

AGENDA



Thursday, 1 October 2026

Time: 10:00 am
Location: Turner Centre
43 Cobham Road
Kerikeri

Membership:

Chairperson Belinda Ward - Chairperson
Deputy Chairperson Tyler Bamber
Member Jo Alexander
Member Korey Atama
Member Roddy Hapati-Pihema
Member Dane Hawker
Member Jane Hindle
Councillor Arohanui Allen
Councillor Ann Court

The Local Government Act 2002 states the role of a Community Board is to:

- A. Represent, and act as an advocate for, the interests of its community.
- B. Consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the community board.
- C. Maintain an overview of services provided by the territorial authority within the community.
- D. Prepare an annual submission to the territorial authority for expenditure within the community.
- E. Communicate with community organisations and special interest groups within the community.
- F. Undertake any other responsibilities that are delegated to it by the territorial authority

Council Delegations to Community Boards - January 2013

The "civic amenities" referred to in these delegations include the following Council activities:

- Amenity lighting
- Cemeteries
- Drainage (does not include reticulated stormwater systems)
- Footpaths/cycle ways and walkways
- Public toilets
- Reserves
- Halls
- Swimming pools
- Town litter
- Town beautification and maintenance
- Street furniture including public information signage
- Street/public Art.
- Trees on Council land
- Off road public car parks
- Lindvart Park – a Kaikohe-Hokianga Community Board civic amenity

Exclusions: *From time to time Council may consider some activities and assets as having district wide significance and these will remain the responsibility of Council. These currently include: The roading network, Hundertwasser toilets, District Library Network, Baysport, the Kerikeri, Kaikohe & Kaitia Airports, Hokianga Vehicle Ferry, i-Site network, Far North Community Centre, Kerikeri Domain, Kawakawa Heated Swimming Pool, Kaikohe Cemetery, Kerikeri Sports Complex, The Centre at Kerikeri, the Bay of Islands/Hokianga Cycle Trail.*

Set local priorities for minor capital works in accordance with existing strategies,

1. Recommend local service levels and asset development priorities for civic amenities as part of the Annual Plan and Long Term Plan processes.
2. Reallocate capital budgets within the Annual Plan of up to 5% for any specific civic amenity, provided that the overall activity budgetary targets are met.
3. Make grants from the allocated Community Funds in accordance with policy 3209, and the SPARC/Sport Northland Rural Travel fund in accordance with the criteria set by the respective body, and, for the Bay of Islands-Whangaroa Community Board, the power to allocate the Hundertwasser Donations Account.
4. Provide comment to council staff on resource consent applications having significance within the Community, including the provision of land for reserves or other public purposes.
5. To hold, or participate in hearings, as the Council considers appropriate, in relation to submissions pertinent to their community made to plans and strategies including the Long Term Plan and Annual Plan, and if appropriate recommend decisions to the Council.

6. To hold hearings of submissions received as a result of Special Consultative Procedures carried out in respect of any matter other than an Annual or Long Term Plan and make recommendations to the Council.
7. Where recommended by staff to appoint management committees for local reserves, cemeteries, halls, and community centres.
8. To allocate names for previously unnamed local roads, reserves and other community facilities, and recommend to Council name changes of previously named roads, reserves, and community facilities subject to consultation with the community.
9. To consider the provisions of new and reviewed reserve management plans for recommendation to the Council in accordance with the Reserves Act 1977 and hear or participate in the hearing of submissions thereto, as considered appropriate by the Council.
10. To provide recommendations to the Council in respect of applications for the use and/or lease of reserves not contemplated by an existing reserve management plan.
11. Prohibit the use of skateboards in specified locations within their communities, in accordance with Council's Skating Bylaw 1998.
12. Recommend new bylaws or amendments to existing bylaws.
13. Prepare and review management plans for local cemeteries within budget parameters and in a manner consistent with Council Policy.
14. Exercise the following powers in respect of the Council bylaws within their community:
 - a) Control of Use of Public Spaces – Dispensations on signs
 - b) Mobile Shops and Hawkers – Recommend places where mobile shops and/or hawkers should not be permitted.
 - c) Parking and Traffic Control – Recommend parking restrictions, and areas where complying camping vehicles may park, and consider and grant dispensations in accordance with clause 2007.2
 - d) Public Places Liquor Control – Recommend times and places where the possession or drinking of alcohol should be prohibited.
 - e) Speed Limits – Recommend places and speed limits which should be imposed.
15. To appoint Community Board members to speak on behalf of their community in respect of submissions or petitions.
16. Specific to the Bay of Islands-Whangaroa Community Board – consider any recommendations of the Paihia Heritage Working Group and make appropriate recommendations to Council on the development of a draft Plan Change and a Section 32 analysis on heritage provisions for Paihia.
17. To set schedule of meeting dates, times and venues, subject to the meetings not conflicting with meetings of the Council and satisfying the provisions of the Local Government Official information and Meetings Act 1987.
18. To review all proposed public art projects on a project-by project basis to ensure they comply with policy #5105 Art in Public Places, including approval of the aesthetic appearance, maintenance programme, insurance and appropriate location, and to agree to their installation.
19. In respect of applications from food establishments for permission to establish tables and chairs on a public place, i.e. Alfresco dining in accordance with Policy 3116, to consider and decide on any application which does not meet all criteria of the policy, and any application which staff recommend to be declined.

20. Subject to a report from the appropriate managers and the appropriate budgetary provision, to make decisions in respect of civic amenities including the levels of service, and the provision or removal of an amenity not provided for elsewhere in these delegations.

Terms of Reference

In fulfilling its role and giving effect to its delegations, Community Boards are expected to:

1. Comment on adverse performance to the Chief Executive in respect of service delivery.
2. Assist their communities in the development of structure plans, emergency management community response plans, and community development plans.
3. Assist their communities to set priorities for Pride of Place programmes.
4. Have special regard for the views of Māori.
5. Have special regard for the views of special interest groups, e.g. disabled, youth, aged, etc.
6. Actively participate in community consultation and advocacy and keep Council informed on local issues.
7. Seek and report to Council community feedback on current issues by:
 - a) Holding a Community forum prior to Board meetings
 - b) Varying the venues of Board meetings to enable access by members of the community
8. Monitor and make recommendations to Council to improve effectiveness of policy.
9. Appoint a member to receive Annual Plan\Long Term Council Community Plan submissions pertinent to the Board area, attend hearings within the Board area, and attend Council deliberations prior to the Plan adoption.

Protocols

In supporting Community Boards to fulfil their role, the Council will:

1. Provide appropriate management support for the Boards.
2. Organise and host regular workshops with the Community Boards I to assess the 'State of the Wards & District' to establish spending priorities.
3. Prior to decision-making, seek and include 'Community Board views' in Council reports in relation to:
 - a) the disposal and purchase of land
 - b) proposals to acquire or dispose of reserves
 - c) representation reviews
 - d) development of new maritime facilities
 - e) community development plans and structure plans
 - f) removal and protection of trees
 - g) local economic development initiatives
 - h) changes to the Resource Management Plan
4. Organise and host quarterly meetings between Boards, the CEO and senior management staff.
5. Prepare an induction/familiarisation process targeting new members in particular early in the term.
6. Support Board members to arrange meetings with local agencies and service clubs to place more emphasis on partnerships and raising profile of the Boards as community leaders.
7. Permit Board chairperson (or nominated member) speaking rights at Council meetings.
8. Help Boards to implement local community projects.
9. Arrange for Infrastructure and Asset Management Staff to meet with the Community Boards in September each year to agree the capital works for the forthcoming year for input into the Annual or Long Term Plan.
10. Provide information.

Far North District Council
Bay of Islands-Whangaroa Community Board Meeting
will be held in the Turner Centre, 43 Cobham Road, Kerikeri on:
Thursday 1 October 2026 at 10:00 am

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1 KARAKIA TIMATANGA / OPENING PRAYER

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 the boards discussions and decisions the representatives elected may advocate on behalf of the Bay of Islands-Whangaroa community with aroha, imagination, skill and wisdom to achieve a fairer and more united community that enhances the wellbeing of the community and solves the community's problems efficiently and effectively.

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

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Community Board 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.

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

To be confirmed on the day.

4 NGĀ TONO KŌRERO / DEPUTATION

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

5 NGĀ KAIKŌRERO / SPEAKERS

Annika Dickey representing Our Kerikeri Community Charitable Trust

Jackie Sanders representing Jacman Entertainment Ltd

William Fuller representing Bay of Islands Walkways and Walking Trust

Kawiti Waetford representing New Zealand Opera Limited

Lucie Green and Heather Gray representing The Kawakawa Business and Community Association Inc

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

6.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5959155

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The minutes are attached to allow the Bay of Islands-Whangaroa Community Board to confirm that the minutes are a true and correct record of the previous meeting.

TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands-Whangaroa Community Board confirm the minutes of the meeting held 3 September 2026 as a true and correct record.

1) TĀHUHU KŌRERO / BACKGROUND

Local Government Act 2002 clause 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 Bay of Islands-Whangaroa Community Board Standing Orders Section 27.3 states that “no discussion may arise on the substance of the minutes at any succeeding meeting, except as to their correctness”.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

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

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

There are no financial implications or the need for budgetary provision.

ĀPITIHINGA / ATTACHMENTS

- 1. 2026-09-03 Bay of Islands-Whangaroa Community Board Minutes - A5938353**  

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 on Māori in confirming minutes from a 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 the minutes to be confirmed as a true and correct record, any interest that affect other people should be considered as part of the individuals report.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications requiring input from the Chief Financial Officer.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

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Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

**MINUTES OF
BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD MEETING
HELD AT THE TURNER CENTRE, 43 COBHAM ROAD, KERIKERI
ON THURSDAY, 3 SEPTEMBER 2026 AT 10:10AM**

PRESENT: Chairperson Belinda Ward, Deputy Chairperson Tyler Bamber, Member Korey Atama, Member Dane Hawker, Councillor Arohanui Allen, Councillor Ann Court

STAFF PRESENT: Lawrence Wharerau (Kaiarahi Kaupapa Māori), Aylah Williams (Transportation Support Officer), Jaye Michalick (Team Leader-Growth Planning & Placemaking), Joshua Ambler (Community Placemaking Advisor), Kathryn Trewin (Funding Advisor), Ken Lewis (Manager Communications & Engagement), Natasha Rmandic (Democracy Advisor), Jolene Rupapera (Kaiarahi Kaupapa Māori), Beverly Mitchell (Community Board Coordinator), Rhonda-May Whiu (Democracy Advisor), Peggy Veen (Principal Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

Chair Belinda Ward commenced the meeting and Kaiarahi Kaupapa Māori Lawrence Wharerau opened with a karakia.

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

APOLOGY

RESOLUTION 2026/1

Moved: Chairperson Belinda Ward

Seconded: Member Dane Hawker

That the apology received from Members Jane Hindle, Jo Alexander and Roddy Hapati-Pihema be accepted and leave of absence granted.

CARRIED

Deputy Chair Tyler Bamber declared a conflict of interest relating to funding applications 7.3f and 7.3g.

Chair Belinda Ward declared a perceived conflict of interest relating to funding application 7.3c

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

Kathleen Reihana – Mid-North Pop-Up Play Trust

4 NGĀ KAIKŌRERO / SPEAKERS

- Lucy and Donald Ripia representing Earth Citizens Organisation Charitable Trust agenda item 7.3 refers.
- Valevale Tapu Tonga representing New Zealand Kahoa Tauleva Trust 2000 agenda item 7.3 refers.
- Annika Dickey and Vince Buxton representing Our Kerikeri Community Charitable Trust agenda item 7.3 refers.
- Joanna Reti representing Te Kura o Waikare agenda item 7.3 refers.

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- Hana-May Riedlinger-Kapa and Teranoriwa Pene representing The Centre at Kerikeri Ltd agenda item 7.3 refers.
- Daniele Cook representing Kerikeri Community Childcare Trust agenda item 7.3 refers.
- Gerry Paul representing The Centre Kerikeri Limited agenda item 7.3 refers.

5 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES**5.1 CONFIRMATION OF PREVIOUS MINUTES**

Agenda item 6.1 document number A5921961, pages 8 – 17 refers.

RESOLUTION 2026/2

Moved: Chairperson Belinda Ward

Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board confirm the minutes of the meeting held 6 August 2026 as a true and correct record.**CARRIED**

The meeting was adjourned from 11.26 am to 11.54 am.

6 NGĀ PŪRONGO / REPORTS**6.1 NEW ROAD NAME: LOT 1 DP 608165 WHARAU ROAD, KERIKERI**

Agenda item 7.1 document number A5907262, pages 18 – 23 refers.

RESOLUTION 2026/3

Moved: Deputy Chairperson Tyler Bamber

Seconded: Member Dane Hawker

That Bay of Islands-Whangaroa Community Board name a right of way “Stonefields Road” located at Lot 1 DP 608165 Wharau Road, Kerikeri.**CARRIED****6.2 TAUPŌ BAY STEPS – AMENDMENT TO TERMS OF REFERENCE**

Agenda item 7.2 document number A5924464, pages 24 – 33 refers.

RESOLUTION 2026/4

Moved: Chairperson Belinda Ward

Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board adopt the amended Terms of Reference for the Taupō Bay Steps Encroachment Working Group.**CARRIED****6.3a FUNDING APPLICATIONS**

Agenda item 7.3 document number A5920352, pages 34 – 58 refers

RESOLUTION 2026/5

Moved: Member Korey Atama

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Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board approve the sum of \$4,642 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Earth Citizens Organisation and Charitable Trust for costs towards 2026 Forest Healing Festival.

CARRIEDAbstained: Cr Ann Court**6.3b FUNDING APPLICATION**

Agenda item 7.3 document number A5920352, pages 34 – 58 refers.

MOTION

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board approve the sum of \$2,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to New Zealand Kaho Tauleva Trust 2000 for costs towards youth camp at Paihia.

LOSTAbstained: Ann Court**6.3c FUNDING APPLICATION**

Agenda item 7.3 document number A5920352, pages 34 – 58 refers

Funding application for New Zealand Opera Ltd-Toiere Waitangi Concert has been deferred to the Bay of Islands-Whangaroa Community Board October meeting at the request of the applicant.

6.3d FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/5

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

RESOLUTION 2026/6

That the Bay of Islands-Whangaroa Community Board approve the sum of \$10,000 (plus GST if applicable) be paid from the Board's Community Grant Fund to Our Kerikeri Community Charitable Trust for costs towards Kerikeri Tourism initiative.

In Favour: Chairperson Belinda Ward, Deputy Chairperson Tyler Bamber, Member Dane Hawker and Cr Arohanui Allen

Abstained: Member Korey Atama and Cr Ann Court

CARRIED

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6.3e FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/7

Moved: Member Korey Atama
Seconded: Chairperson Belinda Ward

That the Bay of Islands-Whangaroa Community Board approve the sum of \$9,659 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Te Kura o Waikare for costs towards Te Kura o Waikare 150 year anniversary.

CARRIED

Abstained: Cr Ann Court

6.3f FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/8

Moved: Chairperson Belinda Ward
Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board approve the sum of \$6,500 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turner Centre for costs towards Kaiārahi Curates: Toi Māori Season.

CARRIED

Abstained: Cr Ann Court

6.3g FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/9

Moved: Member Dane Hawker
Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board approve the sum of \$7,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turner Centre for costs towards Carnival Latino.

CARRIED

Abstained: Cr Ann Court

6.3h FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/10

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Tyler Bamber

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3 September 2026

That the Bay of Islands-Whangaroa Community Board leave to lie application for the sum of \$5,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Kawakawa Business Association for costs towards Kawakawa Christmas in the Park.

CARRIEDAbstained: Cr Ann Court**6.3i FUNDING APPLICATION**

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/11

Moved: Deputy Chairperson Tyler Bamber

Seconded: Chairperson Belinda Ward

That the Bay of Islands-Whangaroa Community Board approve the sum of \$2,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turning Pointe Dance for costs towards Echoes Through Time – A Showcase of Ballet.

CARRIEDAbstained: Cr Ann Court

At 12:38am, Councillor Arohanui Allen left the meeting.

6.3j FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

MOTION

Moved: Chairperson Belinda Ward

Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board approve the sum of \$8,243 (plus GST if applicable) be paid from the Board's Pride of Place Fund account to Kerikeri Community Childcare Trust for costs towards installation of an independent water tank supply.

LOSTAbstained: Cr Ann Court**6.4 PROJECT FUNDING REPORTS**

Agenda item 7.4 document number A5922206, pages 59 - 72 refers.

RESOLUTION 2026/12

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board note the project reports received from:

- a) **Manawanuitia Kaumatutanga o Whangaroa**
- b) **Turner Centre – Te Wiki o Waitangi 2026**
- c) **Bay of Islands Country Rock Festival**

CARRIED

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6.5 RUSSELL PLACEMAKING - ENDORSEMENT OF FINAL DESIGN FOR CASS STREET

Supplementary Agenda item 7.5 document number A5905923, pages 4 - 26 refers.

RESOLUTION 2026/13

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board:

- a) **Recommend that Council approve, and request that Te Koukou Committee for Transport and Infrastructure endorse to Council for approval the final design plan for Cass Street and The Strand, per Attachment 1, with the following changes (as detailed in Section 2 of this report):**
- i. **Shift proposed pedestrian safety bollards, provide additional signage, and install a cycle parking rack.**
 - ii. **Endorses grey-tinted concrete as the proposed construction material for the raised crossing entrance to Cass St (from York St).**
- b) **Recommend that Te Kūkupa Committee for Strategy, Policy and Regulation approve:**
- i. **the Parking Bylaw Schedules and Maps be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report), once the new parking spaces have been installed and marked out, and the appropriate signage has been erected.**
 - ii. **the Road Use Bylaw be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report).**

CARRIED*Secretarial note: Members pointed out that delay in works presents a significant Health and Safety risk for the residents and visitor of Russell.***7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS****7.1 CHAIRPERSON AND MEMBERS REPORTS**

Agenda item 8.1 document number A5922031, pages 73 - 82 refers.

RESOLUTION 2026/14

Moved: Chairperson Belinda Ward

Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board note the September 2026 member reports from Chair Belinda Ward, Deputy Chair Tyler Bamber and Members Jo Alexander, Dane Hawker and Jane Hindle.**CARRIED**

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Bay of Islands-Whangaroa Community Board Meeting Minutes

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7.2 BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD OPEN RESOLUTION AND ACTIONS UPDATE REPORT

Agenda item 8.2 document number A5922060, pages 83 - 90 refers.

RESOLUTION 2026/15

Moved: Chairperson Belinda Ward

Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board Open Resolution and Actions Update Report.**CARRIED****8 TE KAPINGA HUI / MEETING CLOSE**

At 1:41pm the meeting was closed with a karakia.

The minutes of this meeting will be confirmed at the Bay of Islands-Whangaroa Community Board Meeting held on 1 October 2026.

.....
CHAIRPERSON

7 NGĀ PŪRONGO / REPORTS

7.1 FUNDING APPLICATIONS

File Number: A5962590

Author: Kathryn Trewin, Funding Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to allow the Bay of Islands-Whangaroa Community Board (the Board) to consider the application/s received for the Community Grant Fund/Placemaking Fund.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- Five new applications have been received, and three carried over from previous meetings, requesting **\$53,453**, as well as a request for approval for a change to a previous grant.
- The Board has **\$121,883** remaining in their Community Grant fund for the 2026/27 financial year.
- The Board has **\$100,000** remaining in their Pride of Place fund for the 2026/2027 financial year.
- A breakdown of funding for the first quarter of this financial year is attached for the information of the Board.

TŪTOHUNGA / RECOMMENDATION

- a) That the Bay of Islands-Whangaroa Community Board approve the request from Jacman Entertainment Ltd to allow the sum of **\$15,379** (plus GST if applicable) as paid from the Board's Community Grant Fund account by resolution 2026/24 on 12 March 2026 for costs towards the 2026 Savour Food Festival be retained by the applicant and used for the 2027 Savour Food Festival.

TŪTOHUNGA / RECOMMENDATION

- b) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$5,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Bay of Islands Walkways and Walking Trust for costs brochure publications.

TŪTOHUNGA / RECOMMENDATION

- c) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$3,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Bay of Islands Marine Radio Association Inc for costs towards their 75th anniversary celebration.

TŪTOHUNGA / RECOMMENDATION

- d) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$9,189** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Jacman Entertainment Ltd for costs towards 2026 Kerikeri Street Party.

TŪTOHUNGA / RECOMMENDATION

- e) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$5,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Our Kerikeri Charitable Community Trust for costs towards 2026 Kerikeri Christmas in the Park.

TŪTOHUNGA / RECOMMENDATION

- f) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$6,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to New Zealand Opera Ltd for costs towards concert at Waitangi Treaty Grounds.

TŪTOHUNGA / RECOMMENDATION

- g) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$5,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Kawakawa Business Association for costs towards Kawakawa Christmas in the Park.

TŪTOHUNGA / RECOMMENDATION

- h) That the Bay of Islands-Whangaroa Community Board approve the sum of **\$708** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Opuā Pest Plant Patrol for costs towards replanting areas cleared of pest plants in Opuā.

1) TĀHUHU KŌRERO / BACKGROUND

Each application has been checked by staff for completeness and complies with the conditions of the Community Grant Policy, Community Outcomes as stated in the Long-Term Plan and all provisions listed on the application form.

Each application must meet at least one community outcome from the Council's Long-Term Plan. The six community outcomes are as follows:

1. A wisely managed and treasured environment that recognises the role of tangata whenua as kaitiaki;
2. We embrace and celebrate our unique culture and heritage and value it as a source of enduring pride;
3. Proud, vibrant communities;
4. Prosperous Communities supported by a sustainable economy;
5. Communities that are safe, connected and sustainable;
6. Communities that are prepared for the unexpected.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Applicant	Requested	Recommend	Comments
a) Jacman Entertainment – Savour 2026	N/a	\$15,379	The applicant was granted funding for Savour Northland 2026 and 2027 on 12 March 2026. They were granted \$15,379 for each year, paid from the Boards 2025/26 funding. They have advised that they have been unable to proceed with the event for 2026 due to a number of factors, including being unable to secure the balance of funds required and participants for key events being unable to go ahead. They are recalibrating the festival to take place every two years, rather than annually, and are requesting the Board allow them to retain the funds and use them towards the 2027 event.
b) Bay of Islands Walkways and Walking Trust – Brochure Publication	\$14,718	\$5,000	The applicant is seeking assistance for printing brochures for walkways within the Bay of Islands that can be provided to visitors and users of the tracks. The have indicated that some of these brochures have already been printed. The amount recommended would cover some additional printing and allow the applicant to see alternative funding sources for the brochures. This meets community outcomes 2,3,5
c) Bay of Islands Marine Radio Association Inc – Russell Radio's 75 th anniversary	\$3,269	\$3,000	The applicant is hosting an anniversary event for approximately 200 people, who are expected to pay \$95 each. The only item they have provided a quote or cost for is the band, and they are asking for 50% of the cost. They have been asked to provide a full budget for the Board to consider, but it has not been received at the time this report was completed. This meets community outcomes 2,3,5
d) Kerikeri Primary School - Te Hapori Āhuareka o te kapa haka tuatahi o te Kerikeri	\$2,211	\$2,211	The applicant is seeking funding towards venue and equipment hire costs for their end of year Kapa Haka performance. This meets community outcomes 2,3,5

Applicant	Requested	Recommend	Comments
e) Jacman Entertainment – Kerikeri Street Party	\$16,189	\$9,189	The applicant is seeking funding towards the annual Kerikeri Street Party, held after the Kerikeri Half Marathon in November. The amount recommended covers equipment and artist hire. This meets community outcomes 2,3,5
f) Our Kerikeri – Kerikeri Christmas in the Park 2026	\$5,000	\$5,000	The applicant is seeking funding towards entertainment and equipment hire for the 2026 Kerikeri Christmas event. This meets community outcomes 2,3,5
g) New Zealand Opera Ltd-Toiere Waitangi Concert	\$6,000	\$6,000	The applicant is seeking funding towards a concert and community outreach at an event to be held on the Waitangi Treaty grounds. This meets community outcomes 2,3,5
h) Kawakawa Business and Community Association Inc – Kawakawa Christmas in the Park	\$5,000	\$2,500	The applicant is seeking funding towards a the annual Kawakawa Christmas event. The applicant was advised by email of the change to funding for Christmas events on 8 July 2026. This meets community outcomes 2,3,5
i) Opua Pest Plant Patrol – replanting cleared areas	\$1,066	\$708	The applicant is seeking funding to replant areas that have been cleared of pest weeds by the patrol, to help minimise the resurgence of the problem plants. They have worked with the roading team and have confirmed that once their volunteer agreement process is complete, they have permission to plant in the road reserve area as requested. The amount recommended is 50% of the total project cost. This meets community outcomes 1,2,3,5

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The applicants were required to complete a standard application form and provide supporting information.

For each application, the Board has three options.

Option One: Authorise funding for the full amount requested.

Option Two: Authorise partial funding.

Option Three: Decline funding the application.

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

Budgetary provision has been made and the grant is allocated in accordance with the Community Grant Policy.

