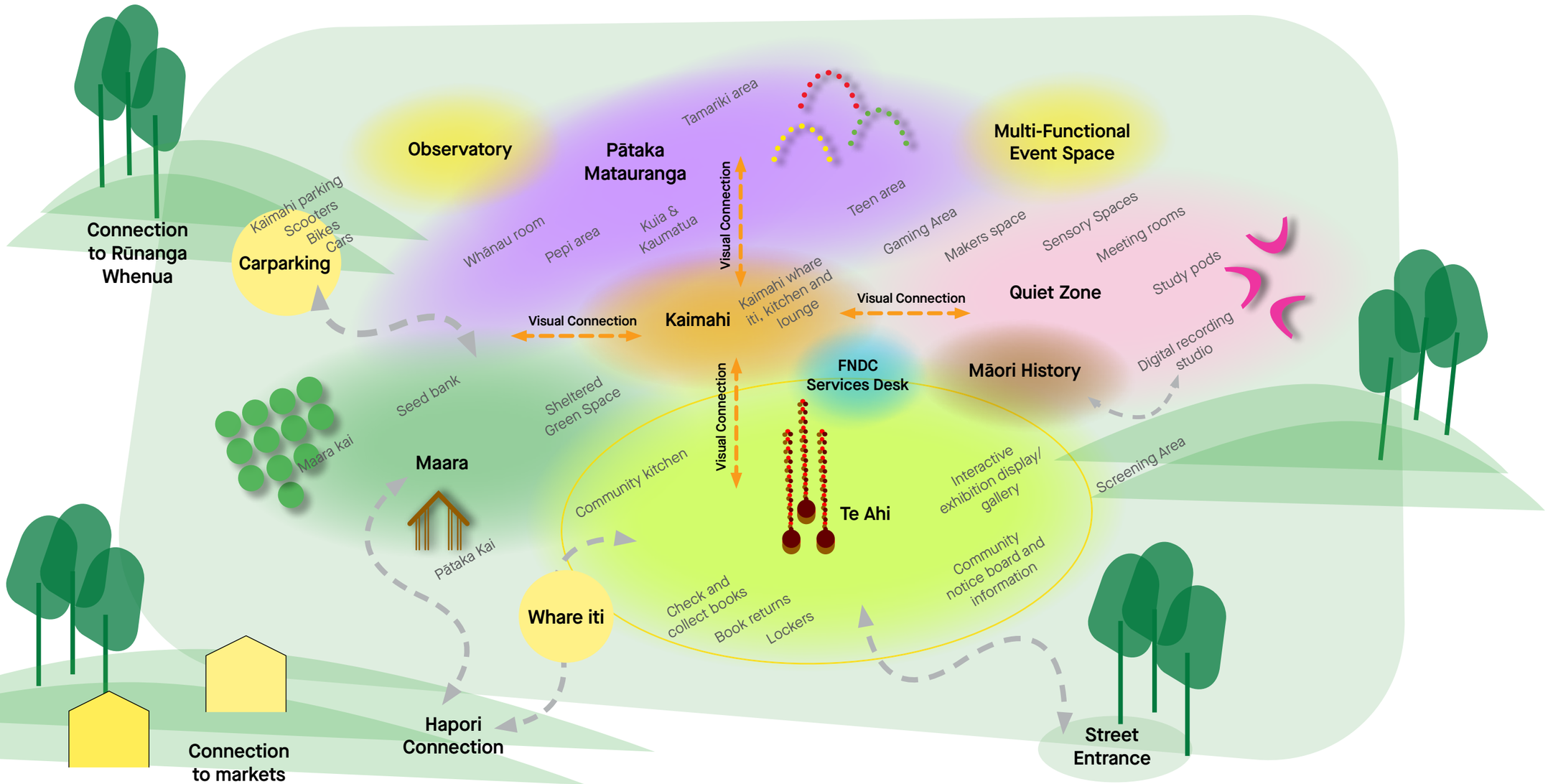


07
Brief

ĀKAU

Visual Brief

This abstract diagram captures and summarises the ideas and aspirations identified during the papamahi process.



Spatial Requirements | Public Space

Public Space

01 PĀTAKA MATAURANGA

Large flexible area with different sections, which are movable and accessible.

Access to other resources as well as pukapuka, storage to be considered and accessible.

Places to read and study, to wānanga as a small or large group, space for presentation, talks or story-reading in a group or one on one.

Area to provide accessibility to deeper knowledge but also provide points of entry for the curious or different age groups (baby / teen / adult).

Shelving to be movable and lower height similar to Takaanini, to allow for full site lines across the space.

02 TEEN SPACE

Equally exciting, inclusive, safe and relaxing. This space is a fun place to go, with easy accessibility to gaming areas, study pods, technology and creative making space.

Encouraging activity and respect, we engage a sense of pride and inspire learning through representation of their own cultural narrative, strategic play, future innovation and a connection to 'magical nature'.

This is a place where you feel safe, the books and knowledge feed us like the kohekohe berries fed Hone Heke and his whanau. There are multiple seating options (hanging pods, booths, cubby holes) there are places to collect together or hangout, or to be quiet / chill.

03 TAMARIKI & PĒPI SPACE

An active play area for pepi (babies), in close vicinity to the Teen Space, so that older kids have ability for passive surveillance in the library, while enjoying their time there. This area has physical play activities. Things are low to the ground and accessible.

To accompany, compliment this area there should be a Whānau Room for baby changing and nursing room for parents.

04 KAUMĀTUA / KUIA SPACE

Our kaumatua and kuia help us activate our Tane Whirikaha (roots system) and are the vessels for holding kōrero and whakapapa which connect into the whenua of Kaikohe.

Their area of the library should be at the heart of the activities, easily connected to extended service team and with access to hot drinks, meeting spaces and other necessary facilities. They require a space where they are able to come together and being together, this space needs to be wheelchair and disability accessible, with comfortable seating options. The general library space should be easy for them to navigate.

05 GAMING AREA

The Gaming Area was the most popular space in the FNDC Engagement Survey.

The kaimahi have suggested that this is an area accessible by all and closely monitorable through management from the reception / front desk area. Rather than in an enclosed space this will be in an open area so that is more easily managed.

There is access to VR Sets, pods, computers, headsets and large screens, these are protected and have securable protection considered, in the form of lockable cabinets. There is multiple seating and screen options with consideration given to lighting & acoustics.

06 EXHIBTION & EVENTS AREA

A flexible area, that would provide for individual, community, school and FNDC kaimahi exhibitions and displays. This space creates the opportunity for creating dialogue and connection through toi, art, culture and events in the form of storytelling, discussion, activity and wānanga.

A space to be used for events, lectures and engagement, potentially as a theatre space or a screening room. This is a room where kōrero and discussion is encouraged, an interactive learning space, the use of technology is important, as is the clear skin so that it can be changed regularly and used in many different ways. Simultaneously the space is flexible enough to be used for cake stalls, fundraising events, dance classes or storage for book-shelves when the larger space is required.

- Large clear walls for displays, hanging art or providing narrative
- Use of technology – projection and sound
- Lighting options
- Various space set-up options (thinking seating or staging areas)
- Secure area, able to be locked and closed – providing security protocols for art exhibitions and displays of value
- Some storage for seating or tables.

07 COMMUNITY KITCHEN

This space will be used to provide kai for the community and for community use, a food preparation space, and to support venue events and meetings.

This area is accessible by all users (including whaikaha whanau), during open hours, unless being used by commercial clients during space rental. This space will be supported by other spaces including.

Pātaka Kai: set-up to received food from community and maybe situated outside for 24 hour access.

Adjacent to internal and external seating areas.

Space to include a commercial 400l+ fridge, preparation benches, dishwasher and large oven with a stovetop. There is storage for community stores, including tea, coffee and milo.

08 TE AHI KŌMAU

The place where we connect the inside to the outside and vice-versa, it should be welcoming and self-guiding.

This is the central entrance, which is a multi-functional space to be used for different purposes.

Inclusion of community notice boards and interchangeable displays.

09 WHARE ITI

Should be accessible from both inside the building and outside so available out side of hours.

Spatial Requirements

Semi-Public Space

10 MĀORI HISTORY

FNDC Engagement	M & L History - 700
Taitamariki	5/5
Hapori	High Priority
Kaimahi	-

The Māori and Local History space has access to collections, digital material and online resources. This area provides ability to explore history and identity through historical materials, holding narratives of culture, hāpu, whenua and people.

There is priority given to the narratives of local hāpu and the network of maunga, waterways and marae.

Potentially located near the recording studio to allow for kōrero to be recorded and documented.

- Digital material – online collections.
- Protective display cabinets / stands for taonga
- Land records and maps

11 MAKERS SPACE

FNDC Engagement	Makers Space - 677
Taitamariki	5/5
Hapori	Medium Priority
Kaimahi	Workspace Priority

Access to arts, crafts and creative resources is important for our community. This type of programme or facility encourages community and connection, creating a comfortable and relaxing environment for different cultures, age groups and pursuits.

Regular programming will encourage attendance. Potential ideas for this programme could include storytelling, music and theatre, arts and crafts, rongoā Māori and create platforms for exhibitions and displays. Other classes could include coding, creating games, robots, dance and drama. The CMS could be a home for clubs.

There should be plenty of storage for resources, particularly or potentially – stages, sound equipment, sewing machines, tools, paper, materials. Consideration for permanent storage for 3D large laser printing machines and vinyl cutting machines. These will be operated by the services team, not public, so they can be positioned in a private area.

12 MEETING ROOMS

FNDC Engagement	Makers Space - 677
Taitamariki	5/5
Hapori	Medium Priority
Kaimahi	Workspace Priority

Meeting rooms should be flexible, to be used for gatherings, events, wānanga, study, preparation and presentations.

Meeting rooms should have good acoustic protection, adequate lighting, technology connectivity. The ability to make rooms larger or smaller and to open out to public break-out space will allow these spaces to be more active. Tables and furniture should be easily removable and reconfigurable.

Kaimahi have stipulated a requirement for:

- Meeting Rooms 1 x LARGE (20 people with screen, sink / coffee facility)
- Meeting Rooms 3 x SMALL (after hours, study groups and hui).

13 RECORDING STUDIO

FNDC Engagement	598
Taitamariki	5/5
Hapori	Medium Priority
Kaimahi	-

This space would be a soundproof room which could be used for performance practice, recording music, podcasts, historical kōrero and radio shows.

Adjacent there would be space for a sound mixer/audio interfaces, computers (digital audio workspace) / studio monitors, microphones x 2 to enable the ability to have a conversation.

The space would need to relatively large to fit 6 – 8 multiple people standing and a seating area / couch for jam sessions. Enough space for a drum kit, multiple guitarists, a brass and main singer.

Special attention should be given to acoustics and presentation back into the main space.

Security measures should be taken to allow for expensive resources equipment and potential storage.

This is a service that has been wanted by the community for a long time. Currently Te Kotahitanga E Mahi Kaha Trust is building a recording studio which would be large enough to house 6-8 people and contains an adjacent mixing area. They have a desire to run a local radio station from this space.

We would suggest a smaller recording studio be located within this kaupapa for podcasting, interviews, recording oral histories etc. An alternative option would be to soundproof a small meeting room for this use as required.

*Advice from the steering group is welcomed.

Spatial Requirements

Semi-Public Space

14 OBSERVATORY

The ideal location for a modern observatory are sites that have dark skies, clear nights during the year and are at high elevations. Kaikohe is situated 174 metres above sea level, claiming access to some clear skies and milky star maps, that feel like you can reach up and touch. The observatory would be a interesting addition to the other requirements of the space.

The priority for this space is to support the concept of Tāne Torokaha: Future Innovation and Technology (the potential opportunity to explore māramataka through this space, considerations for science and taonga tukuiho),

This space could also be used as an observation deck, marking the points of the sunrise and sunset on the solstices and directing our gaze off to the maunga, marae and wahi tapu around Kaikohe.

15 SENSORY SPACE

A sensory quiet room is specially design for users who would benefit from a relaxing, quieter space away from overwhelming and distracting environments. The features include mood lighting equipment and sound that helps set a desired mood. All elements contribute to a calm atmosphere whilst providing a stimulating distraction.

Accessibility and providing the same level of services for our whaikaha community is top priority for our whole community. Some thoughts and considerations from all our groups include wheelchair access and disability safe spaces, removal of all barriers for our disability whanau (physical / sensory / intellectual), technology for better interaction and experience including big screens, headsets, large-printed material and tactile resources, a sensory quiet space with a hearing pod. All spaces should consider these needs, technology should be used to enhance experience.

16 STUDY AREAS

FNDC Engagement	Study Pods - 699
Taitamariki	Important
Hapori	Highest Priority
Kaimahi	Important

This is an important element of this development. They will be various spaces for study to allow for multi-user spaces and pods to support spaces for large groups to team study and spaces for individual study. There may be couches, beds and beanbags.

Each study pod will have charging facilities and power-points.

There are thoughts provided around cubby holes and hanging pods in the shape of leaves or trees, particularly the kohekohe tree, reference to beehives, kohanga and views to the sky.

Users will include school classes, home school, kaumatua / kuia, remote workers, researchers, community groups, whānau, individuals.

These spaces may be used for relaxing too, possibly have spaces for audiobooks with headphones. They may be spread throughout the location to use space cleverly or support services provided in different areas.

17 SCREENING AREA

FNDC Engagement	-
Taitamariki	-
Hapori	Highest Priority
Kaimahi	Important

There is some priority put on providing a screening area within this development. This would be used for many outcomes including the communication of local histories, connecting to local destinations and tourism and to be used as an interactive digital learning space.

Considerations for this space would include projection options, sound – speaker placement, seating areas and accessibility, house lighting system, differently-abled consideration (visual or hearing impaired) and acoustics. This space could be considered alongside an exhibition / gallery area and would be shared with the community, local artists, event organisers, programme developers and schools for displays and events.

This space contributes to encouraging technology and innovation for the future. With the consideration of high definition technology we are providing opportunity and accessibility to our community, that encourages kōrero, discussion and conversation. We are providing additional platforms of communication and engagement for different groups and organisations in the town and extended rohe.

18 24/7 LOCKERS

FNDC Engagement	24/7 Lockers - 466
Taitamariki	-
Hapori	Medium Priority
Kaimahi	Important

24/7 lockers are not a priority assumed by the community / taitamariki when compared to other facilities, this is something that should be considered for general security opportunities. This request has been echoed in the kaimahi engagement, where the requirement is to have a safe hold for lending hardware, like computers and tablets, also routers. They may be in different places, the lending hardware behind the desk and accessible by kaimahi and the security lockers somewhere in the library where people are able to access the facility without requiring support. There should be some consideration given to large vs small security lockers, valuables may range from mobile phones and carkeys to large bags or luggage. Consideration should also be given to staff belongings and how these are secure while staff are working. What is the protocol for schools as they enter the library, are they required to leave their bags behind before using the library / books / resource space? This is a question for kaimahi, in the setting of tikanga for the future.

The more effective the secure lockers are for both community and staff, the more we contribute to providing a safe and secure environment.

General public lockers, consideration of sizes, variety smaller and larger (PUBLIC SPACE)

Kaimahi belongings – how to provide additional security for kaimahi who are working (PRIVATE SPACE)

Library resources – loan computers, tablets and routers, loan assets of value (SEMI- PRIVATE SPACE)

Spatial Requirements | Private Space

Private Space

KAIMAHI WORK SPACE

FNDC Engagement	-
Taitamariki	-
Hapori	-
Kaimahi	Important

Front Counter & Kaimahi Work Spaces

- This is a large self-contained space which has direct connection to kaimahi workspaces: storage, lunchroom / meeting room, and own toilets.

There should be easy access to other parts of the library including the books, maori and local history room, and gallery exhibition spaces. The Front Counter will have access to Tech Storage, to support check-in and check-out of hardware. A priority for this space should be given to security and safety for staff.

This area is to support the library kaimahi (up to 4 people) plus also have space for the FNDC customer services team members that will be working on site (this could be another 4 people). There should be adequate desk space, storage area for various resources (activities / creative makers space, sewing machines and materials) as well as stationery, printing supplies and general venue management supplies.

Design to consider both the working activities of the kaimahi and the down time, a space to rest and retreat, to have some restorative time away from the public.

- Meeting room (10 people) / lunchroom (to be private and sound proofed).
- Kitchen facilities – fridge, sink, dishwasher, zip boiling water, microwave.
- Staff toilet
- 8 desks (4 at counter and 4 internal) GUESS
- Emergency Exit consideration to front door
- Workspace for programme preparation – big table
- Space for processing booking, cataloguing of resources
- Appropriate lighting

08
Appendix

ĀKAU

Hapu Report

Basic report on both PapaMahi and Community engagement.

Both Tamaiti and I enjoyed our time spent at the papamahi with the young people from all the different schools around our rohe, The sharing of korero/Whakapapa was really strait foward and to see some of our young people's minds tick, soak up korero and produce ideas/models was amazing, the presentation had snappy transitions that kept the young people engaged throughout the few hours that I was present was awesome.

Tamaiti shared a lot of whakapapa from Rahiri down and around the Tupuna of Kaikohe and How the Hapu of Te Uri o Hua,Takatoke, ngati Kura come about here in kaikohe/Opango. There was some amazing stories of the Papahu that guided Hua to Maikuku and stories he shared on Te Tiahotanga a beam of light, I then picked up from where Tamaiti left off with a korero around an eternal flame that burns in all of us and the light beam that our tupuna Paratene spoke on.

The community engagement at Te Kona was also interesting, the sharing of whakapapa was pretty much the same.

Main Hapu points

- Share korero on Hua,Maikuku,Ruakino,Taniwha,Te Kiore to more recent times.
- Share the true history of Opango and how Hua acquired the whenua.
- Share how The three hapu come about.
- Share Korero on Tupuna who rarely get mentioned.
- the extent of tahae whenua by early settlers, pushing Hapu to the outskirts of Kaikohe to make way for the town.
- Te Tiahotanga.

1.Te Tiahotanga-beacon of light.

This Korero is in reference to a Korero Our Tupuna Paratene Te Ripi spoke on, this was around a beacon of light that would shine out of kaikohe to the surrounding areas, this was a name put on to a whare Karakia and I believe it was the first whare Karakia to reside right in kaikohe, in a place by the West school, at that time kaikohe saw a mas move towards this whare Karakia where Hundreds flocked to this beacon.
The idea of a beacon makes sense as Kaikohe is and has been the central and high place of both coasts, it's quite a controversial place that has fronted a lot of kaupapa like war both against Maori andthe English, it has presented us with a lot of influential people through time that changed the face of our country in all sorts of different realms.
Later on down the track this name was used by Nga Hapu o Kaikohe with the stand against gun violence in Kaikohe.

2.Te Ahi Ko Mau

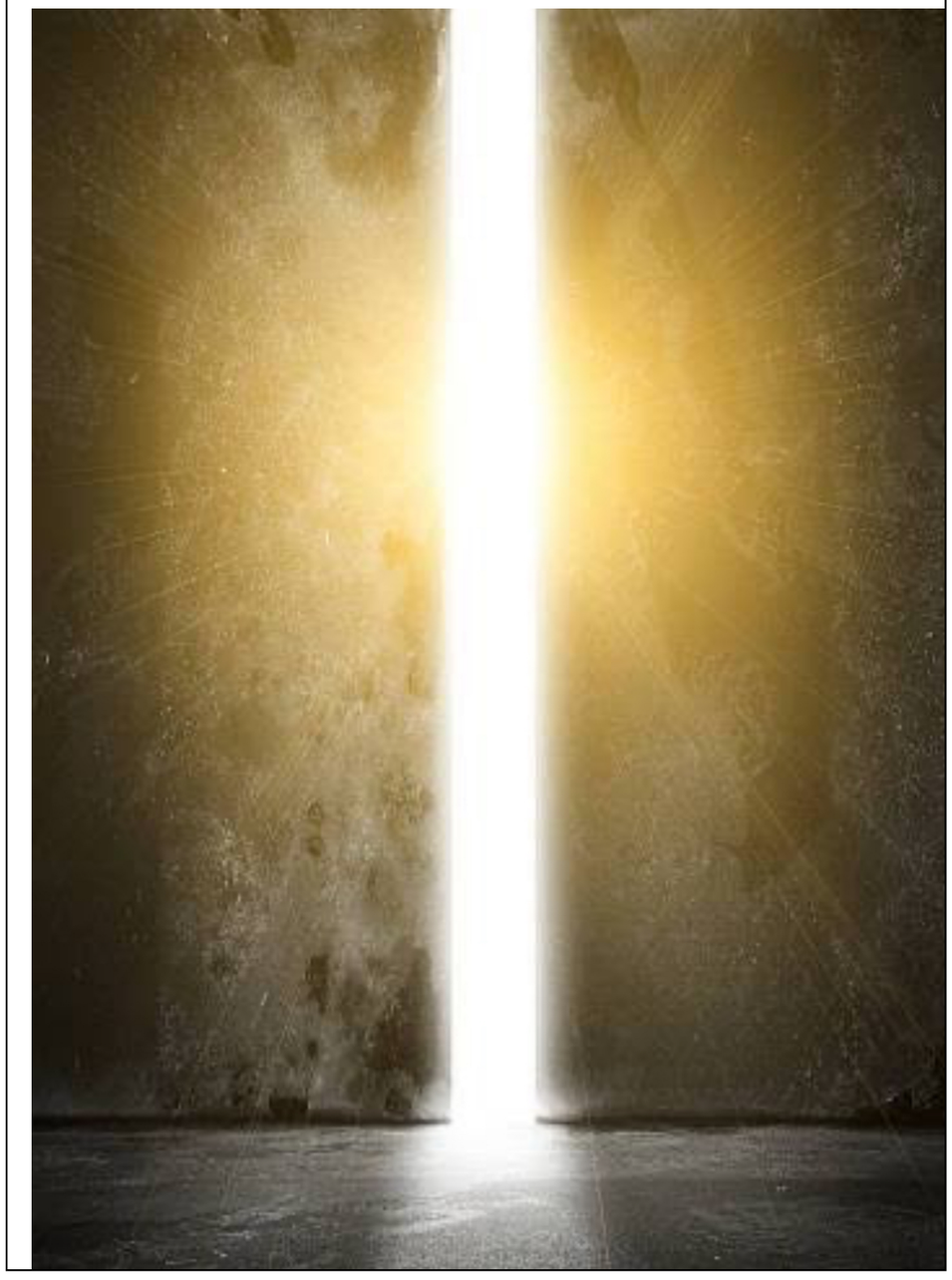
This is a Korero about a Ahi that burns in all Maori, there is a lot more to the Korero, it is quite a sacred deep Korero which I won't go too deep into but my hightlight point is around the flame that burns within us, one that expels pure light.

Korero ki Au

The concepts of both Te Tiahotanga and Te Ahi Ko Mau can lay parallel with eachother in one korero it involves All Maori and the other is a korero right from the Kainga,
To put this concept in a pictorial way, I see a centralized Ahi/light beam shooting up with People sitting around this Ahi (circle) with their hands cupped like they are holding something precious. Around this circle is an exchange of korero,energy and laughter. What I see is a flame/light that brings hope, that Luminates pure intelligence, emulates devine energy.
The light of the Ahi bringing out the colors and definition of each face in the circle with both Ahi and person feeding off each other's light like an infinite circuit.
The Darkness presses at the backs of the people around the Ahi, with bright light pushing through the gaps of each person.
This lay out could be looked at in many ways, the people around the Ahi may be whakairo of Tupuna that have kept that fire alive, the Ahi being the main building,
Here are a few references pictures that don't do much justice but it may prompt further ideas.

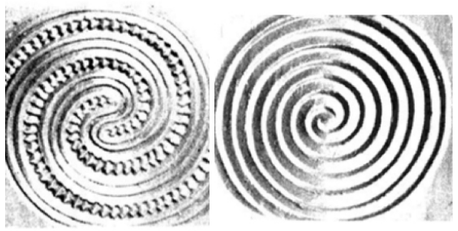
Hapu Report





Hapu Report





I look forward to exploring the possibilities of where these concepts may go moving forward and I’m excited to see how the team pulls a concept together from all the input gathered by Hapu the Papamahi with our young people,and the community engagement that took place at Te Kona.

Report by Floyd WiHongi

eclipse architecture

GMC architects

ĀKAU

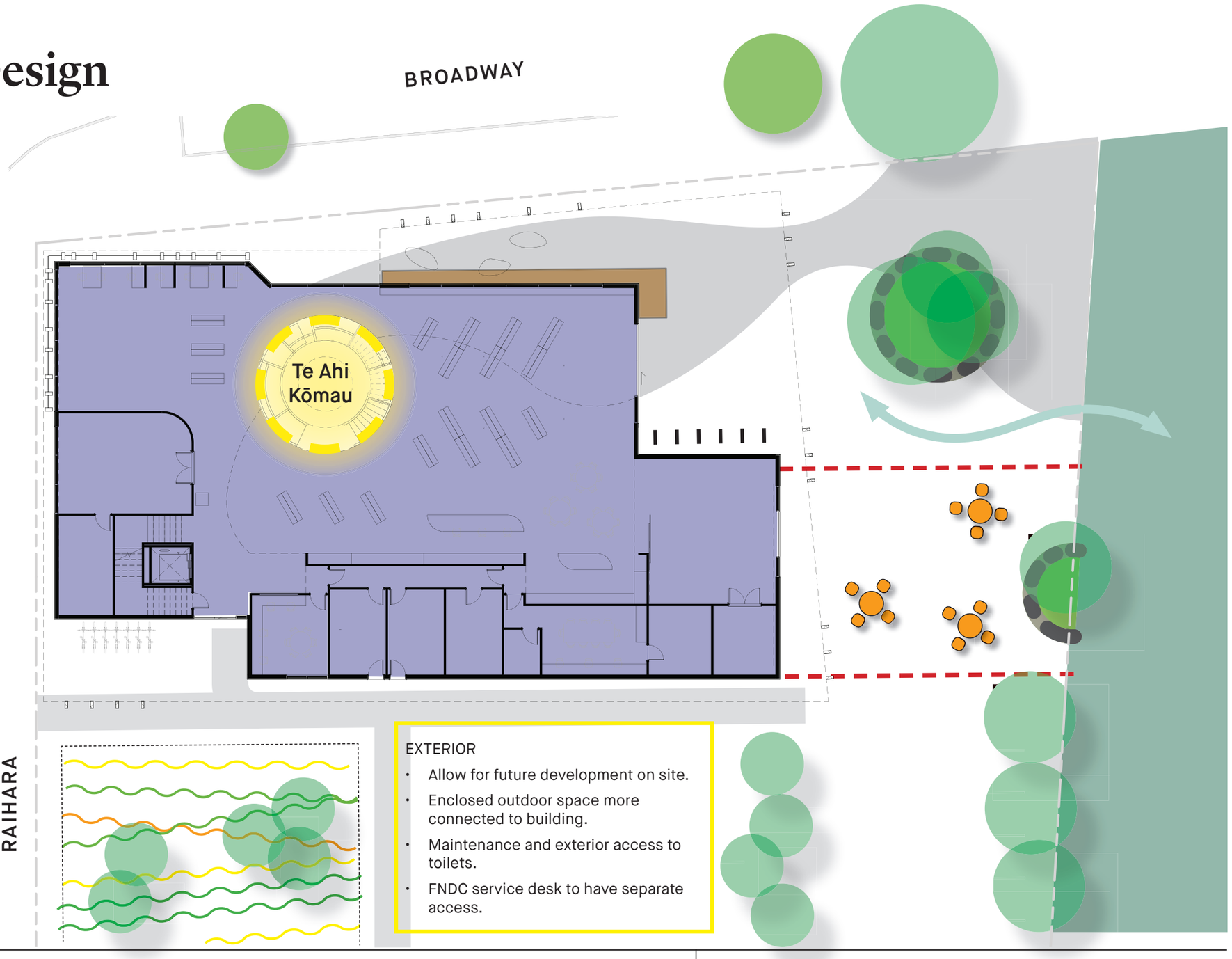
Te Āta Haere

Concept Design Document
17 September 2024

Previous Design Feedback

INTERIOR

- Kaimahi identified concerns around acoustics and lack of visual connection to mezzanine spaces.
- Te Ahi Kōmau to accommodate 30 tamariki.
- Māori Collection to be closer to the entrance but mindful to keep secure.
- Number of hui rooms from 3 down to 1.
- Hui space also to be used for podcast - sound proofing.
- More workspace required for kaimahi area.
- Community Kihini able to be closed off and utilised as part of bookable community space.
- Teen space overly large.
- Kuia/kaumātua need designated space.
- Library service desk to feel more secure.
- Gaming Space enclosed.
- Makers Space larger and connected outside.
- Removal of slide.
- Max 2 staff - sight lines.

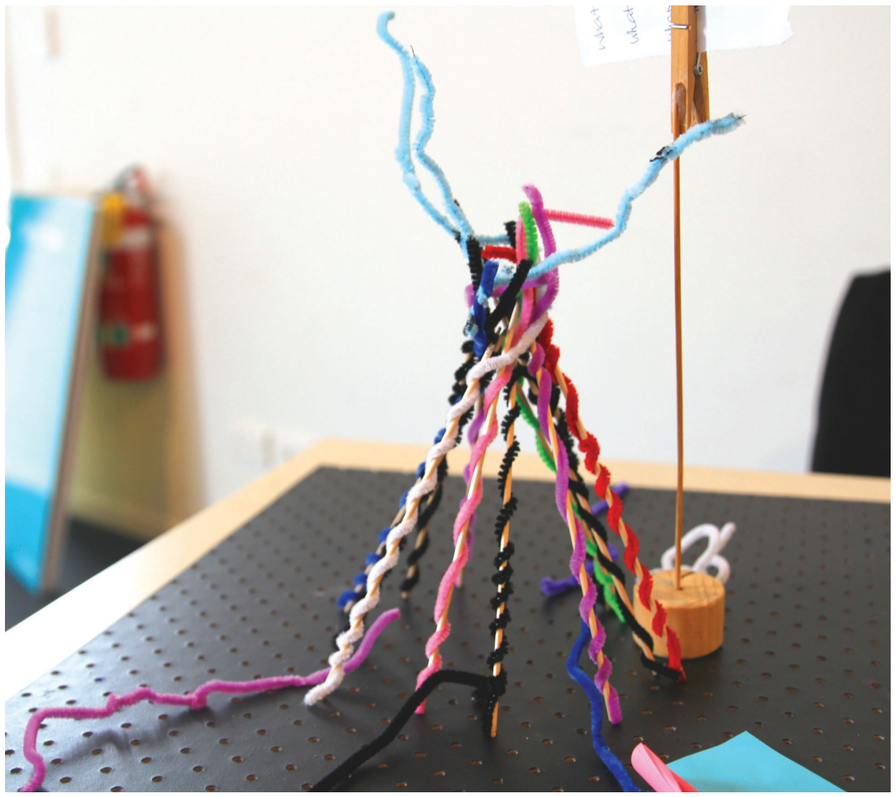


EXTERIOR

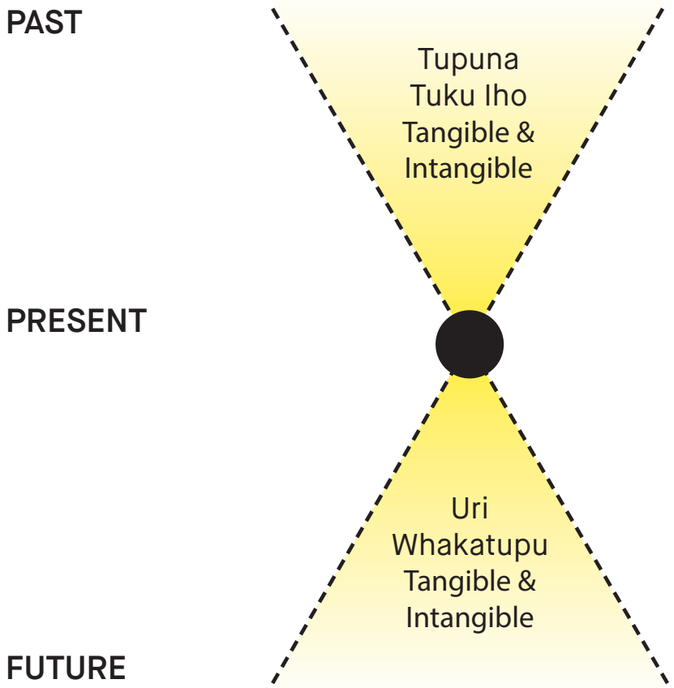
- Allow for future development on site.
- Enclosed outdoor space more connected to building.
- Maintenance and exterior access to toilets.
- FNDC service desk to have separate access.

Matauranga Framework

> **The black cords bring the interconnection between our whakapapa, whenua and physical place here in Kaikohe. All of the colourful strands represent our people, all of their ngakau, visions and ideas that they bring to the space.**
>
> **~ Hapori Member**



Hapori Member Concept Model



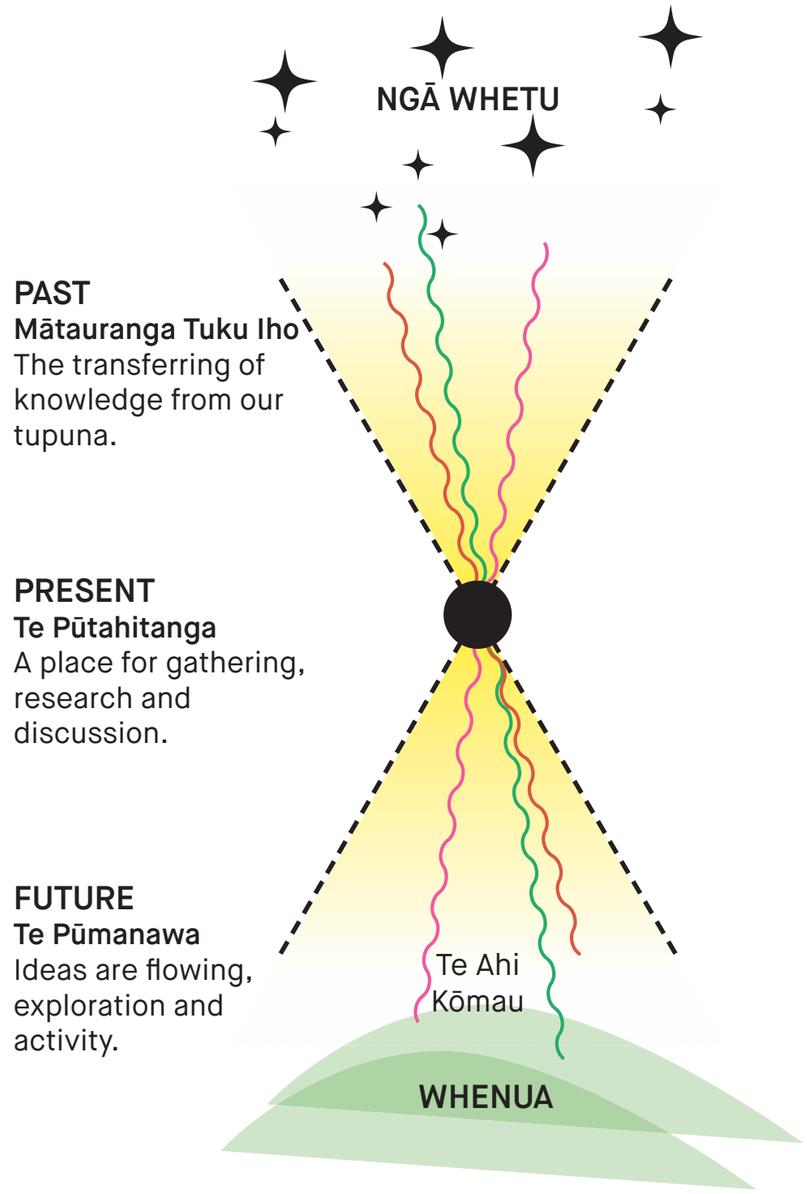
provided by Tukaha Milne

Te Ahotanga Concept

Te Ahotanga highlights the sacred connections from Ngā Whetū, through the building to the Whenua. The transmission of knowledge between people through these threads is experienced throughout the building through the spatial forms and activities within.



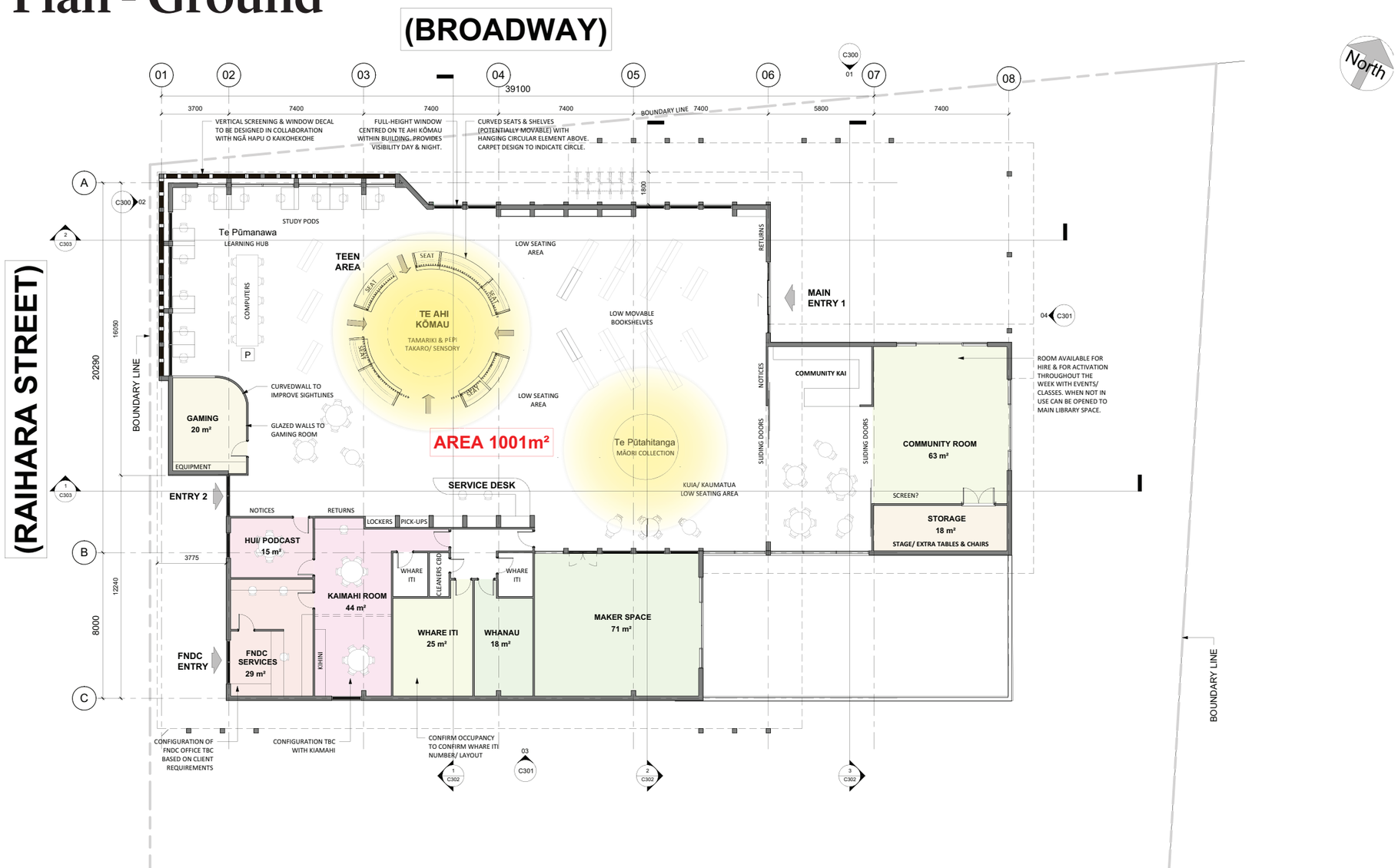
Like this muka sample, the aho, threads can run vertically through the space, crossing over to create openings and places of interest and exploration.



