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

AGENDA

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting

Wednesday, 7 October 2026

Time: 10:00 am

Location: Council Chamber
Memorial Ave
Kaikohe

Membership:

Chairperson Kelly Stratford - Chairperson
Deputy Chairperson Arohanui Allen
Kohepū - Deputy Mayor Chicky Rudkin
Cr Rachel Baucke
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Davina Smolders
(Ex-officio Member) Kahika - Mayor Moko Tepania

Te Kaunihera o Te Hiku o te Ika Far North District Council	**Authorising Body**	Mayor/Council
	Status	Standing Committee
COUNCIL COMMITTEE	**Title**	Te Kūkupa Committee for Strategy, Policy and Regulation Terms of Reference
	Terms of Reference Adoption	11 December 2025 and revised 5 March 2026 & 22 July 2026
	Responsible Officer	Group Manager Planning and Policy

Kaupapa / Purpose

Te Kūkupa Committee for Strategy, Policy and Regulation is established to provide governance oversight, leadership, and direction on the development, review, and monitoring of the Far North District Council's strategies, policies, bylaws, and regulatory frameworks. The Committee ensures that Council's strategic objectives are advanced through robust policy development and effective regulatory practice.

Ngā Huānga / Membership

The Council will determine the membership of the Committee.

Te Kūkupa Committee for Strategy, Policy and Regulation will comprise of at least six elected members (one of which will be the chairperson).

Kahika / Mayor Moko Tepania is an ex-officio member of all Committees.

Membership is as follows:

Cr Kelly Stratford - Chairperson

Cr Arohanui Allen - Deputy Chairperson *

Kohepu – Deputy Mayor Chicky Rudkin *

Cr Rachel Baucke

Cr Ann Court

Cr Felicity Foy

Cr Hilda Halkyard-Harawira

Cr Davina Smolders

*[1] Committee member by Council Resolution 5 March 2026, Deputy Chairperson by Committee Resolution 12 August 2026.

*[2] Committee member by Council Resolution 5 March 2026.

Kōrama / Quorum

The quorum at a meeting of Te Kūkupa Committee for Strategy, Policy and Regulation is 4 members.

Ngā Hui / Frequency of Meetings

The Committee shall meet 4 weekly.

Ngā Apatono / Power to Delegate

The responsibilities, duties and powers of the Committee are subject to the prohibition on delegation of powers under Clause 32(1), Schedule 7, Local Government Act 2002, and any other restrictions on delegation under any other relevant legislation.

Te Kūkupa Committee for Strategy Policy and Regulation may not delegate any of its responsibilities, duties or powers however it may establish working groups to consider issues within the committee's areas of responsibilities noting that working groups have no decision-making powers.

Ngā Herenga Paetae / Responsibilities

The Committee's responsibilities include, but are not limited to:

- Leading the development, review, and recommendation of Council strategies, policies, and bylaws.
- Overseeing the preparation and review of the Long Term Plan, Annual Plan, and associated consultation processes.
- Monitoring the implementation and effectiveness of adopted strategies and policies.
- Provide Governance level insight on Council's approach to regulatory matters - having regard to the separation of regulatory and non-regulatory decision-making functions as between the Chief Executive and Governance (section 42(3)(a) LGA02).
- Have input into submissions on central government policy, legislation, and regulatory proposals relevant to Council's functions.
- Considering and recommending to Council on matters relating to:
    - District Plan and Resource Management Act functions,
    - Environmental policy and planning,
    - Economic development strategies,
    - Social and community wellbeing policies,
    - Climate change adaptation and mitigation policy,
    - Regulatory fees and charges,
    - Other strategic or regulatory matters as delegated by Council.

The Committee has delegated authority to:

- Approve for consultation draft strategies, policies, and bylaws.
- Hear and consider submissions, including oral submissions on strategies, policies, and bylaws, and recommend adoption to Council.
- Have Governance level oversight of regulatory and policy matters as specifically delegated by Council - subject to Clause 32(1), Schedule 7, Local Government Act 2002 and section 43(3)(a) of the LGA02.
- Request reports and briefings from staff on matters within its scope.

The Committee does NOT have the authority to:

- Adopt final strategies, policies, or bylaws (unless specifically delegated by Council).
- Make decisions that are the responsibility of the full Council or another committee.

Ngā Ture / Rules and Procedures

Council's Standing Orders and Elected Member Code of Conduct apply to all meetings.

Reporting and Review of Committee Terms of Reference

In December of each year, the Responsible Officer alongside Democracy Services will submit a report to Council. The report will summarise the activities of the Committee and how it has contributed to the Council's governance and strategic objectives. This will look at whether the Council are meeting the full requirements of the Committee Terms of Reference and whether any amendments are required to the Committees terms of reference to increase efficient and effective decision making.

The terms of reference of the Committee will be reviewed as part of this report but can be amended by Council at any point throughout the term.

Integrated Work Programme 2026 - Committee Meetings and Monthly Operational Briefings (MOBs)

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome	Status
18 March 2026	Committee	Work Programme	Adoption of the Work Programme (this document)	Adoption of Te Kūkupa work programme 2026	Approval	Completed
19 March 2026	*MOB – Full Council*	*Planning and Policy Group – Monthly Operational Briefing*	*Operational awareness and progress updates*	*Narrative update on progress on planned works, highlights, what is planned next.* *Status of Submissions Confirm metrics*	*Note and participate as part of full Council*	Completed
15 April 2026	Committee	District Plan update	Governance direction on next statutory stage	Status of District Plan, next phases, key dates and upcoming decisions	Governance assurance	Completed
15 April 2026	Committee – Workshop	LGNZ Remit topics and planning	To workshop what FNDC wants to submit on and plan any submissions or support of submissions	• Remits identified and scheduled approval by Council in alignment Zone meetings.	Oversight and Approval	Completed
16 April 2026	*MOB – Full Council*	*Planning and Policy Group – Monthly Operational Briefing*	*Operational awareness and progress updates*	*Narrative update on progress on planned works, highlights, what is planned next.* *Status of Submissions Confirm metrics*	*Note and participate as part of full Council*	Completed
13 May 2026	Committee	Strategies and policies – Adoption and Implementation - Six monthly update	Monitoring and reporting on the implementation of adopted strategies and policies	• Implementation progress of adopted strategies and policies • Performance against intended outcomes • Risks and issues • Delivery constraints and issues *Dashboard style report, narrative on what is off track and recommended corrective actions*	Governance assurance	Completed

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome	Status
10 June 2026	Committee	Bylaw Review Programme – Annual Status Report	Annual governance oversight of bylaw review programme	• Statutory review schedule and timeframes • Expiry risks and legislative triggers • Compliance and enforcement trends by bylaw • Revenue versus cost (where applicable) Recommended review priorities	Confirm priorities and sequencing	Completed
10 June 2026	Committee	Status update on the master plan for Kerikeri-Waipapa	Resolution passed at the 15 April Te Kūkupa meeting		Governance assurance	Completed
08 July 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	• Building Consent Authority performance and accreditation • Resource consent statutory compliance and trends • Compliance and enforcement activity • Environmental monitoring trends • Backlogs • Contractor performance (where applicable) • Emerging risks and issues *Dashboard style report – 3 to 5 pages*	Governance assurance and risk oversight	*Delivery and Operations team to comment on*
08 July 2026	Committee	District Plan status report	Status report on District Plan post Council decision to adopt	• Summary of Decisions • What is implemented Next Steps	Note performance and provide governance direction	Completed

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome	Status
12 August 2026	Committee	Climate Adaptation Programme – Strategy Implementation Report	Six-monthly governance assurance on implementation	• Progress against agreed milestones and action plan • Budget tracking against allocated funding • Key performance indicators and outcome measures • Risks, constraints and interdependencies • Areas of slippage or reprioritisation Forward look to next period	Note performance and provide governance direction	*Defer to meeting in November or December*
09 September 2028	Committee	Spatial Planning, Reserves and Placemaking – development and implementation	Six-monthly governance assurance of spatial plan development and implementation	• Progress against agreed milestones and action plan • Budget tracking against allocated funding • Key performance indicators and outcome measures • Risks, constraints and interdependencies • Areas of slippage or reprioritisation Forward look to next period	Note performance and provide governance direction	*Defer to meeting in November or December*
07 October 2026	Committee	Governance review of selected regulatory policies and bylaws	Review effectiveness of regulatory frameworks	• Effectiveness of current regulatory settings • Compliance and enforcement trends • Revenue versus cost (where applicable) • Identified gaps or issues Potential review triggers	Direction on review priorities	*Delivery and Operations team to comment on*
03 December 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	• Building Consent Authority performance and accreditation • Resource consent statutory compliance and trends • Compliance and enforcement activity • Environmental monitoring trends • Backlogs • Contractor performance (where applicable) • Emerging risks and issues	Governance assurance and risk oversight	*On track*

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome	Status
				Dashboard style report – 3 to 5 pages		
03 December 2026	Committee	Broadway Kaikohe Placemaking Plan – six-monthly progress report	Six-monthly progress reporting on implementation of the Broadway Kaikohe Placemaking Plan, including reporting back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee	• Progress on priority projects identified in the plan • Funding and implementation opportunities being pursued Six-monthly progress reported back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee	Governance assurance	*On track*
03 December 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	• Building Consent Authority performance and accreditation • Resource consent statutory compliance and trends • Compliance and enforcement activity • Environmental monitoring trends • Backlogs • Contractor performance (where applicable) • Emerging risks and issues *Dashboard style report – 3 to 5 pages*	Governance assurance and risk oversight	*Delivery and Operations to respond*
Monthly (to be scheduled)	*MOB – Full Council*	*Planning and Policy Group – Monthly Operational Briefing*	*Operational awareness and progress updates*	*Narrative update on progress on planned works, highlights, what is planned next.* *Status of Submissions* *Confirm metrics*	*For noting only*	

Far North District Council

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting will be held in the Council Chamber, Memorial Ave, Kaikohe on:

Wednesday 7 October 2026 at 10:00 am

Te Paeroa Mahi / Order of Business

1 Karakia Tīmatanga / Opening Prayer 11

2 Ngā Whakapāha Me Ngā Pānga Mema / Apologies and Declarations of Interest 11

3 Ngā Tono Kōrero / Deputation 11

4 Te Whakaaetanga o Ngā Meneti o Mua / Confirmation of Previous Minutes 12

4.1 Confirmation of Previous Minutes 12

5 Ngā Pūrongo / Reports 18

5.1 Amendment to Resolution 2026/40 – Correction of Legislative Reference 18

5.2 District Wide Spatial Strategy: Foundation Report 22

6 Ngā Pūrongo Taipitopito / Information Reports 121

6.1 Te Kūkupa Committee for Strategy, Policy and Regulation - Open Resolution and Actions Update Report 121

7 Karakia Whakamutunga / Closing Prayer 130

8 Te Kapinga Hui / Meeting Close 130

1 KARAKIA TĪMATANGA / OPENING PRAYER

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

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Committee 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 NGĀ TONO KŌRERO / DEPUTATION

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

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: **A5975604**

Author: **Imrie Dunn, Democracy Advisor**

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

TAKE PŪRONGO / PURPOSE OF THE REPORT

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

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation confirm the minutes of the meeting held 9 September 2026 are true and correct.

1) TĀHUHU KŌRERO / BACKGROUND

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

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the meetings are attached.

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

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

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

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

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

ATTACHMENTS

1. **2026-09-09 Te Kūkupa Committee for Strategy, Policy and Regulation Minutes - A5951204**

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.	There are no implications for 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 minutes to be confirmed as true and correct record, any interests that affect other people should be considered as part of the individual reports.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications or the need for budgetary provision arising from this report.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed this report.

MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY TE KŪKUPA COMMITTEE FOR STRATEGY, POLICY AND REGULATION MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 9 SEPTEMBER 2026 AT 10:04 AM

PRESENT: Chairperson Kelly Stratford, Deputy Chairperson Arohanui Allen, Kohepū - Deputy Mayor Chicky Rudkin, Cr Rachel Baucke, Cr Felicity Foy (VC), Cr Hilda Halkyard-Harawira, Cr Davina Smolders (VC).

IN ATTENDANCE: Cr John Vujcich, Ruth Allen (Principle Advisor Urban Regeneration, The Property Group).

STAFF PRESENT: Kate Ivicheva (Group Manager – Planning and Policy), Guy Holroyd (Chief Executive Officer) (VC), Aaron Taikato (Group Manager – Te Hono) (VC), Jacine Warmington (Group Manager – Strategic Relationships), Ruben Garcia (Group Manager – Communication and Engagement) (VC), Emma Healy (Chief of Staff), Peggy Veen (Policy Advisor – Strategic Relationship), Briar Macken (Manager – Strategy & Policy), Donald Sheppard (Policy Advisor), Steve Ryland (Policy Advisor), Shayne Storey (Team Leader – Policy and Bylaw), Ken Lewis (Manager – Comms and Engagement), Karen Shepherd (Communications and Engagement Advisor), Imrie Dunn (Democracy Advisor).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:04 am, Chairperson Kelly Stratford commenced the meeting with a karakia.

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

APOLOGY

RESOLUTION 2026/38

Moved: Chairperson Kelly Stratford
Seconded: Kohepū - Deputy Mayor Chicky Rudkin

That the apology received from Kahika Mayor Moko Tepania be accepted and leave of absence granted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

There were no deputations.

4 NGĀ KŌRERO A TE HEAMANA / CHAIRPERSON ANNOUNCEMENTS

Chairperson Kelly Stratford welcomed attendees to the meeting and noted the following:

- Te Rautaki Tūnga Waka – Right Space, Right Place has been adopted by Council.

- The Appeals Version of the Proposed District Plan is available on the Far North District Council Website.
- Utu Whakawhanake – Development Contributions Policy 2025 is in effect.

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5926392, pages 14 - 19 refers.

RESOLUTION 2026/39

Moved: Chairperson Kelly Stratford
Seconded: Kohepū - Deputy Mayor Chicky Rudkin

That Te Kūkupa Committee for Strategy, Policy and Regulation confirm that the minutes of the meeting held 12 August 2026 are true and correct, subject to minor amendments to remove Cr Davina Smolders from the attendance list.

Abstained: Cr Davina Smolders

CARRIED

6 NGĀ PŪRONGO / REPORTS

6.1 LOCAL ALCOHOL POLICY - APPROVAL OF DRAFT FOR PUBLIC CONSULTATION

Agenda item 5.1 document number A5869021, pages 20 - 46 refers.

RESOLUTION 2026/40

Moved: Chairperson Kelly Stratford
Seconded: Cr Hilda Halkyard-Harawira

That Te Kūkupa, under section 147B of the Sale and Supply of Alcohol Act 2012:

a) Approve the proposed Draft Local Alcohol Policy in Attachment One for public consultation;

b) Approve the Statement of Proposal for a new Local Alcohol Policy in Attachment Two to be released for public consultation to meet the requirements of section 83 of the Local Government Act 2002;

c) Approve a minimum one-month period for making written submissions on the Statement of Proposal;

d) Delegate authority to the Chair of Te Kūkupa to decide on the date and arrangements for any oral presentation/s of submissions;

e) Direct Council staff to make all necessary logistical arrangements for submitters to be heard in person or online via Microsoft Teams;

f) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Draft Local Alcohol Policy and attached supporting documents to correct errors or omissions prior to public release; and

g) Amend the policy to include marae as sensitive sites and ensure the questions are asked around places of worship and marae in consultation.