ĀPITI HANGA / ATTACHMENTS

1. **BOI WCB - Funding Application Summaries - A5961743**  
2. **Quarter One - Funding Report - A5962205**  

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.	Applications received are assessed against the Community Grants Policy and Te Pae o Uta.
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.	This report does not have district wide relevance.
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 relation to the applications received in relation to whenua and/or wai.
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	Considered in the application.

– youth, the aged and those with disabilities).	
State the financial implications and where budgetary provisions have been made to support this decision.	Budgetary provision has been made, and the grant is allocated in accordance with the Community Grant Policy.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/51

Application ID	BOIWCB2627/51
Applicant	Our Kerikeri Community Charitable Trust
What sector do you/your organisation work in	Arts/Culture/Heritage
Applicant Project Contact	Mrs Annika Dickey
Position	Trustee/Chairperson

Please briefly describe the purpose of your organisation	Our Kerikeri Community Charitable Trust brings together residents, businesses, mana whenua and community organisations to deliver projects that strengthen connections, celebrate Kerikeri's identity, improve shared spaces, and enhance the town's social, cultural, environmental and economic wellbeing.
Number of Members	6
Project Title	2026 Kerikeri Christmas in the Domain
Type of Activity	Event
Start Date	05/12/2026
Location	Kerikeri Domain
Is there an entry fee/charge?	No
If yes, how much?	
How many active participants, including volunteers?	15
How many visitors/audience members/clients do you expect?	3000
Have you engaged with tangata whenua about your project?	No
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	Kerikeri residents, families and visitors will benefit from a free and inclusive Christmas celebration that removes cost barriers, brings our diverse community together, creates a strong sense of belonging and festive spirit, and provides valuable exposure for local performers, businesses and community groups.
What is the total cost of your project?	55,000.00
What is the amount you are requesting from the Board?	5,000.00
How much money does your organisation currently have?	78,504.00
How much of this money is already committed?	78,504.00
Have you previously received funding from FNDC?	Yes
Purpose	Kerikeri Tourism Initiative
Amount	10,000.00
Date	03/09/2026
Project Report Submitted	No
Purpose	Christmas 2025
Amount	5,000.00
Date	09/09/2025
Project Report Submitted	Yes

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/49

Application ID	BOIWCB2627/49
Applicant	Jacman Entertainment Ltd / Kerikeri Street Party
What sector do you/your organisation work in	Events
Applicant Project Contact	Jackie Sanders
Position	Director

Please briefly describe the purpose of your organisation	Create, manage and market events in the Northland region
Number of Members	1
Project Title	Kerikeri Street Party 2026
Type of Activity	Event
Start Date	21/11/2026
Location	Kerikeri CBD
Is there an entry fee/charge?	Yes
If yes, how much?	10.00
How many active participants, including volunteers?	300
How many visitors/audience members/clients do you expect?	3500
Have you engaged with tangata whenua about your project?	No
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	The Kerikeri Street Party will benefit the whole Kerikeri community by providing a free, inclusive opportunity for people of all ages to come together, connect and celebrate their community in the heart of Kerikeri. Taking the event back to the street is important for many. We will create a welcoming, vibrant environment where families, young people, older residents, local businesses, community groups and visitors can enjoy live entertainment, activities, food and local culture together. The event will particularly benefit local families by providing an accessible community celebration, while giving local businesses, performers, producers, retailers and community organisations an opportunity to participate, showcase what they offer and connect directly with the community. By bringing people into the town centre, the Street Party will also contribute to increased visitation and spending within local businesses and help reinforce Kerikeri as a lively, connected and welcoming place to live, work and visit.
What is the total cost of your project?	65,200.00
What is the amount you are requesting from the Board?	16,189.00
How much money does your organisation currently have?	6,000.00
How much of this money is already committed?	6,000.00
Have you previously received funding from FNDC?	Yes
Purpose	Matariki Festival
Amount	12,500.00
Date	04/06/2026
Project Report Submitted	Yes
Purpose	Savour 2026
Amount	15,379.00
Date	26/03/2026
Project Report Submitted	No

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/46

Application ID	BOIWCB2627/46
Applicant	Kerikeri Primary School - Te Whakatupuranga
What sector do you/your organisation work in	Education
Applicant Project Contact	Ms Amanda Bates
Position	Fundraising Whānau

Please briefly describe the purpose of your organisation	Te Whakatupuranga Bilingual Unit empowers tamariki and rangatahi through te reo Māori, tikanga, and inclusive learning. We reduce financial barriers for students and whānau by fundraising for essential costs such as transport, sporting events, and cultural activities, ensuring every child can participate regardless of financial circumstances.
Number of Members	170 Tamariki and their Whānau
Project Title	Te Hapori Āhuareka o te kapa haka tuatahi o te Kerikeri
Type of Activity	Community
Start Date	09/12/2026
Location	Toiwaka Turner Centre
Is there an entry fee/charge?	Yes
If yes, how much?	1.00
How many active participants, including volunteers?	30
How many visitors/audience members/clients do you expect?	600
Have you engaged with tangata whenua about your project?	No
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	Tamariki and rangatahi in Te Whakatupuranga (Kerikeri Primary School's bilingual unit) benefit directly, as funds raised reduce financial barriers to school trips, sporting events, and cultural activities, ensuring every child can participate regardless of their whānau's financial circumstances. Their whānau benefit from reduced cost pressure and a stronger sense of belonging within the kaupapa. The wider Bay of Islands-Whangaroa community benefits from a open cultural event that celebrates te reo Māori and kapa haka, strengthening community pride and connection which directly supporting the Board's own outcome of embracing and celebrating our unique culture and heritage. Local businesses also benefit through sponsorship visibility and evening foot traffic to the Turner Centre.
What is the total cost of your project?	7,191.00
What is the amount you are requesting from the Board?	2,211.00
How much money does your organisation currently have?	0.00
How much of this money is already committed?	0.00
Have you previously received funding from FNDC?	No

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/45

Application ID	BOIWCB2627/45
Applicant	Bay of Islands Marine Radio Association Incorporated,
What sector do you/your organisation work in	Community/Social Services
Applicant Project Contact	Ms Colette Kershaw
Position	Secretary

Please briefly describe the purpose of your organisation	We are a registered charity that has provided essential marine safety and communication services in the Bay of Islands for over 75 years. Through dedicated volunteers, staff, we enhance maritime safety, support emergency agencies, strengthen community resilience, provide volunteer opportunities, and help keep residents, visitors, recreational boaties, commercial vessels safe.
Number of Members	250
Project Title	Russell Radio's 75th Anniversary
Type of Activity	Event
Start Date	22/11/2026
Location	Duke of Marlborough, Russell
Is there an entry fee/charge?	Yes
If yes, how much?	95.00
How many active participants, including volunteers?	20
How many visitors/audience members/clients do you expect?	180
Have you engaged with tangata whenua about your project?	No
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	Volunteers will be formally recognised for their dedication and service over the past 75 years. The event acknowledges their contribution to keeping local waters safer and strengthening community resilience. The Bay of Islands Community will benefit through increased awareness of the important role marine radio services play in supporting safe recreational and commercial boating. The event will strengthen community pride and preserve an important part of the region's maritime heritage. Emergency Services and Community Partners will have the opportunity to strengthen relationships supporting collaboration.
What is the total cost of your project?	6,538.00
What is the amount you are requesting from the Board?	3,269.00
How much money does your organisation currently have?	37,691.00
How much of this money is already committed?	37,691.00
Have you previously received funding from FNDC?	No

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/42

Application ID	BOIWCB2627/42
Applicant	Bay of Islands Walkways and Walking Trust
What sector do you/your organisation work in	Sport/Recreation
Applicant Project Contact	William Fuller
Position	Treasurer

Please briefly describe the purpose of your organisation	The Trust's aims to: • Construct and maintain the Okiato-Russell (Bay of Islands Walkway) • Promote the Bay of Islands Walkway and other walking tracks • Undertake appropriate ecological management for lands and waterways • Develop and install education/ interpretation signage along any walkway constructed by the Trust
Number of Members	200
Project Title	Walking Routes of Russell, Paihia, Waitangi, Opuā, Haruru and Opuā
Type of Activity	Sport and Recreation
Start Date	09/10/2026
Location	Russell, Paihia, Waitangi, Haruru and Opuā
Is there an entry fee/charge?	No
If yes, how much?	
How many active participants, including volunteers?	30000
How many visitors/audience members/clients do you expect?	28000
Have you engaged with tangata whenua about your project?	Yes
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	Locals, visitors and businesses all benefit from the walking maps project. Locals are discovering walks they didn't know existed and can share the maps with visitors. Colour-coded markers make routes easy to follow—for example, fluorescent yellow markers lead to The Big Chair in Russell, while red triangles identify the 22 km Paihia–Paihia route via School Road Lookout and the Oromahoe Traverse. Tourists benefit from having a physical map showing walking distances, routes and difficulty levels, helping them plan their stay. Businesses such as the Duke of Marlborough, Paihia I-SITE and Orongo Bay Motorcamp use the maps to show visitors the range of walking options. Orongo Bay Motorcamp reports that some visitors have chosen to stay an extra night after discovering how much there is to do. To date, 11,040 Russell brochures and 5,520 Paihia, Waitangi, Haruru and Opua brochures have been printed.
What is the total cost of your project?	30,606.00
What is the amount you are requesting from the Board?	14,718.00
How much money does your organisation currently have?	19,825.24
How much of this money is already committed?	18,973.97
Have you previously received funding from FNDC?	Yes
Purpose	Build a shared pathway
Amount	71,500.00
Date	20/06/2024
Project Report Submitted	Yes

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/33

Application ID	BOIWCB2627/33
Applicant	New Zealand Opera Limited
What sector do you/your organisation work in	Arts/Culture/Heritage
Applicant Project Contact	Emma Broad
Position	Development Manager

Please briefly describe the purpose of your organisation	As Aotearoa's flagship opera company and the country's only full-time professional opera company, New Zealand Opera plays a unique leadership role within the arts ecosystem - ensuring communities across the country can experience opera, while developing future generations of artists and commissioning new work.
Number of Members	269
Project Title	'Toiere' – Waitangi Concert and Community Engagement
Type of Activity	Event
Start Date	28/11/2026
Location	Waitangi Treaty Grounds
Is there an entry fee/charge?	Yes
If yes, how much?	40.00
How many active participants, including volunteers?	12
How many visitors/audience members/clients do you expect?	300
Have you engaged with tangata whenua about your project?	Yes
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	This project supports New Zealand Opera's commitment to creating meaningful, Māori-led artistic experiences that centre te reo Māori and strengthen relationships with communities across Aotearoa. Tangata whenua will benefit through the celebration and elevation of te reo Māori, with opportunities to hear their language expressed through opera by leading Māori performers. The concert creates a unique platform where te reo Māori and classical music intersect, showcasing the richness of both art forms while encouraging cultural pride, connection, and understanding. The wider Bay of Islands community will benefit from increased access to high-quality arts experiences. By presenting opera in a way that reflects Aotearoa's unique identity, the project can inspire new audiences and foster greater appreciation of both Māori culture and classical music. The accompanying community vocal workshop will provide practical vocal skills and insights into integrating te reo Māori and te ao Māori into singing practices, encouraging community participation.
What is the total cost of your project?	29,250.00
What is the amount you are requesting from the Board?	6,000.00
How much money does your organisation currently have?	0.00
How much of this money is already committed?	0.00
Have you previously received funding from FNDC?	No

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/30

Application ID	BOIWCB2627/30
Applicant	The Kawakawa Business and Community Association Inc
What sector do you/your organisation work in	Other: Community
Applicant Project Contact	Mr Malcolm Francis
Position	Chairperson

Please briefly describe the purpose of your organisation	We are small organisation of residents and business owners, who represent The Kawakawa Community. We are here to speak up for our community and people. We come together for our community to get things done.
Number of Members	20
Project Title	Kawakawa Christmas In the Park
Type of Activity	Community
Start Date	01/11/2026
Location	Te Hononga Hundertwasser Park Kawakawa
Is there an entry fee/charge?	No
If yes, how much?	
How many active participants, including volunteers?	30
How many visitors/audience members/clients do you expect?	500
Have you engaged with tangata whenua about your project?	Yes
Have you engaged with the community about your project?	Yes

Who will benefit from your project, and how?	Free Event for The Kawakawa Community. There is No charge for admission or For Food. We host Free Games and organise Free Prizes as well. It is looked forward to every year, and it is a way of giving back and ensuring that everyone gets a treat at Christmas time especially in this Current Financial Climate . A Kai for The Whanau and a Gift for the children. We have the different cultures in our community coming together to make it as memorial event for the Community and Whanau.
What is the total cost of your project?	5,000.00
What is the amount you are requesting from the Board?	5,000.00
How much money does your organisation currently have?	4,901.25
How much of this money is already committed?	4,901.25
Have you previously received funding from FNDC?	Yes
Purpose	Christmas in the Park
Amount	5,000.00
Date	01/12/2025
Project Report Submitted	Yes

The full application is supplied to the Board under separate cover to maintain the privacy of the information provided by the applicant

BOIWCB2627/21

Application ID	BOIWCB2627/21
Applicant	Opuia Pest Plant Patrol/ Bay Bush Action Trust
What sector do you/your organisation work in	Environmental
Applicant Project Contact	Mrs Sue Greenwood
Position	Coordinator

Please briefly describe the purpose of your organisation	Aim is to eradicate or control pest plants in Opuia and replant where appropriate.
Number of Members	30
Project Title	Opuia Pest Plant Patrol
Type of Activity	Environmental
Start Date	21/07/2026
Location	Baffin Street and Kellet Street, Opuia
Is there an entry fee/charge?	No
If yes, how much?	
How many active participants, including volunteers?	20
How many visitors/audience members/clients do you expect?	0
Have you engaged with tangata whenua about your project?	No
Have you engaged with the community about your project?	No

Who will benefit from your project, and how?	This is both an environmental and community project. Our group has removed most of the weeds and pest plants from the corner of Baffin and Lyon Streets and part of Kellet Street. The corner of Baffin and Lyon has been an eyesore and an embarrassment for years. This is next to the access way for the Cycle Way. This cycle way is to be upgraded and the area we are working on will not be damaged during development Our work will enhance the area. This project supports and encourages local pride in Opua
What is the total cost of your project?	1,416.00
What is the amount you are requesting from the Board?	1,066.00
How much money does your organisation currently have?	0.00
How much of this money is already committed?	0.00
Have you previously received funding from FNDC?	Yes
Purpose	Equipment
Amount	678.00
Date	02/06/2026
Project Report Submitted	No

**Funding Distribution – Quarter 1 July – 30 September 2026**

Number of Applications Received: 26

Amount requested: \$199,155

Amount granted: \$81,275

3 applications (of 26) that were left to lie will be considered at the meeting on 1 October 2026

7 applications were declined.

16 applications were granted funding, in the following activity categories:

- 5 Art/Culture/Heritage
- 5 Community
- 5 Event
- 1 Sport and Recreation

The applicants who received funding (or have been left to lie) covered the following communities:

- Kawakawa (2)
- Kerikeri (5)
- Opuā
- Paihia/Russell (2)
- Waikare
- Waipapa
- Waitangi
- Ward (5)
- Whangaroa

7.2 SUMMER 2026 RURAL TRAVEL FUNDING APPLICATIONS**File Number: A5961554****Author: Kathryn Trewin, Funding Advisor****Authoriser: Aisha Huriwai, Manager - Democracy Services****TAKE PŪRONGO / PURPOSE OF THE REPORT**

To allocate Rural Travel Funding for the 2026/27 summer sporting season.

TŪTOHUNGA / RECOMMENDATION**That Bay of Islands-Whangaroa Community Board allocates Rural Travel Grant funding in accordance with the recommendations received from Sport Northland as follows:**

a) Whangaroa College	decline
b) Bay of Islands Amateur Swimming Club	\$1,900
TOTAL	\$1,900

1) TĀHUHU KŌRERO / BACKGROUND

The Rural Travel Fund was developed in response to concerns raised by Councils throughout the country about the lack of participation in sport by young people living in rural communities. The Fund was introduced as an interim measure until a rural participation strategy was fully developed and implemented by central government. The strategy is yet to be developed.

Council receives funding based on a per capita basis and gave the three Community Boards delegated authority to allocate the funding. This funding round is the first of two funding rounds for the current financial year, for sporting activities taking place in summer, or until approximately April 2026 when the next round of funding is allocated.

Council advertises that funding is available approximately one month before applications close online (including on Council's Facebook page), with the closing dates notified on the Rural Travel Funding page at the start of each calendar year (when the Community Board meetings dates are set). The Sport Northland representatives also forward information of the fund to clubs and schools that they work with as a more targeted approach to advertise the funding is available.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

A total of seven applications were received for funding for summer sporting activities, two of which are based in Bay of Islands-Whangaroa Ward. One application was declined (Whangaroa College) as the activities applied for were not eligible under the criteria set by Sport New Zealand for the granting of this funding. They have been referred to Sport Northland for Tū Manawa funding.

It is each Community Board's role to determine which applications best meet the criteria and will have the most positive broad effect in their communities. The following table is a guide to the funding criteria.

Project reports for any previous grants have been received from all the current applicants. The funding recommendation summary is attached.

Sport New Zealand (Rural Travel)	
What are the Objectives?	Subsidise travel for junior teams participating in local sport competition.
How much is available?	\$29,400 across the Far North District
Funding is not available for	Activities taking place during school hours, coaches, referees, club/school sport administration, travel to training.
Who can apply?	Schools and clubs.
What age group is funding for?	Funding is available for youth/children aged 5 - 19 years of age.
Eligible Sports	Sports that have regular grass roots competitions such as netball, hockey, rugby, rugby league, softball, football, touch rugby, basketball.

Applicants are advised, when granted funds, that the funds are to be uplifted within three months and that a project report form is required if they wish to be eligible to apply for future funding.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

To fulfil the requirements of the Sport NZ Rural Travel Fund agreement with Sport New Zealand to increase participation in sport by young people living in rural communities.

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

Council now receives one grant annually from Sport New Zealand. Sport Northland no longer offer Tū Manawa funding through Councils and undertake granting of this funding themselves.

The total budget for rural travel funding for the 2026/27 financial year for the whole of the Far North District is \$29,400 and all applications were considered together. Based on the number of applications and participants, the funding is generally split 30/70 between summer and winter activities. The total 30% grant for summer activities was \$8,820.

ĀPITIHINGA / ATTACHMENTS

- 1. Summer RTF Breakdown - A5961546**  

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.	Community Grant Policy, Te Pae o Uta and the Sport New Zealand Rural Travel Fund Guidelines.
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 Community Board to confirm the funding that they allocated has been spent correctly.
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.	There are no implications on Māori in confirming the project reports. Any implications on Māori arising from matters included in project reports 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 the project reports to be approved, 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.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

Applicant	How many participants are aged between 5 - 19	How many participants are aged between 5 - 11	How many participants are aged between 12 - 19	How many participants are female that will benefit	Do you have any disabled individuals who are being supported	If yes please state how many participants with disabilities	Total Travel Costs	Your organisations contribution	Amount you are requesting from the Rural Travel Fund	Recommended Grant	
Te Rarawa RC Cricket	11	5	6	3	No	0	\$3,645.10	\$822.55	\$1,822.55	1000	THCB
Te Hapua Sports and Recreation Club	20	15	5	10	Yes	4	\$10,000.00	\$2,000.00	\$8,000.00	2120	THCB
Okaihau College	60	0	60	40	No	0	\$2,893.38	\$0.00	\$1,446.69	0	KHCB
Tupuhaere ki te rangi (Tautoro Titans Rugby League)	200	100	100	100	Yes	50	\$6,300.00		\$3,150.00	1900	KHCB
Hokianga Sports Club	90	50	40	55	No	0	\$7,286.00	\$2,000.00	\$2,786.00	1900	KHCB
Whangaroa College	101	24	77	45	No	0	\$1,118.90	\$559.45	\$559.45	0	BOIWCB
Bay of Islands amateur swimming club	143	85	58	78	No	0	\$50,000.00	\$5,000.00	\$5,000.00	1900	BOIWCB
										8820	

7.3 PROJECT FUNDING REPORTS

File Number: A5961964

Author: Kathryn Trewin, Funding Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

Recipients of funds from the Community Board's Local Grant Fund must complete and submit a project report no later than two months after the completion of their project.

TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands-Whangaroa Community Board note the project reports received from:

- a) Ngāti Kuta ki Te Rāwhiti Charitable Trust
- b) Te Rūnanga o Whaingaroa

1) TĀHUHU KŌRERO / BACKGROUND

Clause 15 of the Community Grant Policy states that: "At the completion of a project that received community funding, recipients are required to complete a Project Report. These reports must be received no later than two months after the completion of the project, or, if the activity is ongoing, within two months of the funding being spent. Recipients who do not complete this form are ineligible for Council funding for a period of five years."

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Copies of the project reports are attached for the Board's information. Should Board members have concerns or issues with these reports, these should be discussed at this part of the meeting.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

To receive the project reports from funding applicants in accordance with the Community Grant Policy.

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

There are no financial implications or budgetary requirements.

ĀPITIHINGA / ATTACHMENTS

- 1. Ngati Kuta ki Te Rawhiti Charitable Trust - A5961742 [↓](#) 
- 2. Te Runanga o Whaingaroa - A5961741 [↓](#) 

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.	Community Grant Policy.
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.	This report does not have district-wide relevance.
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.	No implications for Māori in relation to land and/or water.
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).	Considered in the application.
State the financial implications and where budgetary provisions have been made to support this decision.	Budgetary Provision has been made, and the grant is allocated in accordance with the Community Grant Policy.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026
Community Grant Funding Project Report Form
Application No. BWCB77 From Ngati Kuta Ki Te Rawhiti Charitable Trust
Form Submitted 22 Aug 2026, 10:21am NZST

Project Report - Community Grant Fund

* indicates a required field

Project Report

At the completion of a project that received community funding, recipients are required, as stated in the Community Grant Policy, to submit a Project Report to the Community Board. Project Reports are to be received no later than two months after the completion of the project or if the activity is ongoing, within two months of the funding being spent.

Applicants who fail to provide a project report within the required time will not be considered for future funding.

Please return the completed form to: funding@fndc.govt.nz PDF attachment via email is preferred) OR:

Funding Advisor

Far North District Council Private Bag 752

KAIKOHE 0440

Name

Ngāti Kuta ki Te Rāwhiti

Name and Location of Project/Activity

Te Rāwhiti Puanga Matariki Celebration 2026

Date of Project/Activity

9 - 12 July, 2026

Which Community Board did you receive funding from?

- ☐ Te Hiku
☐ Kaikohe-Hokianga
☒ Bay of Islands-Whangaroa

Amount received from the Community Board

6000

Must be a number.

When was the funding approved?

11/06/2026

Must be a date.

Please give details of how the money was spent

- Your contribution to the project and the funding you received from the Community Board must be accounted for
- Attach supplier receipts or bank statements to show proof of expenditure of Community Board funds

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026

Community Grant Funding Project Report Form

Application No. BWCB77 From Ngati Kuta Ki Te Rawhiti Charitable Trust

Form Submitted 22 Aug 2026, 10:21am NZST

Expenditure

Supplier/Description	\$
Blackhawks/Marquee - 2 double twin peak gazebos	\$3,997.50
The Print Company/Printing program, waiata booklet	\$1,033.50
Taneatua Gull/One bucket of tītī	\$520.00
Gas Russell/Fuel vouchers	\$250.00
The Warehouse/Ihaka Te Tai Maramataka resources	\$49.88
Paihia Photos/Ihaka Te Tai Maramataka resources	\$36.40
The Giant Dept Store/Ihaka Te Tai Maramataka resources	\$15.98
The Warehouse/Face paint	\$40.00
Arthurs Emporium/Matariki decorations	\$42.80
Arthurs Emporium/Safety tape	\$14.00

Project Information

Give a brief description of the highlights of your project/activity, including number of participants

Our celebration ran over 4 days starting with a pōwhiri and kawemate on the Thursday evening.

On Friday morning we celebrated hautapu, which was very moving and one of the highlights of the event. We served taonga kai - eel, snapper and piper (local delicacies dedicated to waitī and waitā), tītī (mutton birds dedicated to Tupu-ā-rangi), and kūmara (Tupu-ā-nuku).

We then held wānanga on the history and whakapapa of Te Rāwhiti. Whānau shared their connections to Te Rāwhiti, and it was clear that our people are closely woven together, with many who whakapapa to multiple Rāwhiti whānau lines.

Our kuia Elizabeth Ellis gave a talk on the history of Te Rāwhiti Marae and the murals in the wharekai, which were completed by emerging artists who are now among Aotearoa's leading Māori artists, including such luminaries as Para Matchitt and Sandy Adsett. Our planned wānanga on Ihaka Te Tai's maramataka did not happen because the whānau speaker cancelled at late notice. Instead, we had an informal discussion on maramataka and its place in our lives.