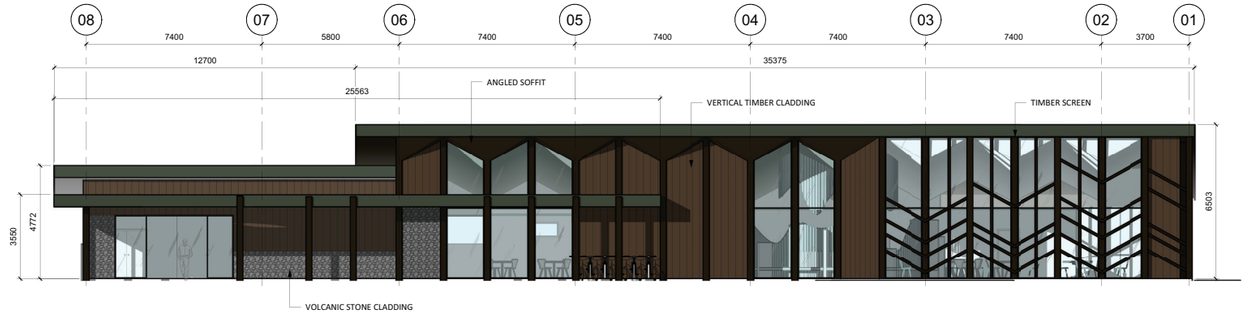
Site Plan


North
BROADWAY ROAD
RAUHARA STREET
BOUNDARY LINE
BOUNDARY LINE
BOUNDARY LINE
FOOTPATH
CANOPY OVER
MEETING SPACE
MAIN ENTRY
AREA 1001m²
ENCLOSED COURTYARD
GARDEN / LANDSCAPED AREA
POTENTIAL FUTURE DEVELOPMENT
19 CARPARKS
ENTRY /EXIT
PUBLIC TOILETS

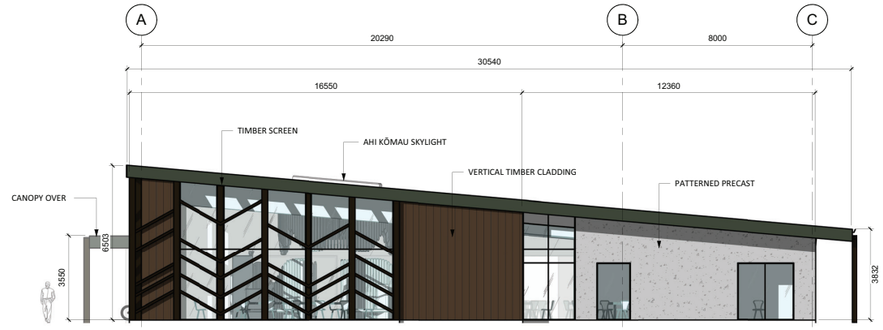
Floor Plan - Ground



Elevations

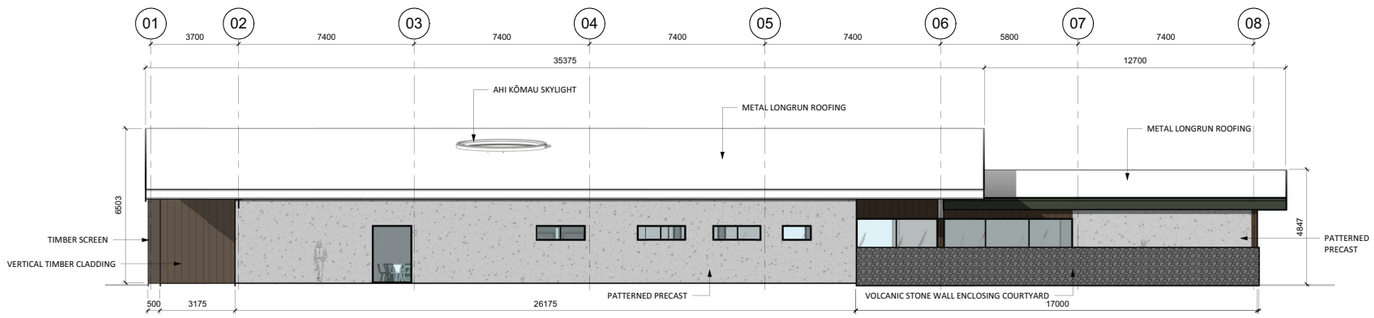


01 NORTH - STREET VIEW (BROADWAY)
C200 A1 Scale: 1 : 100

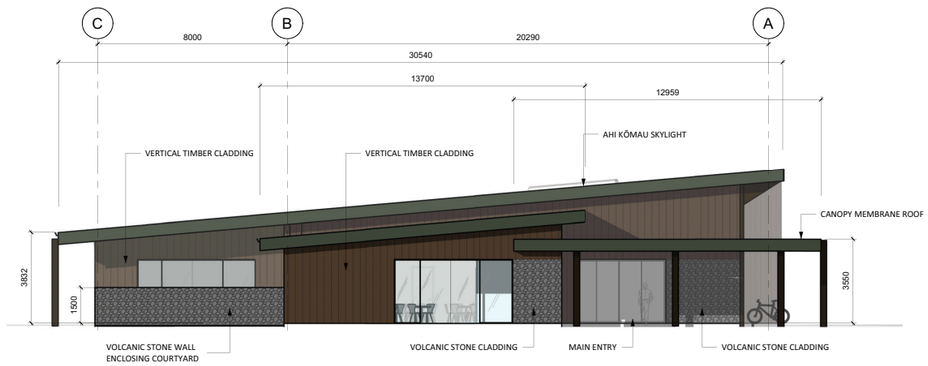


02 WEST STREET VIEW (RAIHARA STREET)
C200 A1 Scale: 1 : 100

Elevations



03 SOUTH
C200 A1 Scale: 1 : 100



04 EAST
C200 A1 Scale: 1 : 100

View - Entrance



View - Intersection



Te Ahotanga
Ideas that can be integrated into the facade that represent the threads and connections from Ngā Whetū, through the building to the Whenua.





View - Enclosed Courtyard



View - Te Ahi Kōmau



View - Te Ahi Kōmau at Night



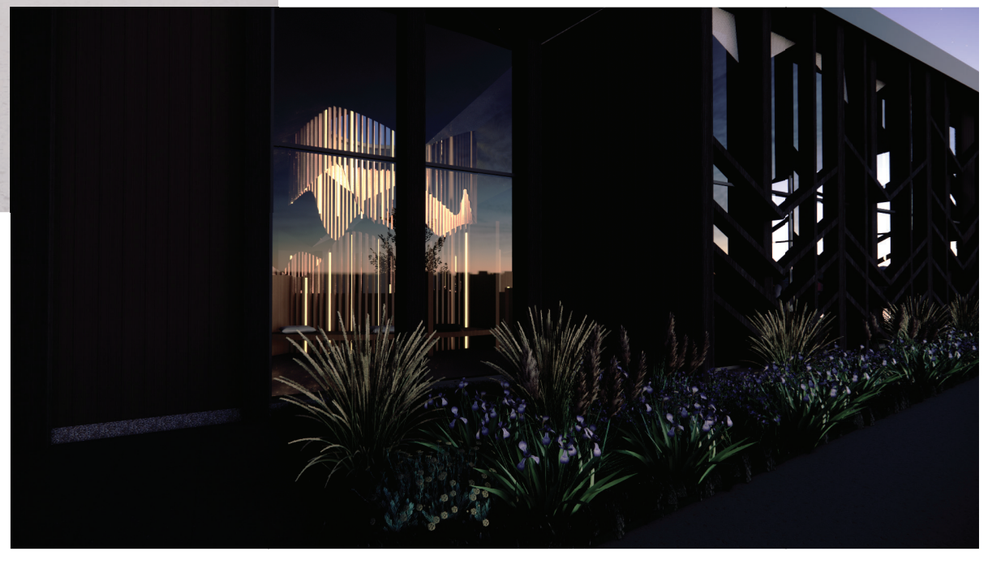
View - Te Ahi Kōmau

Note:
Renders are indicative only.
Details and materiality
are yet to be designed.



View towards main entrance

Night view looking in towards Te Ahi Kōmau



7.2 CHIEF EXECUTIVE REPORT - PERIOD JULY - SEPTEMBER 2024

File Number: **A4912454**

Author: **Philippa Boye, Executive Assistant and Facilities Management**

Authoriser: **Guy Holroyd, Chief Executive Officer**

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to provide Elected Members with an overview of key activities across the organisation for quarter one of the 2024/2025 financial year.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

The Chief Executive's report to Council presents an overview of activities that Council undertakes.

TŪTOHUNGA / RECOMMENDATION

That the Council receive the report Chief Executive Report - Period July - September 2024.

TĀHUHU KŌRERO / BACKGROUND

The Chief Executive's report to Council is attached and covers a detailed overview of progress against Council's activities.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

This Report is for information only.

PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or budgetary provision needed as a result of this report.

ĀPITIHANGA / ATTACHMENTS

1. CE Report to Council - A4912439 ⇩

Far North District Council
Te Kaunihera o Tai Tokerau ki te Raki

CHIEF EXECUTIVE'S REPORT

Period: July – September 2024
Update on key operational activity

Chief Executive's Introduction

The purpose of this report is to provide Elected Members with a snapshot overview of key activities across the organisation for this quarter.

The Chief Executive's focus during this time has been on –

- **Infrastructure –** with both three waters and transportation services returning to FNDC, there's been a focus on providing better information to Elected Members on infrastructure matters to inform better decision-making. Following a consultation process, a realignment of the infrastructure group occurred and will ensure more in-house engineering capability. Resourcing remains a focus in this area. The government announcements in Local Waters Done Well have meant a focus on water data and develop the strategy to deliver Water Safety Delivery Plans. While work on regional infrastructure funding applications progressed, the government announced Regional Infrastructure deals so the organisation has started to consider our approach to this should our region be selected as one of the first five to provide 'light touch proposals'.

- **Relationships –** Whangarei District Council joined the other Northland Councils in the council-controlled-organisation arrangement with Northland Inc. Strengthening FNDC's relationships with Northland Inc is key to our district's economic success and saw the strategic leadership teams of Northland Inc and FNDC discuss a more collaborative approach to social procurement, regional development and communications. There have been a number of positive discussions with Grant McCallum (Member of Parliament for Northland) and continued strengthening relationships with Far North Holdings.
  I would like to acknowledge the passing of Des Mahoney in September, secretary of the Ngākahu/Ngākohu Whānau Ahuwhenua Trust and was integral in the decommissioning of the Kauri Dam in Te Hiku. I'd also like to acknowledge the passing of Laurie Byers in July who served as a councillor, deputy mayor, and community board member in the Far North.

- **Strategic Direction for the Organisation –** Staff have received a number of key messages from me about the importance of customer service, embracing Te Ao Māori, delivering value for money, strengthening our evidence-base to enable good decision-making and supporting each other as colleagues. This has been distilled into an internal organisational strategy which has been shared with People Leaders in September and will be shared with all staff.

Other significant pieces of work include:

- Hearings one to five of the Proposed District Plan completed with a further two scheduled for October
- Phase one construction works completed at Te Pūawaitanga - Bay of Islands Sports Hub in Waipapa
- The Building Consents Authority (BCA) achieving 100% compliance in Building Consents and Code of Compliance Certificates
- A continuing reduction in the average working days for a Resource Consent to be processed with reduced reliance on external consultants
- Ka Irihia – Te Reo Māori Action Plan completed and presented to Te Kuaka
- Internal Te Pae o Waho classes level 1,2 and 3 were launched in Māori Language Week with an overwhelming response (80 registrations of interest)
- Representation Review verbal submissions heard and final proposal adopted with no objections or appeals received
- Councillors voted unanimously to retain the district's Ngā Tai o Tokerau Māori Ward at an extraordinary meeting held in September

- Development of the first State of the Far North *Road to Recovery* evening for interested parties to hear about council's vision for delivering on core priorities and taking the District forward
- Celebration of Matariki Puanga through a mixed media art competition organised by our Libraries
- KompSat satellite imagery, a satellite which observes the earth's environmental, infrastructure, and agricultural changes, made public so planners, community groups, landowners, developers and the general public can view these changes - Satellite Imagery with Swipe Tool (arcgis.com)
- Formation of a staff, Councillor and community members group to tackle road maintenance and improvement concerns in the North Hokianga region
- Progress on the Kaikohe Library and Civic Hub with demolition of vacant buildings at the intersection of Broadway and Raihara Street completed
- Drafting of the Annual Report, to be finalised in October
- Lifting the level of infrastructure reporting Committee and Council receive

Delivery & Operations

Building Services

The Building Consents Authority (BCA) has started the new fiscal year strong with 100% compliance in both Building Consents and Code Compliance Certificates. A total of 126 building consents were issued for the month of July.

The BCA is currently preparing for the external audit in early October which will be conducted by International Accreditation NZ (IANZ).

In July 2023, the new fee structure was introduced which will see the BCA shift to a user pay's model reducing the reliance on ratepayers. The period ending June 2024 looks to be the first year that the BCA has covered the cost its operational expenses (we are waiting on the final report to confirm this).

The Business intelligence team is working with the building compliance team to dashboard all functions; this is making the business more efficient and easier for the team to manage, the territorial authority report is changing to this new format to match the BCA.

At the end of August, the BCA have achieved 100% compliance. Building Consent and Code Compliance Certificate compliance for the year are both 100%. Average working and calendar days for building consents are 8 and 16 days, while code compliance certificates are 6 and 17 days.

The BCA is tracking well with its internal audits and looks forward to the IANZ audit in October this year.

The building industry is facing an unprecedented slow down due to economic conditions and this looks to still be for the near future.

The BCA focus is on training and updating all systems and processes for better efficiency to enable peck ability when workloads return to normal.

The Territorial authority is installing Business Intelligence (BI) to all work streams which is making a significant difference to the management of the function and enabling a clean of all outstanding task.

Part of this data clean has found that our community currently has close to 4000 outstanding CCC's, that is building consents that do not have a code compliance certificate.

Compliance

Monitoring

Monitoring received 282 Requests for Service (RFS) in July/August 2024.

A total of 110 noise complaints were received and responded to during this period (62 July and 24 August). Response times of 77.2% and 90.5% were achieved for urban areas and 100% and 66.7% in rural areas.

There were 55 parking tickets iussued in July 2024 and 14 in August 2024. The district's sole Parking Warden was on extended leave during August resulting in the low number issued.

Animal Management

1,144 RFS's were received for Animal Management in the July/August 2024 period, 115 urgent and 1,029 non-urgent. A large proportion of the non-urgent RFS related to administrative registration queries. Officers responded to urgent RFS (within 1.5 hours) and non-urgent RFS (within 3 working days).

118 dogs were impounded in during July and August 2024. 112 were released from the shelter. In terms of the dogs released, 32 were claimed by their owners, 8 taken by a Rescue Group and 10 were adopted out to a new home. A total of 62 dogs were euthanised due to not being claimed by an owner and not meeting the criteria to be rehomed.

There were 71 infringements issued during July and August by the Animal Management team:

- 36 x failure to register dog - s42

- 25 x not under control – s53(1)
- 2 x Failure to confine – s52A
- 7 x breaching dog control notices – s20 (5)
- 1 x Wilful Obstruction of an Officer – s18

The end of August 2024 saw a total of 6613 dogs registered across the district.

Environmental Health

A total of 41 Food Verification audits were completed in July and August 2024.

During July and August 2024, 33 good host visits were completed by the Environmental Health Services team. The level of service target is that 25% of licensed premises are visited once every four years.

A total of 225 Requests for Service (RFS) were received in July and August 2024.

Resource Consents

Application Trends

In July we received 101 applications received, up by 25 from the month before (June 2024), with August showing a further increase up to 107 resource consent applications received. Although there remains two Senior Planner vacancies, the two planning team leaders have not required the services of consultant planners.

Engineering is a slightly different story, due to limited internal capacity and vacant positions within the engineering team, we continue to heavily depend on consultant engineers for business as usual.

July Performance Metrics

In July the Resource Consents team issued 29 decisions under the Resource Management Act subject to statutory timeframes and reported to the Ministry for the Environment (MfE).

Twenty-seven of these consents were processed within statutory timeframes. Only 2 consents exceeded statutory timeframes which has resulted in a 93% compliance rate for the month of July.

The team processed a further 72 various applications that are not recorded by MfE.

August Performance Metrics

In August, the Resource Consents team issued 47 decisions under the Resource Management Act subject to statutory timeframes and reported to the Ministry for the Environment (MfE).

Forty of these consents were processed within statutory timeframes. Only 7 consents exceeded statutory timeframes which has resulted in an 85% compliance rate for the month of August.

The team processed a further 60 various applications that are not recorded by MfE.

Improved Efficiency and Future Focus

The substantial improvement in our compliance rate for July and August is directly attributed to our now almost fully staffed resource consent planning team and consistently working through the legacy consents.

Property and Facilities Management

Property Management

Property Management's focus through July and August has been training new staff and recruiting to complete our team. We now have the positions of Property & Contracts Officer and Property Support Officer filled, with the latter joining the team on 23rd September.

A major focus has been putting time aside with Technical Officers to work on the maintenance plan for the Turner

Centre. FNDC officially took over ownership of this in July when the Agreement to Manage and Use between The Kerikeri Civic Trust and FNDC was signed.

A workshop with Elected Members was held to determine the future of 11 Matthews Ave, Kaitaia. The workshop was a success, with clear guidelines established on steps to follow.

Our team have been working closely with our Contractor and tenants in the Housing for the Elderly village in Ahipara regarding a large stray cat population. Our contractor, with the aid of NRC has successfully humanely captured 21 cats in the first week. As part of this work, we have also engaged a local vet who ensures each cat is checked for any microchip and identification of ownership.

Healthy Homes inspections for all tenanted Housing for the Elderly units have commenced, with a work programme to be put in place to remedy any issues identified.

Technical Operations

Technical Operation's focus for July and August has been on working the mobilisation of our Community Facilities contract with Citycare Property Ltd and transitioning back into a business-as-usual approach. We are getting familiar with a new system to assign jobs and view progress "Event Manager", exploring a new tool to begin auditing our assets with and trialling a new "activity" approach rather than ward (meaning our technical officers will be dedicated to an activity e.g parks and reserves).

Time was dedicated to working on historical requests for service which we will still be working over the next few months.

After identifying the increasing number of requests for service regarding trees, the team carried out bulk tree assessments, and we are now evaluating the data we compiled and reviewing the next course of action.

Our priority over the coming months is continuing to build processes to set our new contract up for success and continuing to focus on service delivery.

Full copies of the bi-monthly Delivery & Operations business report are available here:

- May – June 2024
- July – August 2024

Planning & Policy

Climate Action & Resilience

Community Adaptation Programme

Stage One of the Community Adaptation Programme has commenced (see figure below). Under this Programme, Council follows an adaptation planning cycle and supports communities to contribute to decisions on adapting to flooding and coastal hazards, like sea level rise, erosion, and inundation. The project is in phase one, (preparation, context, and scoping). Depending on the outcomes of early engagement, the project will move to phase two in early 2025 which is defining the community's values and objectives and completing a detailed vulnerability and risk assessment.

Staff have**:**

- Sought early guidance from the Kaikohe Hokianga Community Board and Te Hiku Community Board Members.
- Finalised general introductory key messages and tangata whenua key messages.
- Engaged kaimanaaki hapori, community advisors to support early engagement and relationships-building.
- Drafted Part 1 of the Community Adaptation Programme Plan, that is seeking direction from Te Kuaka in September.

Staff are continuing to:

- Finalise a risk assessment and mapping tool.
- Develop kaupapa Māori risk assessment supportive resources.
- Work with the kaimanaaki hapori to start early engagement with their communities.
- Develop adaptation planning resources to support communities to jumpstart their adaptation planning.



Figure draft project area

Climate Action Policy

- The Climate Action Reference Group have met three times and aim to confirm the draft Implementation Plan, Implementation Guidance and Monitoring and Evaluation Plan for the Climate Action Policy at its September meeting.

Emissions inventory and reporting

- Council staff are currently measuring our organisation's 2023 financial year and 2024 financial year emissions footprint. This is an audited process to meet the annual emissions reporting requirements under Council's adopted Climate Action Policy. The 2023 financial year will be the baseline year. The 2023 and

2024 financial year reports are due for audit in early November and will be presented to Te Kuaka and then to Council early 2025.

Future of Severely Affected Land (FOSAL)

- Staff have commenced a FOSAL Programme to categorise land that was severely affected by the North Island Weather Events of 2023. Council needs to advise the Crown in December 2024 on its findings and whether a further funding agreement is required. In the last quarter, a project team has been recruited, and staff have begun developing policy and assessment methodology. Staff have also initiated a first pass risk assessment to identify potential impact hotspots, where there remains a high level of risk to properties. The categorisation of freehold land is planned to commence in late September and to be completed in November. A Kaupapa Māori Project Lead has been recruited to engage with iwi and hapū on the Whenua Māori Pathway offered by the Crown.

Integrated Planning

District Plan

Hearings One to Five of the Proposed District Plan (PDP) have been completed. Hearings Six and Seven are scheduled to start on 21 October 2024.

The Minister for the Environment has approved the Far North District Councils application for an extension of time to 27 May 2026 to issue decisions on the PDP under clause 10A Schedule 1 of the Resource Management Act 1991.

The PDP hearing schedule has been amended to ensure that the PDP considers Te Pātukurea Kerikeri-Waipapa Spatial Plan which is currently under development. This amended schedule also breaks up rezoning hearings to reflect the scale of submissions received and allows for rezoning hearings to be held in each of the wards. Hearings will now finish in late November 2025 (change from September). This change will not impact on the Council decision on the PDP being made by 27 May 2026.

A PDP variation to capture a small quantum of land use zoning errors and minor text errors was approved by Council on 12 September 2024. This will be notified under schedule 1 of the Resource Management Act 1991 (the Act). Changes being sought in this variation will be included in the upcoming hearings process and will not impact on the Council decision on the PDP being made by May 2026.

A Financial Contribution chapter is currently being developed. A workshop with Te Kuaka - Te Ao Māori Committee was held, and a briefing paper was subsequently circulated to Elected Members. Any variation must go through an engagement process with Iwi authorities in accordance with the Act, be formally approved by Council and be notified by the end of February 2025 to not impact on Council decision on the PDP being made by May 2026. Staff recommended in the briefing paper to notify a financial contributions chapter after Council decisions. Elected Members have not advised staff that this approach is not supported.

Growth Planning & Placemaking

Work is underway on developing one site specific Reserve Management Plan (RMP) for each Ward.

Consultation on Simpson Park was undertaken in June 2024 and the draft RMP for Simpson Park is being prepared.

A Council agenda item in July 2024 endorsed reclassifying Rangitoto Pa from a recreational reserve to a historic reserve. Staff are in the process of establishing a partnership model with mana whenua to now progress the Rangitoto Pa RMP.

Work at this stage on the Rawene domain RMP cannot progress while hapū engagement regarding existing activities at the site is underway. Due to this, approval was sought from the Kaikohe Hokianga Community Board to undertake a RMP on the Kaikohe Memorial Hall reserve to progress an RMP in the Kaikohe Hokianga Ward.

- Work is progressing on a Council Reserves Network project, which is required to rationalise land across the district that has historically not been correctly recorded with Far North District Council or predecessor as owner at the time of subdivision. Staff are working with LINZ on data requirements to enable the titles to be issued.

Staff have been working with the Hapū Rōpū and elected members on the draft growth options for the Te Pātukurea Kerikeri Waipapa Spatial Plan project. Staff will also be working with the stakeholder groups in the month of September 2024. A workshop with elected members is scheduled for October 2024 to confirm the growth options in preparation for public consultation. This workshop will also provide a high-level assessment of infrastructure requirements for each option and will also be an opportunity to share with elected members the outcomes of the stakeholder workshops, and from the Hapū Rōpū.

Work is progressing on the District Wide Spatial Strategy project, with a draft framework for iwi and hapū partnership in development between planning and policy and Te Hono. It is expected that this framework will be able to be used for all Council projects that are at a district wide scale. The framework will be workshopped with Te Kuaka - Te Ao Māori Committee on 25 September 2024.

Placemaking for Taipa is currently being concluded, with a report going to the Te Hiku Community Board in October 2024 seeking adoption of the Taipa Placemaking Plan.

Placemaking for Russell is progressing well. In September 2024 Council endorsed a six-month trial starting in late 2024 that converts the southern extent of The Strand (Cass to Pitt St) to limited vehicle access and converts the northern extent of The Strand (Cass Street to Kent Street) to a shared space.

The Kaikohe Placemaking project has recently commenced, and staff are developing a steering group with mana whenua and community representatives. This project was formally endorsed by the Kaikohe-Hokianga Community Board at their July 2024 meeting.

The Housing and Business Capacity Assessment was completed in August 2024 and has been circulated to elected members, stakeholders for the Te Pātukurea Kerikeri Waipapa Spatial Plan and to submitters on the PDP. It has also been shared with the PDP Hearing Panel and is available to view on the Council website. It has also been circulated within Council to help inform other projects such as the Housing Strategy.

Strategy & Policy

- Council endorsed Te Rerenga - Taitokerau Northland Economic Wellbeing Pathway on 12 September 2024. Development of the strategy was done in collaboration across the four Northland councils. Northland Inc facilitated the development of the strategy with oversight from the Joint Regional Economic Committee. The engagement process produced valuable feedback and insights. Te Rerenga was developed with the support of a steering group made up of representatives from Te Kahu o Taonui, Whāriki, Northland Inc, Joint Regional Economic Development Committee, Tai Tokerau Regional Public Services Commissioner, Northland business and community leaders. The strategy has been endorsed by Te Kahu o Taonui, Northland Regional Council, and Whangārei District Council. Northland Inc is facilitating the development of an implementation plan which will include the Far North District Council.
- The Solid Waste Strategy Working Group has developed draft goals and objectives and are finalising the draft Waste Management and Minimisation Plan (WMMP).
- Implementation planning is underway for the Te Tai Tokerau Regional Accessibility Strategy and Toi Mana Arts, Culture, and Heritage Strategy. Teams across Council are feeding into the implementation plan. Staff will attend the Accessibility Action Group October meeting to discuss implementation planning.
- Housing Strategy – Interim Action Plan is progressing. The Housing and Business Capacity Assessment has been completed, therefore the research into temporary accommodation and the gap analysis can now be completed.
- Written submissions have closed for the Dangerous and Insanitary Buildings Policy. Staff are making the necessary arrangements to facilitate the verbal submissions. An analysis of submissions report will be presented to Council following the verbal submissions.

- Two bylaws - Control of Earthworks Bylaw and Land Drainage Bylaw have been reviewed. Research and Options Reports were presented to Council in September 2024. Staff will attend the Drainage Committees meeting in September 2024 to discuss issues and problems regarding the Land Drainage Bylaw.
- The draft Keeping of Animals Bylaw was approved for consultation by Council on 12 September 2024. Consultation will open on 23 September 2024. Councillors requested that the consultation period be extended, therefore the consultation period will now be open for 8 weeks. It is expected that the draft bylaw will be of high interest to the public.
- A draft research report has been completed for the Local Alcohol Policy. Staff will present the research findings in a workshop to Councillors prior to presenting a Research and Options Report to Council.

Strategic Relationships

Key Achievements

- Te Pae o Waho classes commenced in line with Te wiki o te reo Māori, with an uptake of 80 registrations of interest.
- Ka Irihia – Te Reo Māori Action Plan completed and presented to Te Kuaka.
- Representation Review verbal submissions heard and final proposal adopted with no objections or appeals received.
- Fresh Service goes live in August. The ticketing system tracks and centralises all Elected Member requests and enables staff to triage requests, allocate to appropriate areas of organisation for action, and respond to Elected Members.
- Kororāreka/Russell Placemaking Project - consultation has been completed and projects that came from the consultation have started to be implemented.

Te Hono

The role of Te Hono is to implement Te Pae o Uta – Te Ao Māori framework, enhance our understanding of our mana whenua partners and their priorities to foster stronger partnerships, gain a deeper understanding of our objectives to improve outcomes for mana whenua partners and Māori and work across the organisation to develop the guidance and training needed to enable us to succeed in this area.

Achievements:

- Kaiwhakangungu Reo Māori role recruited and Reo and Tikanga Te Pae o Waho classes started.
- Te Pae o Uta dashboard completed and being utilised to help teams monitor their progress and 6-weekly check-ins with teams progressing.
- Te Pae o Uta publication endorsed by Te Kuaka Te Ao Māori Committee.
- Te Pae Waiata developed and launched with Waiata Wednesday at Te Ahu.
- Te Pae o Uta drop-in sessions continuing at Kerikeri and Kaikohe offices.
- Ka Irihia – Te Reo Māori Action Plan completed and presented to Te Kuaka.
- Far North District Council Reorua Strategy developed.
- Council Meeting - Māori Wards vote – Mihi whakatau and manaakitanga support.
- Māhuru Māori – Te Wiki o te reo Māori support alongside libraries:
    - Kapu Tī and kōrero
    - Whatu Creative Tukutuku
    - Storytime
- Kaupapa nui te taha ō ngā hapū:
    - WWTP Whatuwhiwhi engagement with hapū
    - Stormwater Allen Bell Drive - Awanui
    - Hihi Bridge remediation and repairs – engagement with hapū
    - Support Property and Facilities and discussions with Ahipara Hapū on the Moringaehe pouwhenua proposal
    - Kohukohu WWTP working group establishment
    - Kerikeri Reorua strategy support
- Eight reports to Te Kuaka – Te Ao Māori Committee September hui.
- Te Kuaka Workshop – district-wide spatial strategy and iwi governance, Climate Adaptation tangata whenua partnership, participation engagement.
- Contributing to Waitangi Day 2025 preparations as part of a working group.
- Rating Relief and Whenua Māori working group representation.
- Climate Change Adaptation support.
- Te Pātukurea support.
- Health Safety and Wellbeing support.
- Quarterly New Starters Induction support.

Democracy Services

Democracy Services are responsible for the statutory requirements associated with the official meetings of Council. We operate within two core pieces of legislation: the Local Government Act (LGA) and the Local Government Official Information and Meetings Act (LGOIMA).

Achievements:

- Representation Review verbal submissions heard and final proposal adopted with no objections or appeals received.
- “Working with elected members training” delivered to staff alongside Stakeholder Relationships.
- First Youth Portfolio meeting with Portfolio holder Cr Felicity Foy to establish their vision for the Portfolio.
- Second hui with Ngāpuhi Iwi Social Services staff to identify ways to work together and engage with youth. Agreed to collaborate on the 2024 Kaikohe Christmas Parade event.
- A total of 32 formal governance meetings and workshops delivered this quarter.
- Supported Citizenship Ceremony held in Chambers.

Stakeholder Relationships

Council is committed to developing sustainable, beneficial relationships with the community through improved funding opportunities and empowering local communities. A key role is to support community boards to achieve targeted outcomes and connect people and communities.

Achievements:

- Fresh Service live from 19 August to track and centralise all Elected Member requests and triage and allocate to appropriate areas of organisation for action.
- Staff training programme on Working with Elected Members in progress.
- Waitangi Working Group have met and is progressing with Council support for Waitangi week across Communications, Economic Forecasting, Traffic Management and Technical Operations.
- The Disability Action Group has met twice over this period and discussed the possibility of a name change. The new name – Accessibility Access Group would mean that they are aligned with the Te Tai Tokerau Regional Accessibility Strategy. The Group meet with staff from Communications and Engagement to discuss possible recruitment videos and educational videos.
- Commenced a working relationship with Ngāpuhi Iwi Social Services on a Christmas event in Kaikohe with staff representation on a working group.
- Initial meeting with Sport Codes (pre-Council Workshop held 3rd September). Met as a group and then with all codes individually to re-establish relationship with a focus on future plans for Te Puāwaitanga.
- After a request from the South Hokianga Community Board rep the voice mail/answer phone message for all I-sites was updated with a local voice recording rather than AI voice being used to provide a more culturally appropriate pronunciation.
- After a combined community board workshop and consultation with Northland Regional Council, up to 42 tsunami sirens will be installed over the Far North District. This work has started with the majority of them now installed.
- Jane Hindle entered the Kororāreka/Russell Pop-Up Recycling Service into the Local Government New Zealand Awards in the category of Engaging with Communities. This project was highly commended, Belinda Ward accepted the certificate on the last night of the conference.



Photo 1: Staff with members of Hokianga Hapū roopu



Photo 2: BOIWCB Chair Belinda Ward accepting LGNZ award

Work in Progress

- Youth Portfolio discussions with Council Representatives Councillor Foy and Councillor Rākena completed.
- Regular Chairs meeting with a focus on improved reporting and delegations to community boards.
- Community Awards timeline created with costs and collateral created.

Across the Community

- Participation and member of the Te Tai Tokerau Collaborative Funding Forum: objectives to improve collaboration, optimise funding, enhance outcomes and community benefit.
- Key relationship Northland Regional Trails/Pou Herenga Tai and the implementation planning. Significant piece of work to ensure Far North development of cycle and walking trails across every area which includes business development opportunities.
- Kai Ora Partnership programme - joint workshop 2024 review and 2025 planning. Includes working with Healthy Families (rangatahi kaitiaki session)
- Business Association and local business group - support and advocacy with a number of local business associations. Work in progress.
- Strategic connection with Sport Northland/Creative Northland and Volunteering Northland - includes information sharing, community board planning, strategy planning and implementation.



Kaikohe-Hokianga Community Board

- Hokianga Hapū group meeting regarding further development of Rawene with key Rawene Domain leaseholders and council staff. Report to Community Board to be developed to outline opportunities from collaborative working group.
- Kaikohe Placemaking Project - the steering group has been formed, created and agreed to a term of reference and two meetings held to date.

- Parnell Street, Rawene - footpath has been completed. This work allowed for added missing sections of footpath between the village, Rawene Hospital and Rawene Primary School creating a safer route for pedestrians and school children.



Bay of Islands-Whangaroa Community Board

- Kerikeri Domain Revitalisation Project - planting has been completed. Clinton Rameka and his team from Ngāti Rēhia Environmental Trust deserve a special mention. Not only did they undertake the landscaping and planting of the trees, but they also donated several seats located around the domain.
- Montrose Road Rubbish Collection Point - consultation has been completed. Letter drop to 35 mailboxes with a total of 17 returned. 11 of which were in support in the removal of the rubbish collection point. A report will be presented to the Bay of Islands-Whangaroa Community Board advising them of this. Additionally, several RFS were received asking that the rubbish collection point be removed from Waimate North Road and Te Ahu Ahu Road, Waimate North.
- Moerewa Recycling Centre - meeting with Community Board Member Roddy Hapati Pihema, Waste Management Manager and Council staff, regarding the condition of the Moerewa Recycling Centre. Roddy has agreed that he will put posts up on Facebook reminding people to correctly sort their recyclables. It has been agreed that in four weeks, time all parties will met again to discuss if further steps are required.
- Kororāreka/Russell Placemaking Project - consultation has been completed and projects that fell from the consultation has started to be implemented. Part of the project was the trial of closing The Strand. The Bay of Islands-Whangaroa Community Board recommended to Council that Council approve a pilot commencing late 2024 for six-months, during which the use of The Strand is changed to essential vehicle access only from Cass Street to Pitt Street with the remainder of The Strand as a shared space. Council ratified this decision at their meeting on 12 September 2024.









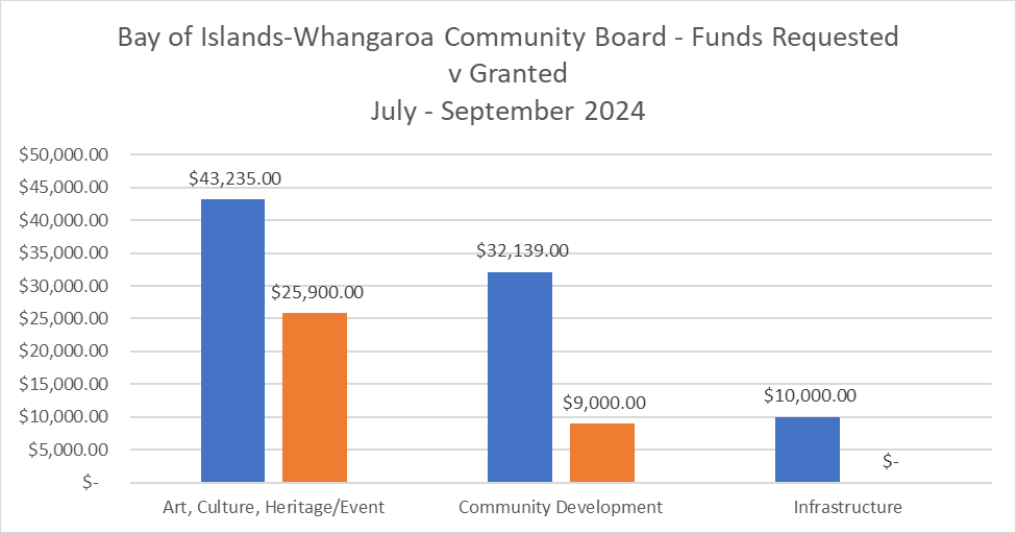
Te Hiku Community Board

- Land Drainage Bylaw due in October will not lapse and is going to the next Council meeting.
- Demolition of the old Kaitaia Swimming Pool was completed.
- Community delighted with the Te Hiku Sports Hub with its state-of-the-art aquatic centre, gymnasium, and hydrotherapy pool.
- Footpath program due end of September.
- A new working group was formed to address the Karikari Peninsula Flooding issue.
- Mangamuka Gorge is on track to be opened before Christmas.
- Council adopts final proposal for representation review and the retention of the name Whatuwhiwhi subdivision is confirmed.
- Hihi Bridge project expecting to finish in early December
- Council confirms 30 year lease for Te Rarawa Rugby Club
- Cable Bay Block Road footpath has made a huge difference
- Kaitaia Airport options presented at August workshop - almost there
- Council is looking at capacity of Kaitaia Cemetery.
- National Hikoi 10 October planned from Cape Reinga to Parliament on Treaty Principles Bill
- A Japanese Film ‘Beyond Goodbye’ was filmed in Mangonui early this year which comes out in November.