Against: Cr Davina Smolders

CARRIED

At 10:29 am, meeting was adjourned and resumed at 10:34 am.

Secretarial Note: During consideration of this item, members raised matters that led to further discussion and refinement of the proposed recommendation. As a result, the motion was amended during the meeting in accordance with Standing Order 22.4 (Substituted Motion).

6.2 FNDC HOUSING STRATEGY - DRAFT FOR APPROVAL

Agenda item 5.2 document number A5790006, pages 47 - 93 refers.

RESOLUTION 2026/41

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Arohanui Allen

That Te Kūkupa recommend that Council:

a) adopt the *He Kāinga Mana Housing Strategy* at Attachment 1

b) authorise the Chief Executive to make any necessary minor drafting amendments to the strategy document to correct errors or omissions.

Against: Cr Davina Smolders

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 SPORT NORTHLAND REPORT 2025-2026

Agenda item 6.1 document number A5928105, pages 94 - 197 refers.

RESOLUTION 2026/42

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Arohanui Allen

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the Sport Northland Report 2025-2026.

CARRIED

7.2 TE KŪKUPA COMMITTEE FOR STRATEGY, POLICY AND REGULATION OPEN RESOLUTION AND ACTIONS UPDATE REPORT

Agenda item 6.2 document number A5924184, pages 198 - 207 refers.

This item was deferred to the October meeting.

Secretarial Note: At 11:30 am, Chairperson Kelly Stratford closed the meeting. Agenda Item 6.2, Te Kūkupa Committee for Strategy, Policy and Regulation Open Resolution and Actions Update Report, was deferred to the October meeting.

8 MEETING CLOSE

The meeting closed at 11:30 am.

The minutes of this meeting will be confirmed at the Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting held on 7 October 2026.

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CHAIRPERSON

5 NGĀ PŪRONGO / REPORTS

5.1 AMENDMENT TO RESOLUTION 2026/40 – CORRECTION OF LEGISLATIVE REFERENCE

File Number: **A5985144**

Author: **Imrie Dunn, Democracy Advisor**

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

TAKE PŪRONGO / PURPOSE OF THE REPORT

To amend Resolution 2026/40 to correct an incorrect legislative reference in accordance with Standing Order 23.6.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Following the approval of Resolution 2026/40 on 9 September 2026, staff identified an error in the legislative reference cited in the resolution.
- The resolution refers to section 147B of the Sale and Supply of Alcohol Act 2012.
- The correct legislative reference is section 79 of the Sale and Supply of Alcohol Act 2012.
- The proposed amendment is administrative only and does not alter the intent, effect, or substance of the original decision.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation:

a) Pursuant to Standing Order 23.6, amend Resolution 2026/40 approved on 9 September 2026 by:

i. Replacing the reference to "section 147B of the Sale and Supply of Alcohol Act 2012" with "section 79 of the Sale and Supply of Alcohol Act 2012".

1) TĀHUHU KŌRERO / BACKGROUND

At its meeting held on 9 September 2026, Te Kūkupa approved Resolution 2026/40 relating to the approval of the Draft Local Alcohol Policy for public consultation.

Following the meeting, staff identified that the resolution incorrectly referenced section 147B of the Sale and Supply of Alcohol Act 2012. The correct statutory provision is section 79 of the Sale and Supply of Alcohol Act 2012.

The proposed amendment corrects the legislative reference only and does not change the intent or effect of the resolution.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Option 1: Amend the resolution to correct the legislative reference.

Advantages:

- Ensures the resolution accurately reflects the relevant legislative provision.
- Provides clarity for the public record and consultation process.

Disadvantages:

- None identified.

Option 2: Leave the resolution unchanged.

Advantages:

- No further action required.

Disadvantages:

- The resolution would continue to contain an incorrect legislative reference.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The recommended option ensures the Council record is accurate and correctly references the applicable provision of the Sale and Supply of Alcohol Act 2012 while maintaining the original decision of Te Kūkupa.

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

There are no financial implications arising from the proposed amendment.

ĀPITIHANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	**Low.** The proposal is administrative in nature and corrects a legislative reference only.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	FNDC Standing Order 23.6 and the Sale and Supply of Alcohol Act 2012.
State whether this issue or proposal has a District wide relevance and, if not, the ways in which the appropriate Community Board's views have been sought.	The amendment relates to a district-wide Local Alcohol Policy process; however, the amendment itself is administrative and does not require Community Board input.
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 specific implications for Māori arise from the proposed amendment. The amendment is administrative and does not alter the substance of the original decision.
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).	No persons are specifically affected by the proposed amendment as it corrects a legislative reference only.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications.
Chief Financial Officer review.	Not required

5.2 DISTRICT WIDE SPATIAL STRATEGY: FOUNDATION REPORT

File Number: **A5969471**

Author: **Stephen FitzHerbert, Senior Strategic Planner Growth Planning and Placemaking**

Authoriser: **Kate Ivicheva, Group Manager - Planning & Policy**

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Te Kūkupa's endorsement of the District Wide Spatial Strategy Foundation Report (Milestone 4) and, in doing so, confirm the Vision, Principles and Objectives that will guide the next stage of the District Wide Spatial Strategy programme, including the development and evaluation of future spatial growth scenarios.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Milestone 4 (the Foundation Report) is a key governance decision point in the District Wide Spatial Strategy (DWSS) programme. Te Kūkupa's consideration and endorsement of the Foundation Report is consistent with its Terms of Reference, adopted by Council on 11 December 2025, which delegate responsibility to the Committee for overseeing and providing leadership on the development and review of Council strategies.
- By endorsing the DWSS Foundation Report, Te Kūkupa confirms the Vision, Principles and Objectives that will guide the next stages of the DWSS, including the development of future spatial growth scenarios, their evaluation, while also providing a governance endorsed foundation to inform the Regional Spatial Plan work programme.
- The Vision, Principles, and Objectives provide a clear framework to guide the development and evaluation of future spatial growth scenarios and ensure economic development and community wellbeing outcomes are embedded in subsequent planning and decision-making.
- The Foundation Report has been developed through an evidence-based process incorporating technical analysis, strategic planning work, stakeholder engagement, and Iwi and Hapū input to create a strong foundation for long-term district and regional spatial planning.
- The Vision, Principles and Objectives were workshopped twice with Te Kūkupa, Community Board Chairs and Kaupapa Steering Rōpū members.
- Feedback from elected members, Community Board Chairs and Kaupapa Steering Rōpū members strengthened the Vision, Principles and Objectives through greater recognition of He Whakaputanga and Te Tiriti o Waitangi, stronger emphasis on infrastructure and affordability, enhanced recognition of rural communities and productive land, and a stronger focus on climate resilience and long-term decision-making.
- The vision is for "a Far North where people and whānau can build thriving futures, connected to place and each other", supported by objectives focused on economic prosperity, strong communities, equitable access to services and housing, infrastructure-led growth, and environmental and cultural stewardship.
- The refined Vision, Principles and Objectives and an update from the Kaupapa Steering Rōpū were presented to and received by Te Kuaka Committee for Māori Strategic Relationships on 15 September 2026, who supported their advancement to Te Kūkupa.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation:

a) endorse the District Wide Spatial Strategy Foundation Report, which includes the Vision, Principles and Objectives of the Strategy.

1) TĀHUHU KŌRERO / BACKGROUND

The District Wide Spatial Strategy (DWSS) project commenced in late 2025 and has been developed through an evidence-based process informed by elected members, mana whenua, stakeholders and the wider community. Rather than starting with predetermined growth areas or fixed outcomes, the project has focused on developing a robust understanding of the Far North's current conditions, future challenges, opportunities, and aspirations. This has involved integrating technical investigations, strategic and policy reviews, community and stakeholder feedback, Iwi and Hapū perspectives, and spatial analysis to build a shared evidence base. Together, these inputs have helped identify the key factors that will shape the district's future and provide a strong foundation for informed decision-making and long-term planning.

The DWSS is being progressed in advance of forthcoming reforms to New Zealand's resource management system and the eventual development of a regional spatial plan. By preparing a district wide strategy now, FNDC can establish a strong local evidence base that reflects community aspirations, Hapū and Iwi priorities, growth trends, infrastructure requirements, and environmental priorities. This proactive approach ensures the district is well positioned to influence and contribute to future regional planning processes. In the meantime, the strategy provides a clear long-term strategic framework to support Council decision-making, helping to guide investment, planning, and development choices until a regional spatial plan is prepared, formally adopted, and becomes the primary mechanism for spatial planning.

A spatial strategy is a strategic guide rather than a rigid legal definition or binding regulatory rule. A key intent of the DWSS Vision, Principles and Objectives is that people can recognise themselves, their communities, their values and their aspirations within the strategy, ensuring it functions as an enabling framework that implicitly supports a wide range of activities and opportunities aligned with the district's long-term outcomes, rather than defining them narrowly or excluding them.

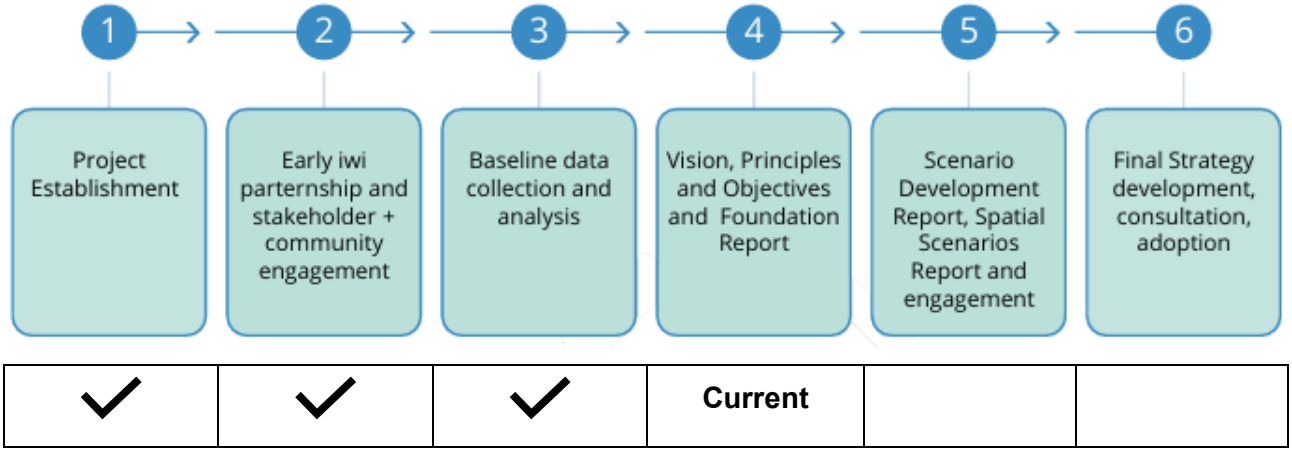
The DWSS work programme has six milestones:

1. Project establishment
2. Early Hapū and Iwi partnership and stakeholder and community engagement
3. Baseline data collection and analysis
4. Vision, principles and objectives and Foundation report (*current stage*)
5. Scenario development report, spatial scenarios report and engagement
6. Final DWSS development, consultation and adoption

The development of the Vision, Principles and Objectives has been informed by the earlier stages of evidence and engagement (Milestones 1-3) and recent workshops with elected members and the Kaupapa Steering Rōpū. Te Kuaka received the refined Vision, Principles and Objectives on 15 September 2026, and supported their advancement to Te Kūkupa.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

A key focus of Milestone 4 has been the creation of the District Wide Spatial Strategy (DWSS) Foundation Report and the associated Vision, Principles and Objectives. Together these components establish the strategic foundation for future spatial planning in the Far North. Work to complete Milestone 4 progressed during July and August. Key activities involved two workshops with elected members and the Kaupapa Steering Rōpū, as well as engagement with stakeholder groups. Through a combination of evidence analysis, engagement with Iwi and Hapū, stakeholders, elected members, and the Kaupapa Steering Rōpū, the Vision, Principles and Objectives have been shaped to reflect community aspirations, district-wide opportunities and challenges, and the long-term outcomes sought for the Far North. This section outlines the content of the Foundation Report and the process undertaken to draft and refine the Vision, Principles and Objectives.



Item 2.1. District Wide Spatial Strategy development process

Foundation Report

The DWSS Foundation Report (see Attachment 1) is the key strategic foundation document for the Far North District-Wide Spatial Strategy (DWSS). Its primary purpose is to bring together the extensive evidence gathered through technical assessments, community engagement, iwi and hapū aspirations, and strategic planning reviews to establish a shared understanding of the opportunities, challenges and choices that will influence how the Far North grows and changes over the coming decades. The report does not determine where future growth should occur; instead, it provides the evidence-based framework that will guide the development and assessment of future spatial options.

The report begins by setting out the context for spatial planning in the Far North, explaining what a spatial strategy is, why it is being developed ahead of resource management reforms, and how the project has been undertaken to date. It emphasises an evidence-led, community-informed and mana whenua-informed approach that seeks to understand the district's aspirations, opportunities and constraints before considering future development scenarios. This section establishes the role of the DWSS as a long-term framework for coordinating decisions relating to land use, infrastructure, transport, economic development, environmental management and community wellbeing.

A substantial component of the Foundation Report synthesises findings from the project's evidence base, including the Economic Baseline Assessment, Demographic and Social Wellbeing Assessment, Transport Assessment, Three Waters Assessment, Planning Context and Strategic Direction Report, Community Profiles Report, and Engagement Summary Report. Together, these studies describe a district with significant natural, cultural and economic strengths, but one also facing infrastructure constraints, climate risks, uneven growth patterns, housing challenges, service accessibility issues and socioeconomic inequities. The report identifies common themes across the evidence and explores their implications for future planning and investment decisions.

The report then draws together these findings into a series of district wide strategic themes that are intended to shape future spatial planning. These include infrastructure as a critical enabler of growth and wellbeing; the role of centres and settlement patterns; environmental stewardship and climate resilience; Te Ao Māori and mana whenua aspirations; housing, connectivity and economic opportunity; and the need for place-based responses that recognise the differing roles and circumstances of communities across the district. The report concludes that future growth and investment will need to be more coordinated, infrastructure-led, environmentally responsive and tailored to local circumstances rather than applying a one-size-fits-all approach.

The final section of the Foundation Report establishes the strategic framework for the next phase of the DWSS programme by presenting a refined Vision, Objectives and Principles. The vision describes the desired future for the Far North; the principles provide guidance on how decisions should be made when evaluating spatial options and investment priorities; and the objectives identify the key outcomes required to achieve that future. Together, these elements create a clear line of sight between the evidence base and the future spatial strategy, ensuring that subsequent scenario

development and decision-making are grounded in an agreed set of outcomes, values and priorities for the district.