On Saturday morning, we held a market in the morning, which showcased the mahi of our local whānau - rongoā, home made slippers, baking, weaving, back massages, Te Rāwhiti Marae and Puanga Matariki tee shirts, prebiotic and other kai products to name a few. We also had a plant and seed giveaway, to share rare seeds and crops, improving kai resilience for the whānau. In the afternoon our kuia Makarita Howard led our crafts and activities - building manu aute, weaving, painting rocks, face painting and other fun for the tamariki. We were grateful for the support of Hohou Te Rongoā, who sent three kaimirimiri, something

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026

Community Grant Funding Project Report Form

Application No. BWCB77 From Ngati Kuta Ki Te Rawhiti Charitable Trust

Form Submitted 22 Aug 2026, 10:21am NZST

nice for our pākeke and kuia kaumatua.

The hākari in the evening was another opportunity to come together and celebrate whanaungatanga, old bonds refreshed and new connections made. It was a traditional hāngi.

On Sunday we had group reflections on the event, cleaned up and packed out!

We had 117 people register but many more attended over the course of the event. The diverse nature of the programming meant that some were drawn to celebrate hautapu, others to learn more about history and whakapapa, while others welcomed the chance to support local whānau at the market. The afternoon's crafts were a big draw for families. Attendance was mostly local to Rāwhiti but we did advertise on The Russell Noticeboard and had some attend through that channel.

We raised our own funding of \$8,973, which was a great community effort. Together with the Board funding, this allowed us to manaaki our whānau, including giving everyone generous take home packs from the hākari (kai was paid for by us). In-kind contributions were substantial, as is the case with our Māori kaupapa. Everyone pulled together to get the mahi done, and some whānau also gave kai.

Describe how your project benefited the community and your evaluation of the project outcomes *

Our project was about kōtahitanga and whanaungatanga, providing a space to come together, enjoy each other's company and celebrate an important part of our Māori culture - the rising of Puanga and Matariki, the star tohu of the Māori New Year.

Our project benefited our community by strengthening and renewing relationships among and between whānau. In the words of one participant, it was great to come back for a hui ora rather than a hui mate (an event for the living rather than a tangi or unveiling).

Ngā kanohi (the faces) <https://www.facebook.com/share/p/19Kt1Esqjd/>

Whakatau/Whanaungatanga: <https://www.facebook.com/share/p/1JazpE5QeE/>

It was an opportunity to pass on history and whakapapa, with Aunt Elizabeth giving a great presentation on the history of our marae and the meanings of the murals in our wharekai, which tell different stories from our history at Te Rāwhiti. We now have storyboards that capture these events.

Wānanga photos <https://www.facebook.com/share/p/1EhUv9zPbL/>

Hautapu was very moving for everyone and a truly beautiful event. It was a chance to connect with an important aspect of our Māori culture, and to farewell our loved ones who have passed. For some whānau that came to the pōwhiri, it was the first time being welcomed on to the marae, so very special.

Hautapu: <https://www.facebook.com/share/r/1CuemzKjDJ/>

Pōwhiri: <https://www.facebook.com/share/r/1DY9oZ36ro/> & <https://www.facebook.com/share/p/1HVBRRsZE6/>

The market & activities day allowed us to showcase the knowledge and mahi of our whānau, and provided a space to celebrate our tamariki and traditional crafts. We also held a plant & seed giveaway, which was very popular. Some whānau are now growing hue and other rongoā.

Market <https://www.facebook.com/share/r/1E9ehPnLft/>

We were very happy with the outcomes. We have some learnings to take forward for next year, including that 4 days is too long lol

Please provide details of how you acknowledged the funding you received from the Board (including any photos or marketing collateral) *

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Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026**Community Grant Funding Project Report Form****Application No. BWCB77 From Ngati Kuta Ki Te Rawhiti Charitable Trust**

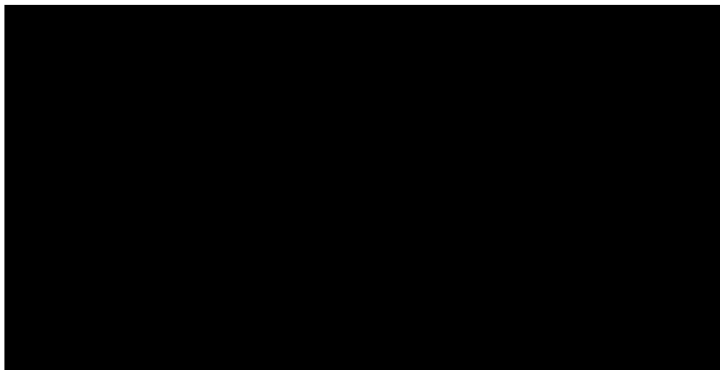
Form Submitted 22 Aug 2026, 10:21am NZST

We printed a program, with acknowledgement on the back. We also acknowledged in our posts on Facebook. I will send these separately as there doesn't appear to be a way to upload these.

My phone number is 020 4015 8183 (the form only accepts Australian numbers)

If you have a website or Facebook page that we can link to, please provide details

it was an informal group so we don't have a website etc. However, you can find some footage on Te Rāwhiti Marae facebook page. <https://www.facebook.com/terawhitimarae>

**Date Form Completed**

15/08/2026

Must be a date.

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026**Community Grant Funding Project Report Form****Application No. BWCB69 From Te Rūnanga o Whaingaroa**

Form Submitted 18 Aug 2026, 11:36am NZST

Project Report - Community Grant Fund*** indicates a required field****Project Report**

At the completion of a project that received community funding, recipients are required, as stated in the Community Grant Policy, to submit a Project Report to the Community Board. Project Reports are to be received no later than two months after the completion of the project or if the activity is ongoing, within two months of the funding being spent.

Applicants who fail to provide a project report within the required time will not be considered for future funding.

Please return the completed form to: funding@fndc.govt.nz PDF attachment via email is preferred) OR:

Funding Advisor

Far North District Council Private Bag 752

KAIKOHE 0440**Name**

Te Rūnanga o Whaingaroa (TROW)

Name and Location of Project/Activity

Puanga ki Whagaroa 2026

Date of Project/Activity

10 July 2026

Which Community Board did you receive funding from?

- ☐ Te Hiku
☐ Kaikohe-Hokianga
☒ Bay of Islands-Whangaroa

Amount received from the Community Board

4645

Must be a number.

When was the funding approved?

04/06/2026

Must be a date.

Please give details of how the money was spent

- Your contribution to the project and the funding you received from the Community Board must be accounted for
- Attach supplier receipts or bank statements to show proof of expenditure of Community Board funds

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026

Community Grant Funding Project Report Form

Application No. BWCB69 From Te Rūnanga O Whaingaroa

Form Submitted 18 Aug 2026, 11:36am NZST

Expenditure

Supplier/Description	\$
Community Business and Environment Centre Co-Operative Society Limited - marquee, chairs, tables, lighting	\$3,236.39
Keri Hire - portoloos	\$426.10
Tents and Events Party Hire - urns, gas heaters	\$291.30

Project Information

Give a brief description of the highlights of your project/activity, including number of participants

TROW worked alongside hapū, schools, artists and community organisations to support collaborative Puanga mā Matariki celebrations in Kāeo and Whangaroa across 3 weeks in June and July 2026.

We worked across Whangaroa to develop a shared Puanga mā Matariki calendar of initiatives and activities (see attachment to email), strengthening collaboration between organisations and creating coordinated community celebrations.

TROW supported a Ngāti Ruamahue led hautapu at Piapia Bay for the marae and communities of Whangaroa. This event was a huge success with approximately 200 people present.

TROW supported 2 intergenerational Puanga wānanga where tamariki, parents, grandparents and kaumātua learnt together about Puanga, maramataka, Te Kaupeka o te Tau and the relationship between the stars, whenua and moana, strengthening the transmission of mātauranga across generations. We had excellent responses to these sessions that engaged 50 people.

TROW supported the new community toolshed library (tool borrowing) to hold wānanga at marae for wāhine and rangatahi to learn new skills and build planter boxes as resources for the community to support to develop mara kai and linked to harvest celebrations at Matariki. 30 people attended these wānanga.

The collaboration of organisations on this kaupapa was a real highlight. This rūpū included Ngāti Ruamahue, Whangaroa Health Services, Kāeo Library, Whangaroa Museum, TROW, Kāeo Primary, community leaders, mātauranga experts and artists.

Describe how your project benefited the community and your evaluation of the project outcomes *

Knowledge about Puanga mā Matariki was new to a lot of community members we engaged with in the lead up to Puanga. People were very keen to learn more and for opportunities to participate in Puanga mā Matariki activities and the hautapu ceremony.

These events and activities provided positive opportunities to strengthen relationships, build confidence, foster collective ownership and create spaces where people could contribute meaningfully to their communities.

Feedback from hapori members was very positive. People were excited to strengthen their understanding of the mātauranga around Puanga mā Matariki, and to explore pūrākau, maramataka, whakapapa, tikanga and cultural practices create the conditions for stronger

Page 2 of 3

Bay of Islands-Whangaroa Community Grants Fund July 2025 - June 2026**Community Grant Funding Project Report Form****Application No. BWCB69 From Te Rūnanga O Whaingaroa**

Form Submitted 18 Aug 2026, 11:36am NZST

relationships, healthier communities and safer futures. Whānau, marae and hapori members are now planning ways to re-establish Puanga mā Matariki as a time of healing, reflection, aspiration setting and planning for the year ahead.

The calendar of activities supported whanaungatanga and stronger relationships across the community and great collaboration amongst local organisations.

Across Whangaroa, early shifts are becoming visible. Organisations are increasingly choosing to collaborate rather than work in isolation. Schools continue embedding local mātauranga into everyday learning. Partners are recognising whakapapa, pūrākau and cultural identity not simply as cultural activities, but as powerful protective factors that strengthen whānau wellbeing.

We are really pleased with the success of this project and are now building on the momentum for more initiatives that connect the Whangaroa community around mātauranga, te reo me ōna tikanga. The next kaupapa this rūpū are leading is for Te Wiki o Te Reo. We are wondering if we would be able to use the remaining funds of \$691 for this strongly aligned kaupapa?

Please provide details of how you acknowledged the funding you received from the Board (including any photos or marketing collateral) *

Facebook tags on Puanga posts

Calendar of events has FNDC logo (attached to email) - these were shared online and printed as posters and flyers across the community.

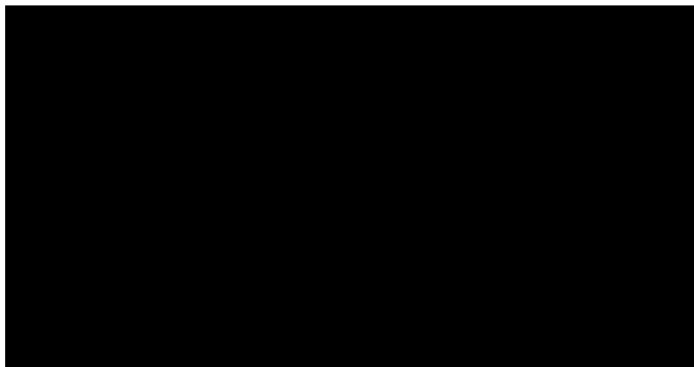
Total funding received: \$4645.00

Total spend: \$3,953.79

Residual funds: \$691.21

If you have a website or Facebook page that we can link to, please provide details

<https://www.facebook.com/hikitiatetaitokerau/>

**Date Form Completed**

18/08/2026

Must be a date.

8 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

8.1 QUARTERLY CAPITAL DELIVERY PROJECT STATUS REPORT

File Number: A5930128

Author: Tayarni McGee-Rivington, Project Manager

Authoriser: Tanya Proctor, Head of Infrastructure

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to inform the Bay of Islands – Whangaroa Community Board Members of the projects recently completed and currently under way in the Bay of Islands – Whangaroa ward.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report provides the Bay of Islands – Whangaroa Community Board with a quarterly overview of capital delivery projects in accordance with the delegations of community boards. This report includes projects recently completed, currently in delivery, and progressing through design, procurement or contract award stages.
- The report is provided for information only and does not seek a decision from the Community Board; however, it supports the Board's delegated role in maintaining visibility of local projects and representing community interests across the Bay of Islands – Whangaroa ward.
- The projects highlighted in this report are under Community Board delegations, all other Capital Works projects are reported through Te Koukou.

TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands – Whangaroa Community Board receive the Quarterly Capital Delivery Project Status Report.

1) TĀHUHU KŌRERO / BACKGROUND

The projects outlined below provide a view of capital delivery activity across the Bay of Islands – Whangaroa ward. They include a mix of planned projects funded through the Long Term or Annual Plan processes, as well as responsive works required to address emerging operational and health and safety issues.

Turner Centre Carpet and Partition Wall Replacement

The Turner Centre Carpet and Partition Wall Replacement will renew critical interior infrastructure in a key council-owned commercial asset, supporting safe operation, flexible use, and improved revenue generation.

This project is currently in the procurement phase. Renewal of the flooring and dividing wall in the event centre is scheduled for completion by the end of November. The budget for this project is \$150,000.00

Waipapa Bay Sports

The Waipapa Bay Sports project was to resurface the car park as part of the Long-Term Plan 2024/2025 and 2025/2026.

This project is currently in the close-out phase. Car park resurfacing works have been completed, with practical completion achieved in July. The budget for this project was \$205,000.00

Klinac Lane Toilet

The public toilet facility on Klinac Lane, Waipapa, has had ongoing issues with frequent blockages despite the effluent system being upgraded in 2021. This project aims to investigate the facility's

outflows and capacity against the existing system's capacity and provide a fit-for-purpose solution to allow the facility to operate optimally for public use.

This project is currently in the feasibility stage; further investigation is needed to determine the best way forward for this facility. The budget for this project is \$300,000.00

Kerikeri Dump Station

The Kerikeri Dump Station project will commission a new dump station location in the Bay of Islands Whangaroa ward to replace the decommissioned dump station in Kerikeri.

This project is currently in the detailed design phase. Staff completed a detailed design for the Te Puāwaitanga site; however, the Community Board has since rescinded its support for this location. While staff will identify alternative locations, they have exhausted all currently viable options. Staff will present a further report outlining available options and recommended next steps to the Community Board in due course. The budget for this project is \$300,000.00

Amenity Lighting Eastern Renewals

The Amenity Lighting Eastern Renewals project is to renew existing amenity lighting assets in the Bay of Islands Whangaroa Ward.

This project is currently in the concept phase; staff are identifying sites where existing amenity lighting assets may require renewal. The budget for this project is \$5,165.00

Parks & Reserves Renewals, Eastern

The Parks & Reserves Renewals, Eastern project is to renew existing assets on Parks & Reserves within the Bay of Islands Whangaroa Ward.

This project is currently in the concept phase; asset management and operational staff are identifying sites with assets that may require renewal. The budget for this project is \$309,900.00

Russell Hall

The Russell Hall project is to address any structural issues, improve functionality of the internal spaces and integrate this works with the reconfiguration of the underutilised back-of-house spaces.

This project is currently in the detailed design phase; an architect has been engaged to prepare detailed design drawings to inform the building consent application and prepare tender documentation. The budget for this project is \$1,579,024.00

Eastern Bins, Benches, Bollards, Signs, Tables

The Eastern Bins, Benches, Bollards, Signs, Tables project is to renew existing assets in the Bay of Islands Whangaroa Ward.

This project is currently in the concept phase; asset management and operational staff are identifying sites with assets that may require renewal. The budget for this project is \$30,990.00

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The recommended option is that the Bay of Islands - Whangaroa Community Board receive the quarterly Capital Delivery project status report for information. This approach enables the Board to maintain oversight of capital delivery activity within the ward, remain informed of project progress and key milestones, and support its role as an advocate for community interests. No further action or decision is required currently.

The next report will be presented to the Bay of Islands - Whangaroa Community Board at the December 2026 meeting.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Receiving the report enables the Bay of Islands Community Board to stay informed about capital delivery activities within the ward, monitor project progress against delivery programmes, and maintain oversight of Council investment in local infrastructure and community facilities, while recognising that no decision is currently required.

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

This report has no financial implications or budgetary provisions.

ĀPITI HANGA / ATTACHMENTS

Nil

8.2 CHAIRPERSON AND MEMBERS REPORTS

File Number: A5954929

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TE TAKE PŪRONGO / PURPOSE OF THE REPORT

The report provides feedback to the community on matters of interest or concern to the Community Board.

NGĀ TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands-Whangaroa Community Board note the October 2026 member reports from Chair Belinda Ward and Members Jo Alexander and Dane Hawker.

TE TĀHUHU KŌRERO / BACKGROUND

The Local Government Act 2002 Part 4 Section 52 states that the role of a Community Board is to represent, and act as an advocate for the interests of its community.

TE MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Community Boards are required to consider and report on any matters of concern or interest to the Community Board, maintain an overview of services provided to the community and communicate with community organisations and special interest groups within the community.

The reports from the Chairperson and Members provide information to community on these requirements. They also provide Request for Service (RFS) information on issues of interest or concern to the Community Board, providing a reference for further enquiry on the progress of the matters raised. The report from the Chairperson and members are attached.

Resource Consents have been emailed to community board members. Members have five days to send feedback in relation to a resource consent. Members will be expected to include these details in their member reports going forward.

REASON FOR THE RECOMMENDATION

The reason for the recommendation is to provide information to the Community on the work that has been undertaken by the Chairperson and Members on its behalf.

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 ĀPITIHINGA / ATTACHMENTS

1. Member Report - Chair Belinda Ward - A5978189  
2. Member Report - Member Jo Alexander - A5978186  
3. Member Report - Member Dane Hawker - A5978879  

Member's Report

Name: Belinda Ward

Subdivision: Paihia Subdivision

Date: 24 August 2026 - 18th September 2026

Meetings Attended

Date	Comments	
24/08/26	BOI-W CB agenda preview	Virtual - Teams
25/08/26	LTP Workshop	Develop & test Capital Programme FNDC - Kaikohe
26/08/26	Combined CB Workshop	LTP, Transport Matters, CB Strategic Plans, Cross Board sharing & insights & themes. FNDC - Kaikohe
27/08/26	FNDC Meeting	FNDC - Kaikohe
03/09/26	BOI-W CB Meeting & Strategic Plan Workshop	Turner Centre - Kerikeri
04/09/26	Taupo Bay Working Group Meeting	Virtual - Teams
10/09/26	Strengthening Assurance & Public Confidence Workshop	Lawrence Yule - Host FNDC - Kaikohe
16/09/26	Te Koukou Committee for Transport & Infrastructure Meeting	Virtual - Teams
17/09/26	Long Term Plan Workshop	FNDC - Kaikohe
18/09/26	Taupo Bay Working Group Meeting	JBC - Kerikeri

Community Issues

Issue name	Comment
16/12/24	There is a need for more regular traffic control on the Waitangi Bridge when the cruise ships are tendering to the Waitangi Wharf. Update 13/02/25: I have raised this issue at the recent Council meeting & the CEO is to follow up with me. 18/09/26 No update.
14/01/25	Further to phone calls received, discussions need to be held (AP) around the need for 2 x toilets at Puketū Forest for 6 months to cover the peak visitor & cruise ship visitor needs. Include in SP update & LTP
31/01/25	Growing community concern around "self contained" vehicles on "limited services Camping Grounds". Emails sent to staff. Workshop

	requested at Operations & Delivery monthly meeting. Update: 20/05/25 discussions with another concerned ratepayer around this topic. Raised with CE & staff at BOI-W CB Meeting 10/07/25. No further update as at 18/09/26.
13/11/25	Follow up email received from Kawakawa applicant re proposed Shade Sails in the Kawakawa Community Atea area. 19/05/26 There has been some communication around this & next steps required to meet with the landowner FNHL. No update as at 18/09/26.
09/02/26 & 10/02/26 & 18/02/26	Complaints re FNDC issuing a Mobile Shopkeepers License on the footpath in Williams Road Paihia outside FNHL (old Countdown) building. Update: Applications for Mobile Shops & Hawkers (& Buskers) Occupying Public Space has had the 400m rule removed & is causing much community concern for commercial operators & existing trading Agreements. 28/04/26 a meeting was held with staff & a way forward discussed. Update: A proposed amendment to the "Road User Bylaw" is required to remedy the Bylaw issues in Paihia. This was discussed at the community rep. meeting held 17/06/26. In progress.
26/07/26	Discussions around the activities of users on Horotutu "Our Place" Marsden Rd Paihia. Action required to monitor & enforce the green space on SH11. Focus Paihia could manage this space as they do the Paihia Village Green. An amendment is required to the Road User Bylaw for Mobile Shops, Buskers & Hawkers which could be addressed in a parallel process. Some progress as at 23/08/26
07/09/26	High community interest in the removal of the second stand of Redwood Trees in Kerikeri scheduled to begin 07/09/26.
08/09/26	Staff & EM's to meet on-site at Waitangi foreshore, (Te Karuwha Parade) to discuss the issue of the recent erosion & potential loss of a Pohutukawa Tree. Update: As at 18/09/26 a site meeting has taken place & numerous emails regarding a way forward have been circulated.
09/09/26	Bench seat on beach front opposite Waitomo Service Station, Marsden Rd Paihia has been removed due to H&S issues caused by coastal erosion. Update 18/09/26: Focus Paihia to recommend an alternative location for the seat.
18/09/26	It is great news that the renewal of the western side of the Williams Rd footpath in Paihia is finally commencing after years of requesting. This was made possible by staging the project due to the lack of budget to do both sides of the street out of the renewal budget. It is planned that the eastern side will be done next financial year. This has been a major health & safety trip hazard for some time & I would like to thank Cr. Ann Court for assisting in progressing this with roading staff & myself to make it happen. We now just need to sharpen up our comms so the wider community are fully informed prior to

	commencing works!!
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Requests for Service (RFS)

RFS number	Date	Comment
Email via KH on behalf	16/02/24	Designation of land behind fence near Waitangi Pensioner Flats on Te Kemara Ave. No response as at 18/09/26
4265002 On behalf PWMH	12/08/25	Metal railing outside Paihia War Memorial Hall Conference needs replacement H&S issue. Wooden fence rails on FNHL boundary also need replacing. No action as at 18/09/26
4309421 On behalf	09/07/26	Follow up on historical RFS. H&S issues with trees on neighbouring reserve Kings Road Paihia. No response as at 18/09/26
4308661 Cr. Court	17/07/26	Report required for BOI-W CB to progress Onewhero Bay. No action as at 18/09/26
REQ. 84376 On behalf	24/07/26	Historical unresolved stormwater outlet issues with drainage easement & bridge access across drain at 60a Hone Heke Road, Kerikeri. Old RFS # 4299742 No response as at 18/09/26
4315868 reopened on behalf	11/09/26	Street lights not activated for 1 year near Bidfood Waipapa. Response: Not vested in FNDC as yet. Further clarification has been requested. Update 18/09/26: A new RFS has been raised with an email explanation to go to the resident.

Resource Consents:

Nil

Other Issues:

1. Kerikeri Domain: Delegation of Management Committee to BOI-W CB. In progress.
2. Upgrade, relocations & additional Smart Bins being installed around Paihia & Russell. **Update 18/09/26 In progress & some are already installed.**
3. Discussions with staff about the maintenance work being done at Lake Manuwai & the growing importance of this facility for the wider community user groups. **Update 18/09/26 Some maintenance works have been completed & a camera has identified the culprit causing damage to the property.**



Member's Report

Name: Jo Alexander

Subdivision: Bay of Islands - Whangaroa

Date: September 22 2026

Meetings Attended:

Meeting name	Date	Comments
Combined Community Board Meeting, FNDC Chambers Kaikohe	26/8/26	Combined meeting of three Far North Community Boards
Kerikeri Business Association AGM, Turner Centre	26/8/26	
Northland Emergency Management Forum, Semonoff Stadium Whangārei	10/9/26	Presentations by agencies, emergency services, and community partners to share practical insights, recent developments, and lessons from across the emergency management sector in Te Taitokerau.
LGNZ Zoom	11/9/26	Infometrics' Brad Olsen on rates capping and latest quarterly Insights
Accessibility Action Group, Te Ahu Centre, Kaitaia	14/9/26	Quarterly meeting of the FNDC group.

Community Issues:

Issue name	Comment
Park Run – Kerikeri Domain	Feedback on Park Run proposal

Member Recommendations: Request for Service (RFS):

RFS number	Comment
4309327	Submitted 22/7/26 - Information on future traffic management for one-way bridge by Waipapa Landing Status - no response

Board Delegations Issues:

RFS number	Comment



Member's Report

Name: Dane Hawker

Subdivision: Bay of Islands - Whangaroa

Date: September 23rd 2026

Meetings Attended:

Meeting name	Date	Comments
Combined Community Board Meeting – FNDC Kaikohe	26/08/2026	All FNDC Community Board workshops
Kerikeri Business Association AGM	26/08/2026	Annual General Meeting
BOI/Whangaroa Board Meeting	3/09/2026	Monthly Meeting
BOI/Whangaroa Board Strategic Planning Workshop	03/09/2026	Workshop
Kerikeri Sports Complex Board Meeting	14/09/2026	Monthly Board Meeting

Community Issues:

Issue name	Comment
Hall Road Safety Improvements	Cars for sale being parked dangerously close to corner reducing visibility. No action on repainting yellow lines that were removed.
Windsor Landing Car park	Newly painted lines onto loose gravel after reseal rubbed off. Needs to be redone.
Gardens at Kerikeri Roundabouts and Township	Numerous mentions from public about the state of the gardens in the township and roundabouts on the heritage bypass.
Fairy Pools	Extensive invasion of pest weeds throughout the area. Public Reserve still closed.
Kerikeri Sports Complex Building	Waster water issues. Public Toilets closed and padlocked.