Funding

Bay of Islands-Whangaroa Community Board

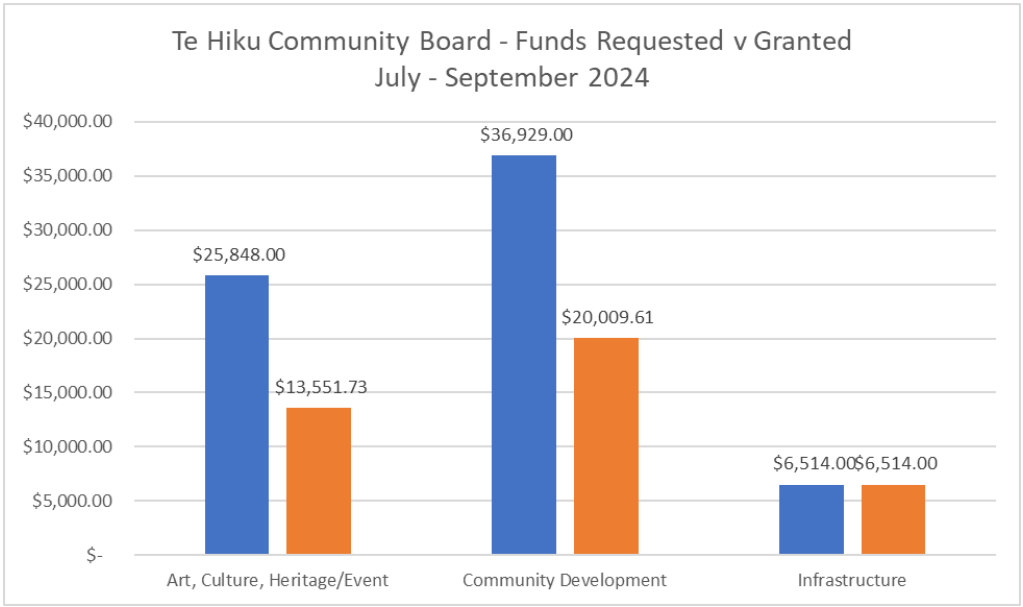
- The Board started the financial year with $301,609.
- The board received 14 applications for funding in the amount of $85,374 and granted $34,900.
- One application was withdrawn as alternative funding was sourced, three applications were declined, and one application was left to lie while alternative funding information is sought.



NB – the amount requested is shown in blue (left pillar of each type) and the amount granted is show in orange (right pillar of each type)

Te Hiku Community Board

- The Board started the financial year with $246,811.
- Te Hiku Community Board considered 11 applications for funding in the amount of $69,291, granting $40,075.34.



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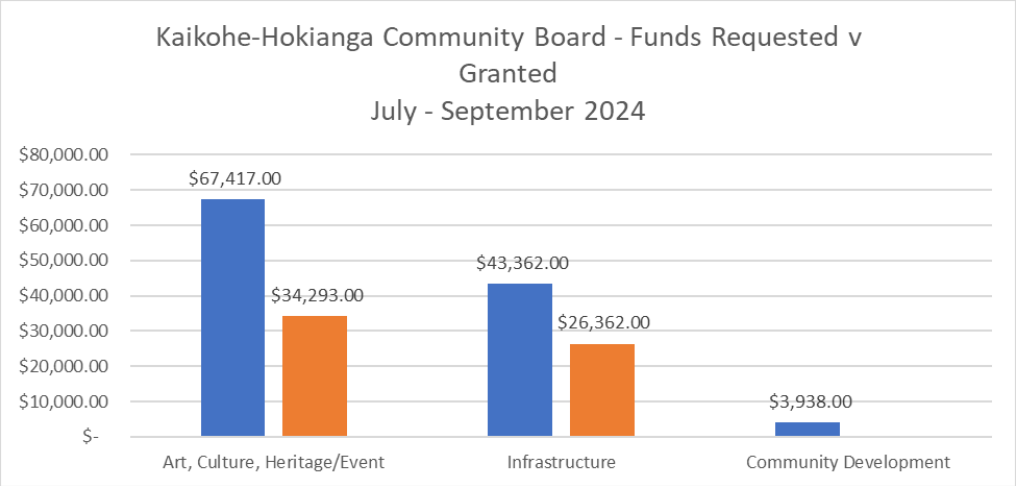
Kaikohe-Hokianga Community Board

- The Board started the financial year with $206,927.
- This Board considered 15 applications for funding in the amount of $114,717, granting $60,655. An additional $50,000 from the Board's placemaking funding has been allocated to placemaking in Kaikohe, subject to the Council's Placemaking team coming back to the Board with a report outlining what projects would be funded by this grant.
- One application was declined by the Board in this quarter.



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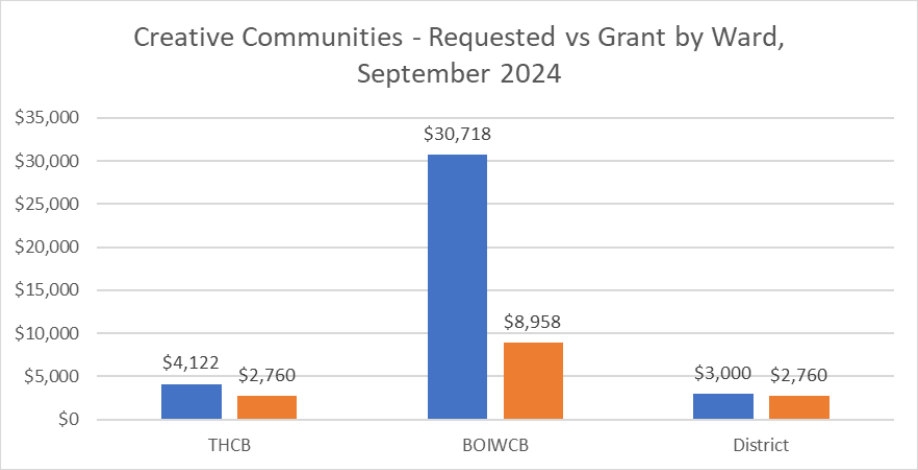
Creative Communities

The Creative Communities Committee is formed mostly of members of the wider Far North District Community who volunteer to consider applications four times a year (March, June, September, and November/December). Two Councillors sit on the committee by appointment of Council (Cllr Foy and Cllr Rakena).

The Committee considered 8 applications for funding at their September meeting, requesting $37,840 and granted $14,478 to 6 applicants. Applications included dance workshops, Circability community sessions, a participative community art project, two festivals and a new, local written and developed musical.



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An online application form able to be used through our funding platform, SmartyGrants, was provided to us from Creative New Zealand and was used for the first time in this funding round. Feedback from applicants that used it this funding round has been positive – they appreciated that they were able to start an application and come back into it and update it over time before submitting their application and found it easy to use.

Other Funding Matters

The Community Grant Fund Policy is the guiding document for Community Boards when they make their funding decisions and is currently under review. Workshops have taken place with each community board, as well as staff affected by the policy, over the past year to ensure their feedback is incorporated. The draft policy has gone back to each Community Board for approval before being put before Council before the end of 2024.

The Funding Application Form is being updated and will go live at the start of October 2024. A guidance document will be created for outlining each Board's priorities, to assist applicants when making applications.

A Strategic Funding Plan workbook is also being developed with the intention that community workshops will be able to be held to work with community organisations to help them be funding ready and to aid them to submit stronger applications.

Later in the month a collaborative planning session for 2025 will be held with key funding stakeholders. This has been organised by the Principal Advisor, and will involve reflecting on the activities of 2024, planning actions and activities for 2025, discussing the options for a combined community funding expo in 2025 with funders, and reviewing the funding calendar and Strategic Funding Plan workbook. It is hoped that this meeting will become a regular gathering of the larger funders and organisations (such as Foundation North, DIA and Sport Northland) that are involved in funding and larger projects within the district to allow collaboration between funders to enable more projects to take place.

Health, Safety and Wellbeing

Achievements

- Engagement with 129 staff around critical risks.
- Engagement with 147 about the new HSW strategy 2024-2026.
- HSW training provided to 38 staff.
- No lost time injuries (LTIs) due to work injuries.

Hazard and Risk Management

The Health, Safety and Wellbeing (HSW) team are focussed on managing FNDC's risks, in particular critical risks. A critical risk is one that will occur infrequently but has serious consequences to health should it occur. Following consultation with staff in 2023 six critical risks were identified because of activities carried out by FNDC staff. The critical risks identified are listed below:

- Driving on Council business
- Lone working
- Psychosocial hazards
- Contractor management OHS
- Site Visits
- Threatening behaviour towards front facing staff

Each quarter the HSW team focusses on reducing the risk to staff conducting activities that involve critical risks. Table 1 shows the various ways the HSW team has worked with staff in regard to managing critical risks during Q1. 129 staff were engaged through workshops and team talks etc.

Table 1: HSW lead activities conducted during Q1 2024

Q YR	Date	Topic	Presenter	Team	No.	Description
Q1 24	31/07/24	Contractor Management	IW	Ventia	1	Audit
Q1 24	31/07/24	Contractor Management	IW	FNHL	1	Audit
Q1 24	1/08/24	Site visits - JSA	KTHA	Monitoring	11	Team talk
Q1 24	9/08/24	Site visits - JSA	KTHA	Animal Management	11	Team talk
Q1 24	27/08/24	Psychosocial hazards	KTHA	All staff	58	Team workshop
Q1 24	28/08/24	Site visits - JSA	KTHA	Building Compliance	11	Team talk
Q1 24	12/09/24	Contractor management	IW	Ventia	1	Audit
Q1 24	19/09/24	Site visits - JSA	KTHA	Resource Consents	12	Team talk
Q1 24	23/09/24	Psychosocial hazards	KTHA	All staff	23	Team workshop
Q1 24	25/09/24	Site visits - JSA	KTHA	Technical Operations		Team talk
Q1 24	26/09/24	Psychosocial hazards	KTHA	All staff		Team workshop

Health, Safety and Wellbeing Strategy 2024-2026

The new 2024-2026 HSW strategy was developed during Q1 with engagement from across the organisation.

Table 2: HSW engagement with staff on the new HSW strategy during Q1 2024.

Q YR	Date	Topic	Presenter	Team	No.	Description
Q1 24	12/08/24	Strategy review	IW	HSRs	2	HSR engagement
Q1 24	16/08/24	Strategy review	IW	HSRs	5	HSR engagement
Q1 24	21/08/24	Strategy review	IW	All staff	74	Staff engagement
Q1 24	23/08/24	Strategy review	IW	All staff	59	Staff engagement
Q1 24	23/08/24	Strategy review	IW	All staff	1	Te Hono engagement
Q1 24	13/09/24	Strategy review	IW	SLT	7	SLT engagement

The policy is currently awaiting formatting with appropriate FNDC branding.

HSW Training

First aid training and new starter HSW induction courses were conducted in Q1 with a total of 38 staff receiving training. HSW staff are responsible for arranging training and delivers the induction every two weeks.

Table 3: HSW training provided to staff during Q1 2024.

Q YR	Date	Training	No.
Q1 24	04/07/24	St John First Aid Refresher Training	11
Q1 24	08/07/24	Health, Safety & Wellbeing Inductions	8
Q1 24	22/07/24	Health, Safety & Wellbeing Inductions	4
Q1 24	05/08/24	Health, Safety & Wellbeing Inductions	3
Q1 24	19/08/24	Health, Safety & Wellbeing Inductions	3
Q1 24	20/08/24	First Aid Comprehensive 2-day training	12
Q1 24	02/09/24	Health, Safety & Wellbeing Inductions	1
Q1 24	16/09/24	Health, Safety & Wellbeing Inductions	4

HSW Incidents

There have been six staff warning flags (SWFs) raised by staff during Q1 as a result of threatening behaviour.

What is a SWF?

- SWFs are memo alert pop ups in Pathways that open automatically when an address or person has a SWF allocated against them.
- The SWF will warn employees of hazards associated with the person or address.
- SWFs are usually created as a result of abusive, violent, or dangerous behaviour by the occupant of the address. Other hazards, such as dangerous dogs, may be listed.

There were 27 HSW incidents entered into PeopleSafe during Q1. PeopleSafe is FNDC's Health and Safety reporting database for all work-related injuries, incidents, accidents, near misses, risks, hazards, discomfort and pain. It is a requirement under the Health and Safety at Work Act (2015) for FNDC to provide a platform to report such incidents. The most frequently reported incidents are threatening behaviour, which is listed as a critical risk.

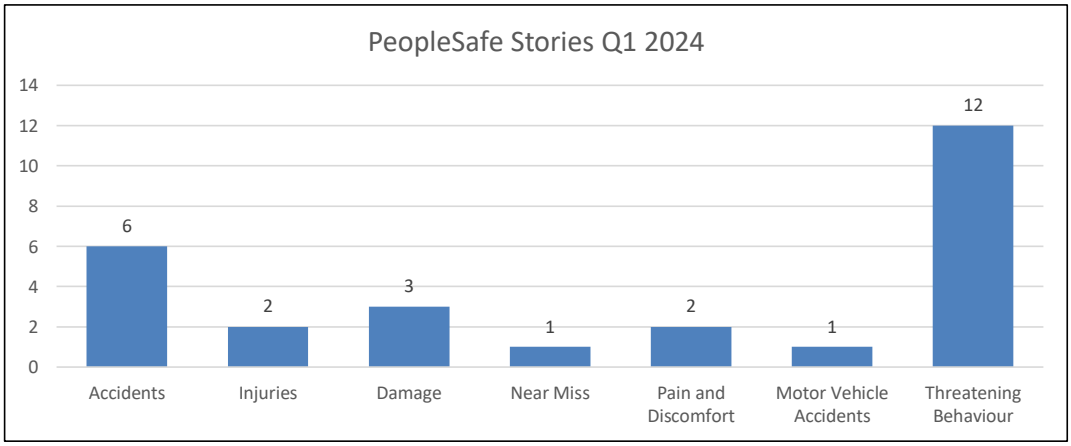


Figure 1: HSW incidents logged into PeopleSafe during Q1 2024.

Infrastructure Strategy

Compliance

Water and Wastewater RMA Compliance Report – August 2024

Sites	Aug 23	Sept 23	Oct 23	Nov 23	Dec 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Abatement Notices (Current)	Comments and Maintenance
Kaitaia water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kaikohe water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kawakawa water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Rawene Omanaia water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kerikeri water	●	●	●	●	●	●	●	●	●	●	●	●	●		FNDC is allowed to take more than 960m3 for a maximum of 56 days per 12-month period. 7 of those days have been used YTD.
Okaihau water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Opononi water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Paihia water	●	●	●	●	●	●	●	●	●	●	●	●	●		
Ahipara WW	●	●	●	●	●	●	●	●	●	●	●	●	●	5 Sept 2022	Leachate volume and faecal coliform breach. Note: SCUV is now installed. It is expected that September coliform results will be much improved. As per NRC direction 6 months of compliant results are required before the abatement notice can be lifted.
Hihi WW	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kaeo WW	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kaikohe WW	●	●	●	●	●	●	●	●	●	●	●	●	●		Downstream e.coli was more than 50mpn/100ml higher than upstream. Ventia Water Quality Manager

															recommends sampling before CWL could assist trouble-shooting.
Kaitaia WW	●	●	●	●	●	●	●	●	●	●	●	●	●	20 Apr 2016	F-specific bacteriophage 90th percentile exceeded.
Kawakawa WW	●	●	●	●	●	●	●	●	●	●	●	●	●		Water quality non-compliant. E.coli exceeding 200mpn/100ml.
Kerikeri WW	●	●	●	●	●	●	●	●	●	●	●	●	●		
Kohukohu WW	●	●	●	●	●	●	●	●	●	●	●	●	●		Volume discharged >40 m3/day Aug 1-5 (rolling average). Faecals in breach of median/90th %ile, ammonia also although ammonia results improved.
Opononi WW	●	●	●	●	●	●	●	●	●	●	●	●	●	20 April 2016	Water quality breach for e.coli.
Paihia WW	●	●	●	●	●	●	●	●	●	●	●	●	●		
Rawene WW	●	●	●	●	●	●	●	●	●	●	●	●	●		E.coli – recent source tracking indicates this could be avian.
Rangiputa WW	●	●	●	●	●	●	●	●	●	●	●	●	●		
Russell WW	●	●	●	●	●	●	●	●	●	●	●	●	●		Water quality compliant…noting single high e.coli result on 06.08.24. Breach of leachate volume from landfill.
Taipa WW	●	●	●	●	●	●	●	●	●	●	●	●	●		Flow compliant. Coliform and Total N breach at CWL. This could be avian influence.
Whatuwhiwhi WW	●	●	●	●	●	●	●	●	●	●	●	●	●		

Drinking Water T3 and D3 Summary Compliance Report – August 2024

Sites	T3 Aug 24	D3 Aug 24	
Kāitaia	●	●	
Monument Hill	●	●	
Taraire	●	●	FACE calculation issues but FAC OK. UV issues 2/8/24 and 2/8/24 covered by membrane, membrane issues on 17/8/24 and 22/8/24 covered by UV 4 log credits achieved all days
Kawakawa	●	●	T3 – Filters compliant all days 3 log credits. Multiple filter non-compliances for 4 log credits New UV will give us 7 log credits.
Rāwene Ōmanaia	●	●	Compliant 3 log credits all days. Filters non-compliant for 4 log on 3 days .
Kerikeri	●	●	
Okaihau	●	●	Water Outlook shows non-compliant 27/8/24 but plant actually off
Ōpononi	●	●	Plant non-compliant 2/8/24 and 16/8/24 issues with air getting into turbidity meters. No PDT test indicated 5 days. These problems will be resolved with DWQAR works.
Paihia	●	●	

Infrastructure Strategy Group Priorities:

1. Implement an Asset Management Information System (AMIS)

2. Ensure complete utilisation of the Project Management Framework

3. Improved Contract Management

4. Local Water Done Well – Framework and Compliance

There has been a slight delay in the recommending of a preferred supplier for the AMIS as feedback from operational staff into the final requirements was considered. The recommendations are now due in the week commencing 30 September. At this stage it is anticipated that the implementation timetable will be met.

Utilisation of the Project Management Framework remains a priority.

Contract Management for Road Maintenance has been brought under a Working Group headed by the acting Transport Manager.

Over the last month more information has become available from DIA (Department of internal Affairs) via webinars and workshops on the timetable and framework that is expected that local authorities need to adhere to in order to comply with the new legislation. The framework clearly frames expectations with respect to current and future planning and delivery of water assets, broken down into their respective types being drinking water, waste water and storm water.

The legislation requires councils to provide an overview of water services delivery, describing:

- Who receives water services;
- The current state of water services infrastructure;
- Current and future regulatory compliance;
- Projected capital and operating expenditure requirements; and
- The proposed approach to delivering water services to communities

Work has commenced bringing together the resources and processes to enable the development of the framework. More detail will be provided in the next month's report.

Instructure Strategy Risk

Work has commenced, working with the risk management team on a ensuring a common approach to how risk is considered in the Infrastructure team. I many cases workstreams at project level have adopted project specific risk templates that may not be consistent with the overall organisational framework. In order to ensure compliance with Local Waters done Well framework it is important to ensure that all levels of the organisation are employing a common approach.

3 Waters

41 – 53 Pukepoto Rd - Urgent WW pipe renewals. Completed & Practical Completion achieved 2 October 24.

348a SH12 Ōmāpere Stormwater. Detailed Design in final revision. RC application will be submitted next week. Anticipated contract award at December Council meeting.

Donald Road Wastewater Upgrade: Contract award letter signed. Contractor establishing to site late October 24. Completion April 2025.

Ōpononi /Kohukohu WWTP: Sludge disposal alternative confirmed. Contractor mobilising to site and dewatering to commence October. Completion February 2025.

Ōpononi WWTP Consent objection: Documentation has been submitted to the Environment Court for processing and awaiting final decision from the court to be issued.

Kerikeri WWTP consent variation: Far North District Council consent variation application has been granted by Northland Regional Council to increase the volume of treated wastewater discharge from 1,000 cubic metres per day (as calculated using the average daily dry weather discharge volume) to 1,350 cubic metres per day.

Rāwene electrocoagulation installation: Procurement in progress.

Ahipara UV: Completed and results are showing treatment significant improvements that will meet compliance towards abatement notice being removed. Opening ceremony held Tuesday 2nd October.

Kaitāia overflows: Iwi and hapu consultation. Meeting iwi/hapu onsite 3 October. Tender documents in final revision and will be ready to released mid-October. Anticipated contract award at December Council meeting.

Kaitāia WWTP resource consent renewal: Two submissions had been received as a result of Northland Regional Council's public notification process and staff have been working with them on updating the proposed consent conditions as a result of their feedback. 1 of 2 submitters have withdrawn their right to be heard.

Moerewa stormwater: Consent application is being completed, requires additional environmental information, procurement still planned for December 2024 Council meeting.

Sweetwater: On August 7th, a workshop established a project team to address outstanding issues and ensure compliant drinking water by Summer 2024-2025 at the Kaitaia Water Treatment Plant. The team is currently prioritising the trial of a mobile membrane treatment unit. Ongoing tasks include resource consent compliance, telecommunication upgrades, supplier procurement, compliance measures, owner access agreements, and stakeholder engagement. The next update is scheduled for October 4, 2024.

Transportation Services

Since returning to FNDC, the transport team have been focusing on delivering the Network Improvement Plan and developing detailed programs and budgets for all transport teams.

The focus of all programs has been to align with the Government's GPS, create network resilience and raise the level of service across the district whilst delivering value for money.

FNDC have received significantly more funding from NZTA for core maintenance and resilience works but reduced funding in the safety and low risk low cost works areas. Council will need to make some decisions relating to how to deal with the reduced funding and the projects which are now not funded.

A focus has been on "back to basics", and this has been significantly helped with the increase in maintenance funds works include with over 500 culverts cleaned, 48km of resealing and 10km of rehabilitation designed and ready for construction commencement in October. A multi-year water table clearing program is in place as is a major sealed road repair program. The unsealed network continues to improve in condition with the implementation of an unsealed road upgrade program.

A working group has been formed to develop the framework for new road maintenance contracts and enhancements to the existing contracts are being implemented Emergency works slip repair program will be delivered through a construction panel which is currently being advertised.

North Hokianga Roading Working Group: next meeting Saturday 12th October
Maintenance Working Group: next meeting Friday 4th October

District Facilities

Housing for the Elderly: Healthy homes inspections are progressing well with only minor requirements, to date, being identified for remediation.

Lindvart Park Toilet: FNDC are collaborating with external project managers to compile comprehensive asset information for the new toilet block. Currently installing a water meter for the facility. Once FNDC has verified all asset information and confirmed the full functionality of the facility, it will officially be taken over by FNDC.

Russell Cemetery: Discussions on formalising the accessway across marae reserve are progressing with some details still being negotiated. Currently finalising stage 1 and once formal agreement is reached the cemetery design can be finalised, and stage two can commence.

Investigations for new Kerikeri Caravan/Motorhome Dump Station: Following the need to close the dump station on Cobham Road, staff have been actively seeking an alternative location. Planning and legal assessments have been undertaken at two locations. If either of the sites are viable then work will progress to have a new dump station in place before the summer period influx of tourists.

Te Ahu Caravan/Motorhome Dump Station: This site needs remediation works undertaken as water is seeping under the seal beside the concrete pad causing damage to the seal and a potential health risk. Work is planned to rectify this site as soon as possible.

Okaihau & Lake Ohia Halls: Finalising designs and working with hall committees to progress these projects.

Corporate Services

Financial Services

The **Accounting Services Team** is focused on the 2025/26 Annual Plan, and Audit of the Annual Report.

Financial Accounting have been heavily engaged with the Deloitte audit team, conducting a significant amount of work for the year-end financial audit and annual report. The team are performing well, with positive feedback coming from the audit team noting improvements made since last year.

The Annual Report is now in near final draft form awaiting consolidation information from our CCTO Far North Holdings Limited. It is on track to be finalised in early October, with Te Miromiro Assurance Risk and Audit Committee endorsement and Council Approval at the end of October.

The 2025/26 Annual Plan is tracking along, with the workshop with Elected Members planned for 8 October. Year 2 of the LTP did show rates take an increase of +10%, which from initial work has climbed higher. Work with SLT and Elected Members will continue to identify cost savings to help bring this down.

Rating Services Continue to make good progress with the CEO write-offs, direct debits, and making some headway with journals (currently have 130 odd to process). There have also been a series of trainings, from MFL to Excel training. Aside from the regular BAU, the rates team are also heavily involved in Pathway testing, with an upgrade going through on 12 October. We also welcomed our new cadet who has been in the role for the past week and is doing well.

Transactions Services has been focused on the rollout of BlackHawk. Blackhawk GPS provides real-time tracking and detailed reports on vehicle locations, routes, and usage patterns. This system will help ensure that Council vehicles are used appropriately and in compliance with policies. By monitoring vehicle usage, the Council aims to reduce misuse, improve fleet efficiency, and enhance accountability. The data collected from Blackhawk GPS will support better decision-making and resource allocation, contributing to the overall effectiveness of fleet management. In addition, the team have been integrating Eftsure, which is now live. Eftsure offers a comprehensive risk management solution across the payment lifecycle, reducing payment fraud and errors through a cross-verification process. Key features include:

- Cleansing the vendor master file to provide an initial health check.
- Verifying onboarding and changes.
- Reviewing payment files.
- Conducting online banking checks.

From an organisation perspective:

- Operating surplus for the period ending 31 August 2024 recorded $5.4 million compared to the year-to-date budget of $4.1 million.
- Operating income was $26.5 million compared to a budget of $27.1 million, the key drivers for the $0.5 million lower revenue were in relation to:
    - Central government operational subsidies were down $1.0 million compared to the budget.
    - Fees & Charges under budget by $0.8 million; and
    - Partially offset by higher other income which was $1.3 above budget.
- Operating expenditure was $21.2 million compared to budget of $23.0 million, the $1.8 million lower spend was due to lower spend in contractor & professional fees, which were $2.2 million lower than budget. Payroll was also lower than budget by $0.9 million. This was partially offset by higher grants and donations costs, and higher rate remissions.

Digital Information Services (DIS)

In addition to carrying out the Council's essential IT tasks, the DIS team is committed to ongoing development, which includes cybersecurity, and a continuous improvement approach.

Further efforts are being made to investigate ways to reduce costs throughout the IT infrastructure optimisation.

We have completed the inter-office communication upgrade and are investigating other opportunities to drive efficiencies and improve performance.

We are still working through the final phases of testing to replace the Citrix environment (ironing out some issues); a timeline and frequently asked questions will be released soon.

We should have a decision/recommendation soon for the new Asset Management system.

The TechOne Financial and HR migration to the cloud project is now underway and we're working with the vendor and internally to align to upcoming work programmes.

We are also in the process of upgrading our Pathway system so that the migration to the new Pathway UX feature set will be functional and rolled out later this year.

Phase 2 of the ERP programme (Core Systems) review is also underway, along with the completion of the DIS Strategy review. To complete these key initiatives, the Project Delivery and ICT Operations teams collaborated closely.

Nothing but Net (NBN) is still handling the connectivity and public Wi-Fi rollout; Mangonui & Taipa will soon go live, Kaitaia Market Square & Town Square have been connected, and some last-minute fibre connectivity work needs to be done.

The Twin Cycle Trail (near Horeke) has been approved and work will commence shortly. The Panguru/Motuti, Marae and Papakinga project and other NBN projects are now in the final design and work scheduling phase. NBN has also met with the three Community Boards to discuss and work on future projects around CCTV and Public Wi-fi across the Far North.

Digital Information

After a careful examination, it has been determined that the Information Management Policy is current. We are currently revising the Council's Information Management Strategy to ensure full compliance with Local Government legislative requirements.

To ensure that best practices in information management and security are implemented, the Digital Information Management Team is actively working with other departments within the organisation to support and concentrate on areas that need improvement.

We have started the process of assessing and interacting with the business to help with the information migration into Objective, our records management system, as part of the initiative to decommission the Shared Drives.

Since the disestablishment of Northland Transport Alliance (NTA), we have been working alongside those coming back in-house to establish a new file structure and the management of bringing our district-related information into our tenancy.

Additionally, we have initiated a new sharepoint migration induction programme, which has been authorised by our Strategic Leadership Team ready for the deployment phase.

Digital Analytics

The BI team presented the holistic view of building services at the people leaders meeting.

A Satellite base map and app were launched for public consumption on the Far North online maps https://fndc.maps.arcgis.com

The GIS team created a demo app for Te Hiku Iwi Development Trust to demonstrate the data available and the number of layers and it was demonstrated at the Te Kauta Steering Group this week.

Risk & Assurance

With the key organisational risks identified, periodic updates are provided to the Te Miromiro-Assurance, Risk & Finance Committee.

An update to the risk framework is currently being reviewed. The primary change involves transitioning from a 4x4 to a 5x5 risk evaluation matrix and incorporating impact categories into the consequence table.

Updates to risk data are captured and managed through the risk management tool, Camms Risk.

Project Management Office

An Elected Member workshop will be held on 9th October for staff to present an overview of FNDC's Procurement activity in the last 24 months, including the current state of local procurement and utilising procurement to support sustainable practices. The workshop will also provide an overview of the Terms of Reference for the Tender Panel which is to be re-established.

Both the Community Facilities and Solid Waste Contracts have now been signed, with the new Solid Waste Contract starting on 1st October 2024. The PMO team have provided support around mobilisation and contract negotiations on both large contracts.

With the Transport function coming back in-house, the Procurement team are facilitating tender evaluations and supporting the establishment of the Slip Repairs Emergency Works Tender Panel.

Property Information

QV will be visiting in October to meet with leaders across departments to discuss opportunities to enhance our collaboration and share new ideas and innovations to improve efficiency. A key part of the agenda will be preparing for the next triannual revaluation in 2025 to ensure we are aligned on timelines and deliverables.

Relevant FNDC staff attended the Taituāra Webinar on 25 September for an introduction to the requirements for LIMs, a close look at the draft regulations and an understanding of our roles & responsibilities. LGOIMA amendments are set to come into force on 1 July 2025, introducing the requirement for LIMs to contain understandable information about natural hazards.

All LIM reports and Property file requests have been processed and sent to requestors within the statutory timeframe.

Chief of Staff

Organisational Development

Organisational Strategy

An internal Organisational Strategy has been developed to provide direction so our teams can all be focussed on the same goal and deliver on the Long Term Plan. Organisational Strategy has consistently been one of the lowest scoring questions through the engagement survey, so this also responds to feedback from our staff. People Leaders attended a dedicated meeting to hear the Strategic Leadership Team advise the importance of all our people being aligned to the goals and priorities. The Organisational Strategy will be socialised with staff and encompasses a Vision, Mission, Purpose, Goals and Priorities.

Staff Engagement Survey

The Strategic Leadership Team have reviewed the Staff Engagement Survey and set Strategy, Reward and Environment as focus areas. This has resulted in the work noted above to develop an internal Organisational Strategy, a review of our remuneration and performance frameworks, together with a long-term plan to be developed for office requirements.

Diversity Works

The organisation is now a member of Diversity Works the national body for workplace diversity, equity and inclusion. Our Engagement Survey feedback indicated that we have room for improvement in this area. Being a member of Diversity Works demonstrates our commitment to building a more inclusive organisation and will build the culture of the organisation.

We are planning to undertake an AIM Insight Assessment, based on the Aotearoa Insights Matrix developed for New Zealand workplaces, which will enable us to understand what we are already doing and what we need to do, to create an inclusive workplace culture. This initiative supports other work programmes and ultimately will develop productivity, social licence and innovation.

Learning & Development

During the last quarter 398 employees were engaged in learning and development activities, an increase of 102 from last quarter. Courses ranged from presentation skills to elected members, facilitation for wānanga, plain language, minute taking and dealing with difficult personalities for our People Leaders and Procurement 101.

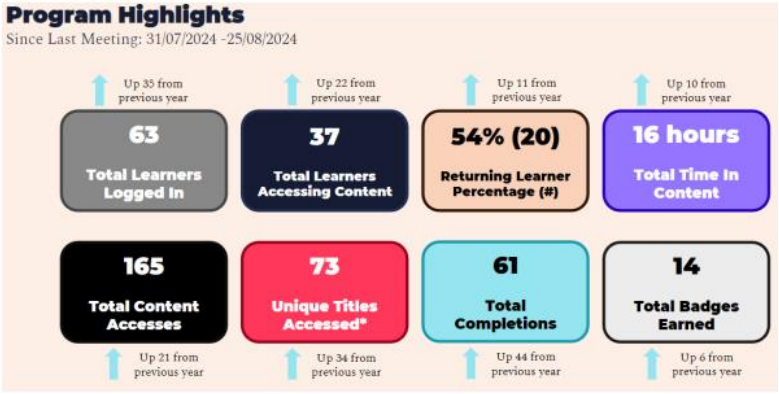
Our strategic relationships team have rolled out workshops to all staff to help them to understand the role of the elected members and community boards, so that they can provide a more professional service.

Our Te Pae o Waho classes level 1,2 and 3 were launched in Māori Language Week with an overwhelming response (80 participants). Our inhouse tutor is delivering these classes at all three main Council offices and also online. This will enable our customer service staff and those who work remotely, to be able to access the classes.

Our staff have been involved in upgrading our Human Resource Information system (Ci Anywhere). This has introduced more training features which will enable more accurate learning plans. We are in the process of carrying out a training audit of learning and development undertaken by teams to identify any gaps in training.

We are also carrying out an organisational learning needs analysis at our third People Leaders workshop at the end of September. This will identify which skills, knowledge and behaviours are required to upskill our people to meet organisational priorities. The purpose of this process is to enable us to draw up a framework of priority training needs.

The metrics show that self-directed e-learning on our Percipio platform, our learning management system, has increased over the last quarter in relation to this time last year. This is as a result of promotions on TK3, a series of workshops to help staff to understand its features and to customise their learning to meet their needs.



This diagram shows a snapshot of the analytics of people for August using Percipio (online learning platform) compared to this time last year.

An onboarding journey for new starters and new People Leaders on Percipio will be launched in October and linked to Ci Anywhere to ensure a structured onboarding.

Leadership Framework

The leadership steering group meets regularly to review the roll out of the leadership framework. It is promoting the use of the self-awareness Kete to people leaders such as 360 performance reviews, the courageous conversation resource and Apollo our psychometric test. The peer group coaching groups have been well received by those who are making it a priority to meet. The learning and development advisor has been supporting some of the other groups, by facilitating sessions and helping them to use the peer group coaching process and the toolkit. The Leadership Key Success Factor has now been introduced for all People Leaders and it will be promoted at the People Leaders workshop.

Promapp

Focus for Promapp for this period has been centred around the 59 Critical processes identified during the Workshops carried out but the Organisational development team in May of this year. Progress is steady with 11 processes finished with work on completing these progressing well with good support from teams and individuals across Council.

The second area of focus is growing the awareness of Promapp across the wider FNDC audience. This is progressing well with a greater push for clearer communication being carried out with support from the Promapp SME team. Promapp Training is growing with 4 training options available to all teams. Moving into the future it is hoped that all FNDC teams are trained and using Promapp to outline their repeatable standardised processes.

People & Capability

Recruitment and Staffing

We have had a positive start to the year, with the below stats taken as at 23 September showing many new appointments, 18 open vacancies being recruited to currently, 6 of which are currently under offer/acceptance.

	# staff leaving	**Turnover rate**	**# of staff hired**	External Hires	Internal Movements
Quarter One	16	4.21%	32*	23	9

**includes 6 fixed term new starters on the Cadetship Programme*

Cadet Programme

A whakawātea to acknowledge the Cadets participating in the 2023/24 programme occurred, with all five Cadets finding a role with FNDC. The programme to select the next intake of Cadets commenced and a pōwhiri held in September to welcome our next six Cadets who join us in the Rates, Compliance, Communications, Contact Centre and Customer Services teams.

Organisational Change

July 15 saw the return of transportation staff to FNDC following Council's decision and consultation with staff.

The reorganisation of the Infrastructure Strategy group staff has been consulted on, with the final decisions communicated to effected staff on September 10. A total of 15 positions will be disestablished (6 currently filled, 9 vacant), while 20 new positions will be created. Options for redeployment are available for those in disestablished roles. The new organisational structure will take effect on November 11, 2024.

System Upgrade

CiAnywhere, the HR system, has received a significant upgrade, incorporating additional modules to consolidate all aspects of people management, performance, and development into a single platform. This will lead to the discontinuation of the Mariner7 system, resulting in annual cost savings starting from the next financial year and provide a one-stop-shop for people data. Pilot testing has been successful, and the updated system will be rolled out to all staff beginning September 16, 2024.

Mayors Taskforce for Jobs

The Mayors Taskforce for Jobs has begun its new contract with a strong start, despite a reduced budget and adjusted placement targets. The Programme Coordinator is collaborating with the Tertiary Education Commission (TEC) to organise the Far Norths "Inspiring the Future Aotearoa" event. This free initiative, designed for students aged 7 to 13 across Aotearoa, aims to broaden young people's career perspectives, challenge stereotypes, and address unconscious biases that may limit their potential. Schools host these events either in-person or online, inviting volunteer role models to share their career journeys and experiences with young students. The Far North event will be facilitated in te reo Māori by Mayor Moko, and is the first of its kind to be delivered this way.

Executive Projects

Projects have included:

- **Housing for the Elderly -** A workshop was held with elected members on 31 July 2024 to seek feedback, with a paper taken to Council in September. A Steering Group of five elected members has been formed as part of next steps, with a report to go back to Council in November 2024.
- **11 Matthews Ave –** A workshop was held with elected members on 28 August 2024 which has informed next steps on how to proceed. Opportunities are being explored and a paper is to come back to Council with those before the end of 2024.
- **Te Puāwaitanga, Phases One & Two:** A workshop was held with elected members in September 2024 to discuss short and long term considerations. Work is ongoing to operationalise maintenance contracts and understand infrastructure requirements, as well as considering opportunities for the overall property.
- Support has also been given to the Kawakawa Infrastructure Acceleration Fund and Kaikohe Library & Civic Hub projects.

Community & Engagement

Te Ahu Museum

The weighted performance score, shown in Figure 1, tracks key operational metrics for Te Ahu Museum, including total research inquiries, bookings, Facebook reach, collections, total visitors, and total revenue. Over the past quarter, from May to August 2024, the museum has experienced notable growth across multiple areas.

The museum welcomed 4,768 visitors between May and August 2024, representing a 23.55% increase compared to 3,859 visitors in the same period in 2023. In detail:

May 2024 saw a 12% increase in visitors.

June 2024 witnessed a substantial 44.7% rise.

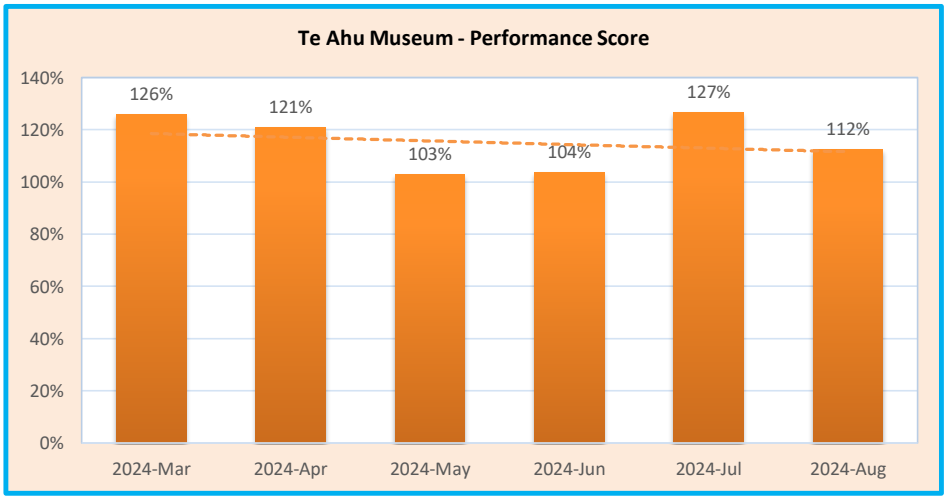
August 2024 recorded a 16.4% growth.