Drafting the Vision, Principles and Objectives

The Vision, Principles and Objectives set the long-term direction for the district, shaping decision-making and defining the outcomes the strategy aims to achieve. They provide the framework for evaluating spatial options, prioritising investment, and coordinating future decisions relating to land use, infrastructure, environmental management, community development, and the incorporation of Te Ao Māori priorities and values. In essence, every decision made through the spatial strategy will be directly guided by and aligned with these foundations.

The *vision* sets out the district's long-term direction and describes the future it is working towards. It reflects the aspirations of the community, Iwi and Hapū, stakeholders, and decision-makers, and establishes a common purpose for the strategy. The vision provides a framework for balancing immediate needs with longer-term goals, ensuring decisions remain aligned with the desired future. In simple terms, the vision answers the question of what we want the district to be in the years ahead.

The *principles* guide how decisions are made in pursuit of the vision. They establish a common set of criteria that can be applied across a wide range of planning and investment decisions, helping to ensure consistency over time. Where competing priorities or trade-offs exist, the principles provide a basis for evaluating options and determining the most appropriate course of action. In simple terms, they answer the question: How will we make decisions as we work towards our desired future?

The *objectives* identify the changes and outcomes required to achieve the vision. They turn broad aspirations into clear priorities that can guide planning, policy development, and investment decisions. Objectives also provide a framework for monitoring progress and assessing whether the strategy is delivering the intended results. In simple terms, they answer the question: What do we need to achieve to deliver the vision?

The DWSS project team undertook Iwi, stakeholder and public engagement and reviewed relevant plans, strategies, technical information and evidence to identify the district's key aspirations, growth and development priorities, desired environmental, cultural, social and economic outcomes, and areas where competing interests need to be reconciled. The evidence base articulated a strong collective aspiration for the Far North to become a more connected, resilient, culturally grounded and inclusive district, where growth, infrastructure, environmental stewardship, economic prosperity and community wellbeing are planned and delivered in an integrated way. The key themes consistently emerging across the evidence included:

- a network of thriving centres and rural communities,
- meaningful partnerships with tangata whenua and the expression of kaitiakitanga,
- environmental enhancement within natural limits,
- infrastructure-enabled and place-based growth,
- equitable access to opportunities and services,
- a more diverse and resilient economy,
- and long-term adaptability to future challenges.

The initial baseline evidence findings were workshopped with elected members (Te Kūkupa and Community Board Chairs) and the Kaupapa Steering Rōpū on 8 July 2026. The evidence base comprised economic, social and wellbeing, transport, planning context as well as strategic direction, community profiles and an engagement summary report (see Attachment 2). The workshop findings were assessed alongside the evidence base, which informed the establishment of the draft Vision, Principles and Objectives.

Refining the draft Vision, Principles and Objectives

Two engagement activities were undertaken to refine the draft Vision, Principles and Objectives. Firstly, a workshop was held with Te Kūkupa, the Kaupapa Steering Rōpū and Community Board Chairs on 12 August 2026. At that workshop, Te Kūkupa, the Kaupapa Steering Rōpū and Community Board Chairs shared their perspectives on the draft Vision, Principles and Objectives and proposed changes. A virtual whiteboard space was kept open until 16 August for workshop invitees to make further comments. The refinements represented amendments to five areas of the Vision, Principles and Objectives. Amendments demonstrated:

- Stronger recognition of He Whakaputanga, Te Tiriti o Waitangi, tangata whenua aspirations and Māori partnerships;
- Greater emphasis on infrastructure as an enabler of housing, economic development, community wellbeing and resilience;
- Stronger recognition of affordability, financial sustainability and infrastructure deliverability;
- Improved recognition of rural communities, productive land, primary industries and renewable energy opportunities; and
- Enhanced references to climate adaptation, resilience and long-term decision-making under uncertainty.

The DWSS project team reviewed all suggestions and amended the Vision, Principles and Objectives to reflect workshop input. The refined Vision, Principles and Objectives were presented at a virtual hui on 28 August 2026. Participation at this hui was limited due to competing priorities, however, a virtual whiteboard space was kept open to receive workshop invitee comments until 31 August. The participants who attended supported the refined version, with no objections raised. For the evolution of the Vision, Principles and Objectives, see Attachment 3. Additionally, stakeholders were contacted and invited to express their views on the refined Vision, Principles and Objectives.

Refined Vision

The DWSS vision sets the district's long-term direction and desired future, reflecting the aspirations of the community, Iwi and Hapū, stakeholders, and decision-makers while providing a shared framework to guide decisions and balance immediate needs with long-term goals.

Vision statement: A Far North where people and whānau can build thriving futures, connected to place and each other.

Vision narrative: The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments, resilient infrastructure (including transport networks) and a productive, diverse economy. Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment. Guided by Te Ao Māori and shaped by the distinctive character of the district, growth and change strengthen environmental health, support economic opportunity, and enable the aspirations of communities and tangata whenua. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Refined Objectives

The DWSS objectives establish the outcomes required to achieve the Far North's vision, providing a framework for assessing future spatial options and investment priorities while recognising that different parts of the district have distinct roles, opportunities, constraints, and development needs that require tailored responses.

Objective 1: Support a thriving, locally connected and regenerative economy

What does this look like in practice? Strengthen local employment, Māori-led economic development, rural industries, including agriculture, horticulture and aquaculture, value-add industries, tourism, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Reasoning: The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments.

Objective 2: Strengthen the district's network of centres, communities and catchments

What does this look like in practice? Reinforce the complementary roles of centres, communities, marae, rural areas, and coastal settlements so that growth, services, infrastructure, and investment strengthen local identity, connectivity, and community wellbeing.

Reasoning: The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

Objective 3: Improve access to homes, services, facilities and opportunities

What does this look like in practice? Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Reasoning: The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

Objective 4: Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice? Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

Reasoning: Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of

sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time. This objective gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

Objective 5: Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice? Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Reasoning: This objective reflects one of the most consistent themes across the iwi and hapū management plans, environmental material and district-wide strategies. It also provides a direct bridge between environmental management and spatial planning, making clear that natural systems and cultural landscapes should actively shape future development patterns. Critically, this applies to urban, rural, and natural environments, noting that different values can apply to these different areas.

Refined Principles

The DWSS principles provide a consistent framework for decision-making that guides progress toward the vision by helping evaluate options, manage trade-offs, and determine the most appropriate course of action across planning and investment decisions over time.

Principle 1: Partner with Iwi and Hapū, uphold Te Ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Explanation: Spatial planning will be undertaken in partnership with Iwi and Hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.

Reasoning: Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing. Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori communities and future generations. Partnership will also inform future decision making and investment prioritisation.

Principle 2: Plan as a connected network of places

Explanation: Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future, and acknowledge that different places have different roles, needs, opportunities and aspirations.

Reasoning: The evidence base consistently points to a polycentric or hub-and-catchment district structure, including differentiated roles for places such as Kerikeri/Waipapa, Kaitāia, Kaikohe, the Bay of Islands, Kawakawa-Moerewa and smaller rural communities. This principle helps avoid a one-size-fits-all approach and creates a basis for assigning different roles, levels of service and investment priorities across the district.

Principle 3: Integrate land use, infrastructure, transport, environment, economy and wellbeing

Explanation: Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.

Reasoning: The logic of the foundation material is strongly integrated. Transport, social wellbeing, economic structure, environmental limits, waste systems, community facilities and cultural outcomes are all shown as spatially connected. This principle gives the spatial strategy a clear role as an integrating framework, rather than a land-use plan alone.

Principle 4: Work within environmental limits and restore natural systems

Explanation: Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.

Reasoning: Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.

The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.

Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.

Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Principle 5: Sequence growth and investment around infrastructure, access and risk

Explanation: Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.

Reasoning: Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Principle 6: Improve equity, accessibility and wellbeing

Explanation: Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.

Reasoning: The social wellbeing assessment, community profiles, engagement findings and iwi and hapū aspirations all highlight significant variation in access to services, housing,

employment opportunities and community infrastructure across the district. The evidence also identifies the cumulative effects of deprivation, remoteness and historical underinvestment on community wellbeing. This principle recognises that improving outcomes is not only about physical access to services and infrastructure, but also about improving opportunities for people and whānau to participate in community life, education, employment and economic development. It provides a basis for assessing how future spatial options contribute to more equitable outcomes across the district, particularly for rural communities, rangatahi, Māori communities and places facing persistent disadvantage.

Principle 7: Build resilience and adaptability over time

Explanation: The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.

Reasoning: The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

Principle 8: Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.

Explanation: Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.

Reasoning: This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration. Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

Next steps

Upon Te Kūkupa endorsement of the Foundation Report, the DWSS programme will commence Milestone 5. This step involves the development and assessment of future spatial growth scenarios. The technical outputs will include a Scenario Development Report, outlining the spatial scenarios considered, supported by a range of Technical Memos that explore key topics informing those scenarios. This will then inform the Spatial Scenarios Report, which presents the shortlisted scenarios. Milestone 5 will provide FNDC with a robust, evidence-based spatial scenario and a clear rationale for its selection, enabling informed engagement in the new planning system and helping to streamline decision-making on the preferred spatial option for the district land use plan.

Options:

Option 1: Te Kūkupa endorse the District Wide Spatial Strategy Foundation Report (recommended option)

Approval of the Foundation Report will enable the District Wide Spatial Strategy to progress to Milestone 5 of the programme and remain on track for meeting programme deliverables and alignment with the commencement of the Regional Spatial Strategy.

Advantages:

- Endorsement of the Foundation Report by Te Kūkupa confirms a shared understanding of the district's opportunities, challenges and long-term aspirations, provides confidence in the evidence base and strategic framework (i.e., Vision, Principles and Objectives) underpinning the District Wide Spatial Strategy, and enables the programme to proceed to scenario development and public engagement with a clear and agreed foundation for future decision-making.
- Council will have an adopted Foundation report, which sets the Vision, Principles and Objectives for the district, which will be part of the evidence base already being collected to inform the development of any Regional Spatial Plan.

Disadvantages:

- No disadvantages have been identified by staff.

Option 2: Te Kūkupa endorse the District Wide Spatial Strategy Foundation Report subject to recommended amendments to the Vision, Principles and Objectives

Te Kūkupa endorses the Foundation Report as an appropriate summary of the evidence base, findings and strategic issues facing the Far North, subject to agreed amendments to the Vision, Principles and Objectives. This endorsement recognises the strong foundation provided by the report while ensuring that the strategic framework guiding future scenario development appropriately reflects the aspirations and priorities of Te Kūkupa.

Advantages:

- Endorsing the Foundation Report subject to agreed amendments to the Vision, Principles and Objectives enables the District Wide Spatial Strategy programme to continue progressing while ensuring the strategic framework is refined to better reflect the aspirations and priorities of Te Kūkupa. This approach recognises the strength of the evidence base and findings, supports timely progression to scenario development, and provides an opportunity to strengthen the strategic direction that will guide future decision-making.
- Council will have an adopted Foundation report, which sets the Vision, Principles and Objectives for the district, which will be part of the evidence base already being collected to inform the development of any Regional Spatial Plan.

Disadvantages:

- While endorsing the Foundation Report subject to amendments enables the project to progress, it may create some uncertainty regarding the final strategic direction until the requested changes to the Vision, Principles and Objectives are agreed and incorporated. Clear documentation of the amendments, responsibilities for their incorporation, and the process for confirming their resolution will be important to minimise delays, maintain stakeholder confidence, and provide certainty for the next stage of scenario development.

Option 3: Te Kūkupa does not endorse the District Wide Spatial Strategy Foundation Report

A decision not to endorse the Foundation Report would provide an opportunity to address any substantive concerns regarding the report's strategic direction before progressing to the next phase of the project. However, this approach is likely to result in greater programme uncertainty, potential delays, and reduced certainty for scenario development until the matters preventing endorsement

are resolved. To minimise these risks, Te Kūkupa should clearly articulate the specific issues requiring further consideration and the process for addressing them, enabling a pathway toward future endorsement and continued progression of the District Wide Spatial Strategy programme.

Advantages:

- A decision not to endorse the Foundation Report at this stage provides an opportunity to ensure the report fully reflects the aspirations, priorities and expectations of Te Kūkupa before it is used to guide future spatial planning decisions. While recognising the significant work undertaken to develop the evidence base, this approach enables any outstanding concerns to be addressed and may ultimately result in a stronger strategic foundation and greater confidence in the subsequent phases of the District Wide Spatial Strategy programme.

Disadvantages:

- While a decision not to endorse the Foundation Report would enable Te Kūkupa's concerns to be fully considered before the project progresses, it will introduce programme delays, reduce certainty regarding the strategic direction of the District Wide Spatial Strategy, and require additional work and financial cost to achieve alignment. To minimise these impacts, clear guidance on the issues requiring resolution and the pathway to future endorsement will be important to maintain momentum and provide certainty for subsequent stages of the programme.

Staff do not recommend this option as the Foundation Report represents a synthesis of the evidence base and is intended to provide the agreed foundation for scenario development. A decision not to endorse the report would risk delaying the programme, creating uncertainty for the next phase of work, and undermining the significant technical, engagement and partnership inputs that have informed the Foundation Report to date. It also increases the risk of not integrating this work with the Regional Spatial Plan work programme.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Staff recommend endorsement of the DWSS Foundation Report because it represents the culmination of extensive technical analysis, engagement and partnership input, and provides a sound basis for developing and evaluating future spatial scenarios. Endorsement enables the programme to progress with confidence and demonstrates collective support for the evidence and strategic direction established to date.

Te Kūkupa’s endorsement of the DWSS Foundation Report is consistent with its responsibilities under the Terms of Reference adopted by Council on 11 December 2025, which give the Committee responsibility for overseeing and leading the development and review of Council strategies.

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

No additional financial implications are associated with this recommendation as it is budgeted for within the DWSS work programme budget.