Request for Service (RFS):

RFS number	Comment
4285993	Inlet Road - Excessive vegetation and blocked drains -Scheduled for May/June – Still no action.

8.3 BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD OPEN RESOLUTION AND ACTIONS UPDATE REPORT

File Number: A5959165

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide the Bay of Islands-Whangaroa Community Board with an overview of outstanding open resolutions arising from meetings.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Open resolutions are a mechanism to communicate progress against decisions/resolutions.

TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board Open Resolution and Actions Update Report.

TĀHUHU KŌRERO / BACKGROUND

Open resolution reports provide regular updates on progress against decisions made at meetings.

Open resolution reports have been designed as a way to close the loop and communicate with elected members on the decisions made by way of resolution at formal meetings.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Group Managers will assist in recording and following up outstanding open resolutions and action points with staff where appropriate, and occasionally, may be in a position to provide a further verbal update at meetings following the printing of an agenda. Democracy Services staff will support the process by generating reports.

The outstanding tasks are often multi-facet projects that take longer to fully complete.

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.

ĀPITIHINGA / ATTACHMENTS

1. Open Resolution Report - A5978566  
2. Outstanding Action items - A5964385  

OPEN RESOLUTION REPORT			
Division: Committee: Officer:		Bay of Islands-Whangaroa Community Board Printed: Wednesday, 23 September 2026 1:30:52 pm Date From: Date To:	
Meeting	Title	Resolution	Notes
Bay of Islands-Whangaroa Community Board 17/12/2025	Proposed Sites for Replacement Motorhome/Caravan Dump Station	RESOLUTION 2025/129 Moved: Chairperson Belinda Ward Seconded: Member Jo Alexander That the Bay of Islands-Whangaroa Community Board: a) Endorses Te Puāwaitanga as a suitable site for development of a replacement Motorhome & Caravan Dump station subject to further investigations into effective treatment of concentrated wastewater. b) Requests the Chief Executive to continue investigations into the viable treatment options and, if appropriate, proceed with the final design and construction at Te Puāwaitanga. CARRIED	19 Feb 2026 11:12am Action reassigned to Proctor, Tanya by Dunn, Imrie - Advised to change all actions to GM for oversight. 26 Mar 2026 3:21pm response from Jeanette England: Asset Manager (District Facilities); Further investigations have now been completed. Final design progressing for construction in next LTP. 24 Jun 2026 9:55am No further update provided from staff 27 Jul 2026 2:09pm Staff have advised that they are currently investigating alternative sites and no further update is available at this stage.
Bay of Islands-Whangaroa Community Board 7/05/2026	2024-2025 BOI-Whangaroa Community Board Report - Domain Management Committees	RESOLUTION 2026/50 Moved: Deputy Tyler Bamber Seconded: Member Jo Alexander That the Bay of Islands-Whangaroa Community Board leave to lie the report for Bay of Islands-Whangaroa Domain Management Committees Annual Information 2024-2025 to await staff attendance. CARRIED	25 May 2026 1:32pm This report has been deferred to July, as the Community Board has requested that Cherry Park House also be included. The Hall had not previously been included, as it was not part of the Halls and Facilities Strategy. An email has been sent requesting the relevant information, which will be provided for inclusion in the report. 03 Jul 2026 8:28am This report has been deferred to August, as the Community Board has requested that Cherry Park House also be included. Cherry Park House was not previously included, as it did not form part of the Halls and Facilities Strategy. The requested information was received after the reporting deadline, so the report will be updated to include Cherry Park House for the August CB meeting. 24 Jul 2026 2:57pm Report will be brought back to the September meeting as advised by staff they are awaiting more information 06 Aug 2026 9:11am Report will be presented before the CB today. 01 Sept 2026 9:49am Report presented in August. Workshop to be organised. 14 Sept 2026 9:15am

OPEN RESOLUTION REPORT			
Division: Committee: Officer:		Bay of Islands-Whangaroa Community Board Printed: Wednesday, 23 September 2026 1:30:52 pm Date From: Date To:	
Meeting	Title	Resolution	Notes
			Property Management haven't been able to get a response from the Domain Committee, they will continue to try and get this annual return for their report. Cnr Stratford has advised in a previous meeting that they had sent them to her. P&F will be meeting with Committee soon as will be discussing MOU, so will also bring up in person.
Bay of Islands-Whangaroa Community Board 4/06/2026	Bay of Islands-Whangaroa Community Board Open Resolution Report	RESOLUTION 2026/40 Moved: Deputy Chairperson Tyler Bamber Seconded: Member Dane Hawker That the Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board Open Resolution Report. CARRIED <i>Note: To cease and desist works for Resolution 2025/129.</i>	25 Jun 2026 1:28pm Leaf, Catherine Infrastructure have stopped the work on a proposed dump station at Te Puāwaitanga and are investigating whether there are any other workable sites within the wider Kerikeri area. Shelley Wharton, this can be closed
Bay of Islands-Whangaroa Community Board 4/06/2026	Kororāreka-Russell Placemaking - engagement and funding for permanent changes to Cass Street and The Strand	RESOLUTION 2026/36 Moved: Member Jane Hindle Seconded: Member Jo Alexander That the Bay of Islands-Whangaroa Community Board: Approves the final draft design plan for Cass Street and The Strand (Attachment 1) is taken out for engagement. Approves spending \$14,150.08 of the remaining Placemaking Fund and \$42,157 of the 2024/2025 Eastern Town Beautification Fund, both currently allocated for placemaking in Kororāreka-Russell, to implement the final design for Cass Street and The Strand. Allocates \$57,500 of the current Eastern Town Beautification Fund to implement the final design for Cass Street and The Strand. Recommends to Council the Carry Forward of Eastern Town Beautification funds referred to in b) and c) above to the next financial year. CARRIED	24 Jun 2026 9:55am No update received from staff before agenda distribution 25 Jun 2026 12:58pm Engagement is currently underway in accordance with item a) 22 Jul 2026 9:16am Engagement has concluded, and assessment of feedback is currently being undertaken to inform an agenda paper that will come back to the community board for their consideration. 10 Aug 2026 9:05am The agenda paper is being drafted, with an aim to be on the September community board agenda. 16 Sept 2026 11:45am The report was presented for the final design to BOIWCBC on 3 September. Members endorsed the staff recommendation of the final design plan following some specified changes as a result of public engagement. No further action required regarding Item A of this action., Regarding items B, C and D staff will invoice FNHL for the remaining placemaking fund, and the remainder of the funds have been carried forward into this FY.

OPEN RESOLUTION REPORT			
Division: Committee: Bay of Islands-Whangaroa Community Board Officer:		Printed: Wednesday, 23 September 2026 1:30:52 pm Date From: Date To:	
Meeting	Title	Resolution	Notes
Bay of Islands-Whangaroa Community Board 4/06/2026	Request for allocation of funding for Simson Park Domain	RESOLUTION 2026/21 Moved: Member Jane Hindle Seconded: Member Jo Alexander That the Bay of Islands-Whangaroa Community Board allocate \$12,770 funding from their Placemaking (Pride of Place) Fund to support tree removal and replanting at Simson Park Domain in accordance with the Simson Park Domain Plan included in this report and attached costings: a) Removal of 3 Phoenix palms near Leaity Street frontage \$5,640 + GST b) Planting trees along boundaries and future walkways \$7,130 + GST CARRIED	24 Jun 2026 9:51am A community planting has been organised with Te Kura Kaupapa Maori O Taumarere for Monday 29 June to plant 29 Mandarin trees., 7 rata, 2 kowhai and 6 orange trees will also be planted on the day. 08 Sept 2026 1:30pm Phoenix palms have been removed and Citrus and other trees planted by Te Kura Kaupapa Maori O Taumarere on 29 June., This action is now complete
Bay of Islands-Whangaroa Community Board 2/07/2026	Electric Vehicle Charging Infrastructure Proposal	RESOLUTION 2026/54 Moved: Chairperson Belinda Ward Seconded: Deputy Chairperson Tyler Bamber That Bay of Islands-Whangaroa Community Board endorse the exploration for the granting of leases for sites managed by the Far North District Council to facilitate the installation of public EV charging infrastructure in off-street public carparks and in areas of council parks and reserves that are already in use as public parking spaces. CARRIED	10 Aug 2026 5:04pm Draft licence documentation for proposed EV charger sites is being reviewed by property legalisation team and asset managers. Further reports will be prepared for each board and committee once the legal review has been completed. 08 Sept 2026 11:12am An external contractor has developed licence documentation which meets council requirements and a negotiation process with EV charging infrastructure providers is underway to finalise the documentation. Site feasibility is also being assessed by infrastructure providers. Further reports will be prepared for each board and committee once these processes have been completed.
Bay of Islands-Whangaroa Community Board 6/08/2026	Hearing to consider Simson Park Domain Reserve Management Plan	RESOLUTION 2026/58 Moved: Member Roddy Hapati-Pihema Seconded: Member Jane Hindle That the Bay of Islands-Whangaroa Community Board as the Hearing Panel for the Simson Park Domain Reserve Management Plan under the Reserves Act 1977:	08 Sept 2026 1:30pm The reserve management plan was approved by the Community Board as the Hearing Panel and is being worked on by Council's Graphic Designer before being taken to Council for final approval

OPEN RESOLUTION REPORT			
Division: Committee: Bay of Islands-Whangaroa Community Board Officer:		Printed: Wednesday, 23 September 2026 1:30:52 pm Date From: Date To:	
Meeting	Title	Resolution	Notes
		a) Hears comments and objections received at the hearing from submitters who speak at the hearing. After the hearing, that the Bay of Islands-Whangaroa Community Board: b) Consider the feedback from the public consultation on the Simson Park Reserve Management Plan including information given at the hearing and from written submissions. c) Directs staff to make any amendments based on the information provided by submitters. d) Recommends to Council that the amended reserve management plan be approved as the final Simson Park Domain Reserve Management Plan. CARRIED	
Bay of Islands-Whangaroa Community Board 3/09/2026	Russell Placemaking - Endorsement of Final Design for Cass Street	RESOLUTION 2026/14 Moved: Chairperson Belinda Ward Seconded: Deputy Chairperson Tyler Bamber That the Bay of Islands-Whangaroa Community Board: a) Recommend that Council approve, and request that Te Koukou Committee for Transport and Infrastructure endorse to Council for approval the final design plan for Cass Street and The Strand, per Attachment 1, with the following changes (as detailed in Section 2 of this report): i. Shift proposed pedestrian safety bollards, provide additional signage, and install a cycle parking rack. ii. Endorses grey-tinted concrete as the proposed construction material for the raised crossing entrance to Cass St (from York St). b) Recommend that Te Kūkupa Committee for Strategy, Policy and Regulation approve:	16 Sept 2026 11:48am A report is on the Te Koukou 16 September meeting agenda, seeking endorsement of the design plan with specified amendments (in accordance with the BOIWCBC endorsed design) and a report is on the 24 September Council meeting seeking approval of the BOIWCBC recommended design plan with specified amendments. Staff must report directly to Council in relation to the Bylaw matters (item b) and will not be reporting to Te Kūkupa on that matter.

OPEN RESOLUTION REPORT			
Division: Committee: Bay of Islands-Whangaroa Community Board Officer:		Printed: Wednesday, 23 September 2026 1:30:52 pm Date From: Date To:	
Meeting	Title	Resolution	Notes
		i. the Parking Bylaw Schedules and Maps be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report), once the new parking spaces have been installed and marked out, and the appropriate signage has been erected. ii. the Road Use Bylaw be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report). CARRIED <i>Secretarial note: Members pointed out that delay in works presents a significant Health and Safety risk for the residents and visitor of Russell.</i>	

BOIWCB Action items as at 10:30am, Tuesday 15 September 2026

Meeting Date	Item	Action	GM	Update Comment
Thu, May 7	8.2	<i>Members discussed that the Bay of Islands-Whangaroa Community Board holds delegation for cemeteries; however, annual information reports for these have not been received.</i>	GM-Strategic Relationship	Meeting has been organised with Ivan, Aisha and CBC's to discuss plan moving forward in relation to reporting to CB
Thu, May 7	8.3	<i>Members request a workshop with staff regarding Resolution 2025/129 to provide an appropriate update on this and ensure direction is clear.</i>	Head of Infrastructure	I have emailed Jeanette and Cedric the concerns raised in relation to the open resolution update and will need to discuss a plan to approach this.
Thu, May 7	8.2	<i>Cherry Park House to be sent the request form to receive their annual information.</i>	GM – Delivery and Operations	Requested contact details from Cherry Park House from Stephen as Chairman has changed, previously the form to receive their annual information hasn't been sent as they weren't included in the Halls and Facilities Strategy.
Thu, Aug 6	8.3 Community Hall Annual Information	Organise a workshop with the board to go over what they wish to see in future reports in relation to the Halls	GM – Delivery and Operations	Dallas to organise a workshop with the board to go over what they wish to see in future reports. Date to be confirmed.
Thu, Aug 6	8.5 Open Resolution	Taupo Bay Steps Working Group amended Terms of reference to be bought back to September meeting to be adopted	GM – Delivery and Operations	7/08 Email has been sent to Ivan and Hillary. 24/08 Amended TOR have been included

Meeting Date	Item	Action	GM	Update Comment
				in the Draft agenda and will be bought back to the board in September
Thu, Aug 6	8.1 Pools	Board has requested to receive the cost of the contract for the pools.	GM – Delivery and Operations	

8.4 ANALYSIS OF PUBLIC CONSULTATION RESULTS AND DECISION MAKING ON THE PROPOSED SALE OR LEASE OF A PORTION OF PARK LAND AT 1936 SH10, WAIPAPA, HOME OF TE PUĀWAITANGA - BAY OF ISLANDS SPORTS HUB

File Number: A5956442

Author: Michelle Rockell, Executive Projects Advisor

Authoriser: Emma Healy, Chief of Staff

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek the views of the Bay of Islands - Whangaroa Community Board on the public consultation results on the proposed sale or lease of approximately 10 hectares of park land at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga - Bay of Islands Sports Hub, to support future delivery of the sports hub.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- There is currently no budget allocated for future sports and recreation development at Te Puāwaitanga - Bay of Islands Sports Hub. This includes the consented stage 2 works.
- On 22 July 2026, Council approved public consultation on the proposed sale or lease of approximately 10 hectares of park land located at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga (Bay of Islands Sports Hub) (res 2026/61), with proceeds from a sale or lease of the land to be ringfenced specifically to support Te Puāwaitanga development.
- Section 138 of the Local Government Act 2002 requires that Council complete public consultation before Council, sells or leases, or agrees to sell or lease, part of the park land.
- Public consultation ran from 31 July to 31 August 2026 and asked: **“Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga-Bay of Islands Sports Hub and related infrastructure?”** A total of 163 submissions were received:
 - 131 via the FNDC online survey
 - 1 via email submission
 - 31 responses from the drop-in session at Te Puāwaitanga.
- Results are as follows:
 - 119 votes in support
 - 19 votes against
 - 25 votes unsure
- Without further governance direction on this landholding, the Waipapa Structure Plan process will rely on public input or technical assessments identifying the need to consider alternative land uses. This could result in limiting future flexibility and narrowing funding options for the development of the site.
- Based on public feedback, staff recommendation is that Council declare the portion of park land as surplus to requirements and make it available for sale or lease for commercial and/or retail purposes and to ringfence all proceeds specifically to support Te Puāwaitanga development. Additionally, staff recommend that Council works alongside their commercial arm, Far North Holdings Limited (FNHL), to explore viable commercial and/or retail opportunities for the site.

TŪTOHUNGA / RECOMMENDATION

That the Bay of Islands-Whangaroa Community Board:

- a) receive the report Analysis of public consultation results and decision making on the proposed sale or lease of a portion of park land at 1936 SH10, Waipapa, home of Te Puāwaitanga - Bay of Islands Sports Hub.

- b) provide any comments or feedback for inclusion in a report to Te Koukou Committee for Transport and Infrastructure on the recommendation to Council, being Option 1 as noted within the body of the report.**

TĀHUHU KŌRERO / BACKGROUND

In 2020, Council purchased a total of 46 hectares of land at 1936 State Highway 10, Waipapa for the development of the BOI Sports Hub Development (resolution 2020/9). Te Puāwaitanga - Bay of Islands Sports Hub opened at the site in April 2025. Currently occupying approximately 12 hectares, it is intended to be a multi sports hub currently consisting of five playing fields (used primarily by football, league and cricket), parking and a toilet and changing room block.

Staff engaged Stellar Projects, Woods, and FNHL to prepare masterplans for the site, provide estimate development costs and proposed layouts to accommodate for a total of ~30 hectares of sporting and recreational activities (~20.8 hectares to cover stage 2 of the resource consent and 2026 need assessment, and ~9 hectares for aspirational activities). All three plans provided several layouts showing that these activities could all be accommodated on site, while also identifying surplus land of approximately 10 hectares on the northern part of the site as suitable for commercial and retail development.

This identified portion of park land benefits from frontage to State Highway 10, strong visibility and access, as well as being a strategic location within the Waipapa growth area. These factors contribute to its suitability for business park development and are expected to enhance land value.

While development of stage 2 of Te Puāwaitanga is consented, there is no currently confirmed budget to complete these works, nor are any additional works required to accommodate sports demands as per the 2026 needs assessment or aspirational activities. A sale or lease of land not identified for sports and active recreation across any of the masterplans can provide a funding opportunity to support the delivery of the sports hub and associated infrastructure.

For more information and background, see the 22 July 2026 Ordinary Council Meeting Agenda, item 7.10 pages 571 - 641 [Agenda of Ordinary Council Meeting - Wednesday, 22 July 2026](#).

Public consultation

On 22 July 2026, Council approved public consultation on the proposed sale or lease of approximately 10 hectares of park land located at 1936 State Highway 10, Waipapa, home of Te Puāwaitanga (Bay of Islands Sports Hub) (res 2026/61).



Park land at 1936 State Highway 10, Waipapa, proposed for sale or lease (outlined in red). Boundaries are indicative only and subject to change.

Section 138 of the Local Government Act 2002 requires that Council complete public consultation before Council, sells or leases, or agrees to sell or lease, part of the park land.

Public consultation was live from 31 July to 31 August 2026 and included the traditional FNDC online and paper survey and a pop-up engagement at Te Puāwaitanga on 15 August 2026. The public were asked, **“Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga - Bay of Islands Sports Hub and related infrastructure?”**

Submitters were asked to vote yes, no or unsure, and to provide feedback, if any.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

Analysis of public consultation results

Council received a total of 163 submissions on the proposal to sell or lease part of the park land to support future development of Te Puāwaitanga. A summary of the submissions is below, with full analysis in **Attachment A**.

Staff note that the mapped area that was provided within public consultation was incorrect, showing an area bigger than 10 hectares. This has now been corrected, with the area accurately reflected within **Attachment B**.

Disclaimer: While most submitter votes aligned with their comments and additional feedback, there is a percentage that did not, with some submitters choosing to vote “no” or “unsure” while also providing conflicting feedback that supports “yes”. In these cases, these votes have been allocated to the “unsure” tally of votes, with comments and feedback analysed within the appropriate subsections.

Summary of submissions received:

- 119 submitters voted **YES** (73% of total submissions from the FNDC online survey and pop-up engagement);
- 19 submitters voted **NO** (11.65% of total submissions from the FNDC online survey and pop-up engagement);
- 25¹ submitters voted **UNSURE** (15.34% of total submissions from the FNDC online survey and pop-up engagement).

Feedback from public consultation

The preferred option was to proceed with a sale or lease, with 119 submitters (73%) voting in favour of the proposal, compared with 25 unsure and 19 opposed. Submitters in favour of the proposal noted that it would provide funding to support future development stages of Te Puāwaitanga, reduce reliance on rates, make better use of currently undeveloped land and deliver additional sport and recreation facilities for the growing community. Many supported either a sale or lease on the condition that all proceeds are ringfenced and reinvested into Te Puāwaitanga, with common priorities for development including an indoor aquatic facility, clubrooms, gymnastics facilities, indoor courts, walking tracks and other community recreation infrastructure. Sporting organisations, including Kerikeri Cricket Club and Northland Regional Football, also strongly supported the proposal as a means of securing funding for much-needed facilities and supporting the long-term growth of sport in the Far North.

Concerns focused on the permanent loss of publicly owned land, the potential need for additional sports and recreation land as the population grows, flooding and infrastructure constraints and wanting detailed information about future land uses, costs and iwi and hapū involvement. Several submitters preferred leasing over selling to retain public ownership and preserve future options, while

¹ Nine votes were moved from “no” to “unsure” based on conflicting commentary

others questioned whether alternative funding mechanisms should be explored. Additional feedback highlighted concerns about investment priorities elsewhere in the district, project delays at Te Puāwaitanga, road safety along State Highway 10 and uncertainty surrounding the future of Kerikeri Gymnastics Club. Submitters sought assurance that any development would support recreation outcomes and that all proceeds would be dedicated to future Te Puāwaitanga development.

Engagement with local hāpu

Te Rūnanga o Ngāti Rēhia Charitable Trust (Ngāti Rēhia) is the mandated hāpu authority for the rohe that includes Kerikeri, Waipapa and surrounding area. They also co-chair the Te Puāwaitanga Governance Group.

Ngāti Rēhia have expressed their full support of the disposal of land identified as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga, on the basis that the financial benefits of the disposal will assist with the development of the next stage of Te Puāwaitanga **(Attachment C)**.

Relationship to future growth and development initiatives

A decision to support or not the approval to sell or lease the portion of park land will affect the following strategic decisions:

Waipapa Structure Plan (WSP)

The WSP provides a long-term framework to guide land use, infrastructure and growth decisions for Waipapa. Without new governance direction on 1936 State Highway 10, Waipapa, the WSP process would rely on public input or technical assessments identifying the need to consider alternative land uses. The Proposed District Plan indicates that land allocation for Lot 18² shall be in its entirety as sports and active recreation.

Seeking additional governance direction will set a clear signal into the WSP of Councils desire, or not, to achieve diversification of the site. A structure plan can and will recommend a change of zoning, where evidence suggests a better arrangement of an area.

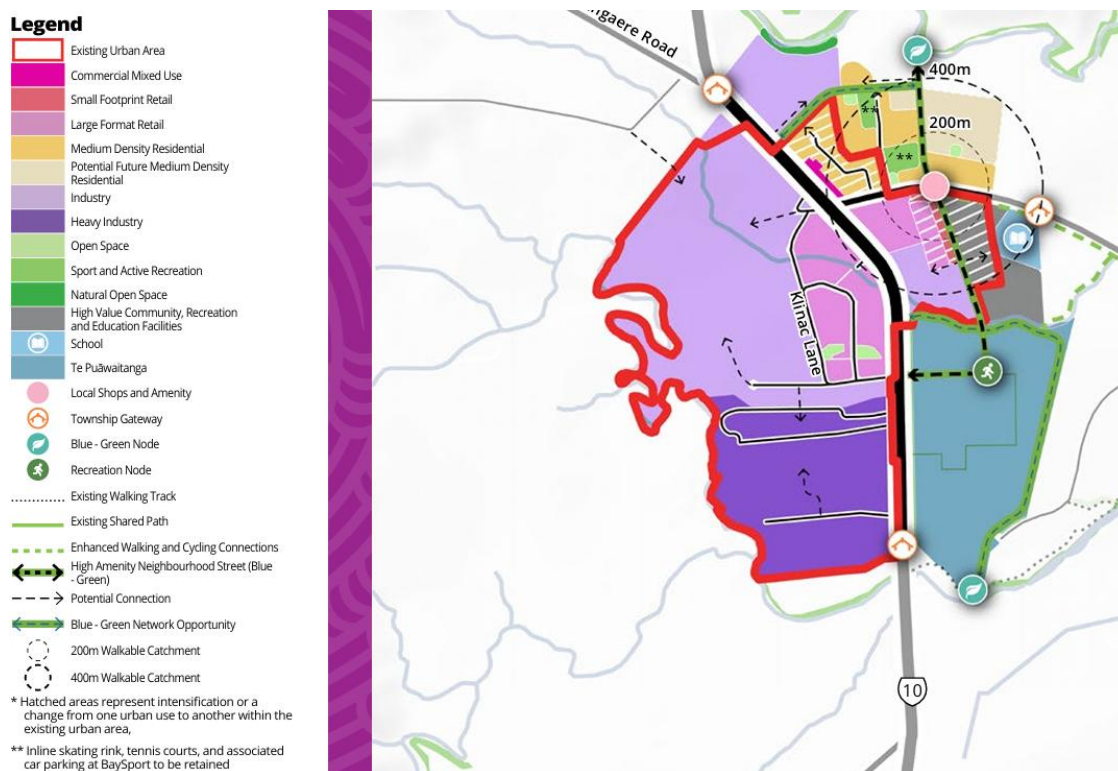
The WSP is expected to be adopted by Council between August - December 2027. While not a statutory document, any public or private plan change or resource consent must consider any Council adopted structure plan.