This consistent upward trend reflects growing public interest and engagement, even amid challenges faced by the broader tourism sector.

Research inquiries rose to 155 this quarter, compared to 91 during the same period last year, marking a 70.3% increase. The most remarkable growth occurred in August, with a 213.3% surge in inquiries. This demonstrates the museum's expanding role as a valuable resource for cultural and historical research.

These figures underscore Te Ahu Museum's ongoing success in attracting both visitors and educational inquiries, signalling its importance as a cultural and educational hub within the community.

In summary, Te Ahu Museum continues to make strong strides in its recovery from the pandemic, with a sustained increase in visitor engagement, cultural preservation, and community involvement. Through strategic initiatives and partnerships, we are strengthening our role as a cultural hub for the Far North, delivering meaningful outcomes for our community.



Museum, Figure 1 – Weighted metric, includes total number of research, bookings, Facebook reach, collections, total visitors, and total revenue.

isite Visitor Information Centres

This quarter, the three isite Information Centres in the Far North District, Paihia (Bay of Islands), Ōpononi (Hokianga) and Kaitāia all reported reduced activity as is the norm during the winter months. However, the reduction was further exacerbated by several weather events and the resulting intermittent closure of SH1 at the Brynderwyn Hills which impacted both local and overseas travellers. Additionally, seasonal patterns in the Far

North see many tourism operators taking winter breaks, which further limits the availability of activities and revenue opportunities.

As a result, the performance analysis for the third quarter of 2024 shows a decline in key performance indicators, including visitor numbers, bookings revenue and sales, compared to the previous two quarters.

While traveller numbers dipped in the third quarter, local winter events, 'Rumble in Russell' and the 'Jazz & Blues Festival' held in July and August did give the hospitality and tourism sectors a small boost. The renewal of dog registrations contributed to both a rise in FNDC payments and visitors to all isites: the three isites taking a total of $181,000 in FNDC payments between July and August.

The arrival of the first of the cruise ships into the Bay of Islands in August, has also contributed to lifting the tourist numbers and revenue during these winter months.

During this quarter, the slower tourist months, the isite staff take the time to upskill on new internal processes, source new retail items for sale, attend to the processing of the paperwork involved in taking on new suppliers, re-stock and merchandise retail items. As part of the preparations for the busy summer season staff at all three isites participate in familiarisation trips to better acquaint themselves with local tourism activities. These immersive experiences are designed to enhance knowledge and ensure visitors are provided with informed recommendations and exceptional service.

Current figures for September suggest an upward trend in both revenue and visitor numbers. This is attributed to the start of spring and the warmer temperatures which encourage visitors to engage more in water activities and sightseeing, all of which the Far North offers.

Contact Centre Team

Contact Centre performance analysis for the July-Sept quarter has achieved good results with the new changes that have been implemented.

The average wait time refers to the amount of time a customer has to wait to have their call answered by an operator from the phone queue. This is an important metric to monitor and is measured in minutes and seconds.

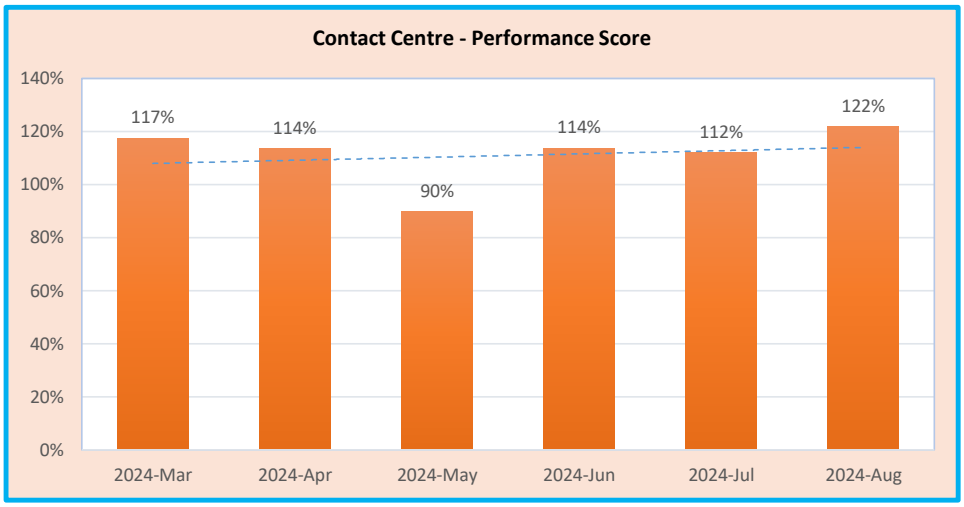
- This is a new measure for Contact Centre and is an important metric as this tracks how effectively the team are managing initial call handling.
- The average wait time in Aug was 37 seconds, which is the lowest wait time during this reporting period.

Average call handle time refers to the time it takes to fully complete a customer query and is measured in minutes and seconds. This metric is important to monitor as it demonstrates the average amount of time a customer remains on the phone while their query is managed by an operator.

- This is a new measure for Contact Centre and is an important metric as this tracks how effectively the team are managing call flows.
- The average handle time in August was 4 minutes 31 seconds, which is the lowest handle time during this reporting period.

Percentage of calls abandoned has a target of 12% as an LTP success measure. Abandoned calls are those where customers have disconnected the call while waiting to speak with an operator. This metric is important to monitor because it demonstrates the percentage of attempted calls per month that are not taken.

- Performance against this measure has been volatile throughout the current reporting period. However, it is pleasing to see lower percentages of abandoned calls being consistently maintained in the last 3 months.
- The abandoned rate for August was 7%. While the team met the KPI for this month, the team performed well without the full staff compliment due to absences and leave.



Contact Centre, Figure 1 – Weighted metric, percentage of calls resolved at fist point of contact, RFS Closures, abandoned call percentage and Grade of Service

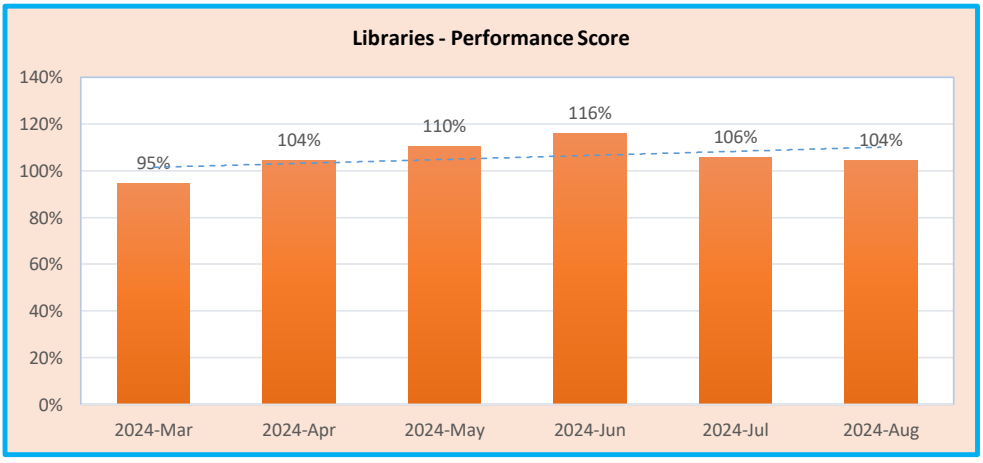
Libraries & Customer Services Team

Libraries

Libraries' weighted performance metrics measure actual delivery against set goals, collectively establishing the baseline for the team's total performance score.

Monthly goals are based on the previous year's 12-monthly average figure, plus a 1% increase. Each weighted metric for 2024-25:

- Total number of programmes offered (35% of total score) = 270
- Total programme attendee numbers (20% of total score) = 1,690
- Total online engagement (25% of total score) = 226,613
- Total mobile library interactions (20% of total score) = 245



Libraries, Figure 1 – Weighted metric, includes total number of programmes offered, total programme attendee numbers, total online engagement, total mobile library interactions.

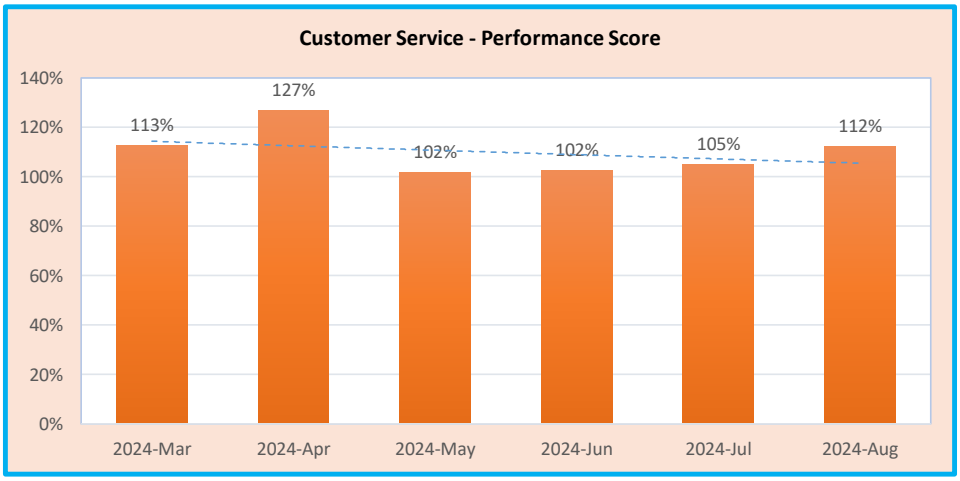
Libraries maintained strong positive use figures for the current quarter. These massively popular services continue to offer a value return on investment to ratepayers as seen in increased service uptake resulting in performance scores meeting or exceeding baseline monthly goals.

Customer Services

Customer Services weighted performance metrics measure actual delivery against set goals, collectively establishing the baseline for the team's total performance score.

Resolution at first point of contact is set at 68%. All other monthly goals are based on the previous year's 12-monthly average figure, plus a 1% improvement. Each weighted metric for 2024-25:

- Walk-ins resolved at first point of contact (45% of total score) = 68%
- RFS closure rate (30% of total score) = 80%
- Average handle time for email requests (25% of total score) = 18 minutes

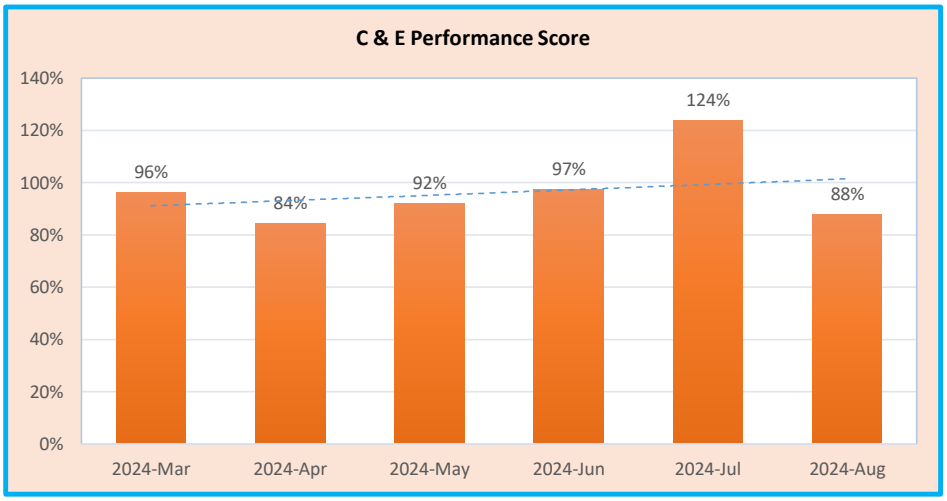


Customer Services, Figure 1 – Weighted metric, includes % walk-ins resolved at first point of contact, RFS closure rate, average handle time for email requests

Customer Services performance this quarter has been positive but volatile. August results exceeded the baseline RFS closure rate goal due to RFS' loaded against a defunct activity code being resolved and closed by the Customer Service team. This work was undertaken as part of the customer service excellence workstream, creating above normal business activity volumes for RFS closure.

Communications & Engagement Team

The Communications and Engagement Team's overall performance score is an amalgamation of several key metrics. The score includes news stories published, online engagement, the monthly closure rate of internal job tickets, and video viewing statistics for Facebook and YouTube.



The team has launched several email newsletters since June to create a wider audience for updates on the work of council than is currently served by our website, social media channels and newspaper adverts. At the end of August, the team emailed out our second monthly newsletter featuring the most important and popular news stories published on our website during the month. This went to 237 recipients who had specifically signed up to receive the newsletter. Of those, 86 per cent (203) opened the email and 45 per cent (107) clicked on links to read more. This is a very creditable result and shows there is an appetite to find out more about council activities. We are actively building the newsletter subscriber list. In August, the team also launched a newsletter on the Kaikohe Library and Civic Hub project. *Te Āta Haere* was emailed to 453 stakeholders and subscribers.

This newsletter reflects efforts to work more closely with the council's commercial arm, Far North Holdings Limited, in an effort to highlight the positive work our CCO is undertaking. Since the Kaikohe Library and Civic Hub project was officially launched in July, the team has published seven stories on the project, two of which were supported by videos.

Another significant Far North Holdings project has been a community housing development built in partnership with Te Hau Ora o Ngapuhi. The team has published several news stories and videos on Te Kohokohe and capped this off with a video story on the final stage of the development. This video focused on the tenants and featured a young family. This has been one of the most successful videos the team has produced. After just two weeks, it had been played 44,500 times, attracted 1200 likes and other reactions and been shared 85 times. Ninety-one comments have been posted, nearly all positive.

July also saw the launch of the council's annual dog registration campaign. Each year, the C&E team supports dog registrations by creating the *Doggo Digest* newsletter, which is posted to all registered dog owners. As well reminding dog owners to re-register that pets, the aim of the newsletter is to educate dog owners about work our Animal Management staff do, and what their registration fee pays for. The campaign is supported by prizes and an advertising campaign delivered via our social media platforms. The annual dog registration campaign was completed at the end of August.

Speed limit changes applied to Kerikeri district roads as part of the Bay of Islands-Kerikeri Speed Limit Review created significant media interest, as well negative public feedback on social media channels. Criticism was largely focused on the government's call for "blanket" speed limit changes to be halted or rolled back. We countered this narrative by focusing our news stories and announcements on the extensive public consultation

included in the review, underlined that the changes were not “blanket” and had instead been tailored to the specific conditions of each road. The engagement team also prepared for a new consultation on proposed speed limit changes for the Russell-Kororāreka catchment area. This was due to go live early in September.

RFS Project

The role of Customer Service Excellence Coordinator, commenced as of 15 July 2024 and was created for a very specific focused project: to improve our RFS system. The primary goal of this role is to police and manage the Requests For Service (RSF) for the organisation. This role will work closely with each of the Far North District Councils teams and RFS owners to update and communicate with our customers, to close out the backlog of RFS and to manage and monitor RFS in the future to ensure KPI’s are met, and customers are fully informed.

Initial meetings with teams were to explain the role and what we are wanting to achieve. Weekly meetings were implemented with teams to reinforce the importance of resolving overdue or suspended RFS’ and give guidance/help where needed.

After meeting with numerous teams where the importance of the project to deliver an excellent customer service to our ratepayer was discussed it became clear that more training in Pathway, the RFS system, was required across the organisation. In this regard, the first initiative has been to investigate the setting up of 1-hour basic Pathway training sessions with a “top 5” of learning requests that have been identified.

It is vital for this internal process to work exceptionally well so to reinforce to our customer and ratepayers that they are being heard and listened to and that the RFS process is effective, and they can have confidence in it.

There were 3814 RFS created across FNDC for the month of July. The goal is to have a large percentage of these resolved, customer contacted and advised of the appropriate updated status of their RFS and then all RFS’ closed within the RSF 30-day metric timeframe.

7.3 COMMUNITY BOARD MINUTES - SEPTEMBER 2024

File Number: **A4911641**

Author: **Marysa Maheno, Democracy Advisor**

Authoriser: **Aisha Huriwai, Manager - Democracy Services**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide an overview of resolutions made by Community Boards with an opportunity for Chairpersons to speak with Council about pertinent discussions held at Community Board.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Minutes from Te Hiku, Bay of Islands-Whangaroa and Kaikohe-Hokianga Community Board September 2024 meetings are attached for Council information.

TŪTOHUNGA / RECOMMENDATION

That Council note the following Community Board minutes:

- **17 September 2024 Te Hiku Community Board;**
- **19 September 2024 Bay of Islands-Whangaroa Community Board; and**
- **20 September 2024 Kaikohe-Hokianga Community Board**

TĀHUHU KŌRERO / BACKGROUND

This report is to provide Council with an overview of resolutions made at Community Board meetings and for Community Board Chairpersons to raise any Community Board issues with Council.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

This is intended as an information report but shows on the agenda as a standard report to place it earlier on the agenda.

From time-to-time Community Boards may make recommendations to Council. This report is not considered to be the appropriate mechanism for Council to make a decision from a Community Board recommendation. Council could however move a motion to formally request a report on a particular matter for formal consideration at a subsequent meeting. The report would then ensure that Council have sufficient information to satisfy the decision-making requirements under the Local Government Act 2002 (sections 77-79).

The minutes presented to this meeting include recommendations to Council, which staff have requested be considered by Council for the June meeting.

PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or need for budget provision in considering this report.

ĀPITIHANGA / ATTACHMENTS

1. **2024-09-17 Te Hiku Community Board Minutes - A4885884**
2. **2024-09-19 Bay of Islands-Whangaroa Community Board Minutes - A4882774**
3. **2024-09-20 Kaikohe-Hokianga Community Board Minutes - A4884775**

UNCONFIRMED

MINUTES OF
TE HIKU COMMUNITY BOARD MEETING
HELD AT THE CONFERENCE ROOM - TE AHU, CNR STATE HIGHWAY 1 AND MATHEWS AVENUE, KAITAIA
ON TUESDAY, 17 SEPTEMBER 2024 AT 10:00AM

PRESENT: Chairperson Adele Gardner, Deputy Chairperson John Stewart, Councillor Felicity Foy (online), Member Darren Axe, Member Sheryl Bainbridge, Member William (Bill) Subritzky, Member Rachel Baucke

IN ATTENDANCE: Councillor Hilda Halkyard-Harawira

STAFF PRESENT: Kathryn Trewin (Funding Advisor)(online), Maria Bullen (Democracy Advisor), Marysa Maheno (Democracy Advisor), Beverly Mitchell (Community Board Coordinator), Tanya Proctor (Head of Infrastructure)(online), Briar Macken (Manager – Strategy & Policy)(online), Roger Ackers (Group Manager – Policy and Planning)(online), Kevin Johnson (Group Manager – Delivery and Operations)(online), Lizzie Graham (Policy Advisor)(online),

1 KARAKIA TIMATANGA / OPENING PRAYER

Member Baucke commenced the meeting with a karakia at 10:00am.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

APOLOGY AND CONFLICTS OF INTEREST

RESOLUTION 2024/40

Moved: Chairperson Adele Gardner
Seconded: Member Darren Axe

That the apology received from Cr Felicity Foy attending online and conflicts of interests listed below be accepted;

- **Member John Stewart – Item 7.2a, Doubtless Bay Fishing Competition**
- **Cr Hilda Halkyard-Harawira – Item 7.2d, Te Kupenga Reo 2024**

CARRIED

3 NGĀ KAIKŌRERO / SPEAKERS

- Nick Ryan spoke in relation to item 5.2a, funding application for Doubtless Bay Fishing Competition.
- Craig Seuseu spoke in relation to item 5.2c, funding application for SMC Events.
- George Fa'alogo spoke in relation to item 5.2b, funding application for Graeme Dingle Foundation.
- Fiona King spoke about Drainage Bylaws and items in the open resolution report.

UNCONFIRMED

4 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

4.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A4666793, pages 8 - 9 refers

RESOLUTION 2024/41

Moved: Chairperson Adele Gardner
Seconded: Deputy Chairperson John Stewart

That Te Hiku Community Board confirm the minutes of the meeting held 13 August 2024 to be a true and correct record.

CARRIED

5 NGĀ PŪRONGO / REPORTS

5.1 REVIEW OF COMMUNITY GRANT POLICY 2018

Agenda item 7.1 document number A4866445, pages 14 - 36 refers

RESOLUTION 2024/42

Moved: Chairperson Adele Gardner
Seconded: Member Sheryl Bainbridge

That Te Hiku Community Board recommend to Council;

a) Revoke the Community Grant Policy 2018
b) Adopt the Community Board Funding Policy and;

Request that the below change be made to the policy;

- **Section 3.2, bullet point three be worded as "Provide evidence that they have actively involved local community in the proposal".**

CARRIED

5.2A FUNDING APPLICATIONS

Agenda item 7.2 document number A4865358, pages 41 - 49 refers

RESOLUTION 2024/43

Moved: Member Darren Axe

Seconded: Member Sheryl Bainbridge

That Te Hiku Community Board approve the sum of $6,500 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Doubtless Bay Fishing Competition for the 2025 Fishing Competition.

CARRIED

5.2B FUNDING APPLICATION

Agenda item 7.2 document number A4865358, pages 50-58

RESOLUTION 2024/44

Moved: Deputy Chairperson John Stewart
Seconded: Member Darren Axe

That Te Hiku Community Board approve the sum of $3,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Graeme Dingle Foundation for costs towards the Kiwi Can Mentoring Programme.

CARRIED

5.2C FUNDING APPLICATION

Agenda item 7.2 document number A4865358, pages 59-67

RESOLUTION 2024/45

Moved: Member Sheryl Bainbridge
Seconded: Deputy Chairperson John Stewart

That Te Hiku Community board approve the sum of $2,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to SMC Events for costs towards Sanitarium Weet-Bix Kids Try Challenge in Te Hiku ward.

CARRIED

5.2D FUNDING APPLICATION

Agenda item 7.2 document number A4865358, pages 68-73

RESOLUTION 2024/46

Moved: Member Darren Axe
Seconded: Deputy Chairperson John Stewart

That Te Hiku Community Board approve the sum of $1,000 (including GST if applicable) be paid from the Board's Community Grant Fund account to Kupenga Reo 2024 for costs towards venue hire of Te Ahu centre.

CARRIED

5.3 PROJECT FUNDING REPORTS

Agenda item 7.3 document number A4865366, pages 74 - 91 refers

RESOLUTION 2024/47

Moved: Member Sheryl Bainbridge
Seconded: Member William (Bill) Subritzky

That Te Hiku Community Board note the project reports received from:

a) Aupouri Rugby Club Fishing Tournament

b) Coast to Coast Cat Rescue

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c) Road Safety Education

d) SMS Events

e) Te Punawai

And that the Kaitaia Business Association report be left to lie until the October Board meeting for further information to be provided.

CARRIED

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 ELECTED MEMBER CONFERENCE ATTENDANCE REPORT - 2024 COMMUNITY BOARD CONFERENCE

Agenda item 8.1 document number A4859571, pages 92 - 97 refers

RESOLUTION 2024/48

Moved: Chairperson Adele Gardner
Seconded: Member Rachel Baucke

That Te Hiku Community Board note the report entitled 'Elected Member Conference Attendance Report – 2024 Community Boards Conference'.

CARRIED

6.2 CHAIRPERSON AND MEMBERS REPORTS

Agenda item 8.2 document number A4855819, pages 98 - 108 refers

RESOLUTION 2024/49

Moved: Deputy Chairperson John Stewart
Seconded: Member Darren Axe

That Te Hiku Community Board note the September 2024 member reports from Chairperson Adele Gardner and Members Bill Subritzky, John Stewart, Rachel Baucke, Darren Axe and Sheryl Bainbridge.

CARRIED

At 11:52 am, Deputy Chairperson John Stewart left the meeting.

6.3 TE HIKU COMMUNITY BOARD SEPTEMBER 2024 OPEN RESOLUTION REPORT

Agenda item 8.3 document number A4667379, pages 109 - 117 refers

RESOLUTION 2024/50

Moved: Chairperson Adele Gardner
Seconded: Member Darren Axe

That Te Hiku Community Board receive the report Te Hiku Community Board September 2024 Open Resolution Report.

CARRIED

UNCONFIRMED

6.4 HALLS POLICIES

RESOLUTION 2024/51

Members request that a report come to Te Hiku Community Board for Hall Policies as well as a report for Hall Financials.

CARRIED

The meeting was adjourned from 11:56am for FNHL Staff Jason Cauvain to speak to the Board

The meeting resumed at 12:28pm.

7 TE KAPINGA HUI / MEETING CLOSE

Member Baucke closed the meeting with a karakia at 12:43pm.

The minutes of this meeting will be confirmed at Te Hiku Community Board Meeting held on 22 October 2024.

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CHAIRPERSON

UNCONFIRMED

MINUTES OF
BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD MEETING
HELD AT THE TURNER CENTRE, KERIKERI
ON THURSDAY, 19 SEPTEMBER 2024 AT 10:08AM

PRESENT: Chairperson Belinda Ward, Deputy Chairperson Lane Ayr, Member Bruce Mills, Member Amy Slack, Member Jane Hindle, Member Tyler Bamber.

STAFF PRESENT: Kim Hammond (Community Board Co-ordinator), Maria Bullen (Democracy Advisor), Imrie Dunn (Democracy Advisor), Kathryn Trewin (Funding Advisor), Peggy Veen (Principal Advisor), Scott May (Manager – Strategic Relationships), Trinity Lane (Finance and Customer Services Administrator).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:08am, Chairperson Belinda Ward commenced the meeting and Member Tyler Bamber opened with a karakia.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

APOLOGY

RESOLUTION 2024/93

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Lane Ayr

That the apology received from Member Roddy Hapati-Pihema and Cr Ann Court be accepted and leave of absence granted.

CARRIED

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

- There were no public attendees.

4 NGĀ TONO KŌRERO / DEPUTATIONS

- Asha Anderson, Zita Katkovcinova and Geoff Waterhouse representing Transition Towns Bay of Islands and Whangaroa, speaking in relation to issues and potential solutions regarding the way in which roadsides, parks and general landscape and vegetation management is carried out.

5 NGĀ KAIKŌRERO / SPEAKERS

- George Fa'alogo representing Graeme Dingle Foundation in relation to item 8.5c, page 63 refers.
- Mereana Anderson (virtual) Paige Hikuwai representing Te Kura o Hato Hōhepa Te Kāmura in relation to item 8.5g, page 64 refers.

- Maura Bailie-Belle representing Hidden Pockets Production in relation to item 8.5d, page 63 refers.
- David Senior and Christine Benner representing Northern Community Family Services in relation to item 8.5e, page 63 refers.
- Dauwie Morgan representing Piri Wiremu Mokeno Marae Games in relation to item 8.5f, page 64 refers.
- Teresa Lane and Marita Hewitt representing The Centre in relation to item 8.5h, page 64 refers.
- Katherine Raue representing Waitangi Māori Committee in relation item 8.5i, page 64 refers.

Attachments tabled at meeting

1 Presentation – Dauwie Morgan **-** Piri Wiremu Mokeno Marae Games

At 11:52am, the meeting adjourned and resumed at 12:02pm.

6 HE PĀNUI WHAKAMŌTINI / NOTICE OF MOTION

6.1 NOTICE OF MOTION - DELEGATION TO BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD FOR THE KERIKERI DOMAIN

Agenda item 6.1 document number A4869784, pages 8 – 9 refers

RESOLUTION 2024/94

Moved: Deputy Chairperson Lane Ayr
Seconded: Member Tyler Bamber

That the Bay of Islands-Whangaroa Community Board request a decision report be provided to the Community Board on the options for delegation of the Kerikeri Domain at the Bay of Islands-Whangaroa Community Board meeting in December 2024.

CARRIED

7 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

7.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 7.1 document number A4862038, pages 10 - 15 refers

RESOLUTION 2024/95

Moved: Chairperson Belinda Ward
Seconded: Member Bruce Mills

That Bay of Islands-Whangaroa Community Board confirm the minutes of the meeting held on 15 August 2024 are a true and correct record.

CARRIED

8 NGĀ PŪRONGO / REPORTS

8.1 NEW ROAD NAME - 3 CLARK ROAD, AND 5 & 7 CLARK ROAD, KERIKERI

Agenda item 8.1 document number A4848687, pages 16 - 19 refers

RESOLUTION 2024/96

Moved: Chairperson Belinda Ward
Seconded: Member Jane Hindle

That the Bay of Islands – Whangaroa Community Board name two new private roads "Te Taiao Lane" and "Te Tira Lane", currently addressed at 3 Clark Road, and 5 & 7 Clark Road Kerikeri, 0230, respectively.

CARRIED

8.2 NEW ROAD NAME - 1597 MATAURI BAY ROAD, KAEO 0478

Agenda item 8.2 document number A4861544, pages 21 - 24 refers

RESOLUTION 2024/97

Moved: Member Bruce Mills
Seconded: Member Amy Slack

That Bay of Islands-Whangaroa Community Board name a private road, "Pateretere Place" that is currently addressed at 1597 Matauri Bay Road, Kaeo.

CARRIED

SUSPENSION OF STANDING ORDERS

RESOLUTION 2024/98

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Lane Ayr

That the Bay of Island Whangaroa Community Board suspend Standing Order 20.2.

CARRIED

RESUMPTION OF STANDING ORDERS

RESOLUTION 2024/99

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Lane Ayr

That the Bay of Island Whangaroa Community Board resume Standing Orders 20.2.

CARRIED

8.3 REVIEW OF COMMUNITY GRANT POLICY 2018

Agenda item 8.3 document number A4866454, pages 25 - 47 refers

RESOLUTION 2024/100

Moved: Member Jane Hindle
Seconded: Member Amy Slack

That the Bay of Islands-Whangaroa Community Board recommend that Council

a) revoke the Community Grant Policy 2018

b) adopt the Community Board Funding Policy

CARRIED

8.4 PROJECT FUNDING REPORTS

Agenda item 8.4 document number A4866917, pages 48 - 62 refers

RESOLUTION 2024/101

Moved: Member Jane Hindle
Seconded: Member Bruce Mills

That Bay of Islands-Whangaroa Community Board note the project reports received from:

a) Brew of Islands 2024

b) Business Bay of Islands – Matariki 2024

c) Opua Hall

CARRIED

Attachments tabled at meeting

1 Graeme Dingle Foundation

At 12:29pm, Member Amy Slack left the room and returned at 12:32pm

8.5 a) FUNDING APPLICATIONS

Agenda item 8.5 document number A4867126, pages 63 - 68 refers

RESOLUTION 2024/102

Moved: Chairperson Belinda Ward
Seconded: Member Tyler Bamber

That Bay of Islands-Whangaroa Community Board approve the sum of $5,000 (plus GST if applicable) be paid from the Boards Community Fund account to the Business Bay of Islands towards 2024 Paihia Christmas Parade.

CARRIED

8.5 b) FUNDING APPLICATION

Agenda item 8.5 document number A4867126, pages 63 - 68 refers

RESOLUTION 2024/103

Moved: Deputy Chairperson Lane Ayr
Seconded: Chairperson Belinda Ward

That Bay of Islands-Whangaroa Community Board approve the sum of $2,000 (plus GST if applicable) be paid from the Boards Community Fund account to the Foster Hope Northland towards costs of running An Evening of Style with Stacey Beatson.

CARRIED

8.5 c) FUNDING APPLICATION

Agenda item 8.5 document number A4867126, pages 88 - 96 refers

MOTION

Moved: Member Bruce Mills
Seconded: Member Jane Hindle

That Bay of Islands-Whangaroa Community Board approve the sum of $3,000 (plus GST if applicable) be paid from the Boards Community Fund account to the Graeme Dingle Foundation towards Ngā Ara Whetū at Bay of Islands College.

AMENDMENT

Moved: Member Jane Hindle
Seconded: Member Amy Slack

That Bay of Islands-Whangaroa Community Board approve the sum of $5,000 (plus GST if applicable) be paid from the Boards Community Fund account to the Graeme Dingle Foundation towards Ngā Ara Whetū at Bay of Islands College.

The amendment became the substantive motion.

RESOLUTION 2024/104

Moved: Member Belinda Ward
Seconded: Member Amy Slack

That Bay of Islands-Whangaroa Community Board approve the sum of $5,000 (plus GST if applicable) be paid from the Boards Community Fund account to the Graeme Dingle Foundation towards Ngā Ara Whetū at Bay of Islands College.

CARRIED

8.5 d) FUNDING APPLICATION

Agenda item 8.5 document number A4867126, pages 97 - 107 refers

RESOLUTION 2024/104

Moved: Chairperson Belinda Ward
Seconded: Member Jane Hindle

That Bay of Islands-Whangaroa Community Board approve the sum of $5,680 (plus GST if

applicable) be paid from the Boards Community Fund account to Hidden Pocket Production towards the costs of putting on the production of the musical Flock!.

Abstained: Deputy Chairperson Lane Ayr

CARRIED

8.5 e) FUNDING APPLICATION

Agenda item 8.5 document number A4867126, pages 108 - 115 refers

RESOLUTION 2024/105

Moved: Deputy Chairperson Lane Ayr
Seconded: Member Tyler Bamber

That Bay of Islands-Whangaroa Community Board LEAVE TO LIE the application to approve the sum of $3,938 (plus GST if applicable) be paid from the Boards Community Fund account to Northern Community Family Services towards financial mentoring and whanau support.

CARRIED

8.5 f) FUNDING APPLICATIONS

Agenda item 8.5 document number A4867126, pages 116 - 128 refers

RESOLUTION 2024/106

Moved: Member Bruce Mills
Seconded: Member Jane Hindle

That Bay of Islands-Whangaroa Community Board approve the sum of $2,000 (plus GST if applicable) be paid from the Boards Community Fund account to Piri Wiremu Mokeno Games 2024 towards equipment hire.

CARRIED

8.5 g) FUNDING APPLICATIONS

Agenda item 8.5 document number A4867126, pages 129 - 134 refers

RESOLUTION 2024/107

Moved: Member Bruce Mills
Seconded: Deputy Chairperson Lane Ayr

That Bay of Islands-Whangaroa Community Board approve the sum of $5,220 (plus GST if applicable) be paid from the Boards Community Fund account to Te Kāmura School towards equipment hire for the 2024 Whangaroa Arts Festival.

CARRIED

8.5 h) FUNDING APPLICATIONS

Agenda item 8.5 document number A4867126, pages 135 - 140 refers

RESOLUTION 2024/108

Moved: Chairperson Belinda Ward
Seconded: Member Amy Slack

That Bay of Islands-Whangaroa Community Board approve the sum of $4,000 (plus GST if applicable) be paid from the Boards Community Fund account to The Centre, Kerikeri towards facilitation costs for This is Us Here Now community art project.

CARRIED

Note: The Community Board requested to receive a detailed project report back for this application.

8.5 i) FUNDING APPLICATIONS

Agenda item 8.5 document number A4867126, pages 141 - 146 refers

MOTION

Moved: Member Amy Slack
Seconded: Chairperson Belinda Ward

That Bay of Islands-Whangaroa Community Board approve the sum of $3,000 (plus GST if applicable) be paid from the Boards Community Fund account to Waitangi Māori Committee the purchase of a basic laptop for administration and the establishment of community gardens in Rāwhiti.

LOST

8.6 CHAIRPERSON AND MEMBERS REPORT

Agenda item 8.6 document number A4858906, pages 147 - 167 refers

RESOLUTION 2024/109

Moved: Chairperson Belinda Ward
Seconded: Member Tyler Bamber

That the Bay of Islands-Whangaroa Community Board note the reports from Chairperson Belinda Ward, Deputy Chairperson Lane Ayr and Members Tyler Bamber, Jane Hindle and Bruce Mills.

CARRIED

9 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

9.1 BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD AUGUST OPEN RESOLUTION REPORT

Agenda item 9.1 document number A4862040, pages 165 - 166 refers

RESOLUTION 2024/110

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Lane Ayr

That Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board September Open Resolution Report.

CARRIED

8 TE KAPINGA HUI / MEETING CLOSE

At 1:29pm, Member Jane Hindle concluded the meeting with a karakia.

The minutes of this meeting will be confirmed at the Bay of Islands-Whangaroa Community Board Meeting held on 24 October 2024.

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CHAIRPERSON

UNCONFIRMED

MINUTES OF
KAIKOHE-HOKIANGA COMMUNITY BOARD MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVENUE, KAIKOHE
ON FRIDAY, 20 SEPTEMBER 2024 AT 10:04 AM

PRESENT: Chairperson Chicky Rudkin, Member Mike Edmonds, Member Trinity Edwards, Member Jessie McVeagh, Councillor John Vujcich

IN ATTENDANCE: Councillor Babe Kapa

STAFF PRESENT: Peggy Veen (Principal Advisor – Strategic Relationships), Lizzie Graham (Policy Advisor – Policy and Bylaws), Kathryn Trewin (Funding Advisor-Strategic Relationships), Melissa Wood (Community Board Coordinator - Strategic Relationships), Imrie Dunn (Democracy Advisor).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:04 am, Chairperson Chicky Rudkin commenced the meeting with a karakia.

2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST

APOLOGY

RESOLUTION 2024/90

Moved: Chairperson Chicky Rudkin
Seconded: Member Mike Edmonds

That the apology received from Deputy Chairperson Tanya Filia and Member Harmonie Gundry be accepted and leave of absence granted.

CARRIED

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

- Linda Bracken gave an update from the Kaikohe Business Association
- Shaun Reily spoke gave feedback on Kaikohe Tourism and Mainstreet Maintenance
- Materoa Mokaraka spoke in regard to the old undertaker on Rankin Street

4 NGĀ TONO KŌRERO / DEPUTATIONS

Wally Hicks regarding Re-localization of Governance.

Attachments tabled at meeting

1 Wally Hicks-Deputation Re-Localization attachment document number A4894828 refers.

5 NGĀ KAIKŌRERO / SPEAKERS

- David Senior representing Northern Community Family Service agenda item 7.2i page 103 refers.

- Rewi Tolich (online) representing Kohukohu Fishing, Hunting and Sports Club regarding agenda item 7.2c page 59 refers.
- Max Cochrane representing Te Reo Piriwiritua Brass Band agenda item 7.2f page 82 refers.
- Deb Wilson representing Kaikohe Rugby Football Sports Club regarding agenda item 7.2b page 50 refers.
- Craig Seuseu (online) representing SMC Events regarding agenda item 7.2g page 88 refers.
- Melissa Williams representing Okaihau Whānau House regarding agenda item 7.2e page 73 refers.
- Tiffany McQueen representing Bay of Island Hockey association regarding agenda item 7.2a page 41 refers.
- Wally Te Huia representing Man vs Wild Fishing NZ Youth Camp agenda item 7.2d page 68 refers.

6 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES

6.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A4536110, pages 8 - 11 refers

RESOLUTION 2024/91

Moved: Member Mike Edmonds
Seconded: Chairperson Chicky Rudkin

That the Kaikohe-Hokianga Community Board confirm the previous minutes of the meeting held 16 August 2024 as a true and correct record.