ĀPITIHANGA / ATTACHMENTS

1. **DWSS Foundation Report - A5968834**
2. **DWSS Engagement Summary Report - A5965898**
3. **DWSS Vision, Principles & Objectives Feedback Summary Report - A5952575**

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	**Low** The Foundation Report primarily consolidates the evidence base, findings, and draft strategic framework that will inform subsequent stages of the District Wide Spatial Strategy (DWSS), including the development and assessment of spatial scenarios.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Alignment with: - District Wide Spatial Strategy Project Framework: the Foundation Report is a key milestone within the DWSS programme and establishes the evidence base, Vision, Objectives and Principles that will guide future scenario development and spatial planning decisions. - Significance and Engagement Policy (2024): provides the framework for determining the significance of decisions and the level of engagement required with communities, iwi and stakeholders. The Foundation Report has been developed through an evidence-led and engagement-informed process consistent with the principles of the policy and, recognises obligations arising from Treaty settlement legislation and relationship agreements with iwi and hapū. The Foundation Report incorporates iwi and hapū aspirations and promotes partnership-based planning. - Te Pātukurea (2025): the Foundation Report identifies that the findings of this adopted spatial plan will be incorporated into the broader DWSS. - Long-Term Plan: Resilient and connected communities through improved access to housing, services, infrastructure and opportunities; A strong and sustainable local economy supported by employment growth, economic diversification, Māori economic

	development and investment; Protection and enhancement of the natural environment through environmental stewardship, climate resilience and restoration of natural systems; Partnership with tangata whenua and recognition of Te Ao Māori in planning and decision-making; Infrastructure-led and sustainable growth that aligns future development with infrastructure capacity, affordability and resilience. - Local Government Act (2002): Section 10 - Purpose of local government, including promoting the social, economic, environmental and cultural wellbeing of communities; Sections 76-82 - Decision-making requirements and principles of consultation; and, Section 81: Contributions to decision-making processes by Māori. The Foundation Report has been informed by iwi and hapū engagement and seeks to establish a framework for ongoing partnership with tangata whenua. - Resource Management Act (1991): Provides the statutory framework for managing the use, development and protection of natural and physical resources. The Foundation Report identifies environmental management, climate resilience, infrastructure planning and land-use integration as key considerations informing future spatial options.
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.	District-wide relevance. The Foundation Report forms part of the DWSS programme and establishes the evidence base and strategic framework for considering future growth, infrastructure, environmental, economic and community outcomes across the Far North District. The report has been informed by district-wide technical assessments and engagement with iwi and hapū, stakeholders, elected members and the wider community. As the matter relates to the district, specific Community Board views have not been sought as part of this decision, although Community Board members have had opportunities to participate in workshops and through the wider engagement and governance processes associated with the DWSS programme.
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.	The Foundation Report has important implications for Māori as it will help shape the strategic framework that informs future decisions regarding land use, growth, infrastructure investment, environmental management, housing, economic development, and community wellbeing across the Far North District. The report identifies Te Ao Māori, tangata whenua partnership, environmental stewardship, housing and papakāinga development, cultural landscapes, Māori economic development, and intergenerational wellbeing as key

	considerations that should influence future spatial planning and investment decisions. Māori have been provided with multiple opportunities to contribute to the development of the Foundation Report and the wider DWSS via direct engagement and via the programme's Kaupapa Steering Rōpū. The Foundation Report has been developed through an evidence-led and mana whenua-informed process, including engagement with iwi and hapū, consideration of iwi and hapū management plans, review of Māori aspirations, and incorporation of engagement findings throughout the evidence base and strategic framework. The draft Vision, Objectives and Principles also explicitly recognise the importance of partnership with tangata whenua and the role of Te Ao Māori in shaping the future of the district. This report aligns with the principles and intent of Te Tiriti o Waitangi / The Treaty of Waitangi by recognising the unique status of tangata whenua and promoting meaningful participation by iwi and hapū in the development of the DWSS. The draft Principles within the Foundation report include a commitment to: Partner with tangata whenua and uphold Te Ao Māori; Recognise iwi and hapū as partners in planning and decision-making; Support Māori aspirations relating to housing, papakāinga, environmental stewardship, cultural landscapes and economic development; Protect and restore taonga, cultural landscapes, whenua, wai and moana; and, Integrate mātauranga Māori and kaitiakitanga into future spatial planning and investment decisions.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	The matter is of interest to all communities within the Far North District, including mana whenua, iwi and hapū, residents, ratepayers, youth, older persons, people with disabilities, businesses, community organisations, infrastructure providers and government agencies. The Foundation Report has been developed through an evidence-led and engagement-informed process, incorporating feedback from iwi and hapū, stakeholders, elected members and the wider community, alongside detailed technical assessments and demographic analysis. Consideration has been given to the diverse needs, aspirations and preferences of different groups through the report's assessment of housing, accessibility, economic opportunity, community wellbeing, infrastructure provision and environmental outcomes across the district.
State the financial implications and where budgetary provisions have been made to support this decision.	
Chief Financial Officer review.	No

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

Foundation Report

DRAFT - District-Wide Spatial Strategy

16 September 2026

Contents

1 Introduction 2

1.1 Overview 2

1.2 Structure of this report 3

2 Context 3

2.1 What is a spatial strategy 3

2.2 Why is this being developed now 3

2.3 Our approach to this work / how we have approached this work so far 3

3 Findings and Implications from our evidence base 4

3.1 Our Evidence Base 4

3.2 Findings from the Evidence Base 5

3.3 Themes and implications emerging from the Findings 9

4 Setting out our Vision, Principles and Objectives 15

4.1 Overview 15

4.2 Draft Vision, Objectives and Decision-making Principles 16

1 Introduction

1.1 Overview

The Foundation Report sits at the centre of the District-wide Spatial Strategy (DWSS) process (Figure 1). It brings together the evidence collected through the project and explains what it means from a spatial planning perspective.

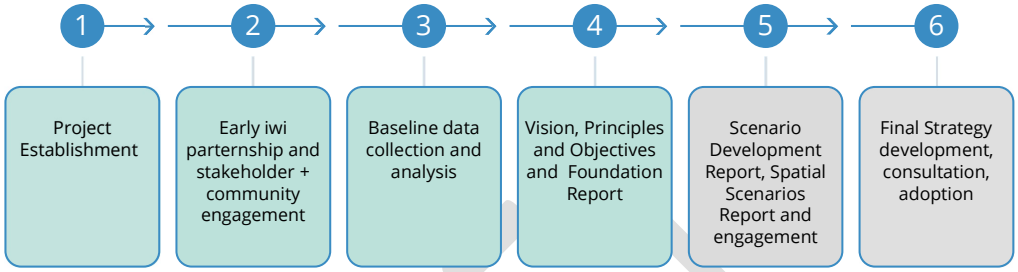


Figure 1: District-wide Spatial Strategy development process (green boxes indicate completed steps; grey are still to come)

The purpose of the report is to establish a shared understanding of the factors that will influence how the Far North grows and changes over the coming decades. It considers where there is alignment across the evidence base, where tensions or trade-offs exist, and what these findings may mean for future growth, development, infrastructure investment and environmental management.

The report also establishes the foundations for the next stages of the spatial planning process. Drawing on the evidence base (Figure 2), it sets out a draft Vision, Objectives and Decision-making Principles that articulate the long-term outcomes sought for the district and provide a framework for assessing future spatial options. Together, these components provide a clear line of sight between the evidence, the strategic direction for the district, and the development of a future spatial strategy.

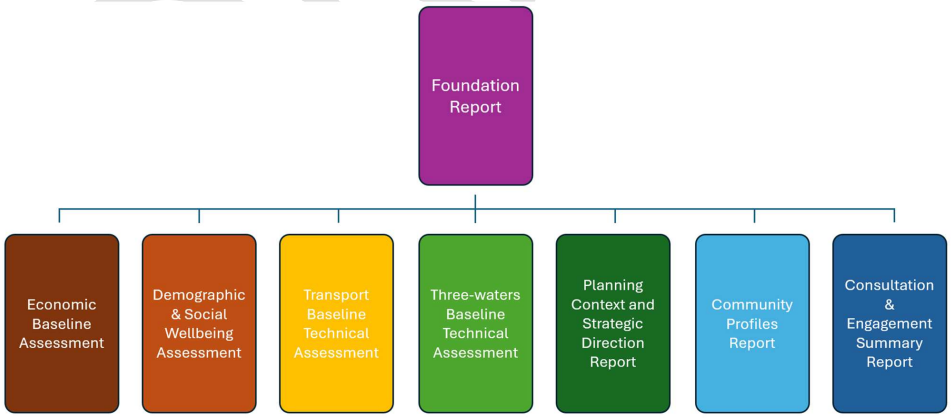


Figure 2: Foundation Report and Evidence Base

At its core, the report seeks to answer a simple question: what does the evidence tell us about the future of the Far North? It brings together the aspirations of communities, iwi and hapū, stakeholders and decision-

makers, alongside technical evidence and policy direction, to identify the opportunities, challenges and choices that are likely to shape the district over the coming decades.

1.2 Structure of this report

This report begins by outlining the context for the DWSS, including the role of spatial planning and the legislative, policy and strategic environment within which the work is occurring. It then draws together the findings from the project evidence base and identifies the key themes, opportunities, constraints and issues emerging across the district.

The final section of the report sets out a draft Vision, Objectives and Decision-making Principles. These are derived from the findings of the evidence base and provide the strategic foundation for the next stage of the project, including the development and assessment of future spatial options. Together, they provide a clear line of sight between the evidence, the outcomes sought for the district, and the spatial strategy that will ultimately be prepared.

2 Context

2.1 What is a spatial strategy

A spatial strategy is a long-term framework that sets out a blueprint for how places may grow and change over time. It considers where growth may occur, where infrastructure investment may need to be prioritised, how environmental and cultural values can be protected, and how communities can be supported to thrive. Unlike a district plan, a spatial strategy does not directly regulate land use. Instead, it helps coordinate and direct future decisions across a range of areas, including housing, transport, infrastructure, economic development, environmental management and community investment.

The value of a spatial strategy lies in its ability to connect issues that are often addressed separately. It provides a framework for understanding how decisions made today may influence future outcomes and helps identify where coordinated action is required to achieve long-term community objectives.

2.2 Why is this being developed now

This strategy is being advanced ahead of reforms to New Zealand's resource management system and the future preparation of a regional spatial plan. Developing a district-wide strategy now enables FNDC to build a locally grounded understanding of community aspirations, growth pressures, infrastructure needs and environmental considerations, ensuring the district is well positioned to participate in future regional planning processes. It also provides an interim strategic framework to guide Council decisions in the years before a regional spatial plan is prepared, adopted and able to be relied on for local decision-making.

Additionally, the value of a spatial strategy lies in its ability to connect issues that are often addressed separately. It provides a framework for understanding how decisions made today may influence future outcomes and helps identify where coordinated action is required to achieve long-term community objectives. Successful implementation of the strategy will require clear leadership, defined responsibilities, cross-council coordination, adequate capability and resourcing, and regular monitoring. These types of actions, as well as the governance arrangements, work programmes and future investment decisions will be captured as part of the Implementation Plan that will be prepared alongside the strategy.

2.3 Our approach to this work / how we have approached this work so far

The DWSS has been developed through an evidence-led and mana whenua and community-informed process. Rather than beginning with predetermined growth locations or preferred outcomes, the project has

focused on building a comprehensive understanding of the district's current and future opportunities, constraints and aspirations. This has involved bringing together technical assessments, strategic and policy review, community and stakeholder engagement, iwi and hapū aspirations, and spatial analysis to establish a shared understanding of the issues that will influence the future of the Far North.

The project has been undertaken in stages. The first stage focused on establishing the evidence base through a series of technical assessments, including economic, social wellbeing, transport, three-waters and community profile reports, alongside a review of existing plans, strategies and iwi and hapū management plans. In parallel, engagement was undertaken with iwi and hapū, elected members, government agencies, stakeholders and the wider community to understand local values, priorities and aspirations for the future of the district. Together, these activities provide the foundation for understanding how people, places, infrastructure, economies and environmental systems interact across the district.

The Foundation Report represents the next step in the process. It draws together the findings from the wider evidence base to identify recurring themes, opportunities, challenges and strategic matters that are likely to influence future growth and development. This includes considering where there is alignment across the evidence, where tensions or trade-offs may exist, and what implications these findings may have from a spatial planning perspective. The report does not identify preferred spatial outcomes. Instead, it provides a transparent and evidence-based foundation for developing the strategic framework that will guide subsequent stages of the project.

3 Findings and Implications from our evidence base

Collectively, the evidence describes a district with strong natural, cultural and community assets, but one facing interconnected challenges associated with dispersed settlement patterns, ageing infrastructure, climate risk, social inequities and economic concentration.

Taken together, the technical assessments, community aspirations, iwi and hapū plans, economic analysis and local profiles, a clear strategic direction emerges that is responsive to the realities of the Far North. This evidence suggests that the Far North will be best served by a spatial strategy that focuses growth and investment where it can be supported by infrastructure, improves connections between people, places and opportunities, protects environmental and cultural values, and creates pathways for communities to achieve long-term social and economic wellbeing.

3.1 Our Evidence Base

The evidence base for the DWSS consists of:

Table 1: District-wide Spatial Strategy Evidence Base Reports

Report	Summary of what the report covers
Economic Baseline Assessment	This report provides an overview of the district's economic structure and spatial distribution of economic activity, largely derived from an analysis of the district's economic transactions within the district and regionally, nationally, and internationally. It also discusses the role and function of key economic nodes, corridors, and supply chains, as well as infrastructure, accessibility, and land-use constraints that impact economic performance.
Demographic and Social Wellbeing Assessment	The work establishes a district-wide baseline of social wellbeing conditions, providing a foundation for understanding how communities are currently experiencing and accessing services and opportunities. It identifies spatial patterns of deprivation, inequity, and access barriers across the district, and

Report	Summary of what the report covers
	examines the underlying systemic drivers that contribute to poorer wellbeing outcomes. It also assesses the distribution, accessibility, and adequacy of social infrastructure, including both Council and non-Council provision, to understand how well existing networks are meeting community needs. In doing so, it identifies priority areas for regeneration and targeted intervention where gaps, pressures, or inequities are most evident. In parallel, the analysis considers current and future housing preferences and tests how these align with available and planned supply.
Transport Baseline Technical Assessment	This report sets out the existing transport systems infrastructure and future challenges to inform the development of the DWSS.
Three-waters Baseline Technical Assessment	This report sets out existing three-waters systems infrastructure and future challenges to inform the development of the DWSS.
Planning Context and Strategic Direction Report	This report summarises information not captured by the other evidence reports, providing contextual information about the district, its people, communities and economies. It provides an overview of statutory and non-statutory documents (plans and policies) and GIS Data and iwi/hapū values, priorities and aspirations.
Community Profiles Report	This report provides detailed profiles of sub-areas that includes population characteristics and trends, local economic profiles, land use and built environment information, infrastructure overview, and known constraints and opportunities.
Engagement Summary Report	This report provides a summary of the consultation and engagement undertaken at early stages in support of the DWSS and includes commentary about the themes / topics that arose during this consultation.

3.2 Findings from the Evidence Base

The evidence base provides a comprehensive picture of the Far North's people, places, economy, environment and infrastructure systems. While each report considers a different aspect of the district, several common themes emerge. Together, the findings highlight both the opportunities and challenges likely to influence future growth, investment and development decisions. The following sections provide a concise summary of the key findings from each evidence base report before drawing out the broader themes and implications for the DWSS.

3.2.1 Economic Baseline Assessment

The economic assessment identifies a district economy that is spatially diverse and increasingly concentrated around Kerikeri–Waipapa, which has emerged as the district's largest and fastest growing economic centre. Economic activity remains unevenly distributed across the district, with different communities performing different economic functions and exhibiting varying socioeconomic conditions and levels of resilience and growth. The report identifies three overarching themes:

- a district increasingly defined by one growth centre,

- a connected but unevenly integrated economy (with limited areas performing well economically), and
- structural challenges associated with value retention and economic diversification.

The assessment finds that Kerikeri–Waipapa and Kaitāia–Te Hiku function as the district's primary economic hubs, while other centres perform more specialised roles within the broader economy. It also identifies ongoing reliance on primary production, tourism and a limited number of key economic assets (e.g. industrial processing facilities), and notes there are issues with high transport costs and economic leakage in the district (i.e. money generated in the Far North leaves the district instead of circulating locally, driven by external business ownership, imported goods, and commuter patterns).