Relocation of Baysport football fields sports and subsequent housing development of Harmony Lane

Baysport, located at Harmony Lane, is home to a number of football field sports that wish to relocate to Te Puāwaitanga. Additionally, Te Pātukurea Kerikeri Waipapa Spatial Plan identifies these fields³ as future medium density residential zoned activity.

² 1936 State Highway 10, Waipapa encompasses two lots, lots 17 and 18. Lot 18 is the biggest of the two lots and the main hub for Te Puāwaitanga development at this stage. The area of park land proposed for sale or lease is located at the northern side of Lot 18.

³ Te Pātukurea Kerikeri Waipapa Spatial Plan was adopted by Council in June 2025 and notes that the inline skating rink, tennis courts and associated parking would be retained.



Medium density residential zoned activity coloured in yellow/orange, located at Harmony Lane, home of Baysport.

One of the original drivers which resulted in the development of Te Puāwaitanga was a recognised shortage of quality sports fields in Kerikeri, particularly for football. In 2026, RSL consultancy completed a 7th needs assessment update which indicated that to accommodate sporting demands in Kerikeri and surrounding areas by 2053 and stage 2 resource consent development, the land area requirements are:

- 14.8 hectares (allows eight sand-based fields plus stage 2)
- 20.8 hectares (allows 14 soil-based fields plus stage 2)

As the initial stage 1 has been developed, high-quality, floodlit, sand-based fields may not be economically viable at the site given the potential flooding and drainage issues. Should this be the case, then the land area requirements to meet demand by 2053 should be based on 20.8 hectares, accommodating for the following:

- 14 football and rugby league fields (which include capacity to relocate all current sporting activity from the fields located at Bay Sport)
- 1 grass cricket block and 4 artificial wickets (with potential to expand in the future) and cricket nets
- 2 softball diamonds
- 1 hockey turf
- 2 indoor courts
- Indoor gymnastics facility
- Multi-sport clubroom and changing and toilets
- Walking track, informal areas and play area.
- Car parking
- Future proofing area (indicatively identified for car park extension, tennis, croquet, dog walking).

While stage 2 delivers two additional sports fields, the overall field capacity remains insufficient to accommodate existing Baysport football field users. Football codes have advised that they will only relocate from Baysport once Te Puāwaitanga provides lighting, changing facilities and clubrooms. Stage 2 will provide the necessary supporting facilities, but it will not address the fundamental issue of insufficient field capacity.

Without additional fields, Baysport users cannot relocate to Te Puāwaitanga, placing the wider aspirations for sporting consolidation, future housing development at Harmony Lane, and implementation of part of the WSP at risk. Te Pātukurea Kerikeri Waipapa Spatial Plan talks about the transition from Harmony Lane current zoning as sports and active recreation as being guided by the WSP, with master planning development in collaboration with subject matter experts and the community.

A permanent home for Kerikeri Gymnastics Club

Kerikeri Gymnastics Club have been integral to the establishment of Te Puāwaitanga, with the National Gymsports Facility Strategy 2017 identifying the need for a permanent gymnastics facility in Kerikeri. As such, stage 2 of the resource consent includes the construction of an indoor gymnastics facility.

The recent 2026 needs assessment indicates that numbers at Kerikeri Gymnastics Club have declined, with the reason being reasonably cited as due to a lack of appropriate facilities. The Club is currently operating out of a disused packhouse along Kerikeri Road, with only limited use allowed during spraying season. Many submitters spoke in support of ensuring Kerikeri Gymnastics Club moves to Te Puāwaitanga as their lease on their current premises expires at the end of September 2026, creating uncertainty about where the club will move to next.

If stage 2 remains unfunded, Kerikeri Gymnastics Club may have no viable pathway to remain in Kerikeri, creating a risk that the sport disappears from the local community for the foreseeable future.

On-site infrastructure upgrades

Current infrastructure at Te Puāwaitanga is sufficient only to service the existing established activities.

The on-site wastewater facility was designed to service the consented development, with any additional buildings requiring careful assessment to confirm capacity. The site has no connection to town water supply, with limitations on bore water take. Although treatment and filtration measures are in place, potable water availability requires further investigation to ensure compliance with all applicable water safety standards for a private supply. Water supply is also critical for field irrigation, as turf fields are sensitive to inadequate maintenance and represent a significant investment in the sports hub.

Future development over and above the resource consent cannot occur until the on-site infrastructure has been upgraded.

Options for consideration

The decision sought from Council is:

- to determine governance support to declare approximately 10 hectares of park land at 1936 State Highway 10, Waipapa, as surplus to requirements and to make that land available for sale or lease, and
- ensure any proceeds generated from a sale or lease would be allocated specifically towards supporting the future development of Te Puāwaitanga.

As per the Bay of Islands - Whangaroa Community Board protocols, the Community Board may provide views to Council in relation to community development plans and structure plans. Staff will progress this report, including the Bay of Island - Whangaroa Community Boards views, to Te Koukou Committee for Transport and Infrastructure for recommendation to Council on the following two options:

Option 1 (recommended)	Option 2
Council declares approximately 10 hectares of park land at Te Puāwaitanga surplus and available for sale or lease, dedicates all resulting financial returns to be used for future Te Puāwaitanga sports hub development only, and directs the Chief Executive Officer to work with FNHL to investigate and assess commercial development opportunities for the site, including any resource consent requirements and associated feasibility considerations.	Council does not declare approximately 10 hectares of land at 1936 State Highway 10, Waipapa (Lot 18 Deposited Plan 316057), as identified in Attachment B, surplus to requirements.

Option 1 - recommended

Option 1 is the preferred outcome from public consultation, with 73% of total submissions voting in favour of a sale or lease of the portion of park land.

Staff will work with Council's commercial arm, FNHL, to explore commercial and retail opportunities for the land. Thanks to FNHL's expertise and proven track record for delivering positive outcomes and long-term value for Northland communities, staff will ensure that all opportunities are assessed to provide the best financial return to support development of stage 2 and plan for future expansion at Te Puāwaitanga. Any identified opportunity will be reported to Council for consideration and decision on implementation.

There is strong community and sports sector interest in further development of Te Puāwaitanga. While some user groups may fundraise for specific facilities, there is an expectation that Council would support future stages through Long-Term Plan funding or the provision of key infrastructure. While no single funding source is likely to cover all future development costs, selling or leasing the surplus park area will contribute significantly, speeding up the development timeline.

Confirming the land available for sale or lease removes a significant barrier to investment, enabling developers to explore, design and propose commercial developments, generating opportunities that would otherwise be unlikely to progress while land availability remained unresolved.

Option 1 supports the WSP by providing clear governance direction into the WSP of Council's desire to achieve diversification of the site. A structure plan can and will recommend a change of zoning, where evidence suggests a better arrangement of an area.

Option 1 is not just a decision to declare the park land surplus and available for sale or lease, but is a strategic pathway to support sport, community and housing outcomes for Kerikeri and Waipapa. It can enable the following trickle down effect:

1. If the park land is declared surplus, it enables consideration of a zoning change for a portion of Lot 18 under the WSP from the proposed sports and active recreation zoning to commercial and retail activities.
2. Proceeds generated from a sale or lease of the commercial and retail land are reinvested into Te Puāwaitanga, supporting development of the remaining 20.8ha, including stage 2, additional sports fields as per the 2026 needs assessment and associated on-site infrastructure upgrades.
3. The expanded sports hub enables Baysport football field users to relocate and provides a permanent home for Kerikeri Gymnastics Club, among other sporting activities, at Te Puāwaitanga.
4. Once Baysport football fields are vacated, the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan can progress investigations into the future zoning and housing development

potential of the Harmony Lane site, including wastewater and water servicing requirements, supporting the delivery of housing opportunities in Waipapa.⁴

Alignment with the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan

Any proposed development of the portion of park land must ensure it aligns with the needs and aspirations of the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan, including supporting blue-green networks, walkways and neighbourhood streets.

Early analysis of the WSP identifies the land adjoining the Whiriwhiritoa Stream as a key blue-green link that contributes to ecological connectivity and public access to the awa. Future development proposals will need to demonstrate how these functions will be protected and enhanced through the retention of sufficient land.

Parks and Reserves Policy 2022, Section 11 – Application of Revenue

Section 11 states:

- All monetary proceeds from land sale will be deposited into a suitable council bank account. Council will apply the monetary proceeds to purchasing, taking on a lease, managing, administering, maintaining, protecting, improving or developing parks and reserves in the same council ward to generally benefit the community from which the net monetary proceeds were derived.

Council may approve the creation of a specific reserve fund for Te Puāwaitanga where any proceeds may be deposited and ring-fenced specifically to be used towards future Te Puāwaitanga development.

Option 2 – not recommended

Option 2 was the least preferred outcome from public consultation, with 11.65% of submissions supporting retention of the park land and opposing a sale or lease.

Choosing option 2 signals that Council does not consider any portion of 1936 State Highway 10, Waipapa, to be surplus to requirements and therefore available for sale or lease to support future development at Te Puāwaitanga. As a result, Council would need to continue relying on alternative funding sources, such as community and private grants, central government initiatives, targeted rates, user charges or future Council funding decisions to progress development.

Development costs have been considered for 3 scenarios⁵:

Scenario	Cost
Completion of stage 2 of resource consent	~\$14,500,000
Remaining assets to complete 2026 needs assessment	~\$4,000,000
Additional aspirational activities ⁶	~\$30,200,000
Total	~\$48,700,000

Additional flood mitigation may be required, with an estimated cost of roughly \$300,000. Costs are estimates at this stage.

Baysport football field users and Kerikeri Gymnastics Club, which are intended to relocate to Te Puāwaitanga, would continue to face uncertainty regarding their long-term future. The site currently

⁴ Step 5 is pending the availability of necessary wastewater and water services for Harmony Lane.

⁵ Quotes are as of May 2026 and will need to be updated upon development

⁶ These include a number of aspirational activities that have been identified through workshops, from members of the public and elected members, including an indoor swimming pool facility, skate park, heli pad, maintenance/storage facility, off-leash dog park, BMX track, dump station, athletics running track, parking extension, community buildings, additional walking tracks. These activities have no approval to proceed at this time.

lacks the field capacity and supporting infrastructure required to accommodate these activities, including additional playing fields, lighting, changing facilities, indoor facilities and clubrooms.

Development timeframes for stage 2 would remain uncertain, delaying community benefits and strategic outcomes anticipated through full development of Te Puāwaitanga.

The WSP may ultimately take a more conservative approach and recommend that Lot 18 remain entirely allocated for sports and active recreation. Following adoption of the WSP in 2027, any future change in land use direction will require a private plan change, resulting in additional costs and reducing the opportunity to integrate land use, infrastructure and growth planning through the current structure planning process.

Opportunities identified through both the WSP and Te Pātukurea Kerikeri Waipapa Spatial Plan for the future transition of the Harmony Lane area into housing may also be delayed or constrained. This includes investigations into wastewater and water servicing requirements and consideration of future residential development opportunities.

As a result of option 2, the broader benefits associated with improved sporting facilities, a permanent home for football and gymnastics, infrastructure upgrades and additional housing opportunities in Waipapa may not be realised in the short to medium term, or could be significantly delayed.

Next steps

Staff will present the Bay of Islands - Whangaroa Community Boards views to Te Koukou Committee for Transport and Infrastructure, who will recommend an option for implementation to Council. A decision is expected in November 2026.

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

The recommended option has no financial or rating implications at this stage of the project.

Existing and proposed budget provision for Te Puāwaitanga

Item	Estimate	Budget status	Timing/comment
Approved capital budgets	\$9,241,169; \$13,821,586	Budgeted	2029/2030, 2030/2031, respectively, approved in the Long-Term Plan 2021/2031
Proposed capital budgets	\$36,000,000	Included for 2027/2028 budget approval	Proposed as part of LTP-Cap-243 to deliver stage 2 of the resource consent and advance staged master planning and governance aligned to the 2026 needs assessment.
Current capital spend to date	\$15,871,640.40	Budgeted	Capital spend related to site development as of August 2026. Includes all physical capital work and prelude project work.
Operating costs	~\$290,000; \$3,200; \$25,235.31	Budgeted	Split between custodian & sports field services, insurance and rates, respectively. Approved in 2026/2027 Annual Plan.

Item	Estimate	Budget status	Timing/comment
Approved capital budgets	\$9,241,169; \$13,821,586	Budgeted	2029/2030, 2030/2031, respectively, approved in the Long-Term Plan 2021/2031
Proposed capital budgets	\$36,000,000	Included for 2027/2028 budget approval	Proposed as part of LTP-Cap-243 to deliver stage 2 of the resource consent and advance staged master planning and governance aligned to the 2026 needs assessment.
Annual depreciation ⁷ cost	~\$377,200	Existing depreciation information	Annual depreciation cost for 2026/2027. Held within the Bay of Islands - Whangaroa parks and reserve depreciation fund.

Rating implications

The table below shows the rating implications for 2026/2027 operating and depreciation costs, the proposed LTP capital budget 2027/2037 and the implications to complete additional stages without supplementary financial funding.

The proposed option 1 has no rating implications at this stage of the project.

Item	Cost	Rating implication per SUIP ⁸ in the Eastern ward	Budget status	Timing / comment
Operating costs and annual depreciation cost	\$695,635.31	\$38.15	Budgeted	2026/2027 costs.
Proposed capital budgets	\$36,000,000	N/A	Proposed	Proposed as part of LTP-Cap-243 to deliver stage 2 of the resource consent and advance staged master planning and governance aligned to the 2026 needs assessment. Included for 2027/2028 budget approval – review needed by project owner
Stage 2 of resource consent	~\$14,500,000	\$103.02	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026

⁷ Depreciation is currently collected for the following: carparking and accessway, electrical, fences, gates, sports fields, stormwater, containers, toilets, changing rooms and water and wastewater systems.

⁸ Separately Used or Inhabited Part (SUIP): a separate dwelling, business, tenancy, flat, vacant commercial unit, or other self-contained use that exists within a single rating unit.

Item	Cost	Rating implication per SUIP ⁸ in the Eastern ward	Budget status	Timing / comment
Remaining assets to complete 2026 needs assessment	~\$4,000,000	\$19.79	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026
Additional aspirational activities	~\$30,200,000	\$168.73	Identified future costs	Cost estimates obtained from Woods civil-engineering consultancy in May 2026

ĀPITI HANGA / ATTACHMENTS

1. Attachment A - analysis of submissions - A5956465 [↓](#) 
2. Attachment B - proposed area for disposal - A5956468 [↓](#) 
3. Attachment C - Ngati Rehia submission - A5956469 [↓](#) 
4. Attachment D - All submission information - A5956578 [↓](#) 
5. Email submission number 146 - A5956548 [↓](#) 
6. Comments from public submission number 99 - A5956550 [↓](#) 

Attachment A: Proposal to sell or lease a portion of park land at 1936 SH 10, Waipapa, to support future Te Puāwaitanga development – Analysis of public submissions

1. Background

On 22 July 2026, Council approved a 4-week public consultation, asking the public if they supported the proposal to sell or lease approximately 10 hectares of park land, located at 1936 SH 10, Waipapa, to help fund future Te Puāwaitanga sports hub and infrastructure development

This document presents the submissions, results and trends received from the public consultation and have informed the recommendation in the report to be submitted to Council on 19 November 2026.

Section 138 of the Local Government Act 2002 states that any proposal to sell or lease part of park land must be consulted on before Council, sells or leases, or agrees to sell or lease, part of the park land.

2. Summary of submissions

Public consultation ran from 31 July to 31 August 2026. A total of 163 submissions were received:

- 131 via the FNDC online survey
- 1 via email submission
- 31 responses at the Te Puāwaitanga drop-in session at Te Puāwaitanga.

10 submitters requested to speak to their submission, with deputations presented to the Bay of Islands - Whangaroa Community Board on 1 October 2026.

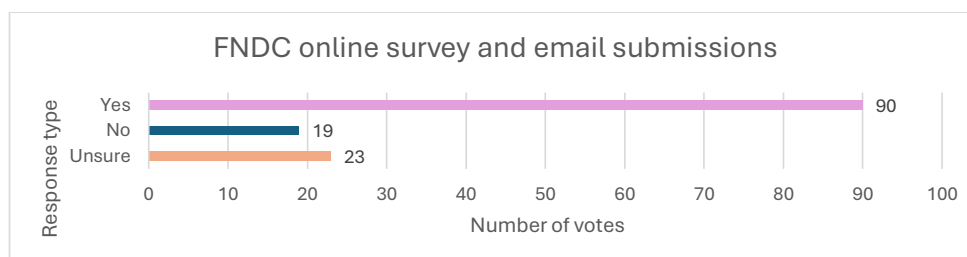
Public consultation asked the following:

“Do you support the council proposing to sell or lease part of the land at 1936 State Highway 10, Waipapa, to help fund the future development of Te Puāwaitanga – Bay of Islands Sports Hub and related infrastructure?”

Members of the public could respond “yes”, “no” or “unsure”. They could also provide feedback on why they were supportive, not supportive or unsure about the proposal, along with any additional thoughts or feedback.

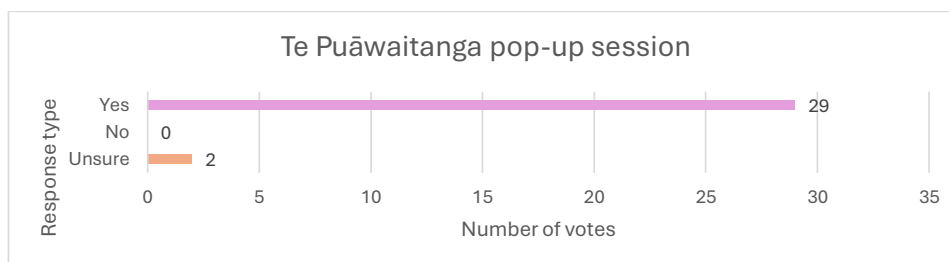
Disclaimer: While most submitter votes aligned with their comments and additional feedback there are a percentage that did not, with some submitters choosing to vote “no” or “unsure” while also providing conflicting feedback that supports “yes”. In these cases, these votes have been allocated to the “unsure” tally of votes, with comments and feedback analysed within the appropriate subsections below.

Figure 1: Results from FNDC online survey and email submissions



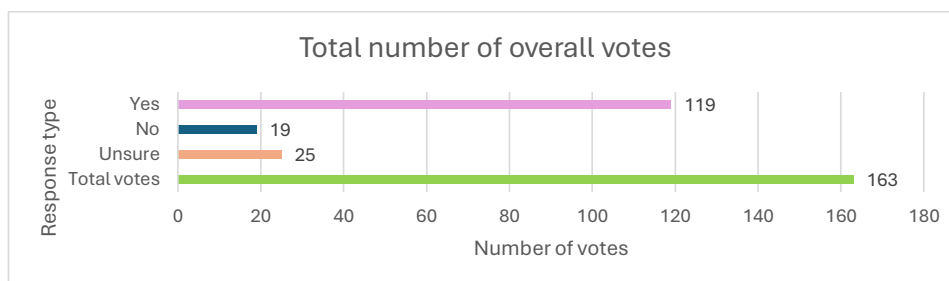
This graph illustrates how many votes each option received in the FNDC online survey and email submissions.

Figure 2: Results from Te Puāwaitanga pop-up session



This graph illustrates how many votes each option received at the Te Puāwaitanga pop-up session.

Figure 3: Total number of overall votes

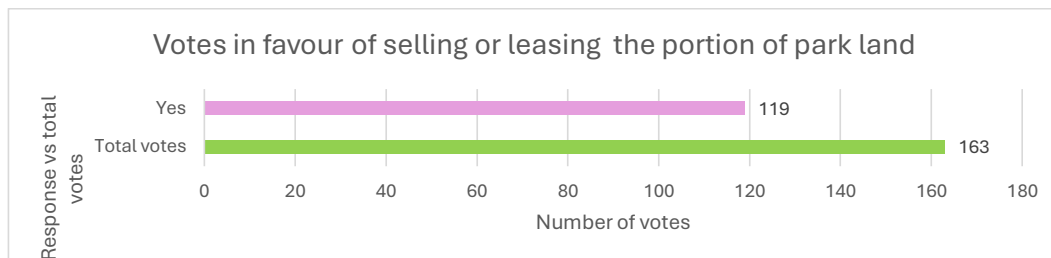


This graph illustrates the total number of votes each option received across all consultation methods.

3. Analysis of public submissions

3.1 Option 1: Votes in support (“yes”) of selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 4: Total votes in favour of selling or leasing the portion of park land



This graph illustrates that 119 out of 163 votes were in support of selling or leasing the portion of park land.

This option came in first overall, with 119 out of 163 submitters voting in support (“yes”) of selling or leasing the portion of park land (73% of total submissions).

3.1.1 Support for option 1

68 submitters expressed their support for this option:

“Because the current facility is not operating at its full potential. The facility would be better a self-sufficient asset if it had clubrooms. A lot of promises were made to clubs about the facility, and these have not been delivered due to the Councils mismanagement and constant delays to progress the project. Now these clubs are still waiting more than 6 years after the property was purchased just to get what they were promised by (redacted) and the PGF funds. It’s time for the council to do what they promised the countless local tax payers they would do in the first place!” **Submission 2**

“We need more facilities in Kerikeri. It’s a growing town and so limited.” **Submission 4**

“We cannot expect councils to fund everything. As long as the process is externally audited.” **Submission 5**

“Te Puāwaitanga is an important community asset, and I hope Council takes a long-term view when making decisions about its future. Any investment should deliver genuine benefits to the community and provide facilities that are well used and accessible to a wide range of people.” **Submission 6**

“So future expansion isn’t paid by rate payers.” **Submission 9**

“... council needs to generate new revenue to ensure rates don’t keep going up.” **Submission 10**

“With a very small ratepaying base in the Far North we have to look at alternative options to fund facilities like this which bring in so much value in terms of community wellbeing and social cohesion. It seems like a practical solution to get the next stage going.” **Submission 11**

“To raise money for future development as long as it gets used for that reason only. More details regarding the structuring of the sale need to be considered.” **Submission 12**

“Council having land banked, unused is not using the opportunity of additional funds for asset development such as improvement these facilities. Use the money for improvements for community use.” **Submission 13**

“It should allow earlier development of the sports hub.” **Submission 15**

“To make an income from unused asset.” **Submission 16**

"Proceeds of the sale going back into community initiatives including an indoor heated 25m swimming pool and hydrotherapy pool. Please include an indoor swimming pool please please please. Definitely on my and many others wishlist. Could also have an outdoor access area where people can come for the day. Plus create more jobs and opportunities for our kids. It would be of benefit to all ages and stages." **Submission 17**

"There is no point having a part constructed sports hub and if this is the only way to raise funds so be it. FNDC can't expect rate payers to pay for this. A large percentage of users would be non-ratepayers (homeowners) and they should contribute." **Submission 19**

"I support this occurring... The proceeds should be in a trust, so they are held invested and used for the stated purpose not other things. At the same time the council should investigate other sources of funding- lottery like coastguard, lotteries commission and other grants and a venue naming sponsor" **Submission 20**

"Ratepayers paid for purchase of the land and should now receive benefit. NO alternative "Community initiative" please!" **Submission 22**

"It makes sense to use an asset that to me at least looks like it will not compromise what is/will be a pretty substantial sport complex. It looks like a sensible trade off." **Submission 23**

"A sensible compromise." **Submission 24**

"The sports facilities is being widely used and as evidenced with the league tournament recently held there it could do with expanding current facilities including the carpark area. The grass fields also could use an upgrade as can be muddy in areas." **Submission 26**

"I think it is a great idea to get some more facilities asap in the area for all our tamariki." **Submission 28**

"Because it will eventually give back to the community anyways. If it was to become retail, it would somehow benefit the community in some way" **Submission 29**

"No cheaper time than the present to build." **Submission 30**

"I support the sale as the council purchased the land a few years ago for what i recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it." **Submission 31**

"It's very good for FNDC to make additional income to fund community projects. This helps with sustainable growth and better facilities. The council can't fund everything through rates." **Submission 35**

"If it means adding better facilities that otherwise wouldn't happen..." **Submission 36**

"I think it's wise, people should remember that money unfortunately doesn't grow on trees so you're better to sell off some of the land and have a really nice facility than have no facility at all." **Submission 37**

"Available funding is tight, selling part of the land will enable additional funding to progress the sports complex." **Submission 41**

"Because the sooner the development gets underway the better." **Submission 45**

"Development of retail close to the sports ground will enhance Waipapa." **Submission 48**

"The sale of land would enable further development of facilities without impacting rates." **Submission 50**

"Seems like a win. Turn surplus land asset into liquid asset to fund desired development of the balance land." **Submission 51**

"Long as it's sold to someone who will develop the land. It currently isn't looking exactly nice so if someone wants to do something decent on that piece of land why not!" **Submission 52**

"If private investment helps fund larger scale projects on the site it has to be a good move." **Submission 53**

"We need growth and improvement We need better facilities for the community and to push the North forward. Enough of this stagnating like a dying little backwater. The north has so much potential - let's use it!!!!" **Submission 54**