CARRIED

7 NGĀ PŪRONGO / REPORTS

7.1 REVIEW OF COMMUNITY GRANT POLICY 2018

Agenda item 7.1 document number A4866460, pages 12 - 35 refers

RESOLUTION 2024/92

Moved: Chairperson Chicky Rudkin
Seconded: Cr John Vujcich

That the Kaikohe-Hokianga Community Board recommend that Council

a) revoke the Community Grant Policy 2018

b) adopt the Community Board Funding Policy

CARRIED

At 11:27 am, Member Mike Edmonds left the meeting and returned at 11:30 am.
At 11:36 am, Member Trinity Edwards left the meeting and returned at 11:38 am.
At 11:38 am, Member Jessie McVeagh left the meeting and returned at 11:42 am.

7.2 FUNDING APPLICATIONS

RESOLUTION 2024/93

Moved: Cr John Vujcich
Seconded: Member Mike Edmonds

That the Kaikohe-Hokianga Community Board move the following recommendations:

a) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Bay of Islands Hockey for the costs towards hosting the NZ National Masters Tournament.**

MOTION

b) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Kaikohe Rugby Football Sports Club for the costs towards hosting the 2024 Reunion.**

MOTION

c) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Placemaking Grant Fund Account to Kohukohu Fishing Hunting and Sports Club for the costs towards grounds maintenance for the 2024/25 year.**

MOTION

d) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Man vs Wild for the costs towards hosting a father/son weekend.**

MOTION

e) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Okaihau Whanau House for the costs towards building work.**

MOTION

f) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Te Reo Piriwiritua Brass Band for the costs towards hosting the 90th anniversary celebrations.**

MOTION

g) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to SMC Events for the costs towards Kids Try series events in Kaikohe-Hokianga ward schools.**

MOTION

h) **That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to The Centre for the costs towards children from Kaikohe West School attending a show in**

Kerikeri.

MOTION

i) That the Kaikohe-Hokianga Community Board approve the sum of $xxx (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Northern Family Budgeting Services for the costs towards family budgeting and support services.

CARRIED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2024/94

Moved: Member Mike Edmonds
Seconded: Cr John Vujcich

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
7.2 – Funding Applications	s7(2)(f)(i) - free and frank expression of opinions by or between or to members or officers or employees of any local authority	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

At 12:11 pm, meeting resumed in the open meeting.

7.2a FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/95

Moved: Member Mike Edmonds
Seconded: Cr John Vujcich

a) That the Kaikohe-Hokianga Community Board approve the sum of $5,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Bay of Islands Hockey for the costs towards hosting the NZ National Masters Tournament.

CARRIED

7.2b FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/96

Moved: Chairperson Chicky Rudkin
Seconded: Member Jessie McVeagh

b) That the Kaikohe-Hokianga Community Board approve the sum of $5,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Kaikohe Rugby Football Sports Club for the costs towards hosting the 2024 Reunion.

Abstained: Cr Mike Edmonds

CARRIED

Note: Member Mike Edmonds declared a conflict of interest for item 7.2b.

7.2c FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/97

Moved: Chairperson Chicky Rudkin
Seconded: Cr John Vujcich

c) That the Kaikohe-Hokianga Community Board approve the sum of $6,000 (plus GST if applicable) be paid from the Boards Placemaking Grant Fund Account to Kohukohu Fishing Hunting and Sports Club for the costs towards grounds maintenance for the 2024/25 year.

CARRIED

7.2d FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/98

Moved: Member Mike Edmonds
Seconded: Member Jessie McVeagh

d) That the Kaikohe-Hokianga Community Board approve the sum of $2,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Man vs Wild for the costs towards hosting a father/son weekend.

CARRIED

7.2e FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/99

Moved: Cr John Vujcich
Seconded: Chairperson Chicky Rudkin

e) That the Kaikohe-Hokianga Community Board approve the sum of $1,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Okaihau Whanau House for the costs towards building work.

CARRIED

7.2f FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/100

Moved: Chairperson Chicky Rudkin
Seconded: Member Mike Edmonds

f) That the Kaikohe-Hokianga Community Board approve the sum of $8,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Te Reo Piriwiritua Brass Band for the costs towards hosting the 90th anniversary celebrations.

CARRIED

7.2g FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/101

Moved: Cr John Vujcich
Seconded: Member Mike Edmonds

g) That the Kaikohe-Hokianga Community Board approve the sum of $2,000 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to SMC Events for the costs towards Kids Try series events in Kaikohe-Hokianga ward schools.

CARRIED

7.2h FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/102

Moved: Member Mike Edmonds
Seconded: Member Jessie McVeagh

h) That the Kaikohe-Hokianga Community Board approve the sum of $404 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to The Centre for the costs towards children from Kaikohe West School attending a show in Kerikeri.

CARRIED

7.2i FUNDING APPLICATIONS

Agenda item 7.2 document number A4868761, pages 36 - 110 refers

RESOLUTION 2024/103

Moved: Chairperson Chicky Rudkin
Seconded: Member Mike Edmonds

i) That the Kaikohe-Hokianga Community Board approve the sum of $0 (plus GST if applicable) be paid from the Boards Community Grant Fund Account to Northern Family Budgeting Services for the costs towards family budgeting and support services.

CARRIED

7.3 PROJECT FUNDING REPORTS

Agenda item 7.3 document number A4868742, pages 111 - 135 refers

RESOLUTION 2024/104

Moved: Member Mike Edmonds
Seconded: Chairperson Chicky Rudkin

That the Kaikohe-Hokianga Community Board note the project reports received from:

a) Hokianga Community Education Trust

b) Hokianga Bowling Club

c) Kohukohu Community Library

d) Momentum Charitable Trust

e) Ngā Mahi Toi o Horeke

f) Rawene Golf Family Fun Day

g) SMC Events – Kids Try Series

h) Volunteering Northland

CARRIED

7.4 CHAIRPERSON AND MEMBERS REPORTS

Agenda item 7.4 document number A4536060, pages 136 - 141 refers

RESOLUTION 2024/105

Moved: Cr John Vujcich
Seconded: Member Jessie McVeagh

That the Kaikohe-Hokianga Community Board note the September 2024 member reports from Chair Chicky Rudkin and Deputy Chair Tanya Filia.

CARRIED

8 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

8.1 HOKIANGA FERRY LIAISON GROUP MEETING 18TH JULY 2024

Agenda item 8.1 document number A4861537, pages 142 - 146 refers

RESOLUTION 2024/106

Moved: Member Mike Edmonds
Seconded: Chairperson Chicky Rudkin

That the Kaikohe-Hokianga Community Board receive the report Hokianga Ferry Liaison Group Meeting 18th July 2024.

CARRIED

8.2 KAIKOHE-HOKIANGA COMMUNITY BOARD SEPTEMBER OPEN RESOLUTION REPORT

Agenda item 8.2 document number A4536178, pages 147 - 150 refers

RESOLUTION 2024/107

Moved: Chairperson Chicky Rudkin
Seconded: Member Mike Edmonds

That the Kaikohe-Hokianga Community Board receive the report Kaikohe-Hokianga Community Board September Open Resolution Report.

CARRIED

9 TE KAPINGA HUI / MEETING CLOSE

The meeting closed at 12:22 pm.

The minutes of this meeting will be confirmed at the Kaikohe-Hokianga Community Board Meeting held on 25 October 2024.

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CHAIRPERSON

7.4 MAYOR AND COUNCILLOR'S REPORTS

File Number: **A4909855**

Author: **Marysa Maheno, Democracy Advisor**

Authoriser: **Aisha Huriwai, Manager - Democracy Services**

TE TAKE PŪRONGO / PURPOSE OF THE REPORT

This report is a mechanism to have open communication and transparency on activities undertaken by Councillors as elected representatives.

NGĀ TŪTOHUNGA / RECOMMENDATION

That Council note the reports submitted by Kahika-Mayor Moko Tepania, Kōwhai-Deputy Mayor Kelly Stratford, Councillors Ann Court, Hilda Halkyard-Harawira, Babe Kapa, Steve McNally, Tāmati Rākena and John Vujcich be received.

TE TĀHUHU KŌRERO / BACKGROUND

Kahika-Mayor Tepania has reintroduced Council members reports as a mechanism to have open communication and transparency on activities undertaken by Councillors as elected representatives. Members reports are compulsory for Councillors.

TE MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Members reports are attached for information.

REASON FOR THE RECOMMENDATION

To formally receive the Mayor and Councillor reports.

NGĀ PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or the need for budgetary provision as a result of this report.

NGĀ ĀPITIHANGA / ATTACHMENTS

1. **Kahika Moko Tepania Members Report - A4916435** ⇩
2. **Kōwhai Kelly Stratford Members Report - A4925528** ⇩
3. **Cr Ann Court Members Report - A4925454** ⇩
4. **Cr Hilda Halkyard-Harawira Members Report - A4911735** ⇩
5. **Cr Babe Kapa Members Report - A4925525** ⇩
6. **Cr Steve McNally Members Report - A4925521** ⇩
7. **Cr Tāmati Rākena Members Report - A4925486** ⇩
8. **Cr John Vujcich Members Report and Northland Inc Quarterly Highlights - A4939142** ⇩

Te Tari o te Kahika o Te Hiku o te Ika
Office of the Mayor of the Far North
Member's Report - September 2024

DATE	MEETING TOPIC
26/08/24	Te Kohekohe Housing Opening, Kaikohe Northland Mayoral Forum, Ngāwhā Department of Internal Affairs Meeting for Water, Ngāwhā Ngāwhā Geothermal Power Plant Site Visit
27/08/24	Annual Plan Briefing, Kaikohe Council Agenda Preview, Kaikohe State of the Far North Weekly Update, Kaikohe
28/08/24	Te Hiku FM Interview Old Warehouse Kaitāia Workshop, Kaikohe Mayors Taskforce for Jobs Meeting via Teams Kaitāia Airport Workshop, Kaikohe Meeting with MPs Arena Williams & Willow-Jean Prime - Insulation via Zoom Radio Wātea Interview
29/08/24	Business & Agency Leaders' Call via Teams Te Hiku FM Interview Te Koukou Transport & Infrastructure Committee, Kaikohe Chief of Staff Catchup, Kaikohe Doubtless Bay Business Association AGM, Taipā
30/08/24	Te Rito Maramataka Engagement, Karikari Peninsula • Te Rito operates 3 early childhood centres, Te Puna Reo in Whatuwhiwhi, Te Kāinga Reo in Koekoeā / Coopers Beach and Te Whare Reo in Kaitāia as well as Te Kura Taiao, an outdoor education programme in the Far North. Top Energy Far North Science & Technology Fair Prizegiving, Kerikeri
31/08/24	Bay of Islands Netball Association Grand Final, Kaikohe
02/09/24	Funeral for Kīngi Tūheitia Pōtatau Te Wherowhero VII, Ngāruawāhia

Te Tari o te Kahika o Te Hiku o te Ika
Office of the Mayor of the Far North

03/09/24	Council Agenda Preview via Teams Te Puāwaitanga Workshop, Kaikohe State of the Far North Update, Kaikohe
04/09/24	Constituent Meeting, Kaikohe Te Miromiro Assurance Risk & Finance Committee, Kaikohe RNZ Interview
05/09/24	Te Hiku FM Interview Business & Agency Leaders' Call via Teams Far North Libraries Toi Pūrākau Art Competition Update, Kaikohe Te Hiku Media Horomi Interview via Zoom
06/09/24	RNZ Interview Extraordinary Council Meeting, Ngāwhā Te Huia Executive Review Committee, Ngāwhā State of the Far North Update via Teams
07/09/24	Northland Kauri vs Canterbury Womens, Kaitāia
09/09/24	Croatian Diplomat Visit, Kaikohe Radio Wātea Interview Housing for the Elderly Update, Kaikohe
10/09/24	Far North Holdings Update via Teams Radio Wātea Interview Encanto Reo Māori Premiere, Auckland
11/09/24	Dare to Dream Indigenous Capacity Development Programme Catchup via Teams Mayor & Councillors Catchup via Teams NZME Podcast Interview via Zoom State of the Far North Catchup via Teams
12/09/24	Council Meeting, Kaikohe
13/09/24	The Hits Radio Interview Regional Growth Summit, Ngāwhā
14/09/24	Funeral for Matua Des Mahoney, Ōkahu

Te Tari o te Kahika o Te Hiku o te Ika
Office of the Mayor of the Far North

16/09/24	Auckland & Northland Mayoral Meeting, Whangārei Hato Hone St John Ambulance Dedication, Kawakawa Community Board Chair Catchup via Teams
17/09/24	Regional Deals Strategic Framework Session via Zoom Constituent Catchup, Kaikohe RNZ Interview
18/09/24	Te Tira Housing Blessing Ceremony, Kerikeri The Bell Podcast Interview, Kerikeri High School Stryder Ecovillage Catchup, Kaikohe Te Koukou Agenda Preview via Teams Strategic Relationships Catchup, Kaikohe State of the Far North Catchup, Kaikohe
19/09/24	Business & Agency Leaders' Call via Teams Karere Kahika & Savour Northland Filming, Kaikohe & Marsden Estate Agenda Preview via Teams
20/09/24	Local Government New Zealand National Council Meeting, Wellington
21/09/24	Mātihetihe Marae Waharoa Blessing, Mitimiti Waipuna Marae Wharekai Blessing, Panguru
22/09/24	Pou Whenua Ceremony at Moringaehe, Ahipara
23/09/24	Pōwhiri for New Cadets, Kaikohe Citizenship Ceremony, Kaikohe Radio Wātea Interview
24/09/24	State of the Far North Catchup via Teams Te Koukou Transport & Infrastructure Committee, Kaikohe Extraordinary Council Meeting, Kaikohe
25/09/24	Chief Executive Catchup, Kaikohe Mayors Taskforce for Jobs Catchup via Teams Te Kuaka Te Ao Māori Committee, Kaikohe Te Puāwaitanga Catchup, Kaikohe Meeting with NZTA, Kaikohe Guest Speaker for Ministry of Education Staff, Kaikohe Kaitāia Business Association AGM, Kaitāia

Te Tari o te Kahika o Te Hiku o te Ika
Office of the Mayor of the Far North

26/09/24	Business & Agency Leaders' Call via Teams
27/09/24	Chamber of Commerce Call on Tertiary Education Reform Te Puāwaitanga Update via Teams
30/09/24	District Wide Spatial Plan Update via Teams Kaitāia Airport Update, Kaikohe MTFJ Luncheon at Rosewood Kauri Cliffs, Matauri Bay Aupōuri Ngāti Kahu Te Rarawa (ANT) Trust Meeting, Kaitāia Te Huia Subcommittee Meeting via Teams
01/10/24	Guest Speaker at the Kerikeri Men's Club, Kerikeri International Day of Elder Person's Brain Seminar, Kerikeri
02/10/24	Te Pātukurea Kerikeri-Waipapa Spatial Plan Workshop, Kaikohe Community Board Members' Catchup via Teams Young Elected Member Wellbeing Hui via Zoom
03/10/24	Business & Agency Leaders' Call via Teams Te Huia Executive Review Committee, Kaikohe State of the Far North Catchup, Kaikohe I Am Climate Hope Meeting with Mike King, Kaikohe
04/10/24	MTFJ Coregroup Meeting, Wellington

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Name: Kōwhai | Deputy Mayor Kelly Stratford

Ward: Bay of Islands – Whangaroa

Date: 27 August 2024

Meetings/Events Attended

Date	Meeting Topic	Comment
28 Aug 2024	Future of 11 Matthews Ave	Workshop seeking direction and expectations on future of the property. FNHL to present development options.
	Hui with GM Corporate Serves re SUIPs	Discussed SUIPs and rating policy and process for changing. He will do further investigation.
	Kaitaia Airport Workshop	Discussed progressing the lease, the history and current status of operations.
29 Aug 2024	Te Koukou Komiti	
	Te Koukou Wananga	
31 Aug 2024	Kawakawa Community Development Plan	Working through the previous engagement to assist with the compilation of draft for consultation.
2 Sep 2024	Residents Survey Results	Understanding the methodology behind the survey and the results.
3 Sep 2024	Te Pūawaitanga Workshop	Te Pūawaitanga work that is complete(almost) – entrance and parking, four turf fields and a training field, cricket pitches, toilet block, irrigation system, bollards etc, stormwater system, on site wastewater, bore water supply, landscaping. Fields should be ready early 2025, depeds on grow of the couch grass. Staff still working on what a booking system will consist of and liaising with codes. We discussed the potential short and long-term pathways to determine the work programme ahead. I had to leave early to chair the CDEM hui, so missed the ending.
	Northland CDEM	Chairing Northland CDEM – see portfolio notes.
4 Sep 2024	Te Miromiro	

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	Hui with Business owner re SUIPs	Impact on rental market from our SUIPs policy. Discussed methods to address, including rating policy and central government legislation.
5 Sep 2024	Hui with GM Delivery Operations	Moerewa Laundromat – told that there was no resource consent application, so building team investigating. Discussed the lack of enforcement of Drainage Bylaw, things are changing, so should see an improvement. Discussed the process around roaming cattle. Confirmation that Opua Coastal Track will be ready before the BOI Walking Weekend.
6 Sep 2024	Extraordinary Council Hui	The significant vote on whether to retain our Māori ward, resolution to retain and investigate not going to poll was the outcome. A very moving hui.
	Te Huia Executive Review Komiti	Employment of the CE – monitoring performance, holding the organisation to account through the CE.
10 Sep 2024	Whenua Māori Working Group	Review of the draft engagement plan for the Whenua Māori Working Group. The objective of this workstream is to welcome engagement on rating of Māori land issues – how people can do apportionments of occupied land, and process for non-rating of unused land to fix the skewed reporting of unpaid rates – exorbitant figures for which rating shouldn't even be charged.
	Proposed District Plan Hearing Five	Deliberations conducted online, on Public Access and Activities on the surface of water
12 Sep 2024	Kaunihera hui	
13 Sep 2024	Catchup with Kawakawa Moerewa Community Board member	
17 Sep 2024	Habit for Humanity	Discussed Te Hiwa-i-te-rangi and demand for housing for teens.
	Waitangi Week 2025	Hui arranged by Iwi Chairs hosts, with NZ Police, Waitangi National Trust and Waitangi Marae and council present. Early organising hui to discuss programme and the issues of traffic management, emergency management, health and safety.
18 Sep 2024	Te Tira Blessing	Blessing of new whare in Kerikeri with Ngāti Rehia, Gemscott and Kainga Ora

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

19 Sep 2024	Business Call	
	Fortnightly catchup	Manager of Operations and Delivery
23 Sep 2024	Cadets pōwhiri	
	Citizenship Ceremony	
24 Sep 2024	Te Koukou Transport Komiti	
	Extraordinary Council Hui	
	Te Koukou Wananga	
25 Sep 2024	Temu Taupua, Kahika, Kōwhai	
	Te Kuaka Komiti	Deputation from Waitangi Marae on Waitangi Week 2025 and the re-opening of their whare.
	Housing for the Elderly Steering Group	Working towards a recommendation for divestment of the HFtE portfolio.
26 Sep 2024	Business Call	
27 Sep 2024	Te Puawaitanga Update	Update with the codes on where the establishment of the Stage 1 of the sports development at Waipapa is at. And next steps – partnership between the council and codes to be established. A place of belonging, fun and growth – important to go back to the reasons why everyone is all here for Te Puawaitanga. GLG report on needs assessment is crucial for determining what Stage 2 or divestment of balance of land looks like. The NRC sports rate has rated the Te Puawaitanga project as a high priority. Subject to the council contribution in the Annual Plan. An entity to work towards accessing funding, would be good to get that back underway. It was good to hear from gymnastics, cricket, rugby league and Sport Northland. Decision paper to come to council before end of this year. A timeline will also be created for this partnership between council and codes. There will be a monthly hui between codes and operations going forward.
2 Oct 2024	Business Call	
	Te Pātukurea draft Spatial Plan	Workshop on the growth scenarios & associated infrastructure assessments for Te Pātukurea Kerikeri Waipapa Spatial Plan. Staff took us through each

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

		growth scenario and a presentation on the infrastructure assessments (3waters and transport) undertaken for each growth scenario. And what they heard from workshops with the Hapū Rōpū and workshops with stakeholders on the growth scenarios and infrastructure assessments. Outlinede the proposed the public engagement.
	Te Manawaroa First Responders	Met with group manager Hato Hone regarding the programme, and council's possible role in promoting to get more volunteers.
3 Oct 2024	Te Huia Executive Review Komiti	
	Waitangi 3B Trust & Marae hui	Listened to presentation on their aspirations, really good insight for infrastructure demand in this catchment.

Community Matters

Topic	Comment
Graffiti	Report to police, they are having success reprimanding offenders
Wandering stock	Report to police and NZTA if state highway, and FNDC if a local road (for enforcement)
Russell WWTP	Public works act inquiry – still work in progress
Hihitahi Rise	Investigations for Te Haumi Slip Options assessment were due to finish 27th September, with 12 month monitoring to start in September.
Ohaeawai stormwater	Need staff to front up to the community on this issue.
Otaha Road	Weeds impeding visibility on the corner.
Laundromat	Moerewa has no wastewater treatment plant. Community and hapū are concerned that a consent may be granted for discharge into the river for the new laundromat. A consent was erroneously granted. Applicant working on a new one.
Kaitaia Drainage	Ongoing issues concerning poor or lack of management of drainage districts in Te Hiku. The farmers there are having their economic viability impacted by council lack of action on works they have been rating them for, and enforcement of a drainage bylaw.
Coopers Beach Playground	RFS4172972 still unresolved. No response from Infrastructure team.
Kohukohu Town Hall	Concerns regarding the unsuccessful funding application. What next, for this high-profile historic hall please, ensuring it stays open, and is not degrading.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Portfolio Update: (Housing)

- Rating Act and application of SUIPs being worked on between staff. May be able to manage improvements at an operational level, but some at a policy level which would come to council and likely need consultation.
- In the housing portfolio hui we had presentation on the HBA which was really awesome, it helped my understanding immensely of the purpose of the information what is is and what it is not; which I think agencies will find they need to fill perceived gaps in information to round out what we need in the strategy. We also had an update on the status of actions for the Housing Interim Action Plan; our short-term accommodation report is almost complete; and then consents team shared that they are getting ready to implement streamlined operational processes to enable the new Granny Flats legislation, but didn't go into detail to protect the integrity of the legislative process.

Portfolio Update: (Climate Change)

- No update this month.

Portfolio Update: (Emergency Management)

- NZSIS meeting with all councils and CDEMs to share security concerns and threats. And offer tips on how best to manage, especially trips overseas and incoming visits.

Matters for Discussion

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Name: Cr Ann Court

Date: September 2024

Meetings Attended

Date	Meeting Topic	Comment
2nd	Resident Opinion Survey Briefing	
3rd	Te Puawaitanga	
4th	Assurance Risk and Finance	
9th	Accessibility Action Group Promotion and Recruitment Planning Meeting	
10th	Whenua Maori Working Group Meeting	
	Moerewa Laundromat Wastewater and Environmental Concerns Meeting	
11th	NZTA/AA/WDC Liaison Meeting	
12th	Council	
13th	Regional Economic Summit: Ngawha	
16th	Review Transport and Infrastructure Workshop 29 August	
17th	Proof Transport and Infrastructure Agenda for 24 September	
	Automobile Association Monthly Meeting	
18th	Catch-Up: Tracey Risseto Chairperson Northland Automobile Association. Whangarei	
19th	Kerikeri Waipapa Structure Plan Stakeholder Workshop	
	Maintenance Contracts Working Group: Transportation	Setting the scene
24th	Transport and Infrastructure Meeting and Workshop + Extra Ordinary Council Meeting	
25th	Te Kuaka Meeting	
27th	Te Puawaitanga	

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

1st	Regional Land Transport Committee Meeting and Workshop	
2nd	Kerikeri Waipapa Spatial Plan Workshop: Kaikohe Hon Paul Goldsmith. Afternoon Tea Meeting Kerikeri	
3rd	Road Maintenance Contract Workshop: Kerikeri	With Apikalis team

Portfolio Update: (Transport)

National Land Transport Plan

The National Land Transport Plan was released late August. I circulated the link (including the regional breakdown) via email to elected members. Huge acknowledgement to the NTA who did the incredible work that underpinned our favourable outcome and the lobbyists who ensured Northlands voice was heard.

New Maintenance Contracts (Roading) Working Group

At the time of submitting this report the working group has met twice. Our first meeting was to 'set the scene' and establish the timeline, inputs and outputs required. We talked about what we felt was working well, what wasn't working so well and what and who we needed to bring to the table to enable us to arrive at a position where we felt we had a value proposition to bring to Council next year.
Our second meeting was a joint 'brainstorm' with Councils roading team. They gave us a valuable perspective on where they felt the current contract was working well, what could be dumped, added, enhanced, enabled etc. It was hugely beneficial to hear from our front-line staff.

Driver Licensing:

A key finding on a recent study on the New Zealand Graduated Drivers Licensing System found that the New Zealand licensing system is shorter and demands fewer requirements to attain a full licence than most other comparable jurisdictions. Young people are overrepresented in crash data, accounting for nearly a third of all deaths on New Zealand roads. The latest Ministry of Transport figures show young people aged 15-25 were involved in nearly a third (96 of 337) of fatal crashes in 2022. They were judged to be responsible for 82 of them.

- In Australia there is a minimum learner period of 12 months (double NZ's)
- Logged and supervised hours are common overseas with these averaging between 75 and 120 hours. Swedish studies show novice drivers with 120 hours of supervised driving experience were involved in 35% fewer crashes than those with 40-50 hours
- Hazard perception tests are a prerequisite for progressing from a learner to restricted licence in several jurisdictions including Australia and the UK

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

- Zero blood alcohol is common across jurisdictions for all learner and restricted drivers regardless of age. In NZ is only novice drivers under the age of 20.

Roadside Drug Testing:

- Consultation closed 29 August on the revised roadside saliva drug testing legislation
- The revised legislation (next steps Select Committee) will permit devices that give a proportion of false positives and false negatives.
- To address the accuracy issue, two positive tests will be needed.
- One of the proposed changes is to permit devices to identify the presence of 'families of drugs' rather than a specific individual drug. i.e.: Opioids which includes prescription drugs such as codeine and tramadol
- It is estimated that 65 lives and 431 serious death and injury crashes will be prevented over a 10-year period with the implementation of this regime.

New Police Enforcement Targets:

- The Minister has announced new targets for road policing including 3.3 million breath alcohol tests per annum
- Preparation to undertake 50,000 roadside saliva drug tests annually in coming years
- $1.3b has been ringfenced in the National Land Transport Programme (2024-2027) to deliver on the above targets

Legislation on time of use charging:

- The Government has committed to introducing legislation to enable time of use charging (congestion charging) before the end of the year. In making this announcement the Government has said:
- Time-of-use charging will be focused on reducing travel times not raising revenue
- The impacts on the wider network must be considered when developing time-of-use proposals
- Money collected must be invested in transport improvements in the region where the scheme applies
- There must be regular monitoring and reporting of changes in travel times and traffic volumes, how much money has been raised and where it has been invested.

Te Kaunihera o Te Hiku o te Ika Far North District Council

Member Report

Other matters:

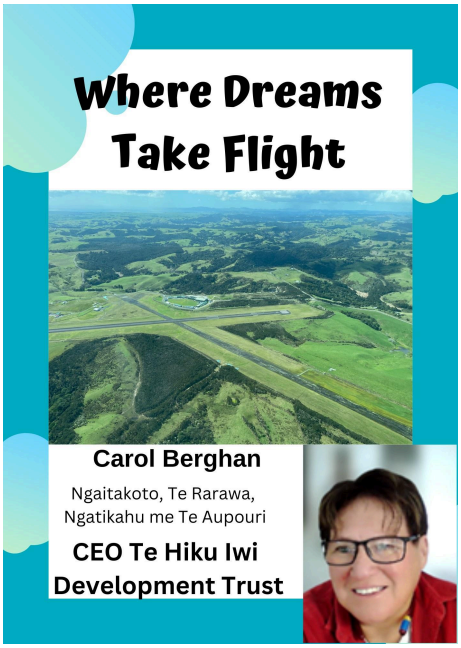
- Antisocial Road Users (aka boy racers) additional/new proposed legislation is under consideration. The Ministry of Transport has been tasked with looking at what measures can be taken to curb the antisocial road user problem.
- Tolling. Public consultation on the proposal to toll the Motorway from Orewa to Warkworth was released early September.
- The Government is proposing to move all vehicles to RUC (Road User Charges) and abolish Road User Charges by 2027. My concern with this one is collectability. Currently FED is payable by all drivers as they purchase fuel. This is unavoidable. RUC may be abused by those who prefer to 'take the gamble' on being caught and/or simply let it slide due to other pressing financial pressures. A significant portion of our fleet is already non-compliant in terms of WOF and Registration. This may have the potential to have an adverse impact on revenue and the deliverability of the NLTP. What mitigation measures to capture this will need to be an area of our focus as a sector moving forward.
- Fitness to drive (for our elder drivers) is a proposed workstream to address inconsistencies in the way the medical profession is applying the medical suitability test. The advice NZTA provides to GP's on what suitability tests should be applied is under review. By way of one of the bonkers tests reported as currently being applied "Can you name the last five American presidents?"



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
Far North District Council

H Halkyard-Harawira



10 Iwi Leaders Support Kaitaia Airport Excerpt from Carol Berghan 18 September 2024

I am a Ngaitakoto Runanga member for my Marae. I have another optic to share as well. I went on a Sunday to the hui in Oturu in early 2023 to listen to the korero on the Airport. There was a huge level of goodwill in that hui from whanau members of the area, to have the airport open and thriving. But that's the easy stuff. Here is what I see as the underlying issue and as I understand things,

1. in the Treaty Settlement 10 years ago – the Crown agreed to transfer ownership of the asset to iwi after the Iwi paid the Crown the agreed market value for the land ($$).

2. So, Iwi had to buy back the Airport with their Settlement funds.

3. Our negotiators fought for its return because of the historical linkages of the land to the whanau and Marae of that area, generations before us versus it being one of the most strategic of assets for our community, Te Hiku.

4. Then a second clause in the Settlement legislation says it can only be used as an airport. So, the iwi buys it back but can only use it as an airport, hmmm.

5. Then the Council agree to lease it for 30 years at a lease amount of $1 a year, there's the hmmmm again. So, after 30 years of leasing the cash return is $30.00.



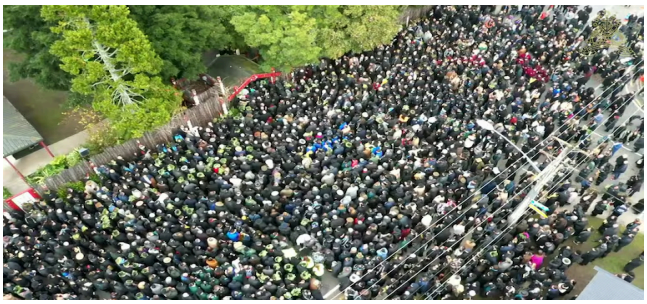
Now, if that was you. Would you buy a big block of land and lease it for 30 years for $1 a year. No, you would not. Can we arrive at a solution. Of course. I know it's taking time, but I know we will get to a win-win. I hear things are progressing well with Hilda and Penetaui navigating some roadblocks with Agencies as well as the Council. Keeping the airport open means preserving opportunities for future generations, ensuring that the community continues to thrive and grow. It's about more than just planes and runways; it's about maintaining the heart and soul of a rural community and I am calling on us all to find a fair solution for the landowners. Nga mihi mahana

1



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
For North District Council

1 o Mahuru	 Huihuinga i Te Marae o Māhurehure , me te tira o Tai Tokerau, i mua i te haerenga ki te tangi o Arikinui Kingi Tūhietia Potatau Te Wherowhero Te Tuawhitu hei kōwhiri ko wai ngā kaikōrero mō Te Tai Tokerau. Ko ngā kaikōrero o Tai Tokerau: ko Joe Pihema o Ngāti Whātua, ko Waitai Petera nō Te Aupouri, ko Hāmi Piripi nō Te Rarawa me Hokianga, ko Kipa Munro nō Ngāti Rēhia, ko Taipari Munro nō Te Parawhau me Hone Sadler nō Ngāpuhi.
2 o Māhuru	0700 i huihui ai a Tai Tokerau ki waho i ngā kēti o Tūrangawaewae- e 6 mano te whānui mai te motu. 8-2.30 te roanga o te wā mihimihi .  Ahua - nā Te Ao Māori News
5 o Mahuru	Te aranga o Te Arikinui Kuini Nga wai hono i te pō ki te whenua Potatau Te Wherowhero viii. 27 te pakeke. 



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
Far North District Council

6 o Māhuru Extraordinary Hui- re Māori wards- **43 /45 Councils retain Māori wards**
Ngāwhā Hub **Far North District Council Maori ward seats retained** - unanimous





Excerpt from Te Rau Arena Tiamana Te Whiu Hapu Submission
"Ensuring Equitable Representation Māori seats are not about giving special privileges; they are about ensuring equitable representation. Māori perspectives, values, and needs are unique, deeply rooted in the history, culture, and whakapapa of this land. These perspectives can often be overlooked in mainstream decision-making processes, not because of intentional exclusion, but because of the systemic imbalances that exist within our society. Māori seats help to level the playing field, ensuring that they are not drowned out or sidelined. "

11 o Māhuru Auckland High Court- **Te Runanga o Ngāti Whātua filed a judicial review** against the Kaipara Council's failure to consult with local hapu and Iwi in disestablishing their Māori ward . Mei Chen represented Te Runanga o Ngāti Whātua.




3



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
Far North District Council



12	Hui Kaunihera
13	0800 Riverside Cafe- aka Big River Cafe reopens. Yay for Awanui. 1130 Te Hiku Media
14	**Humble funeral ceremony for Des Mahoney** - Ngākahu Church. Karakia by Arena Walker. Poporoaki by John Vujcich and Mayor Moko Tepania.  After the takahia o te whare, visitors were welcomed by Cr Mate Radich at the Kaitaia RSA. Arohanui to Melva, Nevaeah and whānau. After 80 years of being a prime water source for Kaitaia, Des Mahoney had campaigned for many years to decommission Kauri Dam. Sediment deterioration and algae had made the water unfit for consumption. In late 2023 , Mahoney became Project Manager of the decommissioning, using local preferred contractors and saved the Council and ratepayers $8 million. 



Māori Ward Councillor Report hhh 30.9.24

	
	 **Ngākahu/ Ngākohu Ahuwhenua Trustees & Council Steering Committee** (SC) have a short meeting following the funeral of Des Mahoney.. ● Desley Austen, deputy chairperson will be our main contact for the Ngākahu/Ngākohu Ahuwhenua Trust ● **Our agreed SC tasks are to ensure:** a. Bellinghams to complete the final stages of Kauri Dam in drier weather Oct-Nov ; b. Return and expedite the reinstatement of lands to Ngākahu/ Ngākohu Trust - via the Māori Land Court; c. Follow up on FNDC remission of rates regarding land locked blocks; d. Reinstate power to the pumphouse and change the account to Ngākahu Trust.
17	10-12 Te Hiku Community Board- ongoing concern is the lack of tautoko for drainage wards in Te Hiku.



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika Far North District Council

18 Ngāti Rēhia / Gem North / Kainga Ora collaboration re social housing in Kerikeri. Local concerns had been aired in a public meeting - Ngāti Rēhia Gem North & Kainga Ora did accommodate the changes. Two kuia were ready to move in. Atāhua. Āhua nā Kahika Moko





Te Oneroa-a-Tōhē Beach Board is a **co-governance partnership** with 👍

- Te Rūnanga o Te Rarawa,
- Te Manawa o Ngāti Kuri Trust,
- Te Rūnanga Nui o Te Aupouri ,
- Te Rūnanga o NgāiTakoto ,
- the Northland Regional and Far North District Councils

for the benefit of the community. The functions of the Board can be found in the Terms of Reference and Te Hiku Settlement legislation.

Te Oneroa a Tohe Board 20 Sept, 2024.

Iwi Reps:
Lisa McNab Te Rarawa, Chair **Wallace Rivers** Ngai Takoto
Maria Wiki Te Aupouri **Graeme Neho** Ngāti Kuri
Kawanatanga Reps
NRC Joe Carr, Marty Robinson **FNDC Moko Tepania, H Halkyard-Harawira**
NRC Secretariat
Auriole Ruka, Pou Manawhakahaere **Kim Peita,** Māori Relationships Manager
Meloney Tupou, Māori Governance & Engagement **Sheila Taylor ,** Kaiārahi Kaupapa Māori
Take Matua

1) **TOaTB** endorses **proposed Plan Change for Te Oneroa a Tohe to NRC for engagement in November**.
   a) ***Provide GIS mapping*** to support Iwi, Hapu, Whānau to identify Te Ara Wairua, wāhi tapu ,sites of significance in TOaTB Management area for the purposes of including these for protection in the district and or regional plans.

6



Māori Ward Councillor Report hhh 30.9.24

b) That Te Oneroa a Tohe Board, be considered ***an affected person/body*** regarding resource consent applications

c) Reflect tikanga Māori including rules that ***prohibit the scattering of human ashes*** in the sea, on the beach, on sand dunes and in waterways.

Staff to develop data sharing protocols.

2) TOaTB confirms training for 2 positions to complete Commissioner training.

3) **Sea spurge-** is a new coastal weed invading the Far North- a bio security risk- the sap is toxic. Recommend people take a photo, with map location and send to NRC bio security staff. Communication to be made with Taiao teams working on Te Oneroa a Tohe.

4) **TOaTB** have adopted **new speed limits** which are certified by NZTA.

- February 2024, signage approved to mark transition zones at beach access points.

30km beach access zones



- from Western end of Kohanga Bay to 200m north of Kākā St, Ahipara
  - 400m south of West Coast entrance Waipapakauri Beach
  - 200m north of West Coast entrance Waipapakauri Beach



60km zones - rest of Te Oneroa a Tohe

Signs further north of Waipapakauri re beach access points is being discussed with Iwi : ie Ngai Takoto, Te Aupouri and Ngāti Kuri.

Why do we have speed limits?

i) We are kaitiaki of Te Oneroa a Tohe aka Te Ara Wairua

ii) To protect kaimoana beds for mokopuna

iii) Speeding is dangerous to other drivers and locals

5) Regional Pest Management and Marine Pathways Plan staff are preparing to review 2017-2027 plan over the next year as part of the Bio-Security Act. Once adopted, the Plan will be in place for 10 years,

20	**Visit to 62 Grigg Street.** The housing development looks good However- 8 or so co owners in the whenua were not notified that a resource consent was approved without notification and discussion. Also their land was to make footpaths **Recommendations:** 1)Developer should meet with the co-owners re mediation. 2) Resource consents should follow process.



taken

7



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
For North District Council

22 Sun	**Moringaiehe** - kua tū te pou whenua o Toakai hei kaitiaki i runga o te whenua rahuitia a Moringaiehe. Hāwhe- he whenua Māori, hāwhe he whenua historic reserve.  
23 Sept	• 0930 - **Hui with Tina Ngata & & Atquetzall Quiroz** - Te Rangi Aniwaniwa re indigenous reo schooling in Mexico and with Filipino groups. • Receive emailed letter from **Te Uri o Pumuka re Puketiti** -decision not to accept Mr Guo's offer for top of the hill and they will return to court. Te Uri o Pumauka annoyance with former FNDC and FNHL lack of process.
24	• **0800 TV 1 News** - Harata Brown with Rueben Taipari re return of Moringaiehe as a historic reserve. I would like Moringaiehe to eventually become a Māori reserve - me waiho mā ngā hapu o Ahipara hei kōrero. • **1000 Koukou- Infrastructure Hui-** held each month for updates on roading & infrastructure . • Very happy with the new Roading Infrastructure structure , Fulton Hogan managing road repairs in the north, Ventia in the south . • Councillors have also asked for regular updates on all 17 wastewater treatment plants so we can see the overall progress. • **12.30 Extraordinary hui-** approval of ○ **Future of Severely Affected Land** FOSAL approved the Voluntary Buyout & Relocation Policy of specific properties affected by cyclone Gabrielle which meet Government subsidy criteria. ○ **Land Drainage Bylaw renewal -**particularly affects the 4 drainage areas in Te Hiku.



Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
For North District Council

Te Kuaka
Te Kahu o Taonui & FNDC - Ngā Take Māori

10-12 Te Kuaka- Te Ao Māori Committee Hui 25 o Hepetema
Deputation from Te Tii Marae,Waitangi re reopening of 101 year old Te Whare Hui 3 February 2025. Whare hui has been closed for renovations.

- **Confirmed Te Reo and Tikanga Policy Action Plan**
- **Received**
- **Taiao Portal Update Report-** and supports its development re Resource Consent data sharing and to support Te Kahu o Taonui socialising IHEMPS- Iwi Hapu Environmental Management Plans and Treaty settlements with Councils Resource Consent Teams.
- **Whenua Māori Freehold Land Rating Relief**
- **Te Pae o Waho Report**
- **Te Pae o Uta Te Ao Māori Framework Report**
- **MOUs with Iwi and Hapu Report**
- **Ngā Kaupapa Māori Matters of Importance to Te Hiku**
- **Ngā Kaupapa Māori Matters of Importance to Bay of islands Whangaroa**
- **Ngā Kaupapa Māori Matters of Importance to Kaikohe, Hokianga ward**
- **Te Ao Māori Committee - Open resolutions Report**





26 o Hepetema Te Kupenga - Māhuru Māori i Te Ahu

Rā Horoi 27 o Hepetema Te nehu.
Cyril Tainui Chapman - Tautoko FM-
Te Ao Māori article by Tumamao Harawira






Māori Ward Councillor Report hhh 30.9.24

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Cyril Chapman, long-time head of Tautoko FM in Northland, has died aged 70 from cancer.Chapman, an avid gardener and belonging to a whānau of over 20 siblings, hails from Mangataipa near Mangamuka in the Far North. His principal maunga are Mereana Pai and Maunga Taniwha, his hapū Te Kōhatutaka.Chapman came to national prominence in 1975, when he was tasked with the carrying of the pou whenua during the national hikoi led by Dame Whina Cooper. But Chapman's true passion was in the revitalisation of te reo Māori through broadcasting, particularly through Iwi radio.Te Whakaruruhau o ngā Reo Irirangi Māori, the Iwi Radio Network, was established in the late 1980s and early 1990s, after a push from iwi around Aotearoa for recognition of te reo and attempts to revitalise the language.That led to the establishment of over 20 Iwi radio stations in Aotearoa. Chapman, along with whānau and hapū from the Hokianga region, established Tautoko FM, which is acknowledged as the second oldest Iwi radio in Aotearoa."

28	Te Hiku Okoro- Hui at Waimanoni -Te Reo Māori 1972- 2024 Timeline
30	Submission of objection to Crown Minerals Amendment Act.

58 Marae and 10 Kohanga Reo are on unsealed roads- would like them10 Marae roads to be to be sealed each year- as significant community gathering venues.

Ngā Rori Kaunihera o Tai Tokerau

Seal Marae Roads over next 3 years

Te Hiku

Kenana, Te Ahua, Taemaro, Haititai Marangai, Wharemaru, Waimanoni, Wainui, Rangikohu, King Hori, Kotahitanga Taiao, Te Ohaki, Morehu, Ngāti Manawa, Waiparera, Motutī, Waihou, Mātihetihe

Kaikohe - Hokianga

Ngāpuhi, Te Arohanui, Ngai Tūpoto, Tauteihiihi, PāTeOro, Pikipāria, Mātai Aranui , Whakamaharatanga, Piki Te Aroha, Motukiore, Puketawa, Te Rangatahi, Otaatara, Moehau, Māhuri, Otaua, Kaingahoa, Ngaitawake. Mokonuiarangi, Tauwhara Wharepunga

Whangaroa - Bay of Islands

Patunga Tuhiwai Tahaawai Te Huia Wainui, Te Ngaere, Waimahana Taupo, Tākou , Te Tii, Rāwhiti Te Kainga Hoa Waikare, ** Waiomio , Maromaku Kawiti, Mohinui, Kaikou, Motatau, Matawaia,

Unsafe Roads

Seal Kohanga Reo soon

Rangaunu Whangape Pā Arapatea Ngāpuhi Whakamaharatanga Tauwhara Wharepunga Waikare Waimamaku Taurangi

Roundabouts

Kaikohe x 3
Awanui x 1

Other Roads

Parapara Porters Access, Otangaroa Rd, Pupuke Rd, Weber, Waihapa Rd, Matangirau Old School Rd

Waitangi Bridge

2 lanes

Roadway slips

Panguru, Motutī, Herekino, Broadwood, Whangape, Pawarenga, Wainui Rd.

Drop Speed zones

in front of Karangahape Marae , Urupā, Kohanga Reo and Kaumatua flats, Whangaroa Houhora Ngataki Marae Quarry Rd Awanui Te Oneroa a Tohe

Coastal erosion

Flooding: Ahipara, Rangikohu , Owhata, Whangapē, Pawarenga, Mitimiti, Motutī, Motukaraka, Wharemaru Taipā Pakanae Omanaia

Relocate coastal Marae

Te Hāpua Matihetihe Wharemaru

The Far North district has a total 2510km network of roads - 1614 km of which is unsealed.

10



Māori Ward Councillor Report hhh 30.9.24

	Other Significant Projects & Wish Lists
2024	**CEASEFIRE in GAZA** **RESOLUTION 2024/47 "That the Far North District Council:** a) call for an immediate permanent humanitarian ceasefire in Gaza; b) call on the Prime Minister and Minister of Foreign Affairs to show their support and call for peace; c) call for immediate international aid to be allowed into Gaza; d) condemn all acts of violence and terror against civilians on both sides of the conflict; e) call for the immediate return of hostages. **CARRIED 23 Mei, 2024 Extraordinary Hui-**
Moana Restoration	**Upgrade all 17 WWTPs in Far North.** **Stop any sewage outflow into harbours and rivers of Tai Tokerau** **Purchase extension land disposal site Hokianga -**to remedy spoilage of Hokianga harbour. Opononi, Rawene, Kohukohu, Kaikohe to develop natural wetlands & better ways of dealing with sewage. Stop other local towns dumping their waste in Hokianga. **Upgrade all Waste Water Treatment Plants in Far North.** Seek infrastructure grants to systematically improve the wwtps in Far North. NRC to work in tandem with FNDC to improve wwtps, otherwise we get a reactive solution rather than a long term solution. New housing to incorporate wwtp systems.
Dec 2024	**- Kia rāhui te Roto o Ngātū hei wāhi waipiro kore.. Ka hohā nga tamariki me ngā mātua waka ama i te rāpihi me ngā pounamu pakaru i mahue i te roto i waenga i ngā marama o te raumati.** Horekau ēnei tāngata he whakaaro mō ngā tamariki e mau ana ki te hohipera .
Dec 2024	**Whakapai Ngā Rori me Ngā Wharepaku o Mangamuka** He pai kia whakapai i mua te tūwheratanga ano o te Gorge . Kua whakarite e te hāpori o Mangamuka he māhere hei whakapai te rori matua mō ngā mokopuna, mō te hau kainga me ngā tāngata kōtiti haere.. I mea mai ki a au , kia whai whakaaetanga- kei hea te wāhi tika kiā tū ai te wharepaku- kei te wāhi o naianei, kei mua i te Reo Irirangi raini. 



Māori Ward Councillor Report hhh 30.9.24

	Whakamōhio atu ki a Chicky Rudkin te hēamana o Kaikohe Hokianga Poari Hāpori. Ka tautoko ahau te whakapaipai i tēnei wāhi matua o Tai Tokerau.
2028	**Me whiriwhiri He Whakaputanga me Te Tiriti i te Ture Tuapapa o Aotearoa. Weave He Whakaputanga and Te Tiriti into the Constitution of Aotearoa as per Matike Mai Report led by Moana Jackson, Makere Mutu and rangatahi.** Otherwise Māori will always be subject to flip flop government changes.
WHAKANUI	• **Tautoko, Te Hiku Media, me Ngāti Hine FM- ngā irirangi reo Māori** • **Ngā Kaumātua me Ngā Kuia o Tai Tokerau** • **Akinihi Smith,** nā Kingi Tiare i tohungia mō āna mahi i te Hāhi Mihinare me te Iwi o Ngāi Takoto. • **Mike Smith,** he tūtei mō te taiao. • **ArchBishop Kitto Pīkaahu,** Pou tautoko mō te tūwheratanga ano o Te kura o Tipene 2025 • **Lake Omāpere Trust-** 30 tau kua werohia kia Māori anō te wai o te Roto o Omāpere • **He Korowai Aroha Trust, - kainga hāpori** te tūwheratanga o ngā whare 24 me te whakanui tonu i te rangatira a Riki Houghton nō Te Pātū. • **Te Mauri o Te Wai -** he rōpu kaha e akiaki ana kia whakahoki te mauri o te wai ki nga awa me te Moana o Hokianga. • **Ngā Kura kaupapa Māori i haere ki Whakatū, Nelson** mō te whakatatae kapa haka. Te Rāwhitiroa, Kaikohekohe me Te Rangi Āniwaniwa • Kua tūwhera **Papa Hawaiki, Te Hiku Sports Hub, Te Kahu o Te Ao** • **Te Runanga o Whaingaroa-**ngā mahi toi o te piriti o Kaeo- Kaeo bridge artwork • **Tia Ashby mā, Te Hauora o Ngāpuhi kainga hāpori** • **Te Papa Hawaiki - te tūwheratanga o te whare hākinakina** opening in Kaikohe. • **Kahika Moko** - Masters degree 1st class honours in Māori Education. • **Dame Naida Glavish** Lifetime Achievement for Te Reo Māori • **Pera Paniora- Kiwibank** NZ Community of the Year Award • **Ngā Ropū Kapa Haka o Tai Tokerau e haere ana ki Te Matatini 2025 :** Muriwhenua, Hātea, Te Uri o Manumanu me Pūao

Kaupapa Hāpori	Nā koutou i tangi, nā tātou i tangi
Kua wheturangitia *Nā koutou i tangi,* *nā mātou i tangi*	• Ko Des Mahoney, kaihautu o Ngākahu, Ngākohu Ahuwhenua Trust • Ko Burt Henry nō Ngai Takoto • Ko te mareikura a Jude Cooper nō Ngātu Hau • Ko Cyril Tainui Chapman nō Kohatutaka Mangataipa, nō Ngāpuhi me Te Aupouri. Haere ra e hoa.

12

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Name: **Cr Kapa**

Ward: **Tai Tokerau Maori Ward**

Date: **October Report**

Ending 04 October 2024

Meetings Attended

Date: Sept	Meeting Topic	Comment
Mon 2nd	Resident Opinion Survey Briefing Workshop – Attended Online	
Tues 3rd	Te Puawaitangi Workshop Update on Stage One-Waipapa Sport Project – Attended Online	
Wed 4th	Te Miromiro/Audit & Risk Meeting – Attended in Chambers Khe	
Fri 6th	>Extraordinary Council Meeting: Attened in Chambers >Te Huia / ER Meeting Attended from Chambers	
Tues 10	>Khe Civic Planning [DNA] >PHTTCCT Exec Meeting [Attend Online] >Whenua Maori Workshop [Online]	
Wed 11	Mayor & EM Catchup [Online]	
Thurs 12	Council Ordinary Meeting - Chambers	
Tues 17	Khe Lib & Civic Centre Meeting - Chambers	
Fri 20	Khe-Hokianga Com Board Meeting - Chambers	
Tues 24	>Te Koukou Transport Meeting – Chambers >Council Extraordinary Meeting - Chambers	
Wed 25	>Te Kuaka – Te Ao Maori Meeting – Chambers >Guest Speaker MOE Maori Staff Wshop – Te Kona >Housing for the Elderly Steering Grp – Chambers Online >Guest Speaker Khe Business Assn – Te Kona	
Mon 30	>Te Kauta Steering Grp Hui – BIZ Space Kerikeri >Te Huia Sub Committee Online	

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Portfolio Update: End of September 2024

No reports available at the time of preparing Oct monthly report.

Turner Centre

Kaikohe Civic Centre [Library]:

Sport Northland

Housing

Community Matters

This section should be completed for matters arising within the community, which Council need to be aware of. It could be related to ongoing projects, requests, feedback etc.

Topic	Comment

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Matters for Discussion

This section should be completed for matters which the elected member wishes to raise with wider Council, Community Boards and/or in relation to delivery.

Training / Conference Attendance

Nil

This section is to be completed when an elected member has attended a professional development opportunity or a conference on behalf of Council. It should outline the learnings from attending the event and value to the organisation.

Name of Event:

Date of Event:

Learnings:

Value for the organisation:

Steve McNally Report

FNDC roading team lead by Rob Gilmore and Tanya Proctor, have made good progress in forward work plan, with work on clearing culverts and sealed road repairs involving dig outs and rehab prior to reseal progressing well.
Focus on the forward work plan so contractors are well prepared to complete the work as we move into construction season with more favourable weather.
Work is also underway investigating road metal aggregate sources of quarries throughout the district so cartage costs can be reduced if historic quarry sites can be reopened.
Contractors have been focusing on unsealed road grading and culvert maintenance, with future work to include water table clearing as ground conditions dry out, and dump sites are sourced and become available.
Traffic Management is to be considered on a Risk based approach, with aim to reduce the traffic management costs without comprising health and safety of our road workers on each site. In this regard, please slow down and give our contractor staff a safe work place to carry out this important work.

RTC meeting 1/10/24

Very productive meeting with the three councils working together to standardise their roading reports, with clear direction on output based reporting i.e. kilometres of work done, number of culverts and water table cleared, along with spend against budgets monitored for work completed and a forward work plan, to identify the plan looking forward.
FNDC have a significant budget for both standard road maintenance and capital upgrade work, so road users will encounter more road work across the network on both local roads and State Highways. Please slow down when travelling these work sites, and allow more time for your journeys so you can achieve meeting deadlines.

Following email provided information on a paper presented to committee updating Northland State Highway Asset, following the links allow access to more detailed information.

Subject: Northland Asset Management

Hi RTC

It was a great RTC meeting yesterday. Thank you for your attendance. It is always good to catchup.

Please find attached the presentation that Jack gave - **Northland Asset Management.**

Here is the link in the presentation that takes you to the video that shows how NZTA collect data on the state highway using the SCRIM truck: https://youtu.be/JAWvqcXDDKc

Please find below some more information/links that Jack referred to in his presentation:

Open data platform
NZTA's public platform for exploring and downloading open data where you can analyse and combine open data sets using maps, as well as develop new web and mobile applications.
https://opendata-nzta.opendata.arcgis.com/

Forward Works dashboard

The Forward Works dashboard displays the expected state highway pavement and surfacing renewal programme, the majority of which will be completed during the current financial year construction season (October to March). This programme may change due to a variety of reasons and is updated monthly. The data can be filtered by network area and treatment category at the top right of the dashboard.
https://nzta.maps.arcgis.com/apps/dashboards/490776b08a094be5b737db698ad4000c

Integrated Delivery Model (IDM)
The Integrated Delivery Model (IDM) which Jacqui talked about will be the new delivery model for the majority of the state highway road maintenance requirements across New Zealand. NZTA is developing this model following the NOC Review that took place during 2022, and the IDM will replace the NOC model from late 2025 onwards.
https://www.nzta.govt.nz/roads-and-rail/highways-information-portal/technical-disciplines/integrated-delivery-model/

Here is the latest newsletter https://nzta-integrateddeliverymodelidm.createsend1.com/t/t-e-sliuyjd-l-r/
This newsletter shows the three procurement workstreams and their approximate timeframes.
You can subscribe to this newsletter at the very bottom of the newsletter page.

Kind regards
Steve

Steve Mutton

Director Regional Relationships, Northland and Auckland

Mobile: +64 218 93185

NZ Transport Agency Waka Kotahi

Other Issues

I visited the Waipapa Sports fields under development after a member of the public mentioned the weed infestation.
The site had a large volume of sand carted in from Ruakaka beach to address drainage and playing surface improvement with a couch grass turf being sown.

The following photos show the condition on the morning of 1 October 2024.



The weeds are dominant, across the sand base. Some couch grass has taken.

Couch is difficult to establish, as weeds grow faster than the grass establishment, and has a high ongoing cost to manage weeds.





Weeds dominate in this patch, some small couch apparent.



The development has cost a lot to date, and I am very uncomfortable with how the project looks at present. I am unsure if the handover from contractor to council is complete, so need an update in this regard, as the fields are not yet established, so original contract requires review to ensure that what was ordered/arranged via the contract has been delivered by the contractor.



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Name: Cr Rākena

Ward: Ngā Tai o Tokerau

Date: 10th[th] Sept – 27th Sept, 2024

Meetings Attended

Date	Meeting Topic
10/9/24	**Staff and Elected members Teams hui.** I had a productive Teams meeting with several staff and elected members to discuss the critical need for gathering and producing information ahead of our upcoming Council meetings. The main focus of our kōrero was ensuring that the material prepared would provide sufficient depth and clarity for Councillors to make informed decisions regarding our strategic direction. We began by addressing the types of information required, agreeing that a comprehensive approach was essential. This would include not only financial data and project updates but also more detailed reports on the impacts and outcomes of our current initiatives. It was noted that some of the material we've been receiving lately has lacked the depth needed for Councillors to fully grasp the broader implications of certain decisions. This needs to change if we want to maintain our strategic momentum. One of the key points raised was the importance of translating complex data into accessible formats. Several staff members emphasised that while they were confident about the information they were producing, more effort was needed in presenting it in a way that would allow everyone at the table to engage with it fully, regardless of their background. For example, there's a need for clearer executive summaries, concise but comprehensive breakdowns of issues, and visual aids like graphs and charts where applicable. This way, Councillors can quickly understand the significance of what's in front of them without getting lost in the finer details. We also touched on the timeframes. Everyone acknowledged that there has been pressure to produce information at a pace that sometimes compromises its quality. Moving forward, we agreed that it's crucial to build in more time for both staff to prepare

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	the material and for Councillors to digest it. This will ensure that the reports are not only thorough but also reflect our commitment to informed governance. In terms of action points, we concluded with a shared commitment to improving the flow of communication between staff and elected members. We will implement more frequent updates ahead of deadlines and schedule briefings where necessary, allowing for any questions to be addressed well in advance of the meetings. Overall, the meeting was a step forward in aligning our processes with the Council's strategic vision. It was heartening to see both staff and elected members committed to ensuring the quality of information meets the high standards required for the significant decisions we face.
10/9/24	**Rating for Whenua Māori Working Group hui.** Our recent Whenua Māori Working Group hui focused on advancing the Council's engagement with Māori Freehold Landowners across the Far North District. The key agenda was the collaboration between Council staff and elected members to refine and support the engagement process. This engagement will involve a series of information hui to be hosted at approximately six marae throughout the district—two in each ward. These hui will provide a platform for whānau to learn about the opportunities available for Māori Freehold Land reclamation and utilisation, particularly in light of the recent legislative changes. The hui are being organised in partnership with relevant stakeholders, including rūnanga, Te Puni Kōkiri (TPK), and other government agencies that share similar aspirations for enhancing the value and use of Māori Freehold Land. A significant element of these meetings will be educating landowners about the Māori Freehold Land (Amendment Act, 2021) and how it empowers local government to wipe outstanding rates on unused or non-rateable Māori land, thus removing financial barriers and enabling whānau to return to and utilise their ancestral lands. The hui opened with a discussion on the importance of coordinated efforts between Council and elected members to engage effectively with Māori Freehold Landowners.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	Staff acknowledged the challenge of reaching whānau who may be dispersed, uninformed, or uncertain about the processes involved in reclaiming and making use of their land. The engagement plan, as it currently stands, involves hosting six hui across the district, ensuring a spread that encompasses key areas of Māori Freehold Land. By partnering with rūnanga, TPK, and other government agencies, Council aims to present a unified approach that maximises resources and expertise. Elected members were sought for their input on how best to engage with landowners and facilitate meaningful dialogue at these hui. There was a strong consensus on the importance of ensuring these meetings are culturally appropriate and led by the right voices—those with mana in the community and deep knowledge of whenua Māori issues. The need for clear, accessible information was also highlighted, ensuring that whānau understand the processes and benefits of the initiatives being proposed. The Māori Freehold Land (Amendment Act, 2021) represents a significant shift in how Māori Freehold Land can be managed and utilised. The Act provides local governments with the authority to wipe outstanding rates on unused or non-rateable Māori land, a move that removes a substantial financial burden from landowners. This legislation reflects the recognition that many Māori Freehold Land blocks have remained unused due to historical barriers, including complex ownership structures, a lack of access, and punitive rates arrears. Before the Amendment Act, Māori landowners often found themselves trapped by unpaid rates, which accumulated over years, sometimes even decades. The inability to clear these rates meant that land remained unused and undeveloped, further exacerbating the socio-economic challenges faced by many Māori whānau. The Amendment Act seeks to redress this by giving councils the flexibility to remit these rates, thereby enabling landowners to reclaim their whenua without the shadow of debt looming over them. Under the new provisions, local authorities can now: - Wipe all outstanding rates on non-rateable or unused Māori Freehold Land. - Encourage land utilisation by removing the financial barriers that have long restricted development.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

- Provide pathways for whānau to return to and live on their whenua, contribute to the local economy, and ultimately help pay rates in the future.

This legislation offers a transformative opportunity for Māori landowners to reconnect with their whenua, engage in productive land use, and strengthen their ties to their ancestral lands. The Council's role in this is pivotal, as we are now tasked with implementing these legislative changes in a way that supports Māori aspirations while fulfilling our responsibilities as local government.

The primary purpose of the information hui is to inform whānau about the Council's initiatives regarding the remission of rates on unused Māori Freehold Land and how this can be a catalyst for land reclamation and development. The hui will also serve to demystify the application process, outline the steps required for whānau to engage with Council, and explain how they can assist in data collection. Accurate data on landownership, use, and aspirations is crucial for the Council to tailor its support effectively and ensure that the right information is getting to the right people.

A secondary but equally important goal is to gather feedback from landowners and whānau, providing the Council with insights into the challenges they face in accessing and utilising their land. This will not only shape future engagement efforts but also allow us to refine our policies and processes to better meet the needs of Māori landowners.

The hui will focus on the following key areas:
1. Understanding the Māori Freehold Land (Amendment Act, 2021): Explaining how the Act can benefit landowners, particularly in relation to rate remissions and land use.

2. Application Process: Detailing how whānau can apply to have their rates wiped and what documentation or information they need to provide.

3. Support for Land Development: Outlining the resources available from the Council, TPK, and other agencies to support whānau in making their land productive and liveable.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

4. Data Collection and Land Use Planning: Encouraging whānau to share their land use intentions, ownership details, and any barriers they have faced in developing their whenua. This data will assist the Council in tailoring its future support and strategies.

5. Moving Back to the Whenua: Encouraging landowners to consider returning to their whenua, utilising it for housing, horticulture, agriculture, or other forms of sustainable development. The Council hopes that by wiping rates, whānau will be able to move back to the land, contribute to the local economy, and eventually be in a position to pay rates on the land they are using.

The role of elected members in this engagement process cannot be understated. As representatives of their communities, elected members have a direct line to the people who will benefit most from these initiatives. Their involvement in the hui is crucial, not only to lend their mana and authority to the discussions but also to ensure that the information is conveyed in a way that resonates with the community.

During the hui, staff emphasised the importance of elected members helping to facilitate these engagements, by supporting the organisation of the hui, promoting the events within their wards, and ensuring that key stakeholders are informed and involved. Their local knowledge and connections are invaluable in ensuring that whānau feel heard, understood, and supported throughout the process.

Additionally, elected members will play a key role in advocating for ongoing Council support and ensuring that the initiatives discussed at the hui translate into real, tangible outcomes for Māori landowners. This means maintaining an open line of communication between the Council and the community, monitoring progress, and addressing any issues or roadblocks that may arise.

The Whenua Māori Working Group hui marked an important step in the Council's efforts to support Māori Freehold Landowners in reclaiming and utilising their whenua. By holding information hui at marae across the district, in partnership with rūnanga, TPK, and other government agencies, we are providing a crucial platform for whānau to engage with Council, understand the benefits of the Māori Freehold Land (Amendment Act, 2021), and take the necessary steps to reclaim their land.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	The hui also reinforced the importance of collaboration between staff and elected members in this process. Elected members' involvement will be vital in ensuring the success of the engagement efforts and the long-term sustainability of the initiatives being rolled out. The next steps involve confirming the dates and locations of the hui, finalising the information packs for landowners, and ensuring that all relevant government agencies are on board. We also need to establish clear pathways for collecting and managing the data provided by whānau, ensuring that their input shapes the direction of our ongoing efforts to support Māori Freehold Land utilisation. By working together, we can help whānau return to their whenua, utilise it in meaningful ways, and contribute to the wellbeing of their communities and the district as a whole. More information on what our Council is doing in this space is available on our website: https://www.fndc.govt.nz/services/Maori-development/Rating-of-Maori-Freehold-Land
12/9/24	**Council Hui.**
16/9/24	**Report on Comms and Engagement Hui.** As part of my portfolio, alongside Councillor Vujcich, I meet with the Communications and Engagement team once a month to discuss the progress of various projects, community engagement initiatives, and the overall direction of communications from our Council. These meetings, often led by Ken Lewis, are a crucial element in ensuring that the Far North District Council (FNDC) maintains clear, transparent, and timely communications with our communities. The most recent hui provided an update from Ken on the work the comms team has been doing, along with forecasts for upcoming projects. These updates are vital, as they help us stay informed on how the district is being notified about key events, consultation processes, and Council decisions. One of the main kaupapa of the hui was forward planning for the 2025 local body elections, which has become a significant

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	focus not only for the comms team but also for our CEO and elected members. There is a strong push to improve both the delivery of information and overall community participation in both the local and general elections. The discussion around the 2025 local body elections was particularly robust, as it has become a critical project for the comms team in the coming years. There is widespread recognition that increasing voter turnout and participation in local democracy is essential, especially in a district as diverse and geographically spread out as the Far North. Ken outlined some of the strategies the team is developing to promote the elections, including targeted communications that aim to reach younger voters, rural communities, and Māori. The goal is to ensure that all parts of our district feel informed, engaged, and able to participate in the election process. This includes ramping up social media campaigns, producing accessible resources on how to vote, and providing clear, concise explanations of the Council's work and the importance of local governance. Elected members and the CEO are keen to see an improvement in voter turnout, and the comms team is tasked with playing a pivotal role in delivering on this objective. This will require consistent messaging, the use of diverse communication channels, and the creation of engaging content that captures the attention of a wide demographic. While the hui covered many positive aspects of the comms team's work, I must express my disappointment in some key areas that I assumed were business as usual. Specifically, there seems to be a noticeable lack of planning, recognition, and integration around kaupapa Māori and national celebrations such as Te Wiki o Te Reo Māori, Matariki, He Whakaputanga, Te Tiriti o Waitangi, and others. These events are not only significant national holidays but are also embedded in our Council's strategic direction and, frankly, should be a priority when it comes to our communications planning.

Member Report

Te Pae o Uta, the Te Reo and Tikanga policy, and our commitments under Te Tiriti o Waitangi are all central to what we as a Council stand for, yet I find myself constantly following up on these matters as though I am a paid staff member tasked with ensuring they receive proper attention. This is incredibly frustrating, as it is not just a matter of good governance—it is about honouring our obligations to Māori and reflecting the bicultural foundations of Aotearoa.

One of the main concerns I raised in the hui was the apparent lack of passion and understanding from the comms team regarding these kaupapa. These are not optional or peripheral items on our agenda; they are embedded in our district's fabric, representing our commitment to tangata whenua and the unique identity of the Far North. It is disappointing that there seems to be a gap between what we as elected members believe is crucial and how this is being actioned within the communications team.

Events like Matariki and Te Wiki o Te Reo Māori should not be afterthoughts or last-minute communications exercises. They deserve thoughtful planning and engagement, not just because they are nationally recognised events, but because they resonate deeply with our local communities. As a Council, we have made significant commitments through our strategic direction to support and promote kaupapa Māori, yet this is not being reflected in our communications planning.

Despite these frustrations, I acknowledge that the comms team has an important and often challenging role to play in ensuring that our communities are kept informed and engaged. The work they do around upcoming events, consultation processes, and data collection is key to fostering a transparent and participatory local government. However, there is much room for improvement when it comes to integrating kaupapa Māori into the Council's broader communications strategy.

Moving forward, I will continue to advocate for stronger planning and recognition of our commitments to kaupapa Māori. This includes ensuring that events such as Matariki, Te Wiki o Te Reo Māori, and other significant occasions are given the time, resources, and respect they deserve. I will also be following up with the comms team to ensure that the strategies discussed for the 2025 local body elections are implemented

Te Kaunihera o Te Hiku o te Ika Far North District Council

Member Report

	effectively, with a particular focus on increasing participation from Māori and other underrepresented groups in our district. While there is positive work being done, particularly around the elections, there are key gaps that need to be addressed. Our communities deserve communications that reflect the full scope of our district's diversity and values, and I will continue to push for improvements in how we engage with and honour our commitments to kaupapa Māori.
17/9/24	**Kaikohe Library & Civic Hub Hui Report hui.** Our recent hui regarding the Kaikohe Library & Civic Hub was both insightful and encouraging, with significant input from a range of stakeholders. We had the pleasure of a detailed and engaging presentation from ĀKAU Design, who shared their vision for the project and how it aligns with the community's aspirations. Their approach, which centres around reflecting the identity and culture of Kaikohe, was well-received, and it was evident that their commitment to co-designing spaces with local input is key to the success of this project. ĀKAU's presentation touched on various design elements that resonate with the unique character of Kaikohe, highlighting the importance of creating a civic space that feels both welcoming and functional for all members of the community. They showcased how the design would incorporate aspects of local culture, ensuring that the hub will be a space that reflects the people and history of the area. Their collaborative process with local schools, hapū, and community champions stood out as a model of how the development of public spaces can be more inclusive and community-driven. Following ĀKAU's presentation, we received a comprehensive update from Far North Holdings Ltd, who provided clarity on the work schedule, timelines, and budgets. The update outlined both the milestones achieved so far and the road ahead. It was reassuring to hear that, despite some challenges, the project is progressing steadily. One of the primary obstacles discussed was around the budget constraints, particularly in light of rising costs in the construction sector. However, the team from

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	Far North Holdings remains committed to keeping the project within scope while ensuring that the quality of the build is not compromised. The timeline update showed that key milestones are being met, although there have been some delays due to external factors, such as material shortages and contractor availability. Nevertheless, the team has been proactive in addressing these issues, and the projected completion dates remain within a reasonable timeframe. Importantly, the project remains aligned with the broader goals set out by the Council and community, and it was clear that everyone involved is working diligently to keep things on track. Another positive aspect of the hui was the opportunity to gather input from a diverse group of attendees. Representatives from local kura, hapū, businesses, and Kaikohe community champions shared their perspectives, which enriched the discussion and provided valuable feedback. Having voices from across the community in these meetings is crucial, as it ensures that the final outcome of the project truly serves the needs and aspirations of Kaikohe residents. One of the recurring themes during the hui was the importance of the civic hub as a catalyst for revitalising the heart of Kaikohe. The community sees the project not just as a library or a civic building, but as a central space for whānau, rangatahi, and kaumātua to gather, learn, and connect. The collaborative spirit of the hui reflected this vision, with a shared understanding that this hub has the potential to be a cornerstone for future growth and development in the town. In closing, I greatly value the regular monthly updates provided by SLT member Ruben Garcia regarding this project. For more information, please see our online platform; https://www.fndc.govt.nz/Whats-new/Current-projects/kaikohe-library-project
18/9/24	**Creative Communities Committee hui.**

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Unfortunately I was unable to attend this meeting due to a clash in meetings from my business calendar. Please see below the community groups and their projects who applied for funding in this hui;

Circability Trust	Kanohi Kitea 2024
Hidden Pocket Production	Flock! The Muscial
~~Kaitaia Floral Art Club~~	~~Wearable Art with Flowers~~
Doubtless Bay Floral Art Club	Northland Area 2024 Designer of the Year
Northern Dance Academy Trust	Ballet Workshop and holiday programme
Marita Hewitt	Sculpture Installation
The Centre	ThisIsUsHereNow Community Art Project
Our Kerikeri Community Charitable Trust	Kerikeri Summer Jazz Festival 2025
Te Kura o Hato Hohepa Te Kamura	Kia Tupu Tangata Ai - Whangaroa Arts Festival

20-21/9/24

The unveiling of the new waharoa at Mātihetihe marae.

On the 20th of September, I had the honour of attending a wānanga at Mātihetihe Marae, which was held in preparation for the unveiling of the new waharoa (entranceway). It was a significant occasion, drawing together more than 80 whānau members, from pēpi to kaumātua, all gathered to discuss, reflect, and finalise the details of the upcoming event. The discussions were full of mana and underscored the importance of ensuring that every aspect of the tikanga was considered and adhered to. It was an enriching process for the marae and hapū, providing an opportunity for

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

all whānau to share their views and knowledge, and to agree on the correct steps moving forward.

Throughout the wānanga, a range of important questions and decisions were deliberated. A central point of discussion was around who would be given the responsibility to unveil the waharoa. This role was not just about lifting a cover; it was about selecting someone who carried the right whakapapa, mana, and connection to the marae, the hapū, and the significance of the occasion. Further, discussions extended to the reading of the wording on the new plaque, an equally significant role that required a person who could not only read the words but embody the kaupapa behind them.

The kōrero also touched on whether the inclusion of a puhi would be relevant to the ceremony. The use of a puhi, a young female of high status within the whānau, can hold great cultural significance in certain contexts, so there was careful debate around whether her role was appropriate for this occasion. Ensuring that the tikanga for this unveiling was upheld was paramount, and the wānanga provided a space to ensure all voices were heard and that the correct pathway forward was found.

The whakapapa and kōrero behind the waharoa, both old and new, were also central to the wānanga. Discussions unfolded about the history of the original carvings and how they would be honoured in this new phase, alongside the symbolism of the new carvings. This is where the carvers, who had worked on the waharoa, shared the whakapapa behind their craft and the thought process behind the designs. The history and significance of the waharoa were layered in meaning, connected to the ancestral narratives of the hapū, with the carvers playing a pivotal role in bringing those stories to life through the intricate woodwork.

The wānanga then turned to the appointment of those who would partake in the sacred incantations during the unveiling ceremony. This required careful consideration of whakapapa, knowledge of the incantations, and the ability to carry the mana of those who had gone before. This was not a decision to be taken lightly, as the incantations would call upon the ancestors, the elements, and the mauri of the place to bless the new waharoa and ensure it would stand strong for generations to come.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

The following day, on the 21st of September, the unveiling and blessing of the new waharoa began at 5.30am sharp. We gathered before dawn, standing in the shadow of Tarakeha maunga, waiting for the first light to pierce the horizon. Matua Doug Te Wake led the proceedings with Catholic prayers, grounding the ceremony in the dual spiritual traditions that many of our marae uphold. Matua Doug then passed the mantle to Kahika Moko, who carried out the incantations of Nukutawhiti, the captain of the great waka Ngātokimatawhaorua. This particular incantation holds immense historical weight for the people of Hokianga, as it invokes the arrival of Nukutawhiti upon the shores of Te Wahapū o Hokianga.

It was fitting that Kahika Moko, a direct descendant of Himiona Kāmira, was the one to recite this karakia. Himiona Kāmira, a revered tupuna of the hapū, was responsible for bringing this karakia back to life, ensuring its survival and continued relevance within the whakapapa of the people. Standing there, hearing Kahika bring forth the words of his tupuna, there was a palpable sense of continuity, of the past reaching into the present through the voice of the descendants.

Following this, I had the honour of reciting karakia Haumanu, whakanoa, and whakawātea. These prayers serve to clear the path, to ensure the new waharoa is not only spiritually safe but also open to the future generations who will pass through it. It was important to acknowledge the layers of tikanga that are woven into the fabric of our marae, and to ensure those layers were honoured and upheld.

The final karakia was led by tohunga carver and linguistic expert, Bernard Makoare of Kaihū. Bernard's contribution was significant, not only because of his skills as a carver but because of the depth of knowledge he holds in te reo Māori and tikanga. His karakia — Te Kawa o Tāne, Te Mauri o Rongo, and Te Mana o Ruatepupuke — brought the ceremony to a close. These karakia, which relate to the gods of the forest, peace, and the arts, respectively, encapsulated the spiritual foundation upon which the new waharoa now stands. Bernard's involvement was not just ceremonial but deeply connected to the kaupapa of the waharoa, as both a creator of the physical structure and as a guardian of the spiritual traditions tied to it.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	It was a special honour to have Meng Foon attend the event. As the former Mayor of Gisborne and Race Relations Commissioner, Meng Foon's presence carried a great deal of mana. Not only does he hold a strong reputation for his work promoting racial equality and supporting diverse communities across Aotearoa, but his connection to Mātihetihe is also tied to the SS Ventnor tragedy. The Ventnor, a ship carrying the remains of 499 Chinese gold miners who had passed away in Aotearoa, sank off the coast of Hokianga in 1902. Mātihetihe, along with other local iwi, played a crucial role in recovering and caring for the remains that washed ashore. This tragic event has forged a bond between Mātihetihe Marae and the Chinese community, and Meng's attendance as part of the Chinese delegation underscored this ongoing connection. The Chinese delegation regularly pays homage to the care that was shown by the marae and the wider Hokianga community, and Meng Foon's attendance reinforced the respect and gratitude that the Chinese people continue to hold for Mātihetihe Marae. His role in New Zealand as Race Relations Commissioner sees him working to strengthen relationships between communities, making his presence at this ceremony not only significant in the context of the Ventnor tragedy but also in the broader effort to build unity and understanding between cultures. The entire occasion was a testament to the whānau, hapū, and marae community's ability to work together to bring a vision to life. I extend my thanks to the marae committee for their tireless efforts, in particular to Kyla Campbell, the Chair, and Te Hāpai Ō for their role in turning this long-held dream into a reality. The whānau of Mātihetihe Marae now have a waharoa that stands not only as an entranceway but as a symbol of their strength, history, and future aspirations. I would also like to acknowledge Tristan Marler and Michael Dunn, whose contributions behind the scenes helped to bring this project to fruition. The unveiling of the new waharoa is a significant milestone for Mātihetihe Marae, and it was heartening to see the warmth and pride with which the community embraced this moment. This new waharoa will stand for generations, welcoming all who come to the marae and serving as a lasting tribute to the strength and mana of the hapū.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report





Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report





Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

21/9/24	**The opening of Waipuna o Hine Te Aparangi wharekai.** On a remarkable day in Whakarapa, Panguru, I had the honour of attending the long-anticipated opening of the renewed wharekai at Whakarapa Marae, named Waipuna o Hine Te Aparangi. As an elected member, I was proud to be part of this momentous occasion, joining over 300 individuals who gathered to celebrate the culmination of years of hard work, determination, and whānau collaboration. Attendees travelled from near and far, with some coming from as distant as Western Australia. Among them were pēpi, school groups, kaumātua, kapa haka groups, and a wide cross-section of the community, including Te Rūnanga o Te Rarawa, Te Rōpū Kapa Haka o Te Au Warawara, Kaikohe Hokianga Board Chair Rudkin (Te Waihou nui a Rua) and past political leaders. The diversity of the gathering showcased the strength of the ties that bind whānau and hapū to this marae and its significance to the wider North Hokianga community. The journey to restore and renew the wharekai, Waipuna o Hine Te Aparangi, has been one of perseverance, challenges, and a steadfast commitment to seeing the project through. Over four years, the process has seen its fair share of ups and downs, from securing funding to navigating unexpected obstacles. However, the strength of the community—its hapū, whānau, and leaders—never wavered. This wharekai is more than just a dining hall; it is a living symbol of the unity and resilience of the people of Whakarapa, whose dedication ensured that this lifeline for the marae was restored to its full potential. It was clear from the day's events that the journey had been one of immense pride for everyone involved. As the whānau gathered to celebrate the reopening, the emotional significance of the moment was insightful. Waipuna o Hine Te Aparangi stands on the hallowed grounds of the marae of Kahurangi Whina Cooper, one of the most revered leaders in Māori history. Born in Te Karaka, Panguru, Dame Whina Cooper's legacy as a tireless advocate for Māori land rights, her unwavering commitment to social justice, and her leadership of the historic

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

1975 Land March from Te Hāpua to Wellington continue to inspire generations. Her presence loomed large over the event, as her marae—Whakarapa—once again became a focal point for her descendants and the wider hapū.