Economic growth is projected to continue over the coming decades, with service sectors, health care, public administration and construction expected to make significant contributions to employment growth. However, growth is expected to occur unevenly across the district, reflecting differing economic opportunities, constraints and locational advantages.

3.2.2 Demographic & Social Wellbeing Assessment

The social wellbeing assessment identifies significant variation in wellbeing outcomes across the district. Differences are evident in population growth, housing conditions, educational attainment, employment, income, access to services and levels of socioeconomic deprivation. While population growth has continued across much of the district, growth has been unevenly distributed, with stronger growth occurring in Kerikeri–Waipapa, Tokerau/Doubtless Bay and parts of Kaitāia–Te Hiku.

The assessment highlights the district's strong Māori population base and the importance of language, culture and identity to community wellbeing. It also identifies differing demographic profiles across communities, including areas with older populations and others with comparatively young populations, resulting in different demands for housing, education, healthcare, transport and community services.

Housing quality, affordability and crowding emerge as important issues in several communities, particularly where lower incomes and higher levels of deprivation are also present. Access to healthcare, education, employment and social infrastructure varies across the district, with more remote communities often experiencing reduced levels of access. The assessment identifies substantial socioeconomic deprivation across large parts of the district and notes that social, housing and economic challenges are frequently concentrated in the same communities.

3.2.3 Transport Baseline Technical Assessment

The transport assessment identifies a district that is highly reliant on private vehicles and road-based movement. The transport network plays a critical role in supporting access, connectivity and economic activity, with state highways providing the primary means of moving people and freight throughout the district. More than 90 percent of freight is carried by road and the transport system has limited redundancy in the event of network disruption.

The assessment identifies a number of challenges associated with the current transport system, including network vulnerability, road safety, limited transport choice and exposure to natural hazards. Flooding, sea-level rise, landslides and extreme weather events have the potential to disrupt movement and isolate communities. Public transport use is limited, active transport infrastructure is sparse and long travel distances remain a defining feature of the district's transport environment.

The assessment also notes opportunities associated with rail investment, multimodal transport, improved resilience and enhanced transport connections between communities and centres.

3.2.4 Draft Three-waters Baseline Technical Assessment

The Draft Three Waters Baseline Technical Assessment identifies significant variation in the capacity, condition and resilience of water supply, wastewater and stormwater infrastructure across the district. It finds that future demand for Three Waters services will be concentrated within the district's primary growth areas, particularly Kerikeri–Waipapa, the Bay of Islands growth corridor, Kaikohe–Ngāwhā and Kaitāia–Te Hiku. Population growth, development activity and seasonal tourism are expected to increase demand for potable water, wastewater treatment and stormwater management, placing additional pressure on existing infrastructure systems.

The report identifies several challenges across the district. These include ageing assets approaching the end of their design life, capacity constraints within some water and wastewater schemes, stormwater systems with limited ability to accommodate future development and increasing regulatory requirements relating to drinking water quality, environmental performance and wastewater management. Historical underinvestment in infrastructure and asset renewal has also contributed to existing servicing constraints in some locations. In addition, the effects of climate change (increased flood risk, more intense rainfall events, prolonged droughts, coastal erosion, sea-level rise and coastal inundation) are expected to affect the performance and resilience of Three Waters networks, particularly within low-lying coastal communities and flood-prone catchments.

Overall, the assessment concludes that substantial investment in asset renewal, system upgrades, resilience improvements and network expansion will be required over coming decades to maintain levels of service, achieve regulatory compliance and support projected growth. The report emphasises the importance of integrating infrastructure planning with future land use planning to ensure growth occurs in locations where services can be provided efficiently, sustainably and resiliently.

3.2.5 Planning Context and Strategic Direction Report

The planning context report reviews regional and district strategies, community plans, iwi and hapū management plans and relevant spatial datasets. It identifies a high degree of alignment across these documents regarding the challenges facing the district and the broad direction of future development. These challenges include infrastructure capacity constraints, dispersed settlement patterns, environmental pressures, natural hazard risks and socioeconomic disadvantage.

The report finds that many plans and strategies support more focused growth within key centres and transport corridors and recognise the importance of infrastructure investment, environmental stewardship and climate resilience. Iwi and hapū plans consistently emphasise environmental protection, intergenerational wellbeing, housing, papakāinga development, cultural values and self-determination. Community plans similarly identify infrastructure provision, connectivity and access to services as recurring local priorities

3.2.6 Consultation & Engagement Summary Report

Early engagement undertaken between January and June 2026 identified strong community interest in the future development of the district and a high level of value placed on the Far North's natural environment, culture and communities. Feedback from iwi, stakeholders and the wider public highlighted aspirations for a resilient, equitable and self-sustaining future while maintaining the environmental and cultural characteristics that make the district distinctive.

Common themes emerging through engagement included infrastructure constraints, climate resilience, environmental protection, access to services, housing, connectivity and economic opportunities. Feedback also highlighted a range of iwi-led initiatives relating to housing, papakāinga development, economic development, environmental restoration and community wellbeing. Participants expressed a desire for

future growth to be supported by infrastructure investment, environmental stewardship and stronger connections between communities and opportunities.

3.2.7 Community Profiles Report

The Community Profiles Report identifies significant variation across the district's eight study areas in relation to population characteristics, economic activity, infrastructure provision, growth dynamics and community aspirations. Population growth projections derived from Infometrics and Census-based datasets were reviewed to identify areas experiencing relatively high, moderate, low or negative growth. The report was specifically designed to recognise distinct urban-rural systems, differing growth trajectories and the cultural geography of the district, and the sub-areas identified are based on functional urban-rural relationships, growth dynamics and cultural geography so as to provide a more detailed understanding of the differing roles, characteristics and challenges across the district.

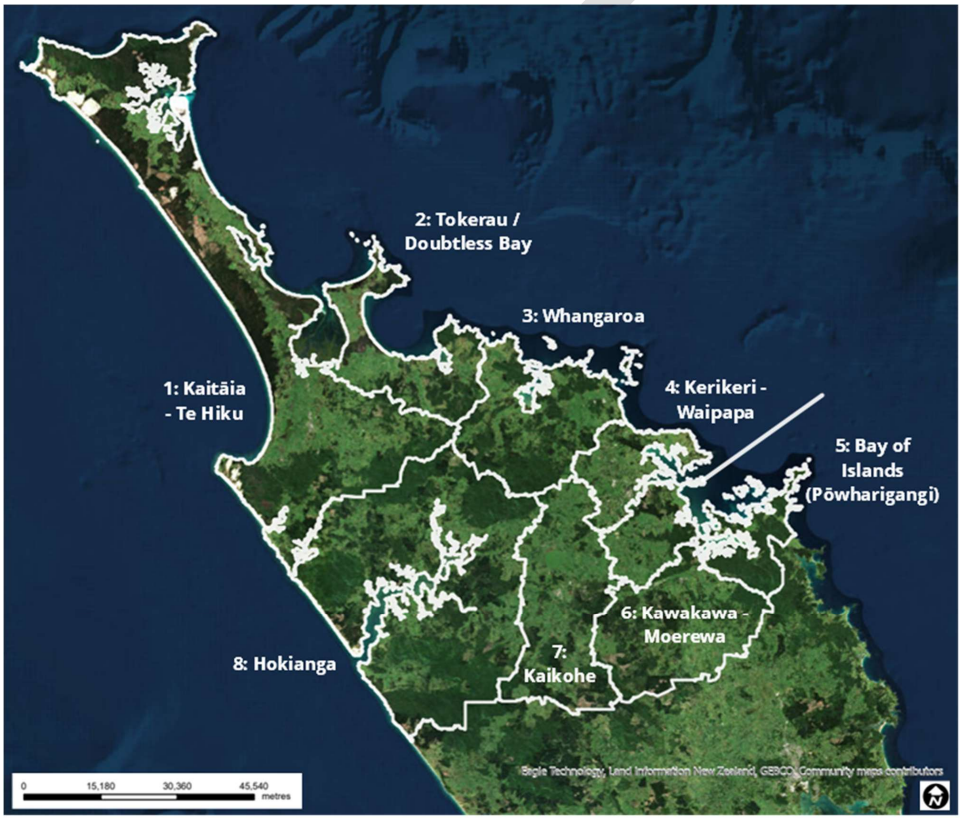


Figure 3: DWSS Study Areas

The profiles demonstrate that while some communities are experiencing stronger population growth, investment and economic activity, others face different opportunities and challenges associated with infrastructure provision, service access, housing, economic resilience and population change. The report highlights the diversity of settlement patterns across the district and the differing functions performed by centres, towns, rural areas and coastal communities.

- Kaitāia–Te Hiku is identified as the district's northern service centre, supporting a large rural and coastal catchment. The area has a comparatively young population, a strong Māori presence, high levels of socioeconomic deprivation in some communities, and an economy influenced by primary industries, processing activities and regional services.
- Tokerau/Doubtless Bay is characterised by strong population growth, coastal settlement patterns, increasing development pressure and a growing visitor economy. The area has a significant retirement and lifestyle component and experiences ongoing demand for housing, infrastructure and community services.
- Whangaroa is a predominantly rural and coastal area with relatively low population growth and limited urban development. The area is characterised by dispersed settlements, environmental values, tourism and land-based activities, alongside infrastructure and service accessibility challenges associated with its location and geography.
- Kerikeri–Waipapa is the district's primary growth area and largest economic centre. The area has experienced significant population and employment growth, a broadening economic base, expanding residential development and increasing demand for transport, three waters and community infrastructure. It performs a key service and employment function for much of the district. Te Pātukurea Kerikeri Waipapa Spatial Plan (adopted June 2025) sets out the 30-year growth plan for the majority of this sub-district; the findings of Te Pātukurea will be incorporated into this strategy.
- Bay of Islands (Pēowhairangi) is an important tourism, commercial and maritime centre. The area contains significant cultural, environmental and heritage assets and plays a major role in the district's visitor economy, while also experiencing pressures associated with housing, infrastructure and seasonal population fluctuations.
- Kawakawa–Moerewa is characterised by strong cultural identity, strategic transport connections and significant Māori populations. The area contains important community facilities and industrial activities but also experiences socioeconomic challenges, housing pressures and ongoing regeneration needs.
- Kaikohe functions as an important inland service centre supporting a large rural hinterland. Ngawha, just east of Kaikohe township is the location of several key economic assets, including the Innovation & Enterprise Park as well as the geothermal power station, hot pools, and water reservoir. The area has a comparatively young population, strong connections to surrounding productive land and significant public sector, education and health services. The evidence identifies both socioeconomic challenges and opportunities associated with regeneration, employment growth and improved outcomes for local communities.
- Hokianga is characterised by dispersed coastal and rural settlements, strong cultural and community values, an ageing population in some areas, and a high reliance on local services and primary industries. The area faces challenges associated with connectivity, access to services, population change and socioeconomic deprivation, while also possessing significant natural, cultural and tourism assets.

3.3 Themes and implications emerging from the Findings

Taken together, the evidence base presents a consistent picture of a district with significant natural, cultural and economic assets, but one that must navigate infrastructure constraints, environmental limits, uneven growth patterns and persistent social inequities, particularly in communities facing high deprivation, poorer housing outcomes, limited local employment and reduced access to services

Across the technical assessments, community aspirations, iwi and hapū plans, economic analysis and local profiles, a clear strategic direction emerges: future growth and investment will need to be more coordinated, more place-based, and more responsive to the realities of the Far North. The key themes that have emerged are summarised below:

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3.3.1 Infrastructure as the Critical Enabler

The strongest and most consistent theme across the evidence base is that infrastructure capacity, condition, resilience and affordability will fundamentally influence where and how the district can grow and develop. Transport, water, wastewater, digital connectivity and community infrastructure are repeatedly identified as critical enabling systems that support housing development, business growth, employment opportunities, service access and community wellbeing. Conversely, infrastructure constraints limit development potential, increase costs, restrict investment and reduce the ability of communities to realise their aspirations. Having a cohesive plan for resolving infrastructure constraints improves the viability of the Far North for investors and new businesses looking for economic opportunities in the Far North. Community engagement reinforced the perception that longstanding infrastructure gaps and underinvestment are constraining both growth and quality of life across much of the district.

Implications for the DWSS: Infrastructure constraints are most evident in the district's high-growth areas, particularly Kerikeri-Waipapa and parts of Tokerau/Doubtless Bay, where demand for housing and development is placing increasing pressure on transport and three waters infrastructure. In contrast, more remote communities face challenges associated with the cost of maintaining and upgrading infrastructure across dispersed settlement patterns. Communities such as Hokianga, Kawakawa-Moerewa and parts of Kaitāia-Te Hiku continue to experience challenges relating to service access, housing quality and socioeconomic deprivation.

The evidence suggests that infrastructure capacity, resilience and affordability will be a key determinant of where future growth and development can occur. A central task of the DWSS will be to identify which locations are capable of accommodating growth within existing or planned infrastructure networks, where additional investment may be required to unlock future development opportunities, and where infrastructure constraints may limit the scale or type of future growth. This includes considering not only transport, water and wastewater infrastructure, but also digital connectivity and community facilities, and the relationship between infrastructure funding, service levels and long-term affordability.

3.3.2 The District's Settlement Pattern and the role of Centres

The evidence highlights the important role that the district's towns and settlements play in providing housing, employment, education, healthcare, community services and commercial activity for surrounding rural and coastal areas. While growth and investment have occurred across the district, the evidence indicates that larger centres continue to function as key focal points for services, infrastructure and economic activity, reflecting both population distribution and the practicalities of service provision.

The economic assessment identifies the Kerikeri–Waipapa area as the district's primary growth location, while Kaitāia–Te Hiku continues to perform an important role as a northern service and employment hub. Other towns and settlements fulfil distinct functions within the broader settlement pattern, supporting local communities and contributing to the district's social, cultural and economic wellbeing. Collectively, the evidence points to a settlement pattern in which centres are interconnected and interdependent, with differing roles, functions and growth trajectories.

The table below summarises the primary role, growth dynamics and key opportunities/challenges of each of the sub-areas discussed in this section.

Table 2: Role of sub-areas

Place	Primary Role	Growth Trend	Key Spatial Considerations
Kerikeri-Waipapa	Primary growth and employment centre	High growth	Infrastructure capacity, housing supply, transport

Place	Primary Role	Growth Trend	Key Spatial Considerations
Kaitāia-Te Hiku	Northern service centre	Moderate growth	Service access, economic opportunity, deprivation
Kaikohe	Inland service hub	Stable/moderate growth	Regeneration, employment, social outcomes
Tokerau/Doubtless Bay	Coastal growth area	High growth	Infrastructure demand, coastal hazards, housing supply
Hokianga	Rural/coastal communities	Variable growth	Accessibility, natural hazards resilience, service provision

Implications for the DWSS: the evidence suggests that centres perform different functions within the district, ranging from major service and employment hubs to smaller settlements that support local communities and surrounding rural areas. The DWSS will need to determine the future role of these places within the district-wide settlement pattern, including where population growth, housing development, employment opportunities and infrastructure investment are best accommodated over time. This includes considering the relationship between centres and their wider catchments, the extent to which future growth should be consolidated or dispersed, and how different settlements can contribute to district-wide social, economic and environmental outcomes.