"We need more sports facilities but can't afford higher rates to pay for it." **Submission 55**

"Better than alternative of increased borrowing, or increased rates. It would also reduce council commitment to maintaining the unused land." **Submission 56**

"We need indoor court space and leasing some of the asset is a way to get that funded while retaining ownership. You could also use the Shane Jones fund." **Submission 60**

"Better to have the funding to support sustained use and maintenance of the Sports hub. Also unused land may contribute to invasive pest problem, including best plants such as Taiwanese Cherry and Tobacco weed, moth vine. If land is leased there should be a caveat that the land is maintained pest free." **Submission 61**

"It makes sense to self-generate future development costs from such a large parcel of land. This should not compromise any future potential access to a greater linkage within the district and NO further sell of anymore of this land locked in perpetuity." **Submission 63**

"If its a way of raising funds to provide the type of sports facility Kerikeri needs I'm all for it." **Submission 64**

"Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas." **Submission 65**

"It would be good to sell to commercial interests selling wholesome food, for instance hangi and local foods for the people who travel for the sports events." **Submission 66**

"We need the money without we don't have anything and we are a growing community that requires these facilities particularly with the housing developments that have been approved." **Submission 67**

"Help finance future projects." **Submission 68**

"Steady population growth will require more land and development for a variety of sporting activities available to the youth of the district- thereby balancing pursuit of healthy outdoor physical activity with indoor passive hours spent on their devices both texting and gaming." **Submission 69**

"Have to be able to raise funds somehow." **Submission 71**

"To have more events like the NZ Māori rugby league tournament." **Submission 73**

"Sports hubs for youth and everyone are very important in a community as they provide a space for kids to be occupied and healthy." **Submission 74**

"It's well overdue..." **Submission 75**

"Sports facilities have a positive return on the physical and mental health of a community..." **Submission 76**

"We would really like this facility completed to its full potential. It could be just like Kensington park Whangarei if done right." **Submission 77**

"The current sports hub needs further funding to support the clubs using the ground. At the moment it is just fields which are already needing repair." **Submission 78**

"It would be great if you would lease or sell it to an organisation / the community to get an indoor aquatic centre built in Kerikeri on that land." **Submission 79**

"So the complex can be finished liked you promised it would be." **Submission 83**

"Great use of this land." **Submission 87**

"Sports and leisure facilities are severely lacking in the area..." **Submission 94**

"Give the land the opportunity to be used for something useful instead of just sitting there. Better than raising taxes." **Submission 96**

"The additional land is not needed for more sport and could fetch good money in the private market which could help fund infrastructure for the sports field." **Submission 97**

"It's a good way to ensure the sports hub can be developed further, and it would be good to have more retail outlets here (if we go down the retail route)." **Submission 98**

"The area is growing quickly and more sporting infrastructure is needed." **Submission 100**

"I support the proposal as I believe the funds received from selling or leasing the land will speed up the addition of enhancements to what is already at the grounds." **Submission 101**

"On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities." **Submission 102**

"Better to have less useful land than more unused land." **Submission 103**

"Presuming it is necessary, but more information would be good." **Submission 104**

"It would be great to have more sports related infrastructure." **Submission 110**

"Keep our rates down." **Submission 111**

"It would be great to have more funding and improve what we already have. Keep up the good job you are doing!" **Submission 112**

"Sports are growing exponentially in the local regions and cashflow is essential to support the multisport facilities needed in order to provide opportunities for children and their wider whanau." **Submission 115**

"So long as all funds are invested in this facility/property." **Submission 116**

"Simplest, fastest and easiest way to get funds to build stage 2." **Submission 117**

"If the sale or lease of part of the land will mean that the development of the fields for the necessary codes is sped up, then do it." **Submission 118**

"For future development." **Submission 119**

"Because I support development of sporting facilities in the Far North." **Submission 120**

"The funds can be used for future development of sport, recreation and fitness facilities - we are in much need for investing in this area." **Submission 122**

"To speed up the development of football fields and clubhouse." **Submission 123**

"Because the proceeds of the funds could be better invested into other sports amenities." **Submission 124**

"We have such a large portion of land, most of which is currently unused due to insufficient funds to develop it." **Submission 125**

"Only if all profits are funnelled back into the development of the hub. ALL profits." **Submission 126**

"I support this proposal because investing in the future development of Te Puāwaitanga – Bay of Islands Sports Hub could create valuable opportunities for our local community, particularly children, young people and families."

Having a well-developed sports and recreation space in the area would provide a suitable venue for a wider range of community activities, events and recreational programmes in the future. I believe retaining sufficient land for current and future recreation while using part of the land to help fund the development is a positive opportunity for the community. I would like to see the future Sports Hub remain accessible to local community organisations and groups running activities for children, young people and families. Facilities that can accommodate community events, recreation and inclusive play would be a valuable asset for the wider Mid North community.” Submission 128

“More facilities for our community, makes sense to me.” Submission 130

“It seems like a pragmatic way to raise funds for development of the sports fields.” Submission 131

“We need more development over here. More revenue more facilities for the general public.” Submission 135

“To make public use for the land. In particular for dogs off leash to use for exercise and training. There are very limited areas for this purpose. The Rolands Wood site is quite steep and slippery for older dog owners and the off-leash area at Waitotara reserve is unfenced next to a busy road.” Submission 138

“The current sports facility is great however there is so much scope for further development- the proposal would provide guaranteed funds to continue to development of Te Puāwaitanga.” Submission 140

“Leasing or selling unused land to help develop the rest of the sports hub is best for the community if it means it will be used to benefit the community.” Submission 141

“It seems like a viable way to help fund the sports hub and a great facility for the mid north!” Submission 142

“It’s good to have the facilities for the community and for the youth. It makes other towns, cities come to the town to play sport rather than locals having to travel all the time. Will bring money up to the far north. As long as some of the land is kept.” Submission 143

“If the proposal retains enough land to serve its purpose as stated in this question, I see no issue. It could open up opportunities and be utilised in other ways which could benefit the community, become an asset to the area and grow the local economy. Putting Kerikeri/Waipapa back in the map.” Submission 144

3.1.2 Sporting code individual submissions

Kerikeri Cricket Club and Northland Regional Football (submissions 132 and 145, respectively) provided the following feedback:

“Te Puāwaitanga Sportshub is an asset to the local community and has already proved so in hosting a National Rugby League Tournament and over 300 junior footballers a week throughout the football season over the past 2 years. The development of the facility is vital to the ongoing infrastructure and support of Sports development in the Far North with other codes, particularly Kerikeri Gymnastics Club really struggling to survive without a place to call home. Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go a long way towards securing the future of the Gymnastics Club and give those involved the opportunity to develop a Sportshub that the local community can be proud of and will guarantee visitor revenue being brought into the Bay of Islands with the ability to host Tournaments at Te Puāwaitanga.” Submission 132

“I am Chairman of the Kerikeri Cricket Club, and on behalf of our club we are very supportive of the sale of 10 hectares of the property, to assist with funding the significant infrastructure still required at Te Puāwaitanga. This includes a dedicated clubrooms with shower and changing facilities, as well as an area for post-match hospitality. The Kerikeri Cricket Club is the biggest Cricket Club in Northland and we are growing fast. We are also the only Cricket club in Northland with dedicated female cricket teams. To continue to grow our game, especially amongst our younger players, we really need to see more investment in Te Puāwaitanga to cater for our sport. As a community we have a unique opportunity to develop a modern, fit for purpose, multi-sport complex which will serve Kerikeri and the Far North for years to come. The funds from the sale of a portion of the property will help bring this potential to reality.

Providing fit for purpose sporting facilities and amenities in our local community has huge benefits for everyone, and we do not see any downside to the ongoing growth and development of Te Puāwaitanga. Any sale of a portion of the property at Te Puāwaitanga will generate the much-needed funds for further investment in the infrastructure of the site. We’re also very

comfortable with the development of more commercial activity in the area, which is a natural feature of Kerikeri's ongoing growth. Roading infrastructure and other commercial activity in the area lends itself to this development." **Submission 145**

3.1.3. Sale of the portion of park land

15 submitters specifically commented their support of the sale of the portion of park land:

"As long as the purchaser is a local/local club, to then be able to build clubhouse/changing room and other facilities to benefit their club, I would be happy with the land being sold." **Submission 3**

"Sell the land but spend it wisely and look to the future instead of just now." **Submission 4**

"Sell the land." **Submission 13**

"Proceeds of the sale going back into community initiatives..." **Submission 17**

"I support this occurring provided the sale must be via a fully contestable process, to the highest bidder and no related parties (eg councillors, Far North holdings) and not allow a development that clashes with the sports centre idea the proceeds should be in a trust so they are held invested and used for the stated purpose not other things at the same time the council should investigate other sources of funding- lottery like coastguard, lotteries commission and other grants and a venue naming sponsor." **Submitter 20**

"I support the sale as the council purchased the land a few years ago for what I recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it." **Submission 31**

"...better to sell off some of the land and have a really nice facility than have no facility at all." **Submission 37**

"Available funding is tight, selling part of the land will enable additional funding to progress the sports complex." **Submission 41**

"The sale of land would enable further development of facilities without impacting rates." **Submission 50**

"Long as it's sold to someone who will develop the land." **Submission 52**

"It would be good to sell to commercial interests selling wholesome food..." **Submission 66**

"Selling the land will not only support more development at Te Puāwaitanga but will hopefully bring in some more commercial and retail variety to the district, which will bring more people to the area." **Submission 125**

"Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go a long way towards securing the future of the Gymnastics Club..." **Submission 132**

"It's a good idea to sell off some of the land to fund the future development." **Submission 143**

"Any sale of a portion of the property at Te Puāwaitanga will generate the much-needed funds for further investment in the infrastructure of the site." **Submission 145**

3.1.4 Lease of the portion of park land

19 submitters specifically commented their support for the lease of the portion of park land:

"The question combines two very different options. I would support leasing part of the land, subject to appropriate terms and safeguards, but I do not support the sale of publicly owned land. Leasing could provide revenue to support Te Puāwaitanga and associated infrastructure while retaining public ownership of a community asset. It preserves future options, allows Council oversight of land use, and ensures future land value remains for the benefit of the community. Selling the land is irreversible. Once sold, it is lost from public ownership and cannot easily be recovered for future community purposes. As Waipapa and the surrounding area continue to grow, land suitable for community infrastructure will become increasingly valuable and difficult to replace. While I support sustainable funding solutions for the Sports Hub, Council should prioritise options that retain public ownership. Therefore, I support leasing part of the land, but not its sale. I am also concerned that selling land could create future reverse sensitivity issues, where neighbouring development limits the operation or expansion of the Sports

Hub. Once land is sold, it is gone forever. Retaining ownership provides greater flexibility to meet future community needs as Waipapa continues to grow." **Submission 6**

"Lease the land for 99 years to Kainga Ora for a residential housing project." **Submission 16**

"I support leasing the land as this would allow for expansion of facilities if required. If the land was sold there is a possibility in the future that the facility would be too small for the growing population." **Submission 27**

"Selling / medium to long-term lease of the property will severely hamper future growth...It will be very short sighted to dispose of the land. Once gone will never be bought back" **Submission 33**

"Lease maybe, sell definitely NOT!?? Space/land is precious! WE NEED THIS for our youth!" **Submission 46**

"Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas" **Submission 65**

"...lease the land with all funds going towards supporting the maintenance and improvement of current facilities - i.e. create a self-sustaining model. I recommend establishing the grounds as a self-supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities." **Submission 50**

"Selling is not a good option, leasing will be fine as we retain control over the land, and if we need it at some stage in the future we won't have to buy it back at an inflated price." **Submission 84**

"We only support the leasing of said land and oppose the sale. A 30year lease would let us see the lay of the land in mid2056/57 and it would still be available to the community at that time to decide. Of course under amalgamation Whangarei may decide they want the money now, you know like a corporate raider does." **Submission 90**

"But lease only to future proof expansion of sports Hub..." **Submission 92**

"I would support the "lease of this land" only if it made viable economical sense to do so. Don't sell the land as you may require it in the future. Leasing can guarantee long term economic benefits." **Submission 93**

"Leasing -potentially to generate funds for further sporting development (like club rooms)." **Submission 95**

"On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities. I don't agree with selling the land." **Submission 102**

"I'd say lease it instead of selling." **Submission 110**

"First preferred choice lease, then sell. So long as all funds are invested in this facility/property." **Submission 116**

"I don't think it should be sold for private use. If it was leased it would have to be carefully managed. Leasing could be a good financial option to support development of the sports fields." **Submission 121**

"Lease.....maybe, but sell, definitely NOT, Kerikeri is expanding rapidly! To get this space back in such a perfect location would be impossible! If leased it would allow for the possibility of expansion later." **Submission 129**

"Leasing might be better for long term gains." **Submission 134**

"Leasing the land would provide the space more financial opportunities and most importantly upgrades that are desperately needed eg, club rooms, indoor courts. Leasing the land would also provide development in the area to help the communities growth." **Submission 137**

3.1.4 Alternative approaches

Two submissions (71 and 113) did not fit neatly within either the selling or leasing preference:

- Submission 71 noted that they think leasing is a better option but depends on if a lump sum of funds is needed or not.
- Submission 113 suggested selling a portion of the land and leasing the rest of it in case it is needed in the future.

3.1.5 Suggested activities and use of funds

Submitters who voted in favour of selling or leasing the portion of park land also identified the following activities that they would like to see delivered at Te Puāwaitanga:

Activity	Number of times suggested
Indoor heated swimming pool facilities	27
Clubhouse/indoor sport/gymnastic venue	16
Dog park	9
Walking tracks	5
Carpark expansion	4
Changing rooms	3
Green space/playground	3
Cycleway	2
BMX track	2
Basketball court	1
Velodrome	1
Freedom camping	1
Botanical garden	1
Grass field upgrades	1
Disc golf	1
Hot water shower block	1
Rubbish and recycling facilities	1

3.1.6 Suggested uses for the park land proposed for sale or lease

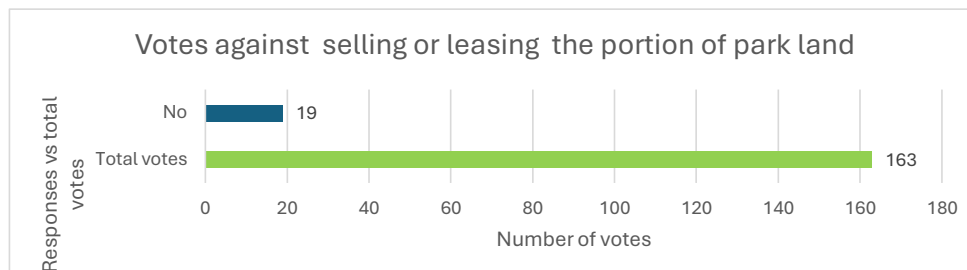
Seven submitters (10, 44, 48, 68, 74, 114 and 135) identified the following specific developments that could contribute to the future growth and success of Te Puāwaitanga:

- Hospital ¹.
- Social housing.
- School/educational purposes.
- Food outlets.
- Activity options for children.
- Sports related business (chiropractor, sports good, clothing stores, health food shop).
- Bus terminal.

¹ Submission 74 notes "It's likely that the space is too small for a hospital and that of course is another story and far too complicated, however, I would like the FNDC to keep a hospital in our area in mind. We have a quickly aging population in Kerikeri and surrounds and it would be marvellous to have a hospital in our vicinity."

3.2 Option 2: Votes against (“no”) selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 5: Total votes against of selling or leasing the portion of park land



This graph illustrates that 19 out of 163 votes were against selling or leasing the portion of park land.

This option came in third overall, with 19 out of 163 submitters voting against (“no”) selling or leasing the portion of park land (11.65% of total submissions).

3.2.1 Support for option 2

16 submitters expressed being against selling or leasing the park land:

“Loss of asset” **Submission 1**

“Keep the land for the sports - you can never get that space back.” **Submission 8**

“Once the land is sold it can never be recovered - Kerikeri needs more open spaces and walks for its burgeoning population. I would rather see slow Council amenity development and retain the land as opposed to a short-term business burst to get thing done quickly but lose precious district land forever.” **Submission 14**

“The Far North is in more need of basic infrastructure which is not so glorious but much more needed. Safe roads, sewage, fibre to rural areas or more wireless towers, flood prevention. You people know very well all that we need yet you spend scarce and hard earned taxpayer dollars on recreation, statues, landscaping when the base minimum is not delivered. Our requests for years unheeded.” **Submission 18**

“Another claim on our rates and subsidies a look good show for council” **Submission 25**

“This council will waste the money.” **Submission 32**

“Kerikeri / Waipapa are growing very fast. Selling / medium to long-term lease of the property will severely hamper future growth...It will be very short sighted to dispose of the land. Once gone will never be bought back.” **Submission 33**

“Funds need to be raised in a different method. Kerikeri is so desperate for more facilities you need that land available not sold.” **Submission 42**

“Because you cannot be trusted to act with the best intentions of rate payers.” **Submission 43**

“This land will be required at a later date for public sports development, it will hub for sport in far North. As the population grows.” **Submission 47**

“This seems short sighted. I support keeping the land and improving facilities over time. I recommend establishing the grounds as a self supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities.” **Submission 49**

"There's other land we could sell that won't be needed if we were to develop this into a state of the art sporting complex. The options are endless but once it's sold it's sold there's no getting this back. Council need to get this right."

Submission 56

"It's a lifestyle green space area that could be kept as such. Spread of commercial activity is not the best long term plan for a semi-rural regional town. Consolidate commercial activity to a clearly defined and concentrated area."

Submission 57

"We need to preserve as many publicly owned spaces as possible; we will never be able to buy them back. At the very least plant the unused part of this space in trees and not necessarily strictly in native trees - take a look at Roland's Wood. It is in constant use. Another space such as this being fully planted, in the heart of the town, can only be a good thing for the whole community."

Submission 62

"The land has been procured for the sports ground. I don't like/appreciate it being used for a retail etc purpose. I should be a part of the sports ground. be it a park or something else but not retail."

Submission 71

"The land was specifically bought for recreational use."

Submission 99

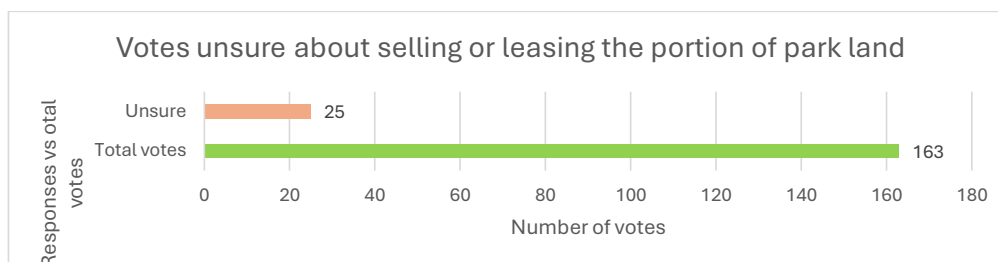
3.2.2 Alternative methods to generate funds

Four submitters (42, 47, 49 and 58) suggested alternative methods to generate funds to support future Te Puāwaitanga development:

- Submission 42 suggested that an indoor pool/gym could generate funds to repay the build, and crowd funding/events to raise funds.
- Submission 47 suggested leasing opportunities for clubs and a pay-as-you use hot shower block.
- Submission 49 suggested establishing the grounds as a self-supporting block with revenue going towards maintaining and improving the sporting facilities.
- Submission 58 also suggested fundraising, with the community working in conjunction with council and other funders.

3.3 Option 3: Votes unsure about selling or leasing the portion of park land to support future Te Puāwaitanga development

Figure 6: Total votes unsure about of selling or leasing the portion of park land



This graph illustrates that 25 out of 163 votes were unsure about selling or leasing the portion of park land.

This option came in second overall, with 25 out of 163 submitters voting "unsure" to selling or leasing the portion of park land (15.34% of total submissions).

3.3.1 Comments unsure about selling or leasing the portion of park land

Five submitters were unsure of their preferred option and provided the following feedback:

"Have local Iwi been involved in this decision process? I am for it if Iwi are for it. :)"

Submission 85

"I am really cautious about responding positively because I now do not trust the council as to what they are not telling us. Nothing said here about iwi or hapu involvement. If I said yes what is being hidden from us that will come out as a later surprise." **Submission 85**

"It will depend on what you want to do with it. If it will serve the full community or just the selected few." **Submission 108**

"This consultation is premature. There is no concrete proposal for the use of the funds or what is being proposed. There is insufficient information to enable the public to make a meaningful decision. Little effort has been made to properly identify and assess the reasonably practicable options in respect of the land. How much money is needed? This will determine whether, for example, sale or lease is necessary. Would the commercial use of the land include protections from, for example, anything which may pollute or otherwise contaminate the land or Te Puāwaitanga or be against community values? What is the council's vision for this precinct? These considerations are all relevant to any consultation." **Submission 109**

"It would be a shame to lose the space for the community as the population grows. There is minimal community spaces as it currently stands. Whether the area is leased or sold, it needs to be something that supports sports in Kerikeri or activity options for kids. There are very limited recreational spaces, the land would be utilised staying as this zoning." **Submission 114**

"Depends on what it will be used for, if used for commercial purposes like entertainment ie arcades, tenpin bowling, we don't need more housing there but more things for the existing community to make use of." **Submission 127**

4. Concerns related to selling or leasing the portion of park land

18 submitters raised the following concerns related to development opportunities, project delays, proposal queries, other sporting requirements within the district and speed along State Highway 10.

4.1 Development concerns

Four submitters (39, 94, 95 and 146) noted concerns related to development opportunities on the portion of park land:

- Submission 39 noted that most of the land in question is flood prone and not suitable for commercial development. They suggest that the eastern third of the property could be subdivided off and sold, provided a suitable highway intersection and vested access road is provided, and an esplanade reserve is created along the Whiriwhiritoa Stream. They note that western two thirds of the site must be retained as a reserve for flood management and mitigating the effects of the proposed development on downstream flooding.
- Submission 94 acknowledges that while there is a lack of sport and leisure facilities in the area, Council must put in wastewater infrastructure for the whole of Waipapa before any development proceeds, to comply with Council's conditions for development for the private sector. Waipapa township and estate needs wastewater services to enable any further growth and the funds raised should be used for this.
- Submission 95 noted that they would be completely opposed to any of the area becoming social housing.
- Submission 146, on behalf of three Waitotara Drive residents, expressed the following concerns:
 - The "triangle" of land included within the map used for public consultation is protected from development and shall be maintained as open space or grazed land as per the resource consent conditions,
 - The land is subject to flooding as noted in NRCs flood maps,
 - The land is zoned as Sports and Recreation zone in the new District Plan and was not flagged for commercial or industrial development at any stage during the zoning submissions,
 - A submission to change the zoning in Waitotara Drive by two landowners to enable more intense development was rejected by the Hearings Committee, and

- A shift to commercial or industrial use is a wholesale change of the dedicated purpose of the purchase of the land for recreational purposes and far outside the reasonable expected outcomes that the public could expect.

4.1.1 Staff feedback

Flooding, stormwater and wastewater management are known considerations for the site and would form an important part of any future development assessment. Any proposal to develop the portion of park land would need to demonstrate how these risks will be addressed and managed before the necessary approvals are obtained.

The triangular portion of land identified in the resource consent conditions no longer forms part of the proposed area for sale or lease and will continue to be subject to those conditions.

Staff are currently in the process of developing a Waipapa Structure Plan (WSP), which, when adopted, will provide a long-term framework to guide land use, infrastructure and growth decisions for Waipapa. Without further governance direction on 1936 State Highway 10, Waipapa (current direction within the Proposed District Plan is that the land allocation shall be held in its entirety as sports and active recreation), the WSP process would have to rely on public input combined with technical assessments to determine the maximum sport and active recreation land area needs for the site, and whether any part of the land should be provided for alternative land uses. Seeking additional governance direction through this current proposal will set a clear signal into the WSP of Council's desire to achieve or not diversification of the site. Any future use of the land would remain subject to the applicable planning framework, including any requirements for resource consent or other regulatory approvals.

Staff acknowledge that the land was originally purchased to support the development of the Bay of Islands Sports Hub (resolution 2020/9) and recognise the importance of retaining sufficient land to meet current and future sporting and recreational needs at Te Puāwaitanga. To determine whether any land could be used to financially support the sites ongoing development, staff assessed the total 46ha landholding against the requirements of stages 1 and 2 of the resource consent, the 2026 needs assessment and potential future sports and recreation activities. This assessment identified a need for approximately 30ha, which has been set aside to accommodate these requirements. This leaves around 16ha of currently unallocated land, of which approximately 10ha has been identified as potentially suitable for sale or lease. Any proceeds generated would be reinvested into the future development of Te Puāwaitanga. Council has completed public consultation in accordance with section 138 of the Local Government Act 2002, providing the community with an opportunity to express its views on the proposed sale or lease of a portion of the park land before Council makes a final decision.

While this report does not ask Council to make a decision on the final development on the park land, housing has not been identified as a suitable use of the land.