The hapū of Whakarapa, including Te Waiariki, Ngāti Manawa, and Te Kaitūtae, all trace their roots to this whenua, nestled under the protective gaze of Panguru maunga. The marae's iwi, Te Rarawa, is deeply entwined in the stories of this land and its people. On this special day, the renewed wharekai stood as a testament to the strength and mana of Whina Cooper's people and their enduring connection to the land, the marae, and their ancestors.

Wharekai have always been integral to the life of a marae, and Waipuna o Hine Te Aparangi is no exception. It is a space of nourishment, not only in the physical sense but also spiritually and culturally. In this space, whānau come together to share kai, kōrero, laughter, and stories. It is where connections are strengthened, and where the manaakitanga of the hapū is extended to all who visit.

The reopening of the wharekai is particularly significant for the North Hokianga. In times of crisis—such as Cyclone Gabrielle, which devastated parts of Aotearoa in 2022—marae like Whakarapa play a vital role in ensuring the survival and well-being of the entire community, both Māori and non-Māori. These spaces become centres of refuge, providing shelter, food, and support when the need is greatest. The refurbishment of Waipuna o Hine Te Aparangi ensures that Whakarapa Marae will continue to be a place of safety and sustenance for generations to come.

The opening ceremony began in the early hours of the morning, steeped in the rituals and traditions of the ancestors. It was a morning of spiritual significance, with the first rays of dawn illuminating the new wharekai as whānau gathered to begin the proceedings.

The Catholic karakia was led by Matua Doug Te Wake, grounding the proceedings in the faith that is deeply rooted in the Panguru community. Following the Catholic prayers, Kahika Moko recited Te karakia a Nukutawhiti, invoking the spirit of the great navigator and leader who first arrived in Hokianga on the Ngātokimatawhaorua waka.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

This karakia carries immense mana, and its recitation by Kahika Moko was a poignant reminder of the ancestral strength that underpins the history of this marae and its people.

I had the honour of delivering the whakatūwheratanga, a karakia to open the space, ensuring it was cleansed, sanctified, and ready to welcome all who would enter. The ceremony continued with Michael Marsden, the mokopuna of the esteemed tohunga Māori Marsden, who shared his kōrero and further karakia. It was fitting that he, as a direct descendant of such a respected tohunga, would be part of this important event.

The ceremony concluded with Bernard Makoare, a tohunga carver and linguistic champion, reciting Te Kawa o Tāne, Te Mauri o Rongo, and Te Mana o Ruatepupuke. These invocations, grounded in ancient Māori tradition, set the spiritual foundation for the newly refurbished wharekai, ensuring that it would remain a place of mana and significance for all who gather there.

The success of this monumental project is due in large part to the unwavering leadership of the marae committee. Under the guidance of the chair, Tangiroa, and the support of countless whānau members, this dream became a reality. Their tireless efforts over the past four years, through all the highs and lows, were crucial to bringing Waipuna o Hine Te Aparangi back to life. The committee's leadership has been a source of inspiration for the community, and their dedication has ensured that this wharekai will serve future generations with the same mana and significance as it has in the past.

It is also important to acknowledge those who played a role but have since passed on. Their contributions remain woven into the very fabric of this marae and their legacy will endure through the space they helped create. The whānau who supported this kaupapa deserve our deepest gratitude, for without their hard work, we would not have been able to celebrate the completion of this project.

The opening of Waipuna o Hine Te Aparangi was, at its core, a celebration of whakapapa. This wharekai, standing proudly in the shadow of Panguru maunga, carries the stories, histories, and legacies of the ancestors. It is a symbol of the

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	endurance of Māori identity, culture, and tikanga, and a living testament to the strength of the community that built it. As the celebration unfolded, it was impossible not to feel the weight of history in the air. The kōrero shared by kaumātua and whānau throughout the day connected those present with the ancestors, reaffirming the importance of remembering and honouring the past as we look to the future. The kapa haka performances by Te Rōpū Kapa Haka o Te Au Warawara were especially moving, as they echoed through the marae grounds, lifting the spirits of all present. These performances embodied the cultural richness of the people of Panguru and reminded us all of the importance of preserving and celebrating our traditions. The opening of the renewed wharekai at Whakarapa Marae, Waipuna o Hine Te Aparangi, was a day that will be remembered for generations. It was a celebration of the people, the land, and the legacy of those who came before us. The event was a powerful reminder of the importance of community, whakapapa, and the enduring strength of Māori culture. This new wharekai is a lifeline for the marae and the wider North Hokianga community. In times of joy and sorrow, in times of crisis or celebration, *Waipuna o Hine Te Aparangi* will be there to serve its people. It is a space that will continue to bring whānau together, nourish the spirit, and uphold the mana of the land and its people. To the marae committee, chair Tangiroa, and all the whānau who worked tirelessly to see this project through, we offer our deepest thanks. Your dedication and hard work have given the community a gift that will endure for generations. To those who have passed on, your memory lives on in this place. *Waipuna o Hine Te Aparangi* is your legacy, and it will continue to stand as a beacon of hope, resilience, and strength for all who come through its doors.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report





Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	
22/8/24	**Moringai** Unfortunately I was unable to attend this kaupapa, however, I do find it necessary to provide a small report on this hui. The unveiling of the pou at Moringai was a significant occasion, marking the recognition of Ngā Hapū o Te Ahiparapara and the tupuna Toakai, while also celebrating the return of this sacred land to the public. The beautifully carved pou stands as a symbol of heritage, strength, and unity. This event highlighted the strong connection between the hapū and their whenua, and reinforced the partnership with the Council. With this shared milestone, the relationship between Ngā Hapū o Te Ahiparapara and the Council is poised to grow stronger, cultivating collaboration and mutual respect for future generations.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	
23-27/9/24	**Rev Judy Anne Cooper (QSM)** In my report, I want to take a moment to acknowledge the extraordinary life and work of my grandmother, Nanny Judy. While this is not directly related to my Council duties, her legacy is something I believe deserves recognition for the immense impact she had on our whānau, community, and generations of Māori across Tāmaki Makaurau and beyond. Nanny Judy was the second child of Nikorima Waiomio and Merata Kopa, both of Ngāti Hine descent, a lineage that she held with immense pride. She carried the strength and mana of her tūpuna, which would see her become a respected figure in numerous spheres over the course of her life. She had six children with Paewhenua Witehira of Ngāi Tū before later raising some of her tamariki on her own in Glen Eden, West Auckland. As a single mother, Nanny Judy demonstrated remarkable resilience, strength, and aroha in ensuring her tamariki were not only well cared for but deeply connected to their whakapapa, their culture, and their reo.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

	In her later years, Nanny Judy's work would resonate far beyond her own whānau. She became a pivotal figure in the establishment of kōhanga reo throughout Tāmaki Makaurau, ensuring that tamariki Māori had access to early childhood education that was steeped in the reo and tikanga of their ancestors. Her commitment to the revitalisation of te reo Māori was unwavering, and she gave her all to this kaupapa, understanding its critical importance for future generations. As a kaiako at kura such as Te Kura Kaupapa Māori o Hoani Waititi, she continued to nurture and inspire tamariki Māori, instilling in them a love for their culture and language. Her influence was not confined to education alone. Nanny Judy was a founding member of esteemed kapa haka rōpū like Te Rautahi and Manutaki, contributing to the preservation and celebration of Māori performing arts. Her leadership in kapa haka was renowned, and she was admired not only for her knowledge of waiata and haka but for the depth of manaakitanga and tikanga she upheld within these rōpū. She believed kapa haka was more than just performance—it was a way to maintain and pass on the richness of Māori identity, and she embraced it with passion. Nanny Judy was also an ordained Anglican minister, trained alongside others under the guidance of Bishop Te Kitohi Pikaahu. This role brought with it a multitude of responsibilities that she carried with grace and humility. Whether it was taking services for funerals, weddings, unveilings, or opening new buildings, she served her community faithfully, offering spiritual guidance and support wherever it was needed. Her ministry extended to hospital visits, christenings, and any other occasion where her presence was requested, and she never hesitated to offer her time and energy. Her faith was a cornerstone of her life, and she brought the same compassion, kindness, and love to her role as a minister that she did to every other aspect of her life. Her work with Te Whānau o Waipareira, local authorities, and other organisations further cemented her role as a leader in her community. She built strong relationships with leaders across Tāmaki Makaurau, including the former Waitakere City Mayor Sir Bob Harvey, whom she was close to. Her friendships with Sir Pita Sharples and Dame June Mariu, among many others, reflected the respect she garnered among her peers

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

and the wider community. She was a friend, confidante, and advisor to many, and her words were always spoken with sincerity and wisdom.

Nanny Judy was a woman of immense mana, but she was also known for her infectious love for life and everything in it. She loved her animals—her birds, cats, dogs, chickens, and any other creatures that crossed her path. She approached life with an open heart, embracing the small joys and finding happiness in everything she did. Her capacity for love, laughter, and kindness knew no bounds, and those who were fortunate enough to be in her presence felt the warmth and generosity of her spirit.

Nanny Judy lived to the age of 92, and while she is no longer with us, her legacy remains ever-present. She left behind a legacy of aroha, resilience, and leadership. Her life's work—whether it was through her dedication to kōhanga reo, her kapa haka leadership, her ministry, or her countless acts of service—continues to shape the lives of those she touched.

For me, her mokopuna, Nanny Judy was not just a grandmother but a guiding light. She exemplified what it meant to live a life of purpose, to serve your people, and to stand tall in your identity as Māori. Her legacy is one that I, and countless others, will carry forward in our own lives, always striving to uphold the values she lived by.

Her passing marked the end of an era, but her influence will endure for generations to come. Nanny Judy's work was a testament to her untiring belief in the power of te reo Māori, tikanga Māori, and the strength of whānau. She was a beacon of love and leadership, and her presence will be sorely missed by all who knew her. As I reflect on her life, I remember her not only for what she did but for who she was—a woman of immense mana, deep aroha, and an unshakable commitment to her people.

In closing, I want to thank my friends, extended whānau and elected colleagues for attending the funeral and for sending through messages of support. Ka nui nei taku aroha ki a koutou.

Moe mai rā e Nanny Judy – ko te here o te aroha, ka mauroa.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Community Matters

This section should be completed for matters arising within the community, which Council need to be aware of. It could be related to ongoing projects, requests, feedback etc.

Topic	Comment

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Name: John Vujcich

Ward: Far North District Council

Date: 04/10/2024

Meetings Attended

Date	Meeting Topic	Comment
04/10/24	Elected Member catch-ups with Northland Inc	Final of three meetings for elected members to meet with Northland Inc, at Te Mahinga. See portfolio comments for details.
03/10/24	Kaikohe Placemaking Project Steering Group	Teams Meeting
03/10/24	Executive Review Committee	Teams Meeting
03/10/24	Business Call	Teams Meeting
01/10/24	Elected Member catch ups with Northland Inc	Kaitaia Digital Hub. Second of three meetings for elected members to meet with Northland Inc. See portfolio comments for details.
27/09/24	JREDC Formal Meeting	WDC Council Chambers. Whangarei became a full member of the JREDC committee and the meeting was held in the WR office for the first time. A big thank you to WDC for joining the committee. All four Councils are now members of the JREDC, which means Northland is better placed to present a single consistent voice to Wellington.
26/09/24	Elected Member catch ups with Northland Inc	Biz Space Kerikeri First of three meetings for elected members to meet with the Northland Inc CE for an update and time for questions. See portfolio comments for details.
25/09/24	Business Call	Teams Meeting
25/09/24	Kaikohe Business Association AGM	Te Kona. Kaikohe Business Assn AGM. Babe Kapa gave an overview with Tracy Dalton of the Coast to Coast Cycleway, showing the return to the local economy. There was an overview of the Kaikohe Placemaking Project.
25/09/24	Te Ao Māori Committee Meeting	Council Chambers
24/09/24	LGNZ roundtable zoom #4 – NZSIS threat report	Teams Meeting

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

24/09/24	Transport and Infrastructure Committee Workshop	Council Chambers
24/09/24	Extraordinary Council Meeting	Council Chambers
24/09/24	Transport and Infrstructure Committee	Council Chambers
20/09/24	Kaikohe Hokianga Community Board	Council Chambers
19/09/24	JREDC Agenda Preview	Teams Meeting
19/09/24	Business Call	Teams Meeting
18/09/24	Tainui Harris Stryder Eco Village	Elected Members Lounge. Great initiative of Otaua locals addressing housing and social issues.
18/09/24	Lion Academy Training Opening	Te Mahinga. Dealing with trauma, anger, violence and stress
17/09/24	CEO and Pioneer Vilage Manager meeting	Pioneer Village
16/09/24	Comms Portfollio Meeting	Teams meeting
14/09/24	Des Mahoney Funeral Ngakahu Whenua	Kaitaia
12/09/24	Regional Growth Hui	Te Mahinga Innovation Park. Hon Shane Joes and key speakers gave an update of RIF projects
12/09/24	Kaikohe Place Making Project	Teams
12/09/24	Council Meeting	Council Chambers
10/09/24	Mayor and Councillor Catchup	Elected Members Lounge
10/09/24	Catchup potential local RIF project	Kerikeri
10/09/24	PHTTCCT Executive Monthly Meeting	Pioneer Village
06/09/24	Executive Review Committee	Te Mahinga Innovation Park
06/09/24	Extraordinary Council Meeting	Te Mahinga Innovation Park
06/09/24	Kaikohe Business Association Breakfast	Te Kona. Joe Dodd, Kaikohe New World,main speaker.
05/09/24	Pioneer Village Meeting	Pioneer Village

Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

05/09/24	Catchup Paul and Wendy	Teams Meeting
05/09/24	Business Call	Teams Meeting
04/09/24	Te Miromiro - Assurance, Risk and Finance Committee Meeting	Council Chambers
04/09/24	Kaikohe Placemaking	Council Chambers
03/09/24	Te Puawaitanga Workshop	Council Chambers
02/09/24	Resident Opinion Survey Work Shop	Council Chambers
30/08/24	NZ Building People Awards Evening	Papa Hawaiki Building Project Consultant, Trevor Griffiths, of Scope, won a highly commended award in the consultants category. It was great to see Papa Hawaiki featuring in a national awards night in Auckland. 

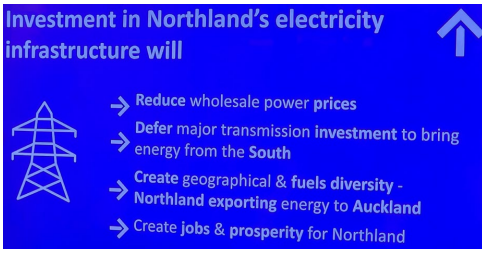
Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Community Matters

This section should be completed for matters arising within the community, which Council need to be aware of. It could be related to ongoing projects, requests, feedback etc.

Topic	Comment
Regional Growth Hui at Mahinga	I attended the Regional Growth Hui at Mahinga Innovation Centre where Shane Jones gave an update on the Regional Infrastructure Fund, RIF. At the meeting Northland's two power companies gave an overview of a proposal where a relatively smalll investment from central government, focused on Transpower transmission and distribution lines from Northland, could unlock an estimated one billion dollar investment in Northland's power industry. This would enable potentially 600MW of renewable power generation from Northland to be added to NZ's power grid. The current transmission line south does not have the capacity to push south the renewable power capable of being generated in the North. For Northland businesses to be competitive and grow, power is fundamental as everything we produce and export depends on energy, so creating a stable sustainable energy supply has to be a fundamental priority for government investment. Increasing the Geothermal base load and the renewable energy options would mean Northland would see lower wholesale energy costs, and opportunities for creating additional jobs and wealth for people in Northland.



Te Kaunihera o Te Hiku o te Ika
Far North District Council

Member Report

Portfolio Update - Joint Regional Economic Development Committee

Elected members were invited to one, or more, of three meetings held in the far north by the CEO of Northland Inc , Paul Linton. The meetings were held in Kerikeri, Kaitaia , and Kaikohe in that order. The purpose of the meetings was to provide elected members the opportuniuty to gain a greater understanding of the purpose of Northland Inc and what they have achieved. It also gave elected members the opportunity to ask questions and raise any concerns they may have.

Central government is increasingly asking Northland Councils to have an overall vision for the region and a single point of contact for regional development projects. Northland Inc as our Econoic Development Agency was asked to coordinate the Regional Infrastructure Fund applications from Councils in the far north and this they did.

These generally have been big projects that have a regional impact and are driven by central government's desired outcomes. But what about the smaller rural communities spread right throughout the Far North. If all of our many communities can thrive then surely we have created positive economic development for the whole of the Far North. This is something Northland Inc was challenged to consider in the meetings held in the Far North. A good starting point is the respective community plans and how these can better be delivered at scale.

Northland Inc Quarterly Highlights September 2024

Please also read the Northland Inc Quarterly Highlights for September.



BUSINESS, INNOVATION & GROWTH TEAM



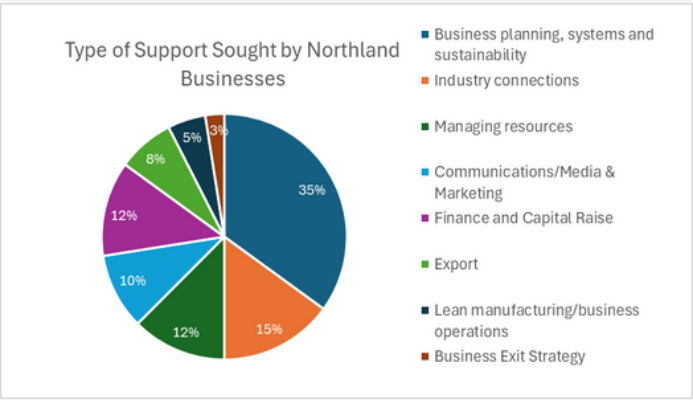
Each month, the Northland Inc Business, Innovation & Growth Team are out across the Northland region, meeting with businesses and assisting them on their growth journey through the administration of the Regional Business Partner Network.

Upcoming BIG Team Visits Around the Region:
9th October - The Seed, Dargaville
29th October - Biz Space, Kerikeri
13th November - Kaitaia Digital Hub, Kaitaia
18th November - Ngawha Innovation & Enterprise Park, Kaikohe
20th November - Kindred Co-working Space, Mangawhai

Based out of The Orchard in Whangārei, businesses are also able to book a chat or online call with a Growth Advisor, free of charge, to help them navigate business growth and the support available across the region.

Business Engagement
In the year to date (mid September), Northland Inc's Business Innovation and Growth Team have engaged with 86 businesses across Northland through the Regional Business Partner Programme that they deliver. 34% of these businesses self-identify as being pakihi Māori.

As shown in the graph to the right, the businesses that the team have been engaging with have been seeking support predominantly in the areas of business planning, business systems and sustainability, developing industry connections and understanding how they better manage their resources (including human).



Across the region businesses in the manufacturing industry are the ones our growth advisors are most commonly engaging with and are statistically prominent across all districts. In the Whangārei District, this is also coupled with construction and administrative/support service industries. In the Kaipara District, the retail trade industry is the next most common industry our growth advisors engage with and in the Far North District, engagement with businesses (other manufacturing industry) seems to be more diluted across a range of service based industries including accommodation and food, personal care, professional, scientific and technical, etc.

Callaghan Innovation:
Callaghan Innovation Customer Navigator, Andrea Primrose-Netzler, works alongside the RBP team to support regional businesses who are interested in pursuing research and development and making use of innovative technology and systems within their businesses. **In late October, Callaghan Innovation will host an innovation event at Ngawha I&E Park**, focusing on regional businesses engaged in research and innovation. We will share further details as these become available.

Monthly Newsletters
Our BIG Team sends out monthly newsletters to the businesses they engage with and a wider set of stakeholders, which includes information about cool things that are happening and relevant events that are coming up for the business community. If you are interested in receiving them, click **HERE** to subscribe.

WHĀRIKI TE TAI TOKERAU

In April 2023 Northland Inc and Whāriki signed a Waka Hourua Agreement to solidify their collective commitment to advancing Māori business in Te Tai Tokerau.

Working alongside one another for the holistic well-being of pakihi owners, their staff, whanau, hapū and iwi, Whāriki have become an active and effective presence in the Northland business support landscape.

In September, **fifteen Māori businesses participated in the 'Chat AI' wānanga at Te Mahinga, Ngāwhā**, where they gained insights into leveraging AI in their sectors with a focus on customer service, marketing, and productivity.





In partnership with BNZ Whangārei, the team hosted the 'Pūtea Pū kōrero' event, providing a valuable opportunity for Māori businesses to connect and seek expert advice on topics such as insurance, tax, GST, and business banking.

The latest information and events from Whāriki Te Tai Tokerau can be found at:

facebook.com/taitokeraumaoribusinessnetwork

TAI TOKERAU BUSINESS RESILIENCE PROJECT

The Business Resilience Project has now come to an end. Throughout the project we had over 1,900 business participants across the region take up training and connection opportunities, with over 70 workshops, one-to-one coaching, webinar series, mentorship programmes, and connection events, across everything from sales to finance to wellbeing. From a participation perspective across districts, roughly 38% of participants were based in the Far North, 36% in Whangarei and 26% in Kaipara.



Leading Lights Women's Event (Whangārei)

August & September Training and Events Delivered:

- AI Pod (Online)
- Site Supervisor Training (Te Hiku)
- Sales 201 Series (Online)
- SME Management (Dargaville)
- Finance 1:1 Training (Paihia)
- Wellbeing workshops (Whangārei)
- Business Warrant of Fitness workshop (Whangārei)
- Financial series for Māori businesses (Online)
- Succession & Progression Workshops (Dargaville, Whangārei)
- Whangarei Business Women's Resilience Dinner (Whangarei)



Farmer Succession Event (Dargaville)

We have had some great feedback from our businesses about how they're using new tools to strengthen and grow their businesses.

"*Business Growth Stratagem with Courtney Pearce and his team have been transformational. My growth, in learning strategies that will enhance all areas of my strategic plan, has been empowering. I have new skills, with the knowledge of how to navigate areas I would never have considered. The clarity has given me more confidence to grow myself and my business."* Georgina - Ninety Mile Ice

"The HR Essentials Pack was exactly what our small business needed! The coaching session with Kimberley really helped clarify everything to get our new systems in place". Dylan and Hollie – Northland Mobile Windscreens

Thank you to our delivery and steering group partners, NorthChamber, Whariki Tai Tokerau, the Kaitaia Business Boosters alongside the Te Hiku Iwi Development Trust, Te Puni Kōkiri,and various Business Associations, as well as the Ministry of Business, Innovation and Employment and Northland Regional Council for enabling the success of the project. Thanks also to the service providers we have worked with to deliver such a wide range of training opportunities.

2025 CONFERENCE ANNOUNCEMENT

The Tourism Export Council of New Zealand's next annual conference will be held on 6th & 7th August 2025 in the Bay of Islands at the Copthorne Hotel & Resort near Waitangi and Paihia.

Through Northland Inc's ongoing relationship with TECNZ, Northland were offered the opportunity to pitch to hold the 2025 event, and were succsessful in securing it in partnership with Copthorne Hotel & Resort. The conference is hosted in a New Zealand region each year and offers 300 international tourism delegates the opportunity to hear the latest industry insights from compelling speakers and network.



Trade Manager Sarah Archer speaks at TRENZ 2024

EVENT SUPPORT

The first round of funding allocations from central government's Regional Events Promotion Fund were announced on 1 August, with **support for six Northland events through the fund.**

Northland Inc worked alongside industry to submit the applications, with successful events being:

- Bay of Islands Music Festival (Bay of Islands)
- Bay of Islands Walking Weekend (Bay of Islands)
- Fritter Festival (Whangārei)
- Mangawhai Lions Food and Wine Festival (Kaipara)
- OKTOBERFEST (Kerikeri)
- The Great New Zealand BBQ (Waitangi)

The MBIE Northland Events Fund, administered by Northland Inc, has reopened for the **final round of funding, with applications open until Monday 4 November.**

Upcoming events supported through the fund include:

- Savour Northland (Region-wide, October)
- Kauri Coast Legends (Dargaville, October)
- Kerikeri Street Party (Kerikeri, November)
- Whangārei Fringe Festival (Whangārei, September/October)
- Whangārei Maritime Festival (Whangārei, October)
- Bay of Islands Show (Bay of Islands, November)

Further information on the final round of funding can be found on the Northland Inc website.

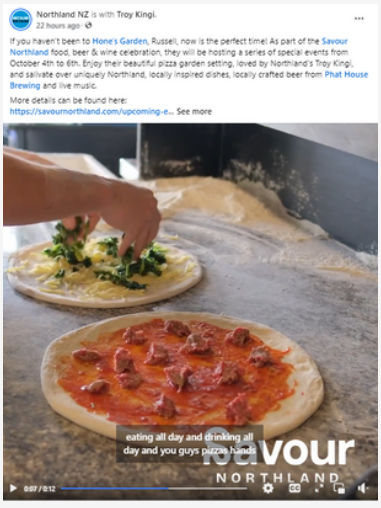
SAVOUR NORTHLAND

Momentum is building around the upcoming Savour Northland event, Northland's very own celebration of our fantastic food and beverage industry. There are now **121 confirmed events happening across the region between 04 - 28 October**, with a range of enticing unique experiences, workshops, foodie tours, markets and trip to sip events luring visitors and locals alike. Alongside these events, **the Savour Northland Challenge will see restaurants, cafes, bars and food trucks can take up the challenge to showcase regional produce with culinary and liquid delights**, providing another incentive for visitors to head North during the event.

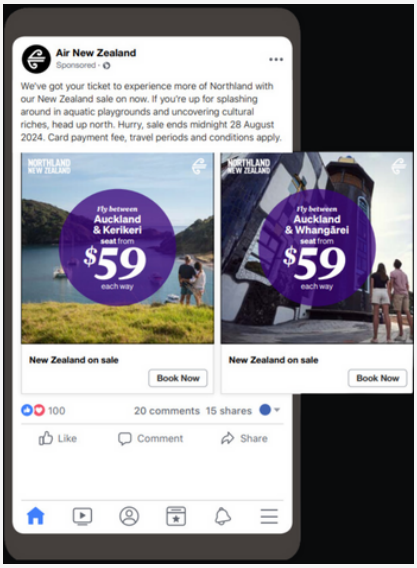
The intention to develop Northland's food and beverage offering began as a specific action within the Taitokerau Northland Destination Management Plan (page 21) This was evolved into the Food & Beverage Action Plan, where content and itineraries were developed alongside a campaign to promote the region's food and beverage offering in Spring 2022.

Many hours of industry collaboration, hui, planning and discussion later,, Savour Northland will launch in October with the support of the regional food and beverage industry, alongside fantastic sponsors including Air New Zealand, NZME, Cuisine Magazine, Northland Winegrowers Association and many more.

A marketing campaign has launched to support the event, with activity running across Cuisine Magazine, Newstalk ZB, Coast FM, The Hits, the Northern Advocate, NZ Herald online and social media activity.



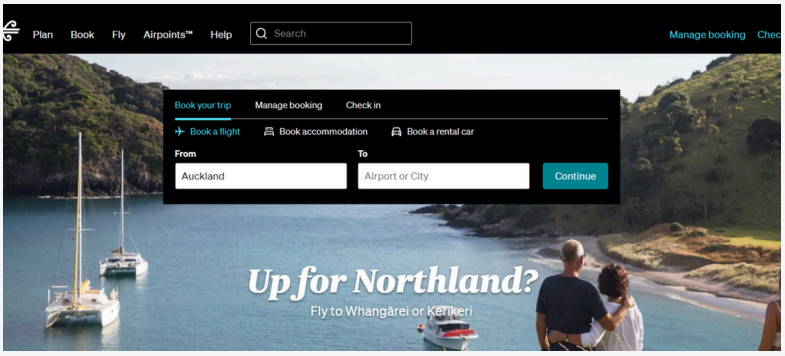
AIR NEW ZEALAND PARTNERSHIP



The Regional Tourism Organisation lead a partnership with Air New Zealand in August, targeting travel in Spring onwards. The campaign included video content running across YouTube & TVNZ, social media content across META, digital display activity and Kia Ora Magazine content to maximise reach with potential visitors.

It also included a retail campaign featuring Whangārei and Bay of Islands flights and highlighting Air New Zealand's Trip Starter tool showcasing 65 of the incredible experiences Northland has to offer around the entire region.

We were able to secure maximum exposure for the region through a home page takeover, and the flight sale was extended to include both direct flights from Auckland and indirect flights from Wellington and Christchurch starting at just $59.



VENTURE TARANAKI MOU

Northland Inc have recently signed an MOU with Venture Taranaki, which will see both regions working more collaboratively together as they pursue opportunities for optimal land use and primary sector-based value chain diversification within their respective regions. By aligning efforts, the partnership strengthens both region's ability to support farmers, landowners, growers, and businesses in making the transition to more sustainable practices, while opening doors to new industries and export markets.

The MOU looks to extract greater value out of the existing initiatives that both regions have- Branching Out in Taranaki and Tuputupu – Grow Northland in Northland. These initiatives are dedicated to exploring high-value, optimal land use alternatives, commercialisation of new opportunities, and the development of value-add products and manufacturing opportunities and the MOU will help them to transfer and share the various information, like trial designs, trial data, lab tests results, market insights, etc. generated through the initiatives for the benefit of both regions.

Further involvement from other Regional Development Agencies across New Zealand is encouraged and this will be top of mind when the Northland Inc Tuputupu team visit Southland in mid-October to explore some of their leading projects in the primary sector space.

EDNZ AWARD NOMINATIONS

As part of Economic Development New Zealand's annual conference, which will take place in Dunedin near the end of October, they have an awards segment dedicated to celebrating best practice.

This year Northland Inc has nominated three of their work programmes/projects for a range of awards. These include:

- The development of Te Rerenga in the "Integrated Strategy" category. This category celebrates those who have gone beyond siloed planning to foster a truly interconnected and synergistic approach to achieving broader outcomes/goals
- Northland Peanut Trials in the "Innovation" category, recognising initiatives that have showcased excellence and inspire others to adopt similar innovative practices that drive positive change and economic impact
- Regional Economic Development Agencies Primary Sector Collaboration Initiative in the "Collaboration" category, as it showcases the power of strategic alliances in driving economic growth and prosperity.

FOUNDATION FOR ARABLE RESEARCH (FAR) TRIALS

The Northland Peanut Trials project has come to an end, after a variety of trial activity occurring across both of the Far North and Kaipara Districts over the last three growing seasons. In the final season of the trial about 5ha of peanuts were planted across six sites located in Houhora, Awanui, Pouto, Kai Iwi Lakes and two in Te Kopuru.

The project demonstrated that commercial peanut production is feasible in Northland, with yields comparable to established growing regions in favourable conditions. High-quality peanut butter was produced from Northland grown nuts. With continued development, peanuts have potential to become a valuable new crop for Northland, providing economic opportunities for growers and a locally sourced product for manufacturers. However, there are some challenges that would need to be overcome for an industry to successfully develop, particularly in terms of the scale of peanuts required and the large up front capital investment that would be required in processing infrastructure. Further research to better understand/refine agronomic practices (e.g. weed and pest management, irrigation, etc.) is also recommended to ensure more consistent and higher yielding outcomes.

As part of pursuing this latter point, Northland Inc have leveraged their involvement in the project to partner with FAR to undertake another season of peanut trials, as well as other crops. These trials will involve planting multiple crops across three 1-hectare plots to provide ongoing insights into the best growing practices, crop rotation strategies, and yield optimisation.



The trials are being undertaken in partnership with three growers/farmers located in Te Kopuru and the proposed crops are currently soya, sunflowers, peanuts and maize. It is the first time that FAR are looking to do in grounds trials on something other than maize in Northland.

HOSTING MPI

Northland hosted a small delegation of senior staff from MPI in region this month, with a particular focus on opportunities to increase exports from the primary sector (the delegation included MPI's Chief Transformation Officer). As part of their visit into the region, we spent the morning in Whangarei and then got them out on the road, taking them to the Otawere Reservoir, Ngawha Innovation & Enterprise Park and the Plant & Food Research Site in Kerikeri. They had spent the previous day in the Kaipara visiting NARF and viewing other primary sector related activity in the district.

The visit helped to build their understanding of the primary and associated manufacturing sectors in Northland and provided them with an insight into how strategic investment from Central Government into infrastructure, research and development and key projects, can help enable Northland to realise its export potential in this space. Some good connections were made and a range of follow up activity is underway.

SOCIAL IMPACT ASSESSMENT REPORT

The Social Impact Assessment of Northland's pipeline of major infrastructure projects was developed to understand the impacts which may arise as a result of proposed works across the region. Produced by Quigley & Watts Ltd, and funded by Northland Inc, Te Whatu Ora, Ministry of Social Development, and Kāinga Ora, the report and a summary of findings are now available on the Northland Inc website.

By understanding the major infrastructure development pipeline for Taitokerau Northland, the report aims to lay the foundation for a pathway to support the region in successfully developing these projects, including ways to maximise opportunities and reduce potential risks. **The areas of focus are the towns, cities, and surrounding areas of Whangārei, Kataia, and Dargaville, along with a wider regional assessment.**

There has been over $10b worth of infrastructure projects identified in the next 10 years across the region, with potential impacts on the construction and infrastructure sectors, Māori, Pasifika, and low income communities, and small and medium businesses and their workforces.

The report, its recommendations and implications will be discussed regionally through the RLG (NIF) Group and through conversations with NorthChamber, Business Associations, Councils and others. Read the report here: https://www.northlandnz.com/major-infrastructure-projects/

7.5 COUNCIL OPEN RESOLUTIONS UPDATE OCTOBER 2024

File Number: **A4909874**

Author: **Marysa Maheno, Democracy Advisor**

Authoriser: **Aisha Huriwai, Manager - Democracy Services**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Council with an overview of outstanding Council and the previous term Committee decisions from 1 January 2020.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Open resolutions are a mechanism to communicate progress against decisions/resolutions.
- Open resolutions are also in place for all formal elected member meetings.

TŪTOHUNGA / RECOMMENDATION

That Council receive the report Council Open Resolution Update October 2024.

1) TĀHUHU KŌRERO / BACKGROUND

Any resolution or decision from a meeting is compiled on an open resolution status report, to capture actions trigged by Council decisions. Staff provide updates on progress against tasks that are not yet completed.

The open resolution report also includes outstanding actions from previous triennium committees.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The outstanding tasks are often multi-facet projects that take longer to fully complete. Where a decision differs to the recommendation of staff there may be unintended consequences or challenges that take longer for staff to work through.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION.

To provide Council with an overview of outstanding Council decisions from 1 January 2020.

3) PĀNGA PŪTEA ME NGĀ WĀHANGA TAHUA / FINANCIAL IMPLICATIONS AND BUDGETARY PROVISION

There are no financial implications or need for budgetary provision in receiving this report.

ĀPITIHANGA / ATTACHMENTS

1. Council Open Resolution Report - A4926316 ⇩

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 8/08/2024	Northland Forward Together - Te Taitokerau Kōkiri Ngātahi	**RESOLUTION 2024/105** **That Council approve the Northland Forward Together – Te Taitokerau Kōkiri Ngātahi document as the local government strategic collaboration document across the Northland Councils.** **CARRIED**	
Council 12/09/2024	Review of Control of Earthworks Bylaw	**RESOLUTION 2024/125** **That Council:** **a) approve, under section 158 of the Local Government Act 2002, the Control of Earthworks Bylaw has been reviewed.** **b) approve, under section 155(1) of the Local Government Act 2002, that a bylaw is the most appropriate way of addressing problems related to the control of earthworks.** **c) approve, under section 155(2) of the Local Government Act 2002, the Control of Earthworks Bylaw:** **1. i) is the most appropriate form of bylaw** **2. ii) does not give rise to any implications under the New Zealand Bill of Rights Act 1990.** **d) Approve, to continue the Control of Earthworks Bylaw without amendment under section 145 of the Local Government Act 2002.** **CARRIED**	**03 Oct 2024 1:09pm** An Approval to Consult report will be going to Council by the end of the year. I have yet to get dates for consultation due to the changes happening within the engagement team and current scheduling of consultations for the last quarter of 2024. However, engagement have suggested that consultation will be in quarter 1 of 2025.

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Meeting	Title	Resolution	Notes
Council 9/02/2023	Easement On Local Purpose Esplanade Reserve-Wairawarawa Stream	**RESOLUTION 2023/5** **That Council approve the granting of a right of way easement pursuant to section 48(1)(f) of the Reserves Act 1977 on Local Purpose Esplanade Reserve Lot 16 DP 146304 for the purpose of constructing and using a private bridge over the Wairawarawa Stream connecting:** **i. 2276C State Highway 10 Kerikeri - Lot 1 DP 91402 contained in record of title NA64B/178; and** **ii. 15 Conifer Lane Kerikeri - Lot 1 DP 535123 and Lot 14 DP 158690 contained in record of title 884105; and** **iii. 2228 State Highway 10, Kerikeri - Lot 1 DP 457586 contained in record of title 593590.** **and that approval is provided subject to:** **1. NRC granting Resource Consent for construction of the bridge; and** **2. public consultation in accordance with sections 48(2), 119 and 120 of the Reserves Act 1977; and** **3. compensation being negotiated and finalised in a written Compensation Agreement payable by the landowners to the Council; and** **4. Landowners -** **a) bearing all costs and disbursements in relation to the required public consultation.** **b) if required by law and prior to commencing construction works, seeking relevant consent(s) and / or permits from the Council under Local Government Act 1974, Resource Management Act 1991 and / or Building Act 1991.**	**15 May 2024 9:09am** Still waiting on draft easement agreement from customer. Action is with external party. The benefit of the action is for the external party. If the external party does not complete the action there is no disadvantage to Council. **24 Jun 2024 2:56pm** Same as above. No agreement received from customer as yet. **23 Jul 2024 1:35pm** Landowner has asked FNDC to provide a draft easement agreement. A draft will be provided to the landowner by end of August 2024. **23 Aug 2024 10:52am** Draft agreement is now with FNDC staff. A draft is hoped to have been achieved by end of Sep. **24 Sep 2024 8:08am** As per the above note.