3.3.3 3. Environmental Systems, Constraints and Climate Resilience

Environmental considerations are a recurring theme throughout the evidence base. Strategic documents, technical assessments, iwi and hapū plans, and engagement findings consistently identify the importance of protecting and enhancing natural systems, managing environmental effects, and responding to current and future climate-related risks. These considerations are closely linked to future settlement patterns, infrastructure provision, land use change and economic activity.

The evidence identifies a range of environmental and climate-related challenges, including exposure to flooding, coastal hazards, sea-level rise, erosion, landslides and disruption to critical infrastructure networks. Collectively, the evidence highlights the influence that environmental constraints and climate risks may have on future growth, development and investment decisions across the district.

Implications for the DWSS: the evidence suggests that climate risk, natural hazards and environmental values will influence both the location and form of future growth and development. The DWSS will need to consider how areas exposed to flooding, coastal hazards, erosion and other climate-related risks are managed over the long term, as well as how environmental systems, landscapes and ecological networks are protected, enhanced and connected. This is likely to require spatial options that balance growth aspirations with environmental limits and identify where adaptation, hazard mitigation or environmental restoration should be prioritised. This workstream within the DWSS will align with, and support, the objectives being developed as part of FNDC's Community Adaptation Programme.

3.3.4 Te Ao Māori, Partnership and Māori Aspirations

Iwi and hapū plans, engagement findings and cultural evidence consistently emphasise the importance of Te Ao Māori values, the relationship between people and place, and the ongoing role of mana whenua in shaping the future of the district. The evidence identifies aspirations relating to environmental stewardship,

cultural wellbeing, housing, economic development, education, workforce development and intergenerational prosperity.

The evidence also highlights the importance of protecting and enhancing cultural landscapes, restoring and maintaining the health and mauri of natural systems, and enabling development opportunities that reflect the aspirations of tangata whenua. Housing, papakāinga development, marae-centred infrastructure and iwi economic development emerge as recurring themes across multiple sources.

Implications for the DWSS: the evidence highlights that mana whenua aspirations extend beyond cultural recognition and include housing, economic development, environmental restoration, workforce development and intergenerational wellbeing. The DWSS will therefore need to consider the spatial implications of papakāinga development, marae-centred infrastructure, cultural landscapes, access to whenua, environmental restoration initiatives and iwi economic opportunities. These considerations have the potential to influence settlement patterns, investment priorities and the identification of future development opportunities across the district.

3.3.5 Spatial Variation in Growth, Wellbeing and Access to Opportunities

The evidence identifies considerable variation across the district in relation to demographic trends, socioeconomic outcomes, housing conditions, access to services and economic opportunities. Community profiles and social wellbeing assessments indicate that growth pressures, levels of deprivation, service needs and community aspirations vary significantly between locations.

The evidence also highlights that areas experiencing the greatest social and economic challenges are not necessarily the locations experiencing the strongest population growth. This suggests that future planning considerations extend beyond accommodating growth alone and include understanding the differing needs and circumstances of communities across the district. It's important also to note the interconnections between rural communities and urban towns and service centres and acknowledge that despite their differences, they economically and socially support each other.

The table below identifies the different pressures faced, and key opportunities within each sub-area.

Table 3: Overview of sub-area pressure and opportunities

Area	Growth Pressure	Infrastructure Pressure	Social Wellbeing Challenge	Key Opportunity
Kerikeri-Waipapa	High	High	Moderate	Employment growth, business investment, higher-order services and housing supply.
Whangaroa	Low	Moderate	Moderate	Environmental restoration, sustainable tourism, marine and land-based economic activity, protection of natural character and cultural heritage.
Tokerau/Doubtless Bay	High	High	Low-Moderate	Tourism, housing development, local business growth and investment.
Bay of Islands	Moderate-High	Moderate	Moderate	Visitor economy, marine industries and cultural tourism.

Area	Growth Pressure	Infrastructure Pressure	Social Wellbeing Challenge	Key Opportunity
Kaikohe	Moderate	Moderate	High	Economic regeneration, public services, employment and town centre revitalisation.
Kawakawa-Moerewa	Low-Moderate	Moderate	High	Regeneration, housing renewal, economic diversification and Māori economic development.
Kaitāia-Te Hiku	Moderate	Moderate	High	Northern service centre. Economic diversification, Māori economic development, improved service access, productive land and industry growth.
Hokianga	Low	Moderate	High	Cultural tourism, environmental stewardship and community-led and rural development.

Implications for the DWSS: the evidence indicates that growth pressures, social need and access to opportunities are not evenly distributed across the district. The DWSS will therefore need to consider both locations experiencing growth-related pressures and locations facing ongoing challenges relating to deprivation, service access, housing quality or economic opportunity. This may require different spatial responses in different parts of the district, including growth management, regeneration, service investment or improved connectivity, depending on local circumstances and priorities.

3.3.6 Housing as a Growth, Wellbeing and Community Issue

Housing is a consistent theme across the evidence base and is considered in relation to both future growth and community wellbeing. The social wellbeing assessment identifies issues relating to housing quality, overcrowding, ageing housing stock and affordability, while iwi and hapū plans highlight ongoing demand for housing and papakāinga development.

The evidence suggests that housing outcomes are closely connected with broader social, economic and cultural wellbeing, including health, education, employment and community stability.

Implications for the DWSS: the evidence suggests that housing is not solely a matter of supply, but is closely linked to affordability, health, accessibility, community wellbeing and Māori housing aspirations. The DWSS will need to consider how different housing needs are accommodated across the district, including opportunities for papakāinga development, housing choice in key centres, and responses to overcrowding, affordability and housing quality challenges. Spatial options should therefore consider not only where additional housing may be provided, but also what forms of housing are most appropriate in different locations and how housing outcomes relate to broader social and economic objectives.

3.3.7 Economic Structure, Resilience and Future Opportunities

The economic assessment identifies a district economy characterised by differing economic functions, strengths and challenges across communities. Economic activity is increasingly concentrated within parts of

the district, while some communities remain reliant on a relatively narrow range of industries and employment opportunities.

The evidence identifies opportunities associated with primary sector transition, tourism, innovation, iwi economic development, improved connectivity and the development of local value-added activities. At the same time, the assessment highlights the importance of economic resilience and the ability of communities to respond to changing economic conditions.

Implications for the DWSS: the evidence identifies differing economic functions and opportunities across the district, including primary production, tourism, service centres, iwi economic development and emerging value-added activities. The DWSS will need to consider how land use, infrastructure and investment decisions can support these differing economic roles, while also improving resilience and reducing barriers to economic participation. This includes understanding where future employment growth may occur, how key economic assets and productive land can be supported, and how communities can be better connected to employment and business opportunities.

3.3.8 Connectivity, Accessibility and Movement

Connectivity is a recurring theme across the evidence base. The transport assessments highlight the district's reliance on the road network, the importance of strategic transport connections and the challenges associated with distance, network vulnerability and limited transport choice. Social wellbeing analysis also identifies varying levels of access to employment, education, healthcare and other services.

Collectively, the evidence suggests that connectivity influences economic performance, access to opportunities, community wellbeing and resilience.

Implications for the DWSS: the evidence highlights that connectivity influences access to employment, education, healthcare, community services and economic opportunities. The DWSS will need to consider how future settlement patterns, infrastructure investment and service provision influence accessibility across the district, particularly for rural and coastal communities. This includes the role of strategic transport corridors, freight networks, digital connectivity and the relationships between centres and their surrounding catchments in shaping future opportunities and resilience.

3.3.9 A Diverse District with Distinct Places

A consistent finding across the evidence base is the diversity of places, communities and functions that exist across the district. Community profiles, economic analysis and social wellbeing assessments identify significant differences in demographics, growth patterns, infrastructure needs, community aspirations and economic characteristics.

The evidence suggests that while common district-wide issues exist, the opportunities and challenges experienced by individual communities are often shaped by their local context, function and geography.

Implications for the DWSS: the evidence suggests that the district contains a diverse range of communities, settlements and landscapes, each with different functions, opportunities and challenges. Rather than assuming a single growth model or development pathway, the DWSS will need to consider how district-wide objectives can be achieved through place-based responses that reflect differing settlement roles and needs between urban and rural areas, alongside growth pressures, infrastructure capacity, environmental constraints and community aspirations. This may result in different strategic approaches being applied across the district while remaining aligned with an overarching district-wide framework.

3.3.10 Managing Multiple Outcomes Across the District

Across the evidence base there is a consistent emphasis on the interconnected nature of environmental, social, cultural, economic and infrastructure considerations. Many of the opportunities and challenges

identified are not isolated issues, but are closely linked to questions of land use, infrastructure provision, environmental management, economic development and community wellbeing.

Rather than presenting these matters as competing priorities, the evidence suggests that many of the district's long-term outcomes will depend on how effectively these considerations are balanced and integrated.

Implications for the DWSS: the DWSS will need to provide a framework for considering how multiple outcomes are pursued together and how trade-offs are managed when competing priorities arise. This includes understanding how future growth, infrastructure investment, environmental management, housing provision and economic development can collectively contribute to long-term community wellbeing while recognising environmental limits, infrastructure constraints and mana whenua aspirations. The vision, principles and objectives will play an important role in guiding these decisions and evaluating future spatial options.

4 Setting out our Vision, Principles and Objectives

4.1 Overview

The vision, principles and objectives establish the long-term direction for the district, guide how decisions are made, and define the outcomes the strategy is seeking to achieve. They provide the basis for assessing spatial options, prioritising investment, and aligning future land use, infrastructure, environmental management and community development decisions. In other words, all of our decisions for the spatial strategy will have line-of-sight to these.

The **vision** describes the future the district is working towards. It provides a clear picture of the long-term outcomes sought by the community, iwi and hapū, stakeholders and decision-makers. A well-defined vision creates a common point of reference for the strategy and helps maintain focus on long-term outcomes when responding to shorter-term opportunities, constraints and competing priorities. In practical terms, the vision answers the question: *What do we want this place to become over time?*

The **principles** establish how decisions should be approached to achieve the vision. They provide a consistent set of decision-making guides that can be applied across growth, infrastructure, environmental and investment decisions. Principles are particularly important where trade-offs are required, helping decision-makers evaluate options against an agreed set of values and approaches. Typical principles may relate to partnership, integrated planning, resilience, environmental stewardship, infrastructure-led growth,

accessibility or efficient use of land and resources. They answer the question: *How will we make decisions as we work towards the vision?*

The **objectives** describe the outcomes that need to be achieved to realise the vision. They translate broad aspirations into specific areas of focus and provide a clearer basis for future actions, policies and investment decisions. Objectives should be outcome-focused and capable of informing how success will be measured over time. They answer the question: *What needs to change or be achieved to deliver the vision?*

The review of plans, strategies and technical information undertaken through this foundation report has helped to identify the building blocks for developing the vision, principles and objectives. This includes long-term aspirations for the district, preferred approaches to growth and development, key environmental, cultural, social and economic outcomes, and areas where competing priorities need to be reconciled.

4.2 Draft Vision, Objectives and Decision-making Principles

From the Evidence Base it is clear that the Far North it is seeking a more connected, resilient, culturally grounded and equitable district where growth, infrastructure, environmental restoration, economic opportunity and community wellbeing are deliberately aligned. The strongest recurring themes are a networked district of centres and rural communities, tangata whenua partnership and kaitiakitanga, environmental restoration and natural limits, infrastructure-led and place-based growth, improved access and equity, diversified local economies, and long-term resilience.

4.2.1 Vision

NARRATIVE

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments, resilient infrastructure (including transport networks) and a productive, diverse economy.

Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment.

Guided by Te Ao Māori and shaped by the distinctive character of the district, growth and change strengthen environmental health, support economic opportunity, and enable the aspirations of communities and tangata whenua. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

VISION STATEMENT

A Far North where people and whānau can build thriving futures, connected to place and each other.

The draft vision is deliberately place-based and district-wide, rather than focused only on growth centres, because the evidence repeatedly describes the Far North as a network of multiple towns, rural settlements, service hubs and catchments, each with different roles, needs and levels of access. It also reflects the

recurring aspiration for stronger cultural identity, visible Te Ao Māori, environmental restoration, long-term resilience, improved access, and a more diversified local economy.

The wording also avoids presenting the future as "growth everywhere". Instead, it recognises selective growth, differentiated roles, infrastructure constraints, climate risk, environmental limits and social need. That is important because the evidence base points to a spatial future shaped by targeted intervention, service hubs, resilient corridors, natural systems, cultural landscapes and local capability, rather than a uniform development model across the district.

Successful achievement of the vision would mean:

- More young people choose to stay, return to, or build their future in the Far North.
- Whānau and communities remain connected to place and to one another.
- Māori economic development and self-determination are supported through access to land, housing, infrastructure and opportunity.
- Local food systems, productive land and community capability are strengthened.
- The health and mauri of natural environments improve over time.
- Smaller communities remain viable and connected to services and opportunities.
- Growth and investment reinforce the distinct roles of places across the district rather than applying a one-size-fits-all approach.

4.2.2 Objectives

The objectives establish the outcomes needed to realise the vision for the Far North and provide a framework for evaluating future spatial options and investment priorities. While the objectives apply across the district, they do not assume that every community will grow, change or develop in the same way. The evidence base consistently highlights that different parts of the Far North perform different functions, face different opportunities and constraints, and will require different responses.

OBJECTIVE 1:

Support a thriving, locally connected and regenerative economy

What does this look like in practice?

Strengthen local employment, Māori-led economic development, rural industries, including agriculture, horticulture and aquaculture, value-add industries, tourism, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Reasoning: The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori-led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments.

OBJECTIVE 2:

Strengthen the district's network of centres, communities and catchments

What does this look like in practice?

Reinforce the complementary roles of centres, communities, marae, rural areas and coastal settlements so that growth, services, infrastructure and investment strengthen local identity, connectivity and community wellbeing.

Reasoning: The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

OBJECTIVE 3:

Improve access to homes, services, facilities and opportunities

What does this look like in practice?

Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Reasoning: The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

OBJECTIVE 4:

Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

Reasoning: Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic

development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time.

This objective gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

OBJECTIVE 5:
Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice?
Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Reasoning: This objective reflects one of the most consistent themes across the iwi and hapū management plans, environmental material and district-wide strategies. It also provides a direct bridge between environmental management and spatial planning, making clear that natural systems and cultural landscapes should actively shape future development patterns. Critically, this applies to urban, rural, and natural environments, noting that different values can apply to these different areas.

4.2.3 Decision-making Principles

The principles provide a framework for how decisions should be made as the district grows and changes over time. They reflect the recurring themes emerging from the evidence base and are intended to guide the evaluation of future spatial options, investment priorities and development decisions. Together, they provide a consistent basis for balancing environmental, cultural, social, economic and infrastructure considerations when assessing future opportunities and trade-offs.

Principle 1: Partner with -Iwi and hapū, uphold Te Ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Explanation: *Spatial planning will be undertaken in partnership with iwi and hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.*

> **Reasoning**: Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing. Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori communities and future generations. Partnership will also inform future decision-making and investment prioritisation.