4.2 Proposal concerns

9 submitters (40, 59, 85, 88, 99, 107, 109 and 133) requested additional information to support the proposal decision making process:

- Submission 40 noted that while they are in favour of the sale of the land if it is no longer required, the funds should go towards helping to minimise rate increases, and further improvements at the sports field should be self-funded by the users i.e. charges applied or increased for using the facilities.
- Submission 59 suggested that the proposal was "limiting opportunities that we don't know we need yet", and that Council shouldn't limit health and wellbeing options.
- Submissions 85 and 88 queried local hapū and iwi involvement in the consultation so far.
- Submission 95 queried if the funds have been accurately spent for the development so far, and if rate payer funds are being used appropriately, fairly, and their voices being listened to. They also asked what is happening to the old football field, club room and gymnastics club.
- Submission 107, 109 and 133 asked similar questions, questioning local hapū involvement and wanted more information from the 2026 needs assessment and internal review, how much money is needed for

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development, land protections, a valuation, comparison of sale vs lease options and costed plans showing what facilities the proceeds would deliver. Submission 99 raised similar concerns, with an emphasis on carrying out activities that differ from those in the Proposed District Plan and noting an inconsistency within the map, being that the outlined area is bigger than the proposed 10ha for sale or lease.

4.2.1 Staff feedback

Staff propose allocating any proceeds from a sale or lease to a dedicated Te Puāwaitanga fund. This will ensure the funds are used exclusively to support future sports hub development. As parks and reserves are funded through ward rates, using these funds to support Te Puāwaitanga development will help reduce the need for future rate increases for Bay of Islands-Whangaroa ward ratepayers.

As noted in 4.1.1, staff have completed detailed analysis on future sports and recreation needs for the site. Full costing breakdown was provided within the reports to gain public consultation approval and noted below²:

- Stage 2 resource consent approved works: \$14,414,466
- Remaining 2026 needs assessment items: \$3,898,381
- Aspirational sports and recreational items: \$30,193,306

Development costs of Te Puāwaitanga to date, including roading and infrastructure requirements, are \$15,871,640.40.

The 22 July 2026 public Council meeting agenda provides a copy of the 2026 needs assessment, internal review and all identified potential activities that could occur on site. The 2026 Woods cost estimate and land development feasibility document notes that a developable area of approximately 3.5ha could generate approximately \$11,900,000. This amount is fully dependant on the type of activity proposed on the land and will require relevant resource consent approval to confirm actual possible financial return. Sale vs lease options have not been considered in depth as part of seeking Council approval to sell or lease the portion of park land.

Staff note and appreciate that the error with the outlined area proposed for sale or lease was brought to their attention. This has now been rectified and is reflected in **Attachment B**.

The WSP will guide future land use, infrastructure and growth in Waipapa. Without further governance direction, the WSP will rely on public feedback and technical assessments to determine the site's sport and recreation needs and whether alternative land uses should be considered. Determining if there is land available for sale or lease within 1936 State Highway 10, Waipapa, provides a clear signal on Council's preference for diversification, which will inform the WSP. Any future development would remain subject to planning and regulatory approvals.

Ngāti Rēhia have provided their full support for disposal (sale or lease) of land identified as surplus to requirements of the established collective sporting codes of Te Puāwaitanga, as long as the financial benefits of the disposal are used to assist with development of the next stage of Te Puāwaitanga. A separate submission from Ngāti Rēhia suggested that the land could be used for educational purposes, though they confirmed are aware that this does not fit in with the possible commercial/retail use.

Regarding the old football field, club room and gymnastics club, staff assume that submission 107 is referring to the football fields and club room located at Baysport, Harmony Lane. Stage 2 of the resource consent includes provision for the development of two further sports fields and indoor gymnastics building, however additional fields are needed to support full relocation of the users of Baysport football fields to Te Puāwaitanga. The clubrooms and associated buildings at Baysport are not owned by Council. Council does not own the building that is currently leased by Kerikeri Gymnastics Club.

4.3. Concerns about investment across the district

Two submitters (38 and 120) raised concerns relating to sporting requirements for other areas within the district:

- Submission 38 queried why the eastern ward is getting work done while the western ward gets nothing.

² Costs are as of 2026 and will require updated quotes if works are to proceed

- Submission 120 noted the critical need for investment in drainage infrastructure and sporting facilities in both Russell and Paihia and requested that funds be put aside to correct these issues.

4.3.1 Staff feedback

Papa Hawaiiki opened in Kaikohe in 2024 and is a multisport complex that supports a wide range of sports including basketball, volleyball, badminton, table tennis, netball and turbo touch. Kaikohe also has a number of playing fields available for public use.

While out of scope of this project, staff have noted the concerns for Paihia and Russell and have passed them to the relevant team for consideration.

4.4 Speed concerns

Submissions 77, 91 and 101 all note that the speed along State Highway 10 needs to be reduced, with the 70km/h speed sign needs to be moved down the road by the bridge coming into Waipapa, due to the number of near misses that happen pulling out of Te Puāwaitanga onto the State Highway.

4.4.1 Staff feedback

Waka Kotahi/NZTA was consulted before the resource consent application for stages 1 and 2 was lodged. At that time, Waka Kotahi/NZTA did not identify a need to reduce the speed limit outside Te Puāwaitanga, which is currently 100km/h. Further consultation with Waka Kotahi/NZTA will be required before stage 2 development proceeds, and further assessment may identify a need to review the speed limit.

4.5 Other concerns

While submitter 2 voted “yes”, they expressed strong dissatisfaction with ongoing project delays, inadequate planning and delivery, unresolved access and parking issues, the removal of the promised grass cricket wicket, and urged Council to transfer control of the facility to a governance entity through a lease arrangement so it can manage the project independently.

4.5.1 Staff feedback

Approved resource consent development is divided into two stages, with stage 1 completed and opened for public use in May 2025. Stage 2, currently unfunded, includes 124 additional car park spaces plus overflow for 66 spaces and 3 cricket wickets.

Te Puāwaitanga Governance Group has been established and is currently going through the process to become an incorporated society which will allow them to lease and manage the facility separate from Council.

5. Kerikeri Gymnastics Club

Six submitters (50, 81, 92, 95, 132 and 144) raised concerns over the future of the Kerikeri Gymnastics Club, which is currently uncertain due to not having a permanent home. Submissions 81 and 144 note that Kerikeri Gymnastics Club was a founding member involved in initial planning who helped get the development of Te Puāwaitanga off the ground.

5.1 Staff feedback

While stage 2 includes a gymnastics facility to provide Kerikeri Gymnastics Club with a permanent home, delivery remains dependent on securing funding. Any proceeds from the sale or lease of the portion of park land will be allocated to a dedicated Te Puāwaitanga fund to support stage 2 development, including the gymnastics facility. As funding is not currently available, Council cannot confirm a timeframe for delivery.

Attachment B: Area of park land proposed for disposal (sale or lease)

Outlined below in red is the indicative 10 hectares of park land proposed for disposal (sale or lease), located at 1936 State Highway 10, Waipapa.

Boundaries are indicative only and are subject to change pending resource consent approval.



28th August 2026

Te Kaunihera o
Te Hiku o Te ika

Attention: Michelle Rochell

Michelle.Rockell@fndc.govt.nz



RE: Public Consultation Land Designation

Tēnā koe Michelle,

Please find on behalf of Te Rūnanga o Ngāti Rēhia Charitable Trust (TRONR) our proposal for the disposal/re-purpose of the portion of park land associated with the Te Puāwaitanga Sports grounds located at 1936 State Highway 10, Waipapa.

TRONR fully supports the disposal of land identified as surplus to the requirements of the established collective sporting codes of Te Puāwaitanga.

TRONR co-chair the Te Puāwaitanga Incorporation who are responsible for the development of the site and the next stages of development.

Our support is made on the basis that the financial benefits of the disposal will assist with the development of the next stage of Te Puāwaitanga.

We hope this proposal meets favourably with Kaunihera o Te Hiku o Te Ika.
Mauri ora,

Kipa Munro
Chair, Te Rūnanga o Ngāti Rēhia

Submission	Yes	No	Unsure	Please tell us why you support this proposal.	Please tell us why you do not support this proposal.	Please tell us why you are unsure about this proposal and what additional information might help you make a decision.	Please share any other thoughts or feedback
1		1			Loss if asset		Development of a community heated swimming pool facilities with gym and other facilities attached would be a great resource for the community
2	1			Because the current facility is not operating at its full potential. The facility would be better a self-sufficient asset if it had clubrooms. A lot of promises were made to clubs about the facility and these have not been delivered due to the Councils mis-management and constant delays to progress the project. Now these clubs are still waiting more than 6 years after the property was purchased just to get what they were promised by [redacted] and the PGF funds. Its time for the council to do what they promised the countless local tax papers the would do in the first place!			Very disappointed by the constant delays around this project! There is still no safe walking access to the facility although initial stages talked about extending the footpath from Bunnings down to the facility behind the row of trees on the state highway. The car parking is a joke! Very poor planing all round for this project and given how much time and money went into it the outcome is very poor. Also further distressing is the current communications from council to suggest that whilst the cricket club were promised a grass wicket as part of the facility they have now been advised that the council have 'changed their mind' because its going to be too expensive to maintain. This is ridiculous and the facility should have been handed over to a governance entity years ago! Council have mucked around for far too long with this project! Get a lease agreed with the governance entity and let them take control of the lease of the remaining property and the autonomy to do the job themselves!
3			1			As long as the purchaser is a local/local club, to then be able to build clubhouse/changing room and other facilities to benefit their club, I would be happy with the land being sold.	

4	1			We need more facilities in Kerikeri. It's a growing town and so limited. But also we need a swimming pool. We can't afford the fuel or time to drive to Kawakawa and other sports and forms of exercise are important. This has long been something that the residents of this community have wanted. Sell the land but spend it wisely and look to the future instead of just now.			
5	1			We cannot expect councils to fund everything. As long as the process is externally audited.			

6			1		The question combines two very different options. I would support leasing part of the land, subject to appropriate terms and safeguards, but I do not support the sale of publicly owned land. Leasing could provide revenue to support Te Puāwaitanga and associated infrastructure while retaining public ownership of a community asset. It preserves future options, allows Council oversight of land use, and ensures future land value remains for the benefit of the community. Selling the land is irreversible. Once sold, it is lost from public ownership and cannot easily be recovered for future community purposes. As Waipapa and the surrounding area continue to grow, land suitable for community infrastructure will become increasingly valuable and difficult to replace. While I support sustainable funding solutions for the Sports Hub, Council should prioritise options that retain public ownership. Therefore, I support leasing part of the land, but not its sale.		Te Puāwaitanga is an important community asset and I hope Council takes a long-term view when making decisions about its future. Any investment should deliver genuine benefits to the community and provide facilities that are well used and accessible to a wide range of people. I am also concerned that selling land could create future reverse sensitivity issues, where neighbouring development limits the operation or expansion of the Sports Hub. Once land is sold, it is gone forever. Retaining ownership provides greater flexibility to meet future community needs as Waipapa continues to grow.
7	1			Need swimming facilities			Swimming facilities are needed.

8		1			Keep the land for the sports - you can never get that space back		
9	1				So future expansion isn't paid by rate payers		
10	1				Kerikeri needs a KFC on the site Also council needs to generate new revenue to ensure rates don't keep going up.		
11	1				With a very small ratepaying base in the Far North we have to look at alternative options to fund facilities like this which bring in so much value in terms of community wellbeing and social cohesion. It's seems like a practical solution to get the next stage going.		
12	1				To raise money for future development as long as it gets used for that reason only. More details regarding the structuring of the sale need to be considered		I would like to see the board set up a trust and look for a partnership deal with regards to developing opportunities. A 50/50 partnership would work
13	1				Sell the land Council having land banked, unused is not using the opportunity of additional funds for asset development such as improvement these facilities Use the money for improvements for community use		
14		1				Once the land is sold it can never be recovered - Kerikeri needs more open spaces and walks for its burgeoning population. I would rather see slow Council amenity development and retain the land as opposed to a short term business burst to get	

					thing done quickly but lose precious district land forever.		
15	1			It should allow earlier development of the sports hub.			
16	1			To make an income from unused asset.			It is close to retail - I think the property could be converted to townhouses / apartments and or Kaianga Ora housing complex. Potentially a local / national government arrangement. Lease the land for 99 years to Kainga Ora for a residential housing project.
17	1			Proceeds of the sale going back into community initiatives including an indoor heated 25m swimming pool and hydrotherapy pool. Please include an indoor swimming pool please please please. 🧑 definitely on my and many others wishlist. Could also have an outdoor access area where people can come for the day. Plus create more jobs and opportunities for our kids. It would be of benefit to all ages and stages.			

18		1			The Far North is on more need of basic infrastructure which is not so glorious but much more needed. Safe roads, sewage, fibre to rural areas or more wireless towers, flood prevention. You people know very well all that we need yet you spend scarce and hard earned taxpayer dollars on recreation, statues, landscaping when the base minimum is not delivered. Our requests for years unheeded.		
19	1				There is no point having a part constructed sports hub and if this is the only way to raise funds so be it. FNDC can't expect rate payers to pay for this. A large percentage of users would be non ratepayers (home owners) and they should contribute.		
20	1				i support this occurring provided the sale must be via a fully contestable process , to the highest bidder and no related parties (eg councilors , Far North holdings) and not allow a development thta clashes with the sports centr idea the proceeds should be in a trust so they are held invested and used for the stated purpose not other things at the same time the council should investigate other sources of funding- lottery like coasguard , lotteries commission amd other grants and a venue naming sponsor		
21			1			Traffic flows.	Why not consider the creation of a Botanical Garden.

22	1			Ratepayers paid for purchase of the land and should now receive benefit. NO alternative "Community initiative" please!			
23	1			It makes sense to use an asset that to me at least looks like it will not compromise what is/will be a pretty substantial sport complex. It looks like a sensible trade off.			
24	1			A sensible compromise			
25		1			Another claim on our rates and subsidies a look good show for council		
26	1			The sports facilities is being widely used and as evidenced with the league tournament recently held there it could do with expanding current facilities including the carpark area. The grass fields also could use an upgrade as can be muddy in areas.			
27	1			I support leasing the land as this would allow for expansion of facilities if required. If the land was sold there is a possibility in the future that the facility would be too small for the growing population.			
28	1			I think it is a great idea to get some more facilities asap in the area for all our tamariki.			I would love to see a full size Olympic pool complex go in this area / basketball courts - make it multi use sports facilities. Follow what Hastings have done - it is fantastic with plenty of parking , walkway and cycleway all around it - something for everyone in one place.
29	1			Because it will eventually give back to the community anyways. If it was to become retail, it would somehow benefit the community in some way			

30	1			No cheaper time than the present to build.			
31	1			I support the sale as the council purchased the land a few years ago for what i recall was \$5m and it is just sitting there under-utilised it needs to be developed so all ages of the community can use it			I would love to see a indoor pool complex built catering for all ages for new borns to the elderly also a big outdoor playground with a dog park that everyone can enjoy
32		1			This council will waste the money.		
33			1		Kerikeri / Waipapa are growing very fast. Selling / medium to longterm lease of the property will severely hamper future growth. It would make more sense to build an undercover olympic sized heated pool with additional pool space for learners And / or an undercover play ground It will be very short sighted to dispose of the land. Once gone will never be bought back		

34			1		We do not need more Retail or Commercial businesses in Waipapa. What the area DESPERATELY needs is a modern , fit for purpose indoor community sports and recreation venue provided and run by council, like many other community hub multi sport venues around the country, particularly including aquatic facilities i.e. a swimming pool of at least 25m. Land lease agreements DO NOT WORK as has been demonstrated by the hopeless lack of investment in other so called "community" facilities like the stadium at Bay Sport which is in disrepair and legal mess run by volunteers, and the kawakawa sports hub which is in desperate need of upgrading and a complete lack of interest by anyone for maintaining and improvement because of the multiple stakeholders involved. Kerkikeri is a regional sporting hub for many codes, yet we are woefully lacking in indoor sports venues and swimming facilities to meet the needs of our growing community and visitors.		
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35	1			Its very good for FNDC to make additional income to fund community projects. This helps with sustainable growth and better facilities. The council cant fund everything through rates.			
36	1			If it means adding better facilities that otherwise wouldn't happen I think an indoor pool is a great asset to the community especially for an ageing population for hydrotherapy.			
37	1			I think it's wise, people should remember that money unfortunately doesn't grow on trees so you're better to sell off some of the land and have a really nice facility than have no facility at all.			Please consider Arcline Architecture for the design/plans/consents of any new buildings, as a local design firm! Many thanks - Trent
38			1			Why is the east getting work done and the west ward gets nothing?	
39		1			Most of the land in question is flood prone and not suitable for commercial development. The eastern third of the property could be subdivided off and sold, provided a suitable highway intersection and vested access road is provided, and an esplanade reserve is created along the Whiriwhiritoa Stream. The western two thirds of the site must be retained as a reserve for flood management and mitigating the effects of the proposed development on downstream flooding.		I am a retired civil engineer. While working for Haigh Workman, I provided detailed analysis and advice on civil engineering issues associated with the Te Puāwaitanga – Bay of Islands Sports Hub complex, including on stormwater control and flood mitigation.

40		1			I am in favour of the sale if the land is no longer required but the funds should be used for the general ratepayers helping to minimise rate increases. Further improvements at the sports field should be self funded by the users i.e. charges applied or increased for using the facilities.		
41	1			Available funding is tight, selling part of the land will enable additional funding to progress the sports complex			
42		1			Funds need to be raised in a different method. Kerikeri is so desperate for more facilities you need that land available not sold		Id love to see a gym/indoor pool and club rooms built on the remaining land. Indoor pool/gym can generate funds to repay the build. Plus crowd funding/events to raise funds to achieve much like kaitaia altho hopegully alot faster
43		1			Because you cannot be trusted to act with the best intentions of rate payers		
44	1			NgatiRehia considers opportunity for Ministry of Education to purchase land for educational purposes			
45	1			Because the sooner the development gets underway the better.			
46			1		Lease maybe, sell definitely NOT!!! Space/land is precious! WE NEED THIS for our youth!		We need a BMX TRACK, proper 8 lines wide track similar to that is Whangarei. Very different sport to mountain biking.

47		1			Personal the far North here has a great opportunity This land will be required at a later date for public sports development, it will hub for sport in far North. As the population grows. As an outsider that uses this hub on a regular basis I am impressed with the development so far and look forward to seeing more in the future as the population grows. There is a great opportunity here for the future. You could look at leasing options for clubs. And a pay as u use hot shower block would be great.		
48	1			Development of retail close to the sports ground will enhance Waipapa.			Perhaps sports related businesses and food outlets. Chiropractor, Osteo, sports goods, clothing, shoes, health food shop etc.
49			1		This seems short sighted. I support keeping the land and improving facilities over time. Alternatively, lease the land with all funds going towards supporting the maintenance and improvement of current facilities - I.e. create a self sustaining model.		I recommend establishing the grounds as a self supporting block, and instead of selling the land, lease it and revenue status within the block to maintain and improve the sporting facilities.
50	1			The sale of land would enable further development of facilities without impacting rates			It would be great to have some indoor facilities available - indoor pool, gymnastics facilities, a space to hire for dance classes

51	1			Seems like a win. Turn surplus land asset into liquid asset to fund desired development of the balance land.			
52	1			Long as it's sold to someone who will develop the land. It currently isn't looking exactly nice so if someone wants to do something decent on that peice of land why not!			Is there anyway we can make the walking track a bit longer? Like it's pretty short and I don't love having to walk the same track twice
53	1			If private investment helps fund larger scale projects on the site it has to be a good move. As a regular swimmer I support a swimming pool proposition. Current facilities at Kawakawa are extremely dated with no privacy in the dirty and worn out changerooms. The facilities are very average throughout. After using the new pool at Kaitaia I am reluctant to return to Kawakawa but have no choice.			
54	1			We need growth and improvement We need better facilities for the community and to push the North forward. Enough of this stagnating like a dying little backwater. The north has so much potential - let's use it!!!!			Need to look into a facility like the new Kaitaia sports complex
55	1			We need more sports facilities but can't afford higher rates to pay for it			Lease a better option than sell if possible.

56			1		There's other land we could sell that won't be needed if we were to develop this into a state of the art sporting complex. Let's think tennis, football, league, rugby, playground, swimming pools, gym facilities, youth centre, indoor basketball, indoor netball, hall for hire. The options are endless but once it's sold it's sold there's no getting this back. Council need to get this right		
57		1			It's a lifestyle green space area that could be kept as such. Spread of commercial activity is not the best long term plan for a semi rural regional town . Consolidate commercial activity to a clearly defined and concentrated area.		
58			1		Opportunity for community growth and future sports development for Kerikeri and surrounds.		Limiting opportunities that we don't know we need yet. We shouldn't limit health & wellbeing options eg a walking/ cycling trail around the boundary of the park area. With a vision and well planned approach, the community has potential to support fundraising for projects in conjunction with council & other funders .
59	1				Better than alternative of increased borrowing, or increased rates. It would also reduce council commitment to maintaining the unused land.		

60	1			We need indoor court space and leasing some of the asset is a way to get that funded while retaining ownership. You could also use the Shane Jones fund			
61	1			Better to have the funding to support sustained use and maintenance of the Sports hub. Also unused land may contribute to invasive pest problem, including best plants such as Taiwanese Cherry and Tobacco weed, moth vine. If land is leased there should be a caveat that the the land is maintained pest free.			
62		1			We need to preserve as many publicly owned spaces as possible, we will never be able to buy them back. At the very least plant the unused part of this space in trees and not necessarily strictly in native trees - take a look at Roland's Wood. It is in constant use. Another space such as this being fully planted, in the heart of the town, can only be a good thing for the whole community.		
63	1			It makes sense to self generate future development costs from such a large parcel of land. This should not compromise any future potential access to a greater linkage within the district and NO further sell off of anymore of this land locked in perpetuity			
64	1			If its a way of raising funds to provide the type of sports facility Kerikeri needs Im all for it			

65	1			Support leasing the land so that the land stays as an asset to the far north. It would help get some funds in to develop more recreational areas			
66	1			It would be good to sell to commercial interests selling wholesome food .. for instance hangi and local foods for the people who travel for the sports events. Getting fit youngsters into a healthy lifestyle would be an example to the rest of NZ .. no chips a stipulation!!!!			Along with that...no big warehouse type buildings as it would be nice to keep that side more natural.
67	1			We need the money without we don't have anything and we are a growing community that requires these facilities particularly with the housing developments that have been approved			
68	1			Help finance future projects			
69	1			Steady population growth will require more land and development for a variety of sporting activities available to the youth of the district- thereby balancing pursuit of healthy outdoor physical activity with indoor passive hours spent on their devices both texting and gaming.			
70		1			The land has been procured for the sports ground. I don't like/appreciate it being used for a retail etc purpose. I should be a part of the sports ground.. be it a park or something else but not retail.		
71	1			Have to be able to raise funds somehow. I do think leasing may be a better option but depends if need a lump sum or not.			

72			1			Selling or leasing are two different options. So have it as two different options. I don't think you should sell it but develop it for the growing community who is still growing. A water park and gym like the wave pools in Whangarei would be so beneficial for the area. Lane swimming for the swim school, a pool for the elderly and disabled to have exercise classes. A toddler pool and a big wave pool. Along with a gym would be a fantastic income facility for the council. The facilities in Whangarei are so well set up, and something this area lacks. People from further north would also use it I'm sure	As above. Something the area needs. The area is expanding so fast but there are no facilities like this. It would be fantastic for the area and an income source for the council
73	1			To have more events like the nz maori rugby league tournament			
74	1			Sports hubs for youth and everyone are very important in a community as they provide a space for kids to be occupied and healthy.			It's likely that the space is too small for a hospital and that of course is another story and far too complicated, however, I would like the FNDC to keep a hospital in our area in mind. We have a quickly aging population in Kerikeri and surrounds and it would be marvelous to have a hospital in our vicinity.
75	1			It's well overdue , and we need a indoor swimming pool so we can swim all year around			

76	1			Sports facilities have a positive return on the physical and mental health of a community...perhaps a heated indoor swimming complex should be considered! The local area seems to have a number of sports areas that may be under utilised or underdeveloped. Selling the spare land may be the impetus needed to realise the long sort after addition of an indoor heated swimming complex to the sport and recreation facilities in this part of Northland. With the right vision and leadership, a swimming facility on par with those offered in many similar towns across New Zealand, could be realised and would benefit all towns in the mid-north.			Why a heated indoor swimming complex? An indoor heated swimming complex has multiple community benefits for all age groups, from teaching swimming and water safety to our children, to offering fitness activities for our seniors, to encouraging training and development for prospective elite swimmers. The facility can offer commercial opportunities to help fund it. Cafe, fitness centre, retail, health businesses are some that could be considered as appropriate. An indoor heated swimming complex would bring the area into the 21st century and be comparable with other districts across New Zealand. The area in Waipapa seems ideal for an indoor heated swimming complex as it is on a main road with great access, has existing infrastructure, appears to have the space, and approve all, is perceived to be not in Kerikeri, which rightly or wrongly, can be an issue when considering investments or developments like this. A Council lead initiative seems politically appropriate.
77	1			We would really like this facility completed to its full potential. It could be just like Kensington park Whangarei if done right			A must before anything is done is move the 70km sign back down the road by the bridge coming into Waipapa. See so many near misses there on the weekends.