OPEN RESOLUTION REPORT

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Division:
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Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		c) bearing all legal and survey costs and disbursements in relation to creating and registering the easement instrument on all relevant titles; **d) bearing full responsibility for the construction, maintenance, upkeep, repair, removal of the bridge (if required) during its lifetime, and end of its lifetime;** **e) the bridge being the landowner's asset, which if abandoned, neglected or on becoming a nuisance of any kind or degree, must be removed or decommissioned and Reserve land remediated to Council's satisfaction;** **f) indemnifying the Council of all costs, claims and expenses arising from use and operation of the bridge during its lifetime.** **CARRIED**	
Council 11/12/2023	Ngakahu Steering Group Recomendations	**RESOLUTION 2023/166** **That Council:** **a) confirm that Kauri Dam has not been transferred to any 3 Waters Entity,** **b) cancel the Ford Repair Agreement, and;** **c) confirm the Steering Group guidelines covered by Council Resolution 2021/72** **CARRIED**	**02 Aug 2024 11:36am** The dam has been decommissioned, and the area has been grassed and secured. Rocks have been added to enhance the newly formed streams, and all old debris has been cleared.Rock weirs were created in the old dam floor to further prevent silt from being flushed out of the old dam floor and into the stream. There is still a bit of land rehabilitation left to complete. **29 Aug 2024 8:39am** A verbal update was given at the August Council meeting - The Project Manager has confirmed that the site is now clear of asbestos and that they have received a certificate verifying that there is no asbestos present. **08 Oct 2024 3:39pm**

OPEN RESOLUTION REPORT

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Meeting	Title	Resolution	Notes
			External advisor engaged to manage PWA process to offer land back where a public work no longer required. Investigation into successors of land prior to public work well underway.
Council 8/08/2024	Representation Review 2024 - Arotake Whakaahuatanga Tangata 2024 - Final Proposal	**RESOLUTION 2024/104** **That the Far North District Council, in accordance with sections 19H and 19J and clauses 1 and 2 of Schedule 1A of the Local Electoral Act 2001, adopt the following as its final proposal for the review of representation arrangements for at least the 2025 triennial local elections:** **a) the Far North District Council to comprise the Mayor elected at large and 10 councillors elected under the ward system, specifically 6 general ward councillors and 4 Māori ward councillors.** **b) the Far North District Council be divided into 4 wards, these being:** **i) Kaikohe-Hokianga General Ward (represented by 1 general ward councillor), comprising the area in the current Kaikohe-Hokianga General Ward map as shown on Attachment 1.** **ii) Te Hiku General Ward (represented by 2 general ward councillors), comprising the area in the current Te Hiku General Ward map as shown on Attachment 1.** **iii) Bay of Islands-Whangaroa General Ward (represented by 3 general ward councillors), comprising the area in the current Bay of Islands-Whangaroa General Ward map as shown on Attachment 1.**	**09 Oct 2024 6:37pm** Council's Final Representation Review arrangements have gone through to the Local Government Commission for approval. No objections or appeals were received before the close off date.

OPEN RESOLUTION REPORT

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Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		iv) Ngā Tai o Tokerau Māori Ward (represented by 4 Māori ward councillors), comprising the whole of the district in the Ngā Tai o Tokerau Māori Ward map as shown on Attachment 2. **The three general wards, the number of general ward councillors per ward, the ward populations (estimated at 30 June 2023) and the population ratio per general ward councillor are as follows:**	

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
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GENERAL WARDS					
WARD	**POPULATION**	**NUMBER OF COUNCILLORS**	**POPULATION PER COUNCILLOR**	**DIFFERENCE FROM QUOTA**	**% DIFFERENCE FROM QUOTA**
TE HIKU GENERAL WARD	13,900	2	6,950	-1,127	-13.95%
BAY OF ISLANDS-WHANGAROA GENERAL WARD	26,500	3	8,833	757	9.37%
KAIKOHE-HOKIANGA GENERAL WARD	8,060	1	8,060	-17	-0.21%
TOTAL	48,460	6	8,077		

c) In accordance with section 19V(2) of the Local Electoral Act 2001, the population that each general ward councillor represents must be within the population range of 8,077 +/- 10% (7,269 – 8,884) unless particular community of interest considerations justify otherwise. The representation of Te Hiku General Ward falls outside of the stipulated range – to comply would limit the effective representation of communities of interest by either splitting communities of interest or uniting communities with few commonalities.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		d) the Far North District Council be divided into 3 subdivided communities, these being: **i) Bay of Islands-Whangaroa Community subdivided into:** **(1) Kawakawa-Moerewa Subdivision comprising the area in the proposed Kawakawa-Moerewa Subdivision map as shown on Attachment 4.** **(2) Kerikeri Subdivision comprising the area in the proposed Kerikeri Subdivision map as shown on Attachment 4.** **(3) Paihia Subdivision comprising the area in the proposed Paihia Subdivision map as shown on Attachment 4.** **(4) Russell-Ōpua Subdivision comprising the area in the proposed Russell-Ōpua Subdivision map as shown on Attachment 4.** **(5) Waipapa Subdivision comprising the area in the proposed Waipapa Subdivision map as shown on Attachment 4.** **(6) Whangaroa Subdivision comprising the area in the proposed Whangaroa Subdivision map as shown on Attachment 4.** **being the existing community board and subdivision areas** **ii) Kaikohe-Hokianga Community subdivided into:**	

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		(1) Kaikohe Subdivision comprising the area in the proposed Kaikohe Subdivision map as shown on Attachment 4. **(2) North Hokianga Subdivision comprising the area in the proposed North Hokianga Subdivision map as shown on Attachment 4.** **(3) South Hokianga Subdivision comprising the area in the proposed South Hokianga Subdivision map as shown on Attachment 4.** **being the existing community board and subdivision areas.** **iii) Te Hiku Community subdivided into:** **(1) Doubtless Bay Subdivision comprising the area in the proposed Doubtless Bay Subdivision map as shown on Attachment 4.** **(2) Kaitāia Subdivision comprising the area in the proposed Kaitāia Subdivision map as shown on Attachment 4.** **(3) North Cape Subdivision comprising the area in the proposed North Cape Subdivision map as shown on Attachment 4.** **(4) Whatuwhiwhi Subdivision comprising the area in the proposed Karikari- Awanui Subdivision map as shown on Attachment 4.**	

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
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Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		being the existing community board and subdivision areas. **e) there be 19 community board members being:** **(i) 7 members elected from the Bay of Islands-Whangaroa Community Board comprising:** **1) Kawakawa-Moerewa Subdivision – 1 member** **2) Kerikeri Subdivision – 2 members** **3) Paihia Subdivision – 1 member** **4) Russell-Ōpua Subdivision – 1 member** **5) Waipapa Subdivision – 1 member** **6) Whangaroa Subdivision – 1 member** **and 2 members of the Council 1 representing Bay of Islands- Whangaroa General Ward and 1 representing Ngā Tai o Tokerau Māori Ward appointed to the community board by Council.** **(ii) 6 members elected from the Kaikohe-Hokianga Community Board comprising:** **1) Kaikohe Subdivision – 3 members** **2) North Hokianga Subdivision – 1 member** **3) South Hokianga Subdivision – 2 members** **and 2 members of the Council representing either the Kaikohe-Hokianga General Ward or Ngā Tai o**	

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
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Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		Tokerau Māori Ward appointed to the community board by Council. **(iii) 6 members elected from Te Hiku Community Board comprising:** **1) Doubtless Bay Subdivision – 1 member** **2) Kaitāia Subdivision – 3 members** **3) North Cape Subdivision – 1 member** **4) Whatuwhiwhi Subdivision – 1 member** **and 2 members of the Council representing either Te Hiku General Ward or Ngā Tai o Tokerau Māori Ward appointed to the community board by Council.** **The three subdivided community boards, the number of members per subdivision, the subdivision populations (estimated at 30 June 2023) and the population ratio per member are as follows:**	

BAY OF ISLANDS-WHANGAROA COMMUNITY				
SUBDIVISION	**POPULATION**	**NUMBER OF COUNCILLORS**	**POPULATION PER COUNCILLOR**	**DIFFERENCE FROM QU**
WHANGAROA SUBDIVISION	**4,350**	**1**	**4,350**	**-6**

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
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Officer:
Date From: 1/01/2020
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WAIPAPA SUBDIVISION	5,070	1	5,070	103	2.07
KERIKERI SUBDIVISION	10,800	2	5,400	433	8.71
PAIHIA SUBDIVISION	5,320	1	5,320	353	7.10
KAWAKAWA-MOEREWA SUBDIVISION	5,080	1	5,080	113	2.27
RUSSELL-ŌPUA SUBDIVISION	4,150	1	4,150	-817	-16.45
TOTAL	34,770	7	4,967		

In accordance with section 19V(2) of the Local Electoral Act 2001, the population that each member of the Bay of Islands-Whangaroa Community Board represents must be within the population range of 4,967 +/- 10% (4,470 – 5,464) unless particular community of interest considerations justify otherwise. The representation of the Whangaroa Subdivision and the Russell-Ōpua Subdivision fall outside of the stipulated range - to comply would limit the effective representation of communities of interest by either splitting communities of interest or uniting communities of interest with few commonalities.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

KAIKOHE-HOKIANGA COMMUNITY BOARD					
SUBDIVISION	POPULATION	NUMBER OF COUNCILLORS	POPULATION PER COUNCILLOR	DIFFERENCE FROM QUOTA	% DIFFERENCE FROM QUOTA
NORTH HOKIANGA SUBDIVISION	2,700	1	2,700	-90	-3.23
SOUTH HOKIANGA SUBDIVISION	4,870	2	2,435	-355	-12.72
KAIKOHE SUBDIVISION	9,170	3	3,057	267	9.56
TOTAL	16,740	6	2,790		

In accordance with section 19V(2) of the Local Electoral Act 2001, the population that each member of the Kaikohe-Hokianga Community Board represents must be within the population range of 2,790 +/- 10% (2,511 – 3,069) unless particular community of interest considerations justify otherwise. The representation of the South Hokianga Subdivision falls outside of the stipulated range - to comply would limit the effective representation of communities of interest by either splitting communities of interest or uniting communities of interest with few commonalities.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

TE HIKU COMMUNITY BOARD

SUBDIVISION	POPULATION	NUMBER OF COUNCILLORS	POPULATION PER COUNCILLOR	DIFFERENCE FROM QUOTA	% DIFFERENCE FROM QUOTA
NORTH CAPE SUBDIVISION	3,370	1	3,370	-507	-13.07
WHATUWHIWHI SUBDIVISION	3,880	1	3,880	3	0.09
DOUBTLESS BAY SUBDIVISION	4,310	1	4,310	433	11.18
KAITĀIA SUBDIVISION	11,700	3	3,900	23	0.60
TOTAL	23,260	6	3,877		

In accordance with section 19V(2) of the Local Electoral Act 2001, the population that each member of Te Hiku Community Board represents must be within the population range of 3,877 +/- 10% (3,489 – 4,264) unless particular community of interest considerations justify otherwise. The representation of the North Cape Subdivision and the Doubtless Bay Subdivision fall outside of the stipulated range as to comply would limit the effective representation of communities of interest by

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Division:
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Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes

either splitting communities of interest or uniting communities of interest with few commonalities.

Thursday 9 May 2024	**Council meeting (Initial Proposal Resolution)**	**(section 19H, L**
Thursday 16 May	Public Notice (within 14 days of resolution)	**(section 19M, L**
Thursday 16 May – Monday 17 June 2024	Submission period (1 month)	**(section 19M, L**
Tuesday 9 and Wednesday 10 July 2024	Submission hearings	**(section 19M, L**
Thursday 8 August 2024	**Council meeting (Final Proposal Resolution)**	**(section 19N, L**
Monday 12 August	Public Notice (within 14 days of resolution)	**(section 19N, L**
Monday 12 August – Thursday 12 September 2024	Appeal/objection period (1 month)	**(section 19N, L**
End of September	Forward material to LGC (if required) or public notice of basis of election	**(section 19Q, L**

f) authorise Electoral Officer to include minor edits to Final proposal in alignment with Local Government Commission additional requirements.

CARRIED

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Meeting	Title	Resolution	Notes
Council 6/09/2024	Local Government (Electoral Legislation and Māori Wards and Māori Constituencies) Amendment Act	**RESOLUTION 2024/118** **That Council:** **a) reaffirm its decision previously made on 9 May 2024, alongside Mana Whenua and the community, to retain the Nga Tai o Tokerau Māori Ward; and** **b) conduct a discriminatory binding poll that is being forced on us against our will with the 2025 local elections on whether Māori Wards will be in place for the 2028 and 2031 local body elections, and** **c) direct the CEO to explore the legal implications of the Council not holding a discriminatory binding poll alongside the 2025 local body elections and report back to our Te Tiriti centric Te Kuaka - Te Ao Māori Standing Committee by December 2024.** **CARRIED**	**09 Oct 2024 6:38pm** Legal advice has been received and will be reported to Te Kuaka before December as per the resolution.
Council 11/12/2023	Investment for Housing for the Elderly	**RESOLUTION 2023/165** **That the Council receive the report Investment for Housing for the Elderly.** **CARRIED**	**24 Apr 2024 8:44am** Project planning progressing with work commencing on land status reports and review of expressions of interest. **28 May 2024 2:34pm** Briefing paper as to progress provided on 10 May 2024. Progressing land status and EOI evaluation with additional briefing papers to be provided in coming weeks. **25 Jun 2024 3:14pm** Workshop requested to occur end of July 2024 **18 Jul 2024 8:30am** Workshop scheduled for 31 July 2024 **23 Aug 2024 10:17am** Workshop held 31 July. Paper to Council for 12 September 2024 meeting **01 Oct 2024 9:21am** September 2024 resolution now supersedes this resolution and it can now be closed.

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Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 8/08/2024	2024 Local Government New Zealand Annual General Meeting Remits	**RESOLUTION 2024/111** **That Council support the following remits, in order of priority:** **a) Representation Reviews** **b) Entrenchment of Māori Ward seats for local government** **c) Local government constituencies and wards should not be subject to referendum** **d) Good and services tax (GST) revenue sharing with local government** **e) Appropriate funding models for central government initiatives** **f) Community Services Card** **g) Proactive lever to mitigate the deterioration of unoccupied buildings** **h) Graduate driver licensing system** **CARRIED**	
Council 19/10/2023	Hokianga Harbour Long Term Plan	**RESOLUTION 2023/135** **That Council allocate $175,000 in the 2024/27 Long Term Plan to allow the preparation of a long-term plan for the crossing of the Hokianga Harbour.** **CARRIED**	**26 Mar 2024 12:58pm** Awaiting confirmation of funding following LTP consultation and deliberation to commence this in next financial year. Commencing preliminary scoping discussions with Hokianga Ferry Liaison Group. **23 Apr 2024 3:48pm** No change expected until after 30th June 2024 **27 May 2024 12:34pm** No change is expected until after 30th June 2024 **26 Jun 2024 12:41pm** No change expected until after 30th June **22 Jul 2024 4:16pm** Seeking Roading Financial Code so project can be initiated in the Project Management Framework.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
			01 Oct 2024 9:41am Work has started on the preparation of a long term plan for the crossing of the Hokianga Harbour. This project will follow Councils Project Management Framework and utilise in-house resources and skills As the funds were allocated in the LTP, the resolution has been complied. Status update reports will be provided to Council so the resolution can be closed.
Council 11/07/2024	Rangitoto Reserve - Reserves Act Classification	**RESOLUTION 2024/98** **That Council:** **a) approve that the reserve known as Rangitoto Reserve (Allot 71 PSH of Mangonui East) is classified pursuant to Section 16 as a historic reserve under the Reserves Act 1977 by delegation of the Minister of Conservation.** **CARRIED**	**22 Jul 2024 8:40am** Classification processes have now been handed over to Legal Services Team. **04 Oct 2024 10:36am** Property Legalisation to prepare classification gazette and publish by 23 October 2024
Council 19/10/2023	Kerikeri-Waipapa Spatial Plan Project - Public Engagement on Emerging Themes	**RESOLUTION 2023/127** **That Council approves for public engagement in November/December 2023 the emerging themes for Te Pātukurea (Kerikeri-Waipapa Spatial Plan) as set out in this report.** **CARRIED**	**24 Apr 2024 8:51am** No further update. **27 May 2024 12:46pm** The project is currently on track for Council adoption of the spatial plan in March/April 2025, with a revised timeline for public consultation in 2024 currently being developed by the project team. **26 Jun 2024 12:17pm** Jaye Michalick: Workshop is booked to discuss draft growth options on 30 July **23 Jul 2024 8:04am** Workshop planned for 30 July with elected members on the next stage of the Kerikeri Waipapa Spatial Plan, in preparation for going out for public consultation on various spatial plan growth scenarios in November 2024. **23 Aug 2024 12:07pm** Staff will be taking a paper to Council's October agenda, seeking endorsement to go out for the next round of public engagement on Te Pātukurea in November 2024.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 12/09/2024	Kororāreka/Russell Placemaking - Traffic Changes Pilot on The Strand	**RESOLUTION 2024/126** **That Council approve a pilot commencing late 2024 for six-months, during which the use of The Strand is changed to:** **Option 3: Essential Vehicle Access Only from Cass Street to Pitt Street with the remainder of The Strand as a Shared Space (Attachment 1 Map 3).** **CARRIED**	**24 Sep 2024 8:48am** Project planning is progressing to implement the trial as approved
Council 11/08/2022	Russell Landfill Options Report	**RESOLUTION 2022/61** **That Council:** **a) approve in principle, the permanent closure of Russell Landfill (Option One).** **b) approve staff commence the resource consent application Northland Regional Council to close the Russell Landfill** **c) request staff bring back to Council the terms of the resource consent and investment required to close the landfill** **d) approve staff commence the community consultation process and report to Council the outcome of that consultation** **e) delegate to the Chief Executive, or his nominee, the negotiation, agreement and signing of contract variations with Northland Waste Ltd to provide on-going transport and disposal of waste from the Russell facility whilst Council progress the resource consent and consultation process.** **CARRIED**	**03 Jul 2024 8:22am** No change to progress as reported. Boreholes and sensors installed in Apr 24. Investigation works underway, report to follow and budget plus consent will be applied for later this year. **23 Jul 2024 9:08am** No updates or progress to report since comment on 3/07/2024 **26 Aug 2024 9:21am** CCTV cameras were used to investigate the leachate pipes with in the landfill and the results were informative. it appears much of the leachate issues will be resolved when the final capping is in place. **30 Sep 2024 8:55am** Pattle Delamore Partners have performed a Geotechnical Slope Stability Assessment on the Russell Landfill and it indicates that the slopes remain stable under both static and seismic conditions and for the upper and lower bound refuse strength parameters. The results are being peer reviewed by NZ Environmental Management.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 24/02/2022	Ngakahu Steering Group Update	**RESOLUTION 2022/12** **That Council, in receiving the recommendations from the Ngakahu Steering Group and subject to discussion and agreement with the Ngakahu/Ngakohu Whanau Ahuwhenua Trust, agree to;** **a) obtain the processed and analysed data from the Northland Regional Council sonar soundings of the dam, done in 2017.** **b) stage the lowering of the dam water level, beginning with a water level drop of 2 metres, once lowered the water level will be maintained at the lower levels.** **c) staff assist the Ngakahu Steering Group to prepare a report showing a visual presentation, including landscaping, of the preferred option, or options, with a rough order of cost to implement.** **d) and that further recommendations be brought to the 7 April Council meeting.** **CARRIED** Note: The Potential Decommissioning of Kauri Creek Dam report from John Duder referenced in the report was commissioned by the Ngakahu/Ngakohu Whanau Ahuwhenua Trust.	**25 Jan 2024 8:42am** Recommendations from steering group were tabled at November hui, with a decision report on the December agenda (in the minutes). Decommissioning has commenced. **03 Apr 2024 4:53pm** Photos supplied from the Project Manager demonstrate significant progress of the decommissioning of the dam, unachievable without the efforts of the Project Manager at significantly less than original price indication. This will result in the LTP budget being removed. **24 Apr 2024 8:54am** Works continuing and the project continues to be well managed by the project manager **03 Jul 2024 12:40pm** No further update **02 Aug 2024 11:42am** The dam has been decommissioned, and the area has been grassed and secured. Rocks have been added to enhance the newly formed streams, and all old debris has been cleared. Rock weirs were created in the old dam floor to further prevent silt from being flushed out of the old dam floor and into the stream. The final stages of the dam project, including tidying up, will resume in dry weather, with some land rehabilitation still left to complete
Council 24/08/2023	Rangitoto Reserve, Mangonui	**RESOLUTION 2023/98** **That Council:** **a) approve the initiation of a public consultation process under Section 16 of the Reserves Act 1977 to classify Rangitoto Reserve (Allot 71 PSH of Mangonui East) as a Historic Reserve.** **b) appoint Te Hiku Community Board to hear any submissions received in response to the consultation process and to make recommendations to the Council in respect of the reserve classification.**	**26 Mar 2024 9:51am** Consultation for classification of Rangitoto Reserve has concluded with 12 submissions in support and 4 opposed. 2 submissions in support of the proposal wish to speak at a hearing to be organised. **24 Apr 2024 10:43am** Classification of the reserve will be considered at the May meeting of the Te Hiku Community Board. Further work on the reserve management plan will proceed when cultural values assessments have been received. **27 May 2024 12:35pm**

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		c) staff develop a Management Plan under s41 of the Reserves Act to eradicate the invasive wattle trees and moth plants. **CARRIED** *NOTE: Kahika/Mayor Tepania requests a briefing paper on how many reserves Council has, what their classifications are, how many have reserve management plans and how many can be sold.*	Further to public consultation, Te Hiku Community Board resolved at the May meeting to recommend that Council classify Rangitoto Reserves as a Historic Reserve. A report will be taken to Council in July for a resolution under the Reserves Act to approve classification. , Further to a scope of works and quote, funding has been allocated for initial weed removal works to take place at Rangitoto Reserve this Winter. **24 Jun 2024 2:57pm** An update will be provided to the August meeting. **18 Jul 2024 1:41pm** Preparation is being made for public consultation for the reserve management plan. It is expected that a one month consultation period will start in August. **27 Aug 2024 8:53am** A hapū reference group for the Rangitoto Reserve management plan is being set up with the assistance of Te Hono staff. When consultation messages are agreed with the reference group public consultation will proceed. **09 Oct 2024 6:51pm** Currently on hold awaiting a meeting with the hapū reference group and relevant staff.
Council 8/02/2024	Lease Extension Request Aupouri Ngati Kahu Te Rarawa (ANT) Trust	**RESOLUTION 2024/9** **That Council:** **a) approve a new ground lease to Aupōuri Ngāti Kahu – Te Rarawa Trust over Tangonge Domain, over 20,234 square metres being Recreation Reserve DP 108 Title NA530/132, located at 63 Bonnet Road, Kaitaia.** **The terms of the proposed leased shall be:** • **Term: 30 years (15 + 15)** • **Rental: $118 plus GST per year in conjunction with the Fees & Charges Schedule for 2023/24 and reviewed annually.**	**29 Apr 2024 1:36pm** Please note, the lease is a grounds and building lease rather than just a grounds lease as there is a building located on it that we have recently discovered is owned by Council. This is will be reflected within the lease schedule and in our asset data information **27 May 2024 12:25pm** The Lease is currently being reviewed by ANT Trust **24 Jun 2024 3:06pm** Further information was requested from the ANT trust, this has been provided and still with the trust for review. **23 Jul 2024 2:28pm** As above, no changes since previous update. **20 Aug 2024 3:02pm** As above, no changes since previous update **03 Oct 2024 1:04pm** Have asked tenant for an update, no changes as above.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		b) approve further conditions to be negotiated and agreed upon by the Group Manager Delivery and Operations. **CARRIED**	
Council 8/02/2024	New Ground Lease to Playcentre Aotearoa - Russell Playcentre over 12 Church Street, Russell	**RESOLUTION 2024/12** a **That Council:** **a) grant a new ground lease to Playcentre Aotearoa over the Local Purpose (Playcentre) Reserve being approximately 736 square meters of Lot 6 DP 7147, 12 Church Street, Russell, held in New Zealand Gazette 1984 page 3528 and vested in Far North District Council as Local Purpose Reserve.** **The terms of the lease shall be:** • **30 years (10+10+10)** • **Rental: as per FNDC Fees and Charges schedule for a community lease.** • **$118 plus GST for 2023/2024 and reviewed annually in conjunction with the FNDC Fees and Charges schedule.** **b) with further conditions negotiated and agreed upon by the Group Manager Delivery and Operations, and Playcentre Aotearoa.** **CARRIED**	**23 Feb 2024 11:43am** Council passed resolution to grant the lease. a new ground lease will be drawn up and put in place **23 Apr 2024 2:20pm** New Lease is with Playcentre for review. **27 May 2024 12:49pm** Lease still with Playcentre for review - followed up by FNDC Staff on 15th May 2024 **24 Jun 2024 3:09pm** Lease still with Playcentre as at 24th June 24 **23 Jul 2024 2:28pm** Lease still with playcentre for review. **20 Aug 2024 3:04pm** As above, no changes since previous update **03 Oct 2024 1:04pm** As above, no changes

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 8/02/2024	New Ground Lease to Te Rarawa Rugby Club Incorporated over Rarawa Memorial Domain Recreation Reserve	**RESOLUTION 2024/10** **That Council:** **a) approve the commencement of public consultation process on the granting of a new ground lease to Te Rarawa Rugby Club Incorporated over part of the Rarawa Memorial Domain Recreation Reserve being Section 151 Block IV Ahipara SD, approximately 40,468 square metres, held in New Zealand Gazette 1979, page 1202 and Recreation Reserve held in Record of Title 308444, being of Lot 4 DP 366836, approximately 6010 square metres.** **The terms of the proposed lease shall be:** • **Term: 30 Years (15+15);** • **Rental: As per FNDC Fees and Charges Schedule for a Community Lease;** • **$118 plus GST for 2023/24 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule;** **with further conditions negotiated and agreed upon by the Group Manager Delivery and Operations, and Te Rarawa Rugby Club Incorporated; and** **b) appoint Te Hiku Community Board to hear any submissions received in response to the consultation process and to make recommendations to Council.** **CARRIED**	**23 Feb 2024 11:44am** Working with internal staff to bring public consultation process. **23 Apr 2024 2:33pm** Currently under public consultation until 30th April 2024 **27 May 2024 12:22pm** Public Consultation closed 30th April. Public Submissions to occur 18th June at Te Hiku Community Board Meeting with a Report to Council in July. **24 Jun 2024 3:07pm** Hearings report will be going to the THCB July meeting for recommendation in the granting of a lease to Council. **23 Jul 2024 2:28pm** Report will be presented for resolution to Council on 8th August 2024 **20 Aug 2024 3:02pm** Council granted the new lease on 8th August 2024. Lease is now being prepared and will be sent to the club for review. **03 Oct 2024 1:03pm** Lease being drafted and will be sent to the club by the end of the week.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 12/09/2024	Top Energy Easement Over Reserve Moerua Park	**RESOLUTION 2024/122** **That Council grant an easement in gross in favour of Top Energy Limited for a right to convey electricity and telecommunications pursuant to section 48(1)(a) and (d) of the Reserves Act 1977 on Part Lot 27 Deposited Plan 405 contained in Record of Title NA19A/1151 being part of Moerua Park, Kaitāia on the terms set out in the form of easement instrument (Attachment 1 Schedule 2).** **CARRIED**	**03 Oct 2024 1:06pm** Waiting on return of Kevin Johnson to sign agreement
Council 8/08/2024	New Ground Lease to Te Rarawa Rugby Club Incorporated over Rarawa Memorial Domain Recreation Reserve	**RESOLUTION 2024/110** **That Council:** **a) approve a new ground lease to Te Rarawa Rugby Club Incorporated over part of the Rarawa Memorial Domain Recreation Reserve being Section 151 Block IV Ahipara SD, approximately 40,468 square metres, held in New Zealand Gazette 1979, page 1202 and Recreation Reserve held in Record of Title 308444, being of Lot 4 DP 366836, approximately 6010 square metres.** **The terms of the proposed lease shall be:** • **Term: 30 Years (15+15);** • **Rental: As per FNDC Fees and Charges Schedule for a Community Lease;** • **$118 plus GST for 2023/24 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule;**	**03 Oct 2024 1:06pm** Lease being drafted and will be sent to the club by the end of the week

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		b) with further conditions negotiated and agreed upon by the Group Manager Delivery and Operations, and Te Rarawa Rugby Club Incorporated. **CARRIED**	
Council 8/08/2024	Joint Delivery of Local Government Economic Development Services in Northland: Expansion to include WDC	**RESOLUTION 2024/108** **That Council:** **a) sell 10 shares in Northland Inc Limited to Whangārei District Council at a price of $2 per share and authorises the Mayor to sign the Share Sale and Purchase Agreement (Attachment One) and Share Transfer Form (Attachment Two) to execute the sale and,** **b) authorise the Mayor to sign the revised Northland Inc Limited Shareholder Agreement (Attachment Three); and** **c) adopt the updated Terms of Reference for the Joint Regional Economic Development Committee (Attachment Four).** **CARRIED**	**03 Sep 2024 9:33am** Passed at Council 8 August. Signing of documentation completed. , Payment transfer being processed for next payment run. **04 Oct 2024 1:45pm** Completed
Council 13/06/2024	ALTERNATIVE MOTION	**RESOLUTION 2024/93** **That Council:** **c10) request CEO to provide a report to Te Koukou- Transport and Infrastructure Committee to update Elected Members on the stormwater project called " Turner Centre sub-catchment and Upgrade to Heritage Bypass, Kerikeri Water" for decision on capital investment.** **CARRIED**	**03 Sep 2024 1:43pm** The consultation for this catchment opened yesterday 2/9/24 and can be found here: Russell-Kororāreka Speed Management Plan | Far North District Council (fndc.govt.nz), Drop in session scheduled for 12/9 and consultation closes on 30/9. An engagement report will be prepared for elected members on completion of the consultation. At this time it is unknown if the project will be subsidised by NZTA in the 24-27 LTP. **01 Oct 2024 9:51am**

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
			Consultation has closed and a consultation report is being prepared for elected members. The report will also discuss the impacts of the new speed limit rule on the consultation if the rule and guidance have been published by the Ministry of Transport.
Council 8/02/2024	Notice of Motion - Interim Speed Management Plan for Kerikeri Bay of Islands	**RESOLUTION 2024/5** **That Council consider the impact of the impending changes that will be made to the Land Transport Rule: Setting of Speed Limits 2022 (the Rule) and that Council continue implementation of all the changes adopted Interim Speed Management Plan for Kerikeri – Bay of Islands (2023/151) at the 16 November 2023 Council meeting.** **CARRIED**	**29 May 2024 12:19pm** NZTA Sign off: 26/2/2024, https://www.nzta.govt.nz/assets/Safety/docs/speed-management-resources/speed-limit-approvals/director-approval-for-far-north-district-council-kerikeri-bay-of-islands-interim-smp-20240226.pdf, Implementation: Speeds will be implemented over the months of June and July. The speed limits in the Haruru, Paihia and Opua areas will be completed first in order to align with the NZTA Waka Kotahi changes to speeds on SH 11. **25 Jun 2024 8:38am** Implementation activities continue. **18 Jul 2024 3:47pm** Paihia has been completed with Opua and Haruru to go live on 26 July. Work will begin on the Kerikeri/Waipapa area next. **07 Oct 2024 9:22am** New Rule (2024) comes into force October 30, 2024. Team is currently working through the implications of the new rule and the cost of those implications. An update will be provided as soon as possible.
Council 13/06/2024	Speed Limits Kohukohu	**RESOLUTION 2024/81** **That Council request CEO to commence consultation on an amendment to the North Hokianga Interim Speed Management Plan for Kohukohu Road.** **CARRIED**	**18 Jul 2024 3:45pm** Consultation materials are being prepared for the public. Information regarding the proposed changes to the speed limit rule will be included in all consultation documents. **20 Aug 2024 10:39am** Delay in preparing consultation materials, will complete limited consultation in September with affected parties. **01 Oct 2024 9:50am** Placing this item on hold until the 2024 speed limit rule is published as it impacts the extension of the 30kph school zone.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 13/06/2024	Setting of Speed Limit - Temporary and Permanent - Russell Catchment	**RESOLUTION 2024/80** **That Council:** **a) note the requirements associated with setting of temporary speed limits and endorses the staff recommendation to not proceed with this process for Aucks Road/Russell Whakapara Road;** **b) approve that staff commence consultation with the public on setting permanent speed limits for the Russell Catchment area; and** **c) note that implementation of any permanent speed limits is dependent on final funding for the 2024-2027 Long-Term Plan.** **CARRIED**	**18 Jul 2024 3:45pm** Consultation materials are being prepared for the public. Information regarding the proposed changes to the speed limit rule will be included in all consultation documents. **20 Aug 2024 10:40am** Public consultation will begin on 2/9/2024 and run through September. Early engagement with Hapu underway last two weeks of August. **01 Oct 2024 9:54am** Consultation has closed and a consultation report is being prepared for elected members. The report will also discuss the impacts of the new speed limit rule on the consultation if the rule and guidance have been published by the Ministry of Transport.
Council 12/09/2024	Keeping of Animals Bylaw- Approval of Draft for Public Consultation	**RESOLUTION 2024/124** **That Council:** **a) approves the Statement of Proposal for a new Keeping of Animals Bylaw in Attachment 1 to be released for public consultation to meet the requirements of section 156 of the Local Government Act 2002.** **b) approves a minimum four-week period for making written submission on the proposal in Attachment 1.** **c) approves to hear any oral submissions and agrees to delegate to the Mayor, the power to arrange and change the date of the oral presentations of submissions.**	**01 Oct 2024 10:15am** Consultation on the proposed new Keeping of Animals Bylaw is from Monday, September 23rd to Monday, November 18th. Oral submissions are scheduled for November 27th.

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
		d) directs Council staff to make all necessary logistical arrangements for people to be heard in person in the council chambers or online via Microsoft Teams. **e) Authorises the Chief Executive to make minor changes to the proposal for a new Keeping of Animals Bylaw to correct grammatical or spelling error, or formatting.** **CARRIED**	
Council 12/09/2024	Carry Forwards for Capital Programme 2023-24	**RESOLUTION 2024/127** **That the Council approve the capital budgets identified in the report "Carry Forwards Capital Programme 2023-24" totalling $45,869,656 be carried forward to the 2024-25 financial year.** **CARRIED**	
Council 13/06/2024	6.1 CONFIRMATION OF CAPITAL PROGRAMME AMENDMENTS FOR THE 2024-27 LTP	**RESOLUTION 2024/89** **That Council:** **c5) approve no depreciation is claimed for housing for the elderly, and** **c6) Housing for the elderly (HFTE) funding for YR1 be reduced to $2,000,000 funding for YR2 and 3 for HFTE be removed and updated at the next annual plan.** **CARRIED**	**23 Jul 2024 8:14am** Actioned as part of the LTP process and the final LTP was adopted on 26 June. **09 Oct 2024 7:25pm** C5) correct, C6) correct, Year 1 only has $2M

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 13/06/2024	Confirmation of Capital Programme Amendments for the 2024-27 LTP	**RESOLUTION 2024/87** **That Council:** **a) uplift the Confirmation of Capital Programme Amendments for the 2024/27 LTP Report; and** **b) approve the capital budget reforecasting of $6,775,722 across 3 years (2024-27) for capital projects, and** **CARRIED**	**23 Jul 2024 8:13am** Actioned as part of the LTP process and the final LTP was adopted on 26 June.
Council 11/07/2024	District Licensing Committee Appointment - New List Member and Commissioner	**RESOLUTION 2024/96** **That Council:** **i) appoint Graeme Wright as a list member in the District Licensing Committee pool; and** **ii) agree that the term of appointment of Graeme Wright will be until 19 December 2025 to coincide with the current District Licensing Committee members contracts; and** **iii) appoint John Thorne as a Commissioner/Chairperson in the District Licensing Committee; and** **iv) John Thorne's current tenure in the District Licensing Committee will remain unchanged. John Thorne's current contract is due to expire 19 December 2025.** **CARRIED**	**22 Jul 2024 4:21pm** Contracts issued to Graeme Wright & John Thorne. These have been signed and returned. ARLA have been notified and other key stakeholders (DLC members, Police, Inspectorate and Medical Officer of Health) about the changes to DLC membership. This has also been updated on our website. , No further action required. **27 Sep 2024 8:12am** Complete

OPEN RESOLUTION REPORT

Printed: Wednesday, 9 October 2024 7:57:31 PM
Division:
Committee: Council
Officer:
Date From: 1/01/2020
Date To: 9/10/2024

Meeting	Title	Resolution	Notes
Council 12/09/2024	Notification of Variation 1 - Minor Corrections and Other Matters - to the Proposed Far North District Plan	**RESOLUTION 2024/123** **a) That Variation 1 – Minor Corrections and Other Matters including section 32 analysis is recommended for public notification pursuant to clause 16A of the First Schedule of the Resource Management Act 1991.** **b) That the Group Manager Planning and Policy is authorised to make any minor editorial or technical amendments to Variation 1 – Minor Corrections and Other Matter including the section 32 analysis deemed necessary prior to notification.** **CARRIED**	**07 Oct 2024 10:08am** Public notification will go ahead on the 14th of October
Council 14/03/2024	Options Analysis for Financial Contributions	**RESOLUTION 2024/19** **That Council approve the development of a draft financial contributions chapter.** **CARRIED**	**26 Mar 2024 10:08am** Work progressing to develop a chapter on financial contributions. Elected member working to occur as part of that development on 27 March. **23 Apr 2024 4:05pm** Work continuing with developing a chapter on financial contributions and associated s32 evaluation. Workshop in May 2024 with Te Kuaka to advise of the work occurring on the chapter and to discuss exemptions. **30 May 2024 1:16pm** work is still underway to complete a draft chapter for a further district plan change to include FC **01 Oct 2024 9:59am** Elected Members via a briefing paper have been advised that staff recommend financial contributions are introduced after Council decisions on the Proposed District Plan. This has also been advised in the CEO Quarterly update. Work is till progressing on the development of a chapter.

8 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RECOMMENDATION

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Confirmation of Previous Minutes - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - Taipa Wastewater Discharge to Land	s7(2)(f)(i) - free and frank expression of opinions by or between or to members or officers or employees of any local authority s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - Purchase of Land - 300 Rāwene Road, Rāwene	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good

	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	reason for withholding would exist under section 6 or section 7
8.4 - Coopers Beach Youth Camp - Remission Request	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.5 - Council Public Excluded Open Resolutions Update October 2024	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

9 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

10 TE KAPINGA HUI / MEETING CLOSE