Principle 2: Plan as a connected network of places

Explanation: *Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future, and acknowledge that different places have different roles, needs, opportunities and aspirations.*

> **Reasoning**: The evidence base consistently points to a polycentric or hub-and-catchment district structure, including differentiated roles for places such as Kerikeri/Waipapa, Kaitāia, Kaikohe, the Bay of Islands, Kawakawa-Moerewa and smaller rural communities. This principle helps avoid a one-size-fits-all approach and creates a basis for assigning different roles, levels of service and investment priorities across the district.

Principle 3: Integrate land use, infrastructure, transport, environment, economy and wellbeing

Explanation: *Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.*

> **Reasoning:** The logic of the foundation material is strongly integrated. Transport, social wellbeing, economic structure, environmental limits, waste systems, community facilities and cultural outcomes are all shown as spatially connected. This principle gives the spatial strategy a clear role as an integrating framework, rather than a land-use plan alone.

Principle 4: Work within environmental limits and restore natural systems

Explanation: *Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.*

> **Reasoning:** Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.
>
> The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.
>
> Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.
>
> Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Principle 5: Sequence growth and investment around infrastructure, access and risk

Explanation: *Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.*

Reasoning: Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Principle 6: Improve equity, accessibility and wellbeing

Explanation: *Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.*

Reasoning: The social wellbeing assessment, community profiles, engagement findings and iwi and hapū aspirations all highlight significant variation in access to services, housing, employment opportunities and community infrastructure across the district. The evidence also identifies the cumulative effects of deprivation, remoteness and historical underinvestment on community wellbeing. This principle recognises that improving outcomes is not only about physical access to services and infrastructure, but also about improving opportunities for people and whānau to participate in community life, education, employment and economic development. It provides a basis for assessing how future spatial options contribute to more equitable outcomes across the district, particularly for rural communities, rangatahi, Māori communities and places facing persistent disadvantage.

Principle 7: Build resilience and adaptability over time

Explanation: *The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.*

Reasoning: The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

Principle 8: Make best use of existing assets and strengthen local capability

Explanation: *Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.*

Reasoning: This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location,

partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

DRAFT

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

Engagement Summary Report

2 September 2026

Outcomes from Early Engagement on the District-Wide Spatial Strategy

Contents

1 Executive Summary 2

2 Introduction 2

3 Engagement Approach 3

3.1 Phases of engagement 3

3.2 Objectives and purpose of early engagement 3

3.3 Engagement methods 3

3.4 Capturing responses 8

4 Engagement outcomes 8

4.1 Iwi 8

4.2 Key stakeholders 11

4.3 General public 13

5 Community aspirations 21

6 Conclusion 22

1 Executive Summary

Early engagement for the District Wide Spatial Strategy has identified that the Far North District community highly values its natural environment and seeks to shape a more resilient, equitable and self-sustaining future. Across Iwi, stakeholders and the wider community: people want growth, but only if it protects what makes the Far North unique including its whenua, its waters, its culture, and its communities. New insights highlight a rising focus on local energy generation, climate resilience, sustainable tourism, and community-centred development. Themes of under-investment, infrastructure strain, and uneven access to services have been identified as critical risks that must be addressed early to unlock potential for aspirations to be realised and enable the Far North district is to thrive over the next 30 years.

Engagement also points to several "hot spots" where Iwi and Māori organisations are already planning or delivering major initiatives — from large-scale housing and community development in Kawakawa–Moerewa, to aquaculture and primary production opportunities in Te Hiku, to papakāinga expansion, marae-based infrastructure, and rangatahi pathways across multiple rohe. These initiatives signal a sense of determination: Iwi are not waiting for change, they are driving it. Their aspirations (grounded in kaitiakitanga, mana motuhake, local economic circularity, and practical Treaty partnership) align with community desires for better infrastructure, environmental protection, and more liveable, connected towns.

Together, these insights provide clear direction for the DWSS vision, principles and objectives, to:

- embed genuine partnership with mana whenua
- recognise and protect the natural environment that makes the Far North unique
- prioritise environmental and climate resilience
- enable Māori-led development
- invest in infrastructure that supports growth, and improve infrastructure resilience
- Support for economic resilience; and
- ensure that prosperity and wellbeing are shared fairly across all communities in the Far North, with appropriate recognition of the different contributors and sectors that make up the Far North's economy, employment and community wellbeing and future opportunities.

2 Introduction

Far North District Council (Council) is in the process of developing the Far North District Wide Spatial Strategy (DWSS) which will shape how the district grows and develops over the next 30+ years. The DWSS will influence where and how people live, how our towns and rural areas develop, how we move around the district, and how we protect and enhance the natural and built environment.

To develop the DWSS, Council is working with mana whenua and engaging with stakeholders and communities at key stages, so the strategy reflects local aspirations and supports good long-term decision-making. Engagement is ongoing process that informs the development of the DWSS. The early phase of engagement discussed in this report was designed to gather early insight first. This report is a 'living' document that will be updated as engagement continues to progress.

The purpose of this report is to summarise recent consultation and engagement process (January – June 2026) and capture the written and verbal feedback provided by the community. It outlines the methods used, what we heard, provides demographic insights to show whose voices are represented, and highlights

the key themes emerging from the consultation. In considering the consultation outcomes, we acknowledge that traditional consultation methods can produce participation that is not fully representative of the wider community and therefore may not fully reflect the diversity of community views.

The consultation outcomes have been considered when preparing the vision, objectives and principles for the DWSS. This report forms part of the wider evidence base that informs "the Foundation Report".

3 Engagement Approach

3.1 Phases of engagement

Engagement for the Far North District Wide Spatial Strategy (DWSS) is being completed in stages as the project progresses.

The key phases based on the current programme are:

- Project set-up (January – February 2026): establishing the programme, engagement approach, and key relationships and channels.
- Governance, partnership and engagement (from January 2026 onwards): relationship building and targeted engagement with Iwi and Hapū, elected members, and strategic stakeholders to inform direction-setting.
- Early public consultation (March – June 2026): inviting community feedback to help shape the DWSS vision, principles and objectives through a public survey, drop-in events, email feedback, online sessions, and meetings/hui.
- Vision, Principles and Objectives co-development (March – October 2026): shaping the DWSS vision, principles and objectives following early consultation.

Following the vision, principles and objectives, scenario development and strategy development is programmed to occur. The above phases may be amended in response to Resource Management Reform and input into Regional Spatial Planning under the Planning Act (expected to be enacted in September 2026).

3.2 Objectives and purpose of early engagement

The key objectives of engagement at this phase of the DWSS project were to:

- Raise awareness of the DWSS and why it matters,
- Understand local context, values, aspirations and challenges across different places in the Far North, and
- Gather early ideas and aspirations to help shape the DWSS vision, principles and objectives (which will guide later scenario development).

3.3 Engagement methods

This early consultation phase ran from January to June 2026. During this period, Council invited feedback from Iwi, stakeholders and the wider community through a public survey, drop-in events, email comments, social media, online sessions, and meetings/hui described further below. The feedback from the methods outlined in Sections 3.3.2 to Section 3.3.6 was then compiled together and analysed. The results are presented in Section 4 of this report.

3.3.1 Public survey

A public survey was opened to the community on 23 March 2026 and closed on 4 May 2026. The purpose of the survey was to understand the community's perspective across the Far North to help inform and shape the vision, principles and objectives of the DWSS. The survey was available online and hard copies were also provided at service centres and pop-up events. A link to the survey was also provided to key stakeholders and posters with a link to the survey were placed in schools.

The public survey sought response to the following key questions:

1. Where do you live? (primary place of residence)
2. What do you value most about where you live?
3. What challenges do you see for where you live?
4. Looking 30-years into the future, what would you like to see for your area?
5. What about the entire Far North District? What do you want to see protected, strengthened or changed over the next 30 years?

Overall, 237 responses were received. This includes all online, emailed and hard copy comments from individuals and groups. The results from the survey are summarised in section 4.3.2.

3.3.2 Community drop-in events

Seven community drop-in events were held around the Far North District to raise awareness and provide opportunities for face-to-face kōrero with the project team. These events were designed to inform the community and ask questions about the DWSS.

Each drop-in session included printed information, information flyers and hard copies of the survey. Elected members were invited to co-host each drop-in session.

At least two drop-in sessions were held in each ward in the Far North District, as follows:

1. Te Hiku:
   - Mangonui Waterfront Festival – Saturday 28 March 2026 from 12.00pm to 6.00pm
   - Kaitaia Saturday market – Saturday 11 April 2026 from 7.00am to 12.00pm
2. Kaikohe-Hokianga:
   - Kaikohe Night Market – Thursday 9 April 2026 from 3.00pm to 6.30pm
   - Rāwene, opposite wharf – Tuesday 14 April 2026 from 11.00am to 1.00pm
   - Ōpononi 4 Square – Tuesday 14 April 2026 from 10.30am to 1.30pm
3. Bay of Islands – Whangaroa
   - Paihia Village Green Morning Market – Thursday 9 April 2026 from 10.00am to 1.30pm
   - Kawakawa main St lunch crowd – Friday 10 Apri 2026 from 10.00am to 1.30pm

Each event spanned across several hours to ensure they reached as many community members as possible. The events were generally well attended with approximately 20-50 individual community members engaging with the teams at each event.

Community members were encouraged to complete the survey online via QR code, and hard-copy responses were collected at events or returned to service centres then entered into the online survey by Council staff. Survey results are provided in Section 4.3.2.

3.3.3 Email responses

An email address was provided to the community to give people the opportunity to provide feedback by email. In total, 11 responses were received from a range of submitters including community members, community groups and non-profit organisations. A summary of the feedback is provided at Section 4.3.1.

3.3.4 Social Media

Social media was used to spread awareness and inform the community of the DWSS. Posts were made on the Far North District Council Facebook page, and on Tiktok, and paid promotion was used to increase reach across the district.

Facebook

Facebook content focused on explaining why the DWSS matters, what people's feedback would be used for, and prompting participation during key moments (launch, event reminders, and the final week). In the final week, Council shared a reminder post encouraging people to provide their whakaaro on where growth should go, what should be protected, and what matters most in their area, with a direct link to the DWSS survey page.

Engagement results recorded for the end of consultation reminder content include:

- The final-week reminder Facebook post (28 April 2026) received 10,748K views, 18 likes, 11 shares, and 13 comments.
- The accompanying Facebook story ("One week left to tell us how the Far North should grow") received 716 views.

Comments on Facebook covered a range of topics, including infrastructure and roads, environmental protection, perceptions of fairness across communities, and feedback on the engagement approach. Where appropriate, Council responded with clarification and links to further information.

TikTok

A TikTok post was also used on 1 May 2026 to extend reach to audiences who may not engage through traditional Council channels. The TikTok video received 791 views, 16 likes, and no comments.

3.3.5 Online information sessions

In addition to community drop-in events and the public survey, Council held a series of online information sessions (virtual workshops) with sector and agency stakeholders throughout April and June 2026. These sessions introduced the DWSS, explained how early feedback would be used to shape the vision/principles/objectives, and invited early input on key issues and long-term opportunities.

Overall, six sectors were contacted and invited to attend online information sessions. These sectors were selected as those having stakeholders with services or representing interests most likely to have a strong interest in the DWSS and the future of the Far North. Several online information sessions were set up with the sectors and stakeholders invited (refer to Table 1) . At these sessions, there were two groups representing Arts, Culture and Heritage (4 participants), 2 environmental sessions plus one with the Bay of Islands Marine Park staff (7 participants), community organisations (1 participant), community board members (2 participants), three sessions with health, social and emergency services groups (15 participants), and government/public sector and strategic agencies (9 participants). The outcomes of the sessions are summarised in Section 4.2 of this report. The initial response from the primary industries / rural sector was low with no representatives attending the initial online session. However, the project team contacted those groups again in July 2026. Meetings were held throughout August 2026 with Horticulture NZ, Fonterra and Dairy NZ Outcomes of engagement are summarised in 4.2 below.

It is expected that engagement with these stakeholders will be ongoing.

Table 1: Stakeholder category and stakeholder names invited to online information sessions

Stakeholder category	Stakeholder name
Arts culture and heritage	Turner Centre
	Jacman entertainment
	Heritage NZ Pouhere Taonga
	Cathay Cinema
Health community and social services	Te Hau Ora o Ngāpuhi
	Te Hiku Hauora
	Ngāti Hine Health Trust
	Te Runanga o Te Rarawa
	Hauora Hokianga
	Te Taumata Hauora o Te Kahu o Taonui
	Mahi Tahi Hauora
	Hokianga Health Enterprise Trust
	Ngāti Kahu
	Ngapuhi Iwi Social Services
	Kaitaia Hospital - HNZ
	Te Whatipu Counselling
Environmental Organisations	Royal Forest and Bird Protection Society
	KIwi Coast
	Russell Protection Society
	Russell Landcare Trust
	Guardians of the Bay of Islands / Project Island Song
	BOI Marine Park Inc
Community Organisations	The Community (website business)
	Community Business and Environment Centre (CNEC)
	BOI-Whangaroa CB
Business Associations	Amio Group
	Te Hiku Iwi Development Trust
	Hokianga Tourism
	Kawakawa Business Assoc
Government/public sector and strategic	Kainga Ora
	NZTA
	Internal Affairs
	Dept of Conservation
	Te Whatu Ora HNZ
	Education
	Kiwirail
	Barrier Air
	Far North Holdings Ltd
	Transpower

Stakeholder category	Stakeholder name
	New Zealand Transport Agency
Primary industries / rural sector	Beef and Lamb
	Horticulture New Zealand
	Fed Farmers
	Dairy NZ
	Fonterra
	Northland Forest Managers

3.3.6 Meetings / hui

Alongside the public-facing engagement, the project team undertook targeted meetings and hui to support partnership-based engagement with Iwi and to gather strategic input from key agencies and stakeholders. These conversations helped build shared understanding early in the process and ensured technical knowledge and local insight could inform the DWSS foundations.

Kaupapa Steering Ropū

The Kaupapa Steering Rōpū (KSR), a Māori strategic governance group established through the Te Kuaka Committee, provides direction alongside the Council's Policy and Strategy Committee, Te Kukupa. The KSR includes Iwi, Hapū, Rangatahi and elected representatives and plays a key role in embedding Māori perspectives within the development and governance of the strategy. The group was recently re-established to help guide the DWSS, providing ongoing feedback and strategic advice to staff while ensuring alignment with the principles, values and aspirations of Te Ao Māori.

Hui and engagement with Iwi and Māori partners

The project team (supported by Te Hono where appropriate) initiated contact with Iwi entities from late November 2025, provided information sheets in February 2026, and followed up through March 2026 to invite ongoing participation.

Several hui with Iwi and Iwi organisations also took place between February and June 2026 via Teams or kanohi-ki-te-kanohi. They included representatives from Te Rūnanga A Iwi Ō Ngāpuhi (two participants), Te Rūnanga o Te Rarawa (one participant), Te Hiku Iwi Development Trust (four participants), Te Rūnanga O Whaingaroa (one participant), and Te Rūnanga o Ngāti Hine/Ngāti Hine Health Trust (three participants).

Several Iwi entities indicated interest in meeting but were unavailable during the early engagement window. Follow-up engagement is continuing where timing, governance, and capacity allows. Where Iwi partners are not in a position to engage at this stage, Council will continue to keep communication open and provide future opportunities to participate as the DWSS progresses.