78	1			The current sports hub needs further funding to support the clubs using the ground. At the moment it is just fields which are already needing repair. Club rooms for the football club and other codes are desperately needed along with adequate changing rooms and showers. The car park needs to be extended as there is not enough car parking spaces. I think the governing body needs to look at what is required for the future of all codes and growth of sports in Waipapa. The flood light situation needs to be addressed urgently. I would suggest making some more football pitches and maybe a full size artificial pitch so football can be played all year round without flooded pitches and damaged grounds.			
79			1			It would be great if you would lease or sell it to an organisation / the community to get an indoor aquatic centre built in Kerikeri on that land	Kerikeri desperately needs an indoor swimming pool not only for leisure but being surrounded by water it's important for our children to learn to swim and at the moment it is a huge barrier with the travel to Kawakawa for reasonable priced lessons or having to pay a crazy amount of money for swimming locally means so many children and adults miss out.
80	1			A great idea to raise funds that could support the building and ongoing costs of an indoor swimming pool			

81		1			Kerikeri is only going to grow, and we need to think about the future of this community, you only have to look at Whangarei and how much the sports grounds at Kensington have grown in 20 years. It sounds long, but it's not. Look how long it has taken to get where we are currently. Still no facilities for gymnastics, no heated pools for the community, no martial arts centre, no Athletics center, no dance center, no basket ball center. And I'm sure there are more with no permanent secure places they can call their own. We need to get behind all sports and make permanent spaces for all.		Gymnastics has been fighting for a place in our community for years. gymnastics was one of the four sport foundations that started the sports centre in waipapa and yet still not mentioned in the future of this area.
82		1			Once it's sold it likely will not be able to be bought back. Ifs a good site for future development in the same sense of current such as a pool or running track or velodrome etc		
83	1				So the complex can be finished liked you promised it would be		
84		0	1		Selling is not a good option, leasing will be fine as we retain control over the land, and if we need it at some stage in the future we wont have to buy it back at an inflated price		

85			1			Have local Iwi been involved in this decision process? I am for it if Iwi are for it. :)	
86	1			I think that would be great if it can fund an enclosed swimming pool for the community.			
87	1			Great use of this land.			
88			1			I am really cautious about responding positively because I now do not trust the council as to what they are not telling us. Nothing said here about iwi or hapu involvement. If I said yes what is being hidden from us that will come out as a later surprise.	
89	1			Build a aquatic centre with the money			
90	1			We only support the leasing of said land and oppose the sale. A 30year lease would let us see the lay of the land in mid 2056/57 and it would still be available to the community at that time to decide. Of cause under amalgamation Whangarei may decide they want the money now, you know like a corporate raider does .			We would only support the leasing of the said land, but think that the lease should be in a3x10yrs with a lease review on fees every 10 yr segment and a penalty clause added for seeking lease termination. The lands value will only increase in value over the term of the lease. Any structures built over the time of the lease are to be removed at the cost of the lessor at termination of lease.
91			1		Should be kept to develop and aquatic Centre.		It has become dangerous to pull out onto SH10 from te puawaitanga. Especially going into Waipapa. The 70kmh sign should move further south at least, so that traffic will slow down earlier. Even better slow right down to 50kmh for whole of Waipapa
92	1			But lease only to future proof expansion of sports Hub, and only if provision for club rooms for Kerikeri Gymnastics has included.			Please work towards funding pathways for a indoor swimming complex at this site. I imagibe the land will be needed eventually for something like this.

93	1			I would support the "lease of this land" only if it made viable economical sense to do so. Don't sell the land as you may require it in the future. Leasing can guarantee long term economic benefits.			
94	1			SPORT AND LEISURE FACILITIES ARE SEVERLY LACKING IN THE AREA----- BUT- ---COUNCIL MUST PUT IN WASTEWATER INFRASTRUCTURE FOR THE WHOLE OF WAIPAPA BEFORE ANY DEVELOPMENT PROCEEDS, SIMPLY TO COMPLY WITH THEIR OWN CONDITIONS FOR DEVELOPMENT FOR THE PRIVATE SECTOR. WAIPAPA TOWNSHIP AND ESTATE NEEDS WW SERVICES TO ENABLE ANY FURTHER FUTURE GROWTH AND THE FUNDS RAISED SHOULD BE USED FOR THIS ALSO.			
95			1			Selling NO Leasing -potentially to generate funds for further sporting development (like club rooms). What is happening to the old football field and club room? Whats happening with the gymnastics club? I completely oppose if any of this area were to become kainga ora housing. I wonder how leasing and the building of businesses would then make these grounds available in the future.	Have the funds been accurately spent for the development thus far? Are rate payers funds being used appropriately and fairly and their voices being listened to?
96	1			Give the land the opportunity to be used for something useful instead of just sitting there. Better than raising taxes.			

97	1			The additional land is not needed for more sport and could fetch good money in the private market which could help fund infrastructure for the sports field.			
98	1			It's a good way to ensure the sports hub can be developed further, and it would be good to have more retail outlets here (if we go down the retail route).			
99		1			The land was specifically bought for recreational use. See my comments in the specific submission.		Please see my comments.
100	1			The area is growing quickly and more sporting infrastructure is needed a pool to serve the community basketball courts are much needed			
101	1			I support the proposal as I believe the funds received from selling or leasing the land will speed up the addition of enhancements to what is already at the grounds. A big part is the finishing of the carpark.			
102	1			On the basis that that 10ha is not shown on the master plan as being required for facilities or supporting infrastructure, I support to lease and continue earning revenue off the land via Far North Holdings. This is on the basis that the revenue earned is dedicated to developing the site for sport and recreation activities. I don't agree with selling the land.			

103	1			Better to have less useful land than more unused land.			Please allocate part of this complex to Freedom Camping spaces and a dump station. Northland, especially the Bay of Island, relies on tourism yet at the moment is very user unfriendly for those travelling in motorhomes/caravans. Ensure dogs are allowed in some spaces in the grounds, including freedoms camping area. Walking tracks would be good.
104	1			Presuming it is necessary but more information would be good			I would like to see an area where I can go to train my dogs. I train my dog for obedience. This was mentioned a while ago but seems to have vanished from the plan.
105	1			To develop more sports fields club rooms for major events or concerts etc			
106	1			To build the club rooms and facilities here at Puawaitanga			
107		1			How do you know we will have enough land for future developments. How did you come up with the 10 hectares to sell/lease. Tell us what those future sports and recreational activities are and the cost of building them first before we decide.		Before we think of funding, how about first come up with what we need to do with the land, and how much of it is needed. We could possibly do with more soccer fields. After having plan in place and costing then we can talk funding. For starters, how much money needs to be raised? What needs to be built? How much will be made from the sale of the land. Is council coming to the party with funding? All these questions need to be answered before we just flog off some land.

108			1			It will depend on what you want to do with it. If it will serve the full community or just the selected few.	Kerikeri is desperate for some multi use indoor courts. A venue that can host many sports. An indoor training facility was proposed for the Kerikeri sports complex but hasn't been delivered. There's no longer space for additional courts that were in the long term planning also so I would really like to see this happen somewhere in Kerikeri. Kerikeri Netball centre hosts over 1200 winter members and another 600 members through twilight and summer leagues. We rename our growing the courts- an indoor satellite competition would be easily run just down the road. Kerikeri Netball also hosted their Senior Finals in the rain last night with failing lights. We have to do better for THIS community.
109			1			This consultation is premature. There is no concrete proposal for the use of the funds or what is being proposed. There is insufficient information to enable the public to make a meaningful decision. Little effort has been made to properly identify and assess the reasonably practicable options in respect of the land. How much money is needed? This will determine whether, for example, sale or lease is necessary. Would the commercial use of the land include protections from, for example, anything which may pollute or otherwise contaminate the land or Te Puāwaitanga or be against community values? What is the council's vision for this precinct? These considerations are all relevant to any consultation.	

110	1			It would be great to have more sports related infrastructure. I'd say lease it instead of selling.			
111	1			Keep our rates down			We need somewhere to train our dogs
112	1					It would be great to have more funding and improve what we already have. Keep up the good job you are doing!	
113	1					If you sell the land you will never get it back. Our town is growing and you will need the land. Maybe sell some of the land and use that money, lease the rest incase you need it.	
114			1			It would be a shame to lose the space for the community as the population grows. There is minimal community spaces as it currently stands. Whether the area is leased or sold, it needs to be something that supports sports in Kerikeri or activity options for kids. There are very limited recreational spaces, the land would be utilised staying as this zoning	
115	1					Sports are growing exponentially in the local regions and cashflow is essential to support the multisport facilities needed in order to provide opportunities for children and their wider whanau	
116	1					First preferred choice lease, then sell. So long as all funds are invested in this facility/property.	
117	1					Simplest, fastest and easiest way to get funds to build stage 2.	Need lights, building for indoor sports and changing rooms

118	1					If the sale or lease of part of the land will mean that the development of the fields for the necessary codes is sped up, then do it.	The speed zone for entry and exiting the fields needs reducing. Water for drinking needs setting up. When a building/clubroom is developemtn, it needs to be multipurpose for all codes.
119	1					For future development	
120	1					Because I support development of sporting facilities in the Far North	as a member of the Russell Sportsclub and Football Club as well as a senior player at Pahia Football Club, I know there is critical need for investment in drainage infrastructure and sporting facilities in both Russell and Paihia. We have multiple barriers in place that need investing in to be removed, so it'd be great if there were funds earmarked to look at correcting these issues too. The Te Puāwaitanga facility is great and with additional development can be a facility that the Far North deserves and should have more of.
121				1		I think the Council should develop the site available to them. If there is additional land it could be developed into walking tracks, dog park. I don't think it should be sold for private use. If it was leased it would have to be carefully managed. Leasing could be a good financial option to support developement of the sports fields.	
122	1					The funds can be used for future development of sport, recreation and fitness facilities - we are in much need for investing in this area	We need clubrooms, cricket and fitness. We absolutely need a large swimming pool facility
123	1					To speed up the development of football fields and clubhouse	Needs: bigger carpark, a roundabout at the entrance of the state highway, drinking water, a club house, pitches for all to share

124	1					Because the proceeds of the funds could be better invested into other sports amenities.	As a local community member and coach at Paihia Football Club, I am supportive of investment of sports recreation facilities in the Bay of Islands communities
125	1			We have such a large portion of land, most of which is currently unsured due to insufficient funds to develop it. Selling the land will not only support more development at Te Puāwaitanga, but will hopefully bring in some more commercial and retail variety to the district, which will bring more people to the area			
126	1			Only if all profits are funneled back into the development of the hub. ALL profits.			There should be a disc golf course in the area. This will "activate" the hub during slower parts of the week. This will entice a growing community (look at Christchurch disc golf) to stop here and play. And give more activities for families and curious minds.
127			1			Depends on what it will be used for, if used for commercial purposes like entertainment ie arcades, tenpin bowling, we dont need more housing there but more things for the existing community to make use of.	
128	1			I support this proposal because investing in the future development of Te Puāwaitanga – Bay of Islands Sports Hub could create valuable opportunities for our local community, particularly children, young people and families. Having a well-developed sports and recreation space in the area would provide a suitable venue for a wider range of community activities, events and recreational programmes in the future. I believe retaining sufficient land for current and future recreation while using part of the land to help fund the			I would like to see the future Sports Hub remain accessible to local community organisations and groups running activities for children, young people and families. Facilities that can accommodate community events, recreation and inclusive play would be a valuable asset for the wider Mid North community.

				development is a positive opportunity for the community.			
129		0	1		Lease.....maybe, but sell, definitely NOT, kerikeri is expanding rapidly! To get this space back in such a perfect location would be impossible! If leased it would allow for the possibility of expansion later.		Kerikeri needs a BMX track ASAP
130	1			More facilities for our community, makes sense to me.			
131	1			It seems like a pragmatic way to raise funds for development of the sports fields			

132	1			Te Puawaitanga Sportshub is an asset to the local community and has already proved so in hosting a National Rugby League Tournament and over 300 junior footballers a week throughout the football season over the past 2 years . The development of the facility is vital to the ongoing infrastructure and support of Sports development in the Far North with other codes , particularly Kerikeri Gymnastics Club really struggling to survive without a place to call home. Assurance that any funds raised from the sale of the land for commercial or retail purposes is pumped back into the development of the Sportshub will go along way towards securing the future of the Gymnastics Club and give those involved the opportunity to develop a Sportshub that the local community can be proud of and will guarantee visitor revenue being brought into the Bay of Islands with the ability to host Tournaments at Te Puawaitanga.			
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133			1			Because the survey combines the sale and lease of public land into one question, despite these having very different long-term consequences. The FAQ refers to a needs assessment identifying 20.8 hectares as necessary through to 2053 and an internal review identifying that up to 30 hectares may be required. Neither document has been provided for the community to assess. There is also no valuation, comparison of sale and lease options, or costed plan showing what facilities the proceeds would deliver. The proposal does not explain whether the local hapu whose rohe and interests are affected have been directly engaged. Public consultation does not replace meaningful engagement with those hapu, particularly where public land may be permanently sold and potentially converted to commercial or retail use. I dont support outright sale. No decision should proceed until FNDC has engaged with the affected local hapu and provided supporting assessments, valuation and comprehensive plans.	
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134			1			Just things like who would be buying and for what purpose. Leasing might be better for long term gains. It would be good to include a dog exercise area and walks.	
135	1			We need more development over here. More revenue more facilities for the general public.			How about building a bus terminal? We need more buses traveling Far North, at least connecting with north of Waipapa like Kaitaia area.
136	1						We need space to train our dogs. I train my dogs for Competitive Obedience and Canine Good Citizen and really need somewhere decent to do this training. We also need somewhere to walk our dogs. Somewhere that is safe. Small closed in dog parks are dangerous because people just let their dogs run unsupervised, get distracted, ignore their dogs and then behavioural issues occur including dog fights. So not a very small dog park please.
137	1			Leasing the land would provide the space more financial opportunities and most importantly upgrades that are desperately needed eg, club rooms, indoor courts.			Leasing the land would also provide development in the area to help the communities growth.
138	1			To make public use for the land. In particular for dogs off leash to use for exercise and training. There are very limited areas for this purpose. The Rolands Wood site is quite steep and slippery for older dog owners and the off leash area at Waitotara reserve is unfenced next to a busy road.			

139	1			We need a big indoor pool space! Tennis courts etc. We don't need more feilds. Need a space for 20+ to enjoy so we can do things that are not just drinking! Sauna etc would be cool			
140	1			The current sports facility is great however there is so much scope for further development- the proposal would provide guaranteed funds to continue to development of Te Puawaitanga.			I think club rooms, indoor courts and a swimming pool complex would make this a destination rather than just a sports field. Also catering for locals with dog friendly walking tracks would be amazing. Rubbish/recycling facilities are a must as currently there are none.
141	1			Leasing or selling unused land to help develop the rest of the sports hub is best for the community if it means it will be used to benign the community			A public indoor swimming facility should be added to the list of future proposed developments at Te Puāwaitanga.
142	1			It seems like a viable way to help fund the sports hub and a great facility for the mid north!			
143	1			It's good to have the facilities for the community and for the youth. It makes other towns, cities come to the town to play sport rather than locals having to travel all the time. Will bring money up to the far north. As long as some of the land is kept. It's a good idea to sell off some of the land to fund the future development.			An indoor swimming pool would be a good idea

144	1			If the proposal retains enough land to serve its purpose as stated in this question, I see no issue. It could open up opportunities and be utilised in other ways which could benefit the community, become an asset to the area and grow the local economy. Putting Kerikeri/Waipapa back in the map			The Kerikeri Gymnastics Club needs to be included in planning the next stages of this project. The club has waited a long time for a permanent home. Janet, its founder, helped get this project off the ground. After years of meetings, planning, reviews, funding discussions and moving between unsuitable locations, the club remains without a permanent facility. Its current location is far from ideal, and with the lease expiring in September, there is uncertainty about where it will go next. The club could close if its facilities are not addressed. That would be a huge loss to the Kerikeri community and the many local tamariki and whanau. They have waited long enough. The club needs certainty and must be part of immediate planning for this facility's future. It's time to turn years of planning into reality and give gymnastics a permanent home in our community.
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145	1			I am Chairman of the Kerikeri Cricket Club, and on behalf of our club we are very supportive of the sale of 10 hectares of the property, to assist with funding the significant infrastructure still required at Te Puawaitanaga. This includes a dedicated clubrooms with shower and changing facilities, as well as an area for post-match hospitality. The Kerikeri Cricket Club is the biggest Cricket Club in Northland and we are growing fast. We are also the only Cricket club in Northland with dedicated female cricket teams. To continue to grow our game, especially amongst our younger players, we really need to see more investment in Te Puawaitanaga to cater for our sport. As a community we have a unique opportunity to develop a modern. fit for purpose, multi-sport complex which will serve Kerikeri and the Far North for years to come. The funds from the sale of a portion of the property will help bring this potential to reality.			Providing fit for purpose sporting facilities and amenities in our local community has huge benefits for everyone, and we do not see any downside to the ongoing growth and development of Te Puawaitanaga. Any sale of a portion of the property at Te Puawaitanaga will generate the much-needed funds for further investment in the infrastructure of the site. We're also very comfortable with the development of more commercial activity in the area, which is a natural feature of Kerikeri's ongoing growth. Roading infrastructure and other commercial activity in the area lends itself to this development
146		1		Email submission			
147	1			white board voting from Te Puāwaitanga drop-in session (no comments)			
148	1						
149	1						
150	1						
151	1						
152	1						
153	1						
154	1						
155	1						

156	1						
157	1						
158	1						
159	1						
160	1						
161	1						
162	1						
163	1						
	119	19	25				

SUBMISSION TO FAR NORTH DISTRICT COUNCIL ON PROPOSAL TO SELL OR LEASE LAND AT WAIPAPA

1. This submission is made on the proposal to sell or lease land owned by Council adjacent to Te Puawaitanga Sports Hub on behalf of landowners at 86-108 Waitotara Drive. These landowners own properties which neighbour the land proposed for sale or lease.

“Triangle” of land protected under Sports Hub resource consent

2. Part of the land proposed to be sold or leased is protected from development by an ongoing condition of resource consent for the operation of the Sports Hub. Specifically, condition 36 of consent in RC 2220352 states:
“36. The triangle of land between the landscaping shown on the Planting Mitigation Plan and the properties at 86 – 108 Waitotara Drive shall be maintained as open space or grazed land.”
3. This triangle of land must be excluded from any proposal to sell or lease, or the Council will be breaching its resource consent for the operation of the Sports Hub.
4. Attached is the landscape plan attached to the resource consent which shows the protected “Triangle”.

More general concerns about the proposal to sell or lease

5. More generally, the proposal is flawed for a number of other reasons:
 - (a) The land is subject to flooding as noted in NRC’s flood maps.
 - (b) The land is in the Sport and Recreation Zone on a newly minted District Plan and was not flagged for commercial or industrial development at any stage during the zoning submissions in the extensive Plan process. If it had been, this would have enabled robust debate by the public about the proposed shift to commercial or industrial use, including landowners in Waitotara Drive.
 - (c) The submissions to change zoning in Waitotara Drive by two landowners to enable more intense development was rejected by the Hearings Committee because:

“We consider that the ongoing risk of natural hazards (flooding) in this locality significantly counts against a zoning at the intensity that the RRZ enables. Coupled with this is the intensity enabled by the RRZ and the potential further fragmentation of the land in this locality that would occur under that zoning. Added to this, we share the reporting officer’s concerns regarding traffic effects and likely roading upgrades which have not been addressed by the submitter. Furthermore, while we accept that LUC Class 3 is not relevant to an urban zoning, the zoning sought is for a rural zone and as such does not apply, in our view. Notwithstanding this, while the

land may or may not be highly productive, it is nonetheless potentially productive for a range of other rural production activity. Accordingly, we recommend that the submissions be rejected and the land retain its RPROZ zoning.”¹

The proposal to sell or lease the Council’s Sports and Recreation-zoned land for commercial or industrial purposes, which is adjacent to the Waitotara landowners’ land, is wholly inconsistent Council’s most recent public debate regarding the general vicinity during the Plan process.

- (d) A shift to Commercial or Industrial use in the area is a wholesale change of the dedicated purpose of the purchase of the land for recreational purposes and far outside the reasonably expected outcomes that the public could expect.

Dated 24 August 2026

Jo Baguley

On behalf of Waitotara Drive Residents named below:

“Triangle” addresses:

86: G and N Hughes

#90: D and J Baguley

#104: L and L Mountain

¹ Extract from Report 15C Hearings Report into Zoning, copy **attached**

From: [REDACTED]
To: [Submissions](#)
Subject: Waipapa Sports Hub -Te Puāwaitanga Sports Hub - Potential Sale or Lease of part of the land.
Date: Wednesday, 12 August 2026 11:32:10 am

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside Far North District Council.

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PLEASE TREAT MY NAME AND ADDRESS AS CONFIDENTIAL AND CONFIRM THIS HAS BEEN RECORDED.

Please see my initial comments relating to the possible sale or lease of part of the sports hub land.

The opportunity to provide comments on this proposal is welcomed but at the same time disturbing.

The need to comment signals yet another inability for Council to manage its fiscal responsibility across the district. Council, as applicant and consent holder for the new sports hub, projected a profile of being a responsible applicant with resources that can attain the activities sought. This unfortunately is now not being realised. Based on my experience, applicants have the time and resources to attain their goals embodied within their resource consent approvals upon considering a raft of integrated components including the funding sources.

Looking at what is proposed, Council is now purporting they have secured a resource consent approval and acquired land beyond their means and now need to relinquish some of the land to realise their original resource consent approvals. To attain this Council will need to dispose or lease some of the land. As noted above, in my opinion this shows a lack of fiscal and business capacity by Council which is otherwise embedded in the private business world.

Perhaps an oversight but as an example of inefficient management, Council says approximately 10ha of land is proposed to be sold or leased. If one actually looks at the consultation map this depicts an area of 15ha plus. How can one be 30% out in the area involved ! This provides no confidence at all.

The area shown to be sold or leased is within a flood plain and also contains the storm water and waste water disposal area for the current sporting activities. Inclusion of these two areas within the area to be sold / leased creates logistical and

legal complications for any prospective land tenant or owner.

In terms of the RMA , the land involved is within an approved resource consent approval. Whilst such approval is permissive and not mandatory, Council as the applicant holder can either - seek to vary the existing approval ; seek a new resource consent or seek to change the zoning of the land. Without entering into the merits of each of these three options some key underlying themes evolve.

The following come to mind as follows –

What economic and social analysis has been undertaken to demonstrate the need for additional commercial or retail activity on Councils land which is otherwise not attained under the existing District Plan zoning ;

Since the release of Councils decisions on the PDP what has changed to signal more land is required for commercial / retail activity in Waipapa as this appears to create a mockery of the public involvement within the PDP process;

What differentiates Council from any other landowner seeking to attain a better return on the development of their land that is not attainable under the District Plan ;

What options have been considered to provide some immediate facilities at the sports hub without creating an economic burden. Indeed, it is not impossible to pick up the existing clubroom facilities at the previous KK Football fields and relocate these to the sports hub. The structure sits upon a concrete block foundation that can readily be removed by an experienced building removal company;

Is Council going to compensate those landowners who have existing or recently rezoned commercial land in Waipapa if Council secures a sale or lease of their land;

Will the original landowner of the farm be compensated as Council is seeking to generating additional development beyond that of a sports hub when the land was originally purchased;

There are a number of third-party funding organisations who provide grants and betterment to clubs and community groups and organisations. Why are these funding streams not available to Council;

Part of the land being sold or leased is embodied within consent conditions designed to manage environment effects from the sports hub activity.

Seeking comments on this possible lease or sale of the land is also void of certainty. In this regard what is proposed to be built at the sports hub, the staging , the management and most importantly what is going to be the construction costs plus the ongoing management costs. To ask for comments without this information

creates a meaningless consultation process as those commenting have no idea of the fiscal thresholds or realised facilities being provided. In addition, what is being factored into ward or district wide rates to develop the sports hub. This information is integral into making any decisions on the future development of the sports hub and the funding requirements/arrangements.

At the time of writing and lodging these comments I asked Council for the data they used to determine the land should be sold or leased. Typically Council now creates a delay tactic of using the LGOIA with my ability to comment on this key factor being hindered. 20 working days is an extra ordinary period to wait as such information must to hand to have come to conclusion Council has signalled. Indeed, if my memory serves me right 20 working days is longer that it took to initially land on the moon !

Perhaps as an overview look at the sports hub complex in the same context of a first home buyer. The land is bought, a house is designed and built, and then over time the owners establish a framework to enhance the house and property . It will not happen overnight and requires careful planning and management.

Council in my opinion is in no different position. Don't rush in with a short-term solution. Time , information , option analysis plus cost benefit considerations are all required. Only through proper and due diligence will the most appropriate approach be realised for the benefit of the rate payers and those making use of the sports hub.

[REDACTED]

9 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
9.1 - Te Puāwaitanga commercial development enablement and land transfer proposal	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)(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

10 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

11 TE KAPINGA HUI / MEETING CLOSE