Meetings with key public sector and strategic stakeholders

Council also held targeted meetings (or initiated contact) with agencies and organisations that play an important role in long-term planning, infrastructure, housing and service delivery. Meetings completed during early engagement included:

- Kaipara District Council – 28 November 2025
- Heritage New Zealand Pouhere Taonga – 1 December 2025
- Whāngarei District Council – 4 December 2025

- NZ Transport Agency Waka Kotahi (NZTA)[1] – 4 December 2025
- Ministry of Education – 5 December 2025
- Northland Regional Council – 8 December 2025
- Northland Inc – 20 February 2026
- Far North Holdings Ltd – 22 June 2026

In addition, engagement was initiated with several other agencies and organisations where meetings were still being arranged or follow-up was underway at the time of writing. Engagement with key stakeholders is ongoing.

3.4 Capturing responses

Feedback was captured through multiple channels to make participation as accessible as possible. This included:

- Online survey responses and data export from the survey platform
- Hard-copy survey responses collected at events and service centres and entered into the survey dataset
- Email responses logged and summarised by theme
- Notes and key points recorded from drop-in conversations, online sessions, meetings and hui, and tracked through the engagement register approach.

All feedback received during early engagement has been reviewed and analysed to identify key themes and insights. These themes are summarised in Section 4 of this report and have been used to inform development of the DWSS vision, principles and objectives set out in the Foundation Report.

4 Engagement outcomes

4.1 Iwi

Workshops with KSR were held in May and July 2026 to ensure Māori perspectives were understood during early phases of the project to assist with the evidence base and formation of the vision, principles and objectives.

Consultation with Iwi and Iwi organisations also took place between February and June 2026 through both online meetings and kanohi ki te kanohi engagement, as outlined in Section 2.3.6. Hui were held with representatives from Te Rūnanga A Iwi Ō Ngāpuhi (two participants), Te Rūnanga o Te Rarawa (one participant), Te Hiku Iwi Development Trust (four participants), and Te Rūnanga o Ngāti Hine / Ngāti Hine Health Trust (three participants). While each organisation highlighted its own priorities, there was strong alignment across a shared focus on community wellbeing, economic opportunity, and environmental and cultural flourishing.

[1] NZTA also provided input into the Transport Assessment Report for the DWSS (dated August 2026).

Te Rūnanga Ālwi Ō Ngāpuhi emphasised the importance of creating opportunities that enable rangatahi to remain in the district through improved education, housing and employment pathways. Key themes included reforming underperforming education systems, expanding papakāinga and marae-based community infrastructure, strengthening a circular local economy founded on food sovereignty, and investing in enabling infrastructure such as water storage, transport and renewable energy. These aspirations were discussed alongside significant concerns about social issues, particularly methamphetamine harm, and environmental pressures including harbour water quality and the impacts of Caulerpa.

Discussion at the KSR re-establishment meeting on 14 May included representatives from three hapū. Participants were briefed on consultation undertaken to date and the key themes emerging from engagement. These included the need for improved infrastructure, stronger environmental protection, support for food sovereignty, and greater recognition of the needs of rural communities. There was also a strong emphasis on Māori governance, investment and participation in future planning processes. A historical investment map presented by one representative reinforced concerns that long-term underinvestment in more deprived communities has contributed to persistent social and economic inequalities.

Te Rūnanga o Te Rarawa presented a strong message of urgency shaped by infrastructure constraints, housing pressures and economic vulnerability across Te Hiku. Key themes included the need for infrastructure to lead development, particularly in relation to wastewater, water supply and long-term water storage. Aquaculture was identified as the most promising future economic driver, while climate change was recognised as already influencing planning decisions through increased drought risk, flooding and insurance challenges. Te Rarawa also highlighted the need for a distinct Te Hiku spatial planning approach, more realistic funding and investment models, and planning settings that better support development on Māori land and the establishment of papakāinga.

The Te Hiku Iwi Development Trust advocated for community-centred development that is culturally grounded, environmentally responsible and economically regenerative. Priorities included aquaculture and primary production, the development potential of the Kaitaia–Awanui corridor, local procurement policies, opposition to extractive development models, workforce development through integrated training initiatives such as the proposed “supersite”, and environmental restoration alongside growth. The Trust also emphasised the need for assessment frameworks that consider social, cultural and economic outcomes in addition to conventional land suitability measures.

Engagement with Te Kahu o Taonui reinforced many of the themes emerging from Iwi consultation. Discussion focused on the importance of meaningful Treaty partnerships, maintaining Māori influence in planning and decision-making processes, and ensuring that future planning reforms do not diminish Māori interests. Participants highlighted opportunities to support Māori economic development through flexible planning settings, local procurement, renewable energy initiatives, and investment in enabling infrastructure. The importance of drawing on existing Iwi, hapū and community plans, strengthening relationships with Māori communities, and building Iwi and hapū GIS capability to support data sovereignty and Māori-led planning was also emphasised. These perspectives aligned strongly with wider aspirations for genuine partnership, community resilience, economic opportunity, and intergenerational wellbeing.

Engagement with Te Rūnanga o Whaingaroa highlighted the need for the DWSS to reflect Whangaroa’s distinct circumstances, aspirations and development priorities. Key themes included aligning the strategy with existing Iwi plans and agreements, addressing housing and papakāinga development constraints, improving water and wastewater infrastructure, and ensuring Whangaroa has a strong evidence base to inform future investment decisions. Environmental resilience was also a significant focus, particularly flood risk management in Kaeo, restoration of degraded environments, and the need for long-term, intergenerational planning. Representatives emphasised collaborative governance, meaningful Iwi and hapū

involvement in decision-making, and planning approaches that support community wellbeing, environmental stewardship and sustainable development

Ngāti Hine Health Trust outlined an ambitious housing and community development programme for the Kawakawa–Moerewa area. Planned housing growth is expected to significantly influence infrastructure demand, service provision and community character, requiring closer alignment between the Trust's initiatives and COUNCIL's spatial planning and investment decisions. Discussions identified strong alignment between community priorities and the Trust's strategic objectives, particularly in relation to housing, education and training pathways, economic revitalisation, and the protection of te taiao. The Trust also expressed concerns that conventional council engagement approaches are not effectively reaching Māori and lower-income communities, advocating instead for more meaningful, co-designed engagement processes involving rangatahi, marae and wider whānau networks. Additional priorities included planning for a new learning and development hub, strengthening engagement through both Iwi and Trust governance channels, and addressing longstanding shortages of recreation and community facilities.

Details of background research and information gathered from a review of the Iwi and Hapu Environmental Management Plans is provided in the Community Profiles Report.

Several themes were consistently evident across Iwi responses, IHEMPs and related engagement:

- Water is regarded as a taonga fundamental to both environmental and human wellbeing. Common concerns included drought, flooding, water quality, equitable allocation, and the central role of Iwi and hapū in water governance.
- Environmental protection and restoration were identified as essential priorities, including sustainable land use, biodiversity enhancement, protection of customary fisheries and marine heritage, safeguarding indigenous flora and fauna, and responding to the increasing impacts of climate change.
- Protection was also understood in cultural terms, including the preservation of te reo Māori, cultural practices, wāhi tapu, and the exercise of kaitiakitanga.
- Access to suitable and affordable housing remains a critical issue for Māori communities throughout the Far North, including the need for planning settings that support papakāinga and other forms of development on Māori land.
- Recognition of mana whenua and mātauranga Māori was consistently emphasised. While these values are often acknowledged in principle, many responses noted that IHEMPs are applied inconsistently and continue to have limited influence on planning and decision-making processes.
- Many Iwi and rōpū also observed that planning processes tend to focus on Iwi organisations and larger entities, often overlooking the distinct authority and perspectives of hapū and marae. As largely self-governing institutions, hapū and marae play a vital role in supporting Māori whānau, hapū and hapori and should be more directly reflected in planning and engagement processes.

Taken together, the consultation findings reveal similar values and aspirations across Iwi and Māori organisations, alongside a number of area-specific priorities. The evidence also suggests that, despite important progress for whānau, hapū and Iwi in the Far North, many challenges identified in the past remain unresolved. The DWSS and Regional spatial planning should therefore seek to give practical effect to Treaty partnership, support Māori development aspirations, protect cultural values through culturally appropriate mechanisms, and strengthen the ability of tangata whenua to fulfil their role as kaitiaki while improving environmental outcomes across the district. A consistent message was that symbolic recognition of Te Tiriti o Waitangi and Māori values is no longer sufficient. Instead, there is a clear expectation for genuine partnership, meaningful participation in decision-making, and planning frameworks that deliver measurable outcomes for mana whenua, support kaitiakitanga, and promote intergenerational wellbeing.

4.2 Key stakeholders

Consultation with various stakeholders occurred between April and June 2026, undertaken via Teams or in person.

Below are summaries from the various groups:

Environmental Stakeholders: A strong common theme noted from these stakeholder responses is the need to place environmental protection and climate resilience at the heart of future planning, with particular emphasis on biodiversity, ecological connectivity, catchment restoration, pest control, and the careful management of land and marine environments. All groups supported more integrated and long-term approaches that balance development with the protection of natural character, while also recognising related community pressures such as housing, transport, tourism, and public access. Together, the feedback reflects a clear preference for spatial planning that is ecologically grounded, community-informed, and focused on sustaining both environmental health and local wellbeing.

Community Stakeholders: The participant in this session highlighted the potential of arts, culture, and creative industries to strengthen local identity and attract visitors. They pointed to artist trails, event promotion, and better data on local artists as practical ways to support place-based development and the creative economy.

Community Board: The Community Board participants focused on practical liveability and economic issues, including housing quality, energy poverty, skills shortages, small business viability, transport access, and family-friendly community facilities. Their feedback stressed that successful spatial planning must connect economic development with education, mobility, liveability, and the Far North's natural advantages.

Arts, Culture and Heritage Stakeholders: These stakeholder perspectives show a clear common theme as the importance of embedding arts, culture, and heritage into growth planning in ways that strengthen local identity, community connection, and economic opportunity. Both responses emphasise protecting the distinct character of places such as Kerikeri and Waipapa, supporting walkable and inclusive communities, and ensuring that tourism and development are managed in ways that enhance rather than undermine heritage and local amenity. Together, the feedback points to a need for coordinated planning, targeted investment, and infrastructure that supports cultural vitality alongside broader transport, accessibility, and resilience goals.

Health, Social Services & Emergency Stakeholders: Across both stakeholder groups, a collective theme is the need for more equitable, integrated planning that links housing, infrastructure, health, transport, and community wellbeing, particularly for rural and remote communities. Both responses highlighted pressures on essential services and infrastructure, the importance of accessible public spaces and opportunities, and the value of locally grounded solutions that reflect community needs, including Iwi-led approaches, better use of local data, and place-based economic development. Together, the feedback points to a strong preference for resilient, inclusive development that improves access, reduces inequities, and supports long-term wellbeing.

Government Agencies: This group emphasised climate adaptation, public health, biosecurity, transport resilience, housing feasibility, and coordinated use of data to guide long-term planning. Their feedback underscored the need for staged infrastructure investment, shared evidence bases, realistic planning for remote communities, and a balance between transformative ambitions and smaller practical improvements.

Economic Development: The participants highlighted the importance of Māori-led governance, energy sovereignty, regenerative tourism, infrastructure investment, and local procurement as key levers for long-term regional prosperity. The discussion on energy highlighted strong support for Māori-led solar energy development as a pathway to greater energy sovereignty, local resilience, and long-term economic benefit. A key shared theme was the need to address infrastructure constraints, particularly grid capacity and storage,

to enable projects to progress and deliver reliable, locally owned energy solutions. Their comments focused on using energy, transport, tourism, and procurement strategies to strengthen local resilience, create jobs, support Māori partnership, and keep more economic value within the district.

***Strategic stakeholders*:** This is a group of disparate stakeholders who have an interest in critical infrastructure or services in the Far North. These stakeholders were engaged one-on-one given the disparate nature of their interests.

Far North Holdings Limited (FNHL) is the Council's commercial investment CCO. FNHL advised they take a broad view of commercial development opportunities and collaborate with a range of investors/partners to deliver projects. Strategic land designation is a key issue for property development, as is long-term planning guidance to reduce contention in relation to new developments. Other key strategic issues from FNHL's perspective include sustainable and affordable energy generation to support competitive new and expanded industries, the ongoing value of working in partnership (especially with Iwi). Local energy generation, high value horticulture and processing, and marine and aquaculture industries were all identified as potential sources of economic development.

Barrier Air is a regional airline providing passenger air services to Kerikeri and Kaitāia airports. Overall, Barrier Air reports that the Kaitāia route is a business success and that the airport infrastructure that supports this service is in good condition and fit for purpose. Annual passenger numbers are approximately 20000 to Kaitāia and 7000 to Kerikeri. Notwithstanding the current economic climate and high fuel costs, Barrier Air see the expansion of the Kaitāia service and the tourism potential of this service as a feasible opportunity. Additional tourism infrastructure and services would likely be necessary to support an expanded direct-service tourism product. The Kerikeri service is seen as viable, in the context of competition with Air NZ. Bay of Islands airport infrastructure is of excellent standard.

Barrier Air indicated they have a long-term relationship with Health NZ and with ACC, underlining the service's critical role in enabling healthcare access. However, Barrier Air also emphasised the absence of central government subsidy for regional air services in New Zealand, which is a policy measure recognised as important in comparable economies elsewhere in the world.

Kiwirail is the New Zealand rail system operator. Kiwirail maintains the North Auckland Line (NAL) from Auckland to Kauri (Whangārei). Significant repair and upgrade work has happened to this line post-cyclone Gabrielle. At present the key strategic project is progressing the NAL-Marsden Point spur line. This line has been designated (other than Northport lands) and is being prepared as 'shovel -ready'.

While the Kauri-Otiria line is currently dis-used, Kiwirail will maintain the designation and maintain the rail corridor for possible future rail use. Kiwirail advises that appropriate planning measures are maintain to provide safety and amenity setback from the rail corridor and that reverse sensitivity effects can be experienced after long-periods of rail corridor dis-use followed by re-start of services.

Kiwirail recognises the potential of rail and freight logistics to support regional economic development and reduce road freight dependency, and de-carbonisation, however local demand is necessary for investment in logistics hubs or other forms of freight aggregation. Any future services would be subject to wider system constraints too.

Waka Kotahi provided input and review of the Baseline Transport Context Setting report prepared for the DWSS. Waka Kotahi's feedback generally supported the findings of the Transport Context Report while recommending a stronger emphasis on transport resilience, road safety, funding constraints, and the integration of transport and land use planning. NZTA highlighted the Far North's vulnerability to network disruptions, the importance of alternative transport connections, the need to address increasing maintenance and infrastructure costs, and opportunities to improve safety outcomes across the network. Feedback also encouraged a more strategic discussion of rail, public transport, active modes, freight, climate

resilience, and growth planning, with a focus on ensuring that future spatial planning is closely aligned with long term transport investment and network management decisions.

Primary industries / rural sector stakeholders:

Feedback from the rural sector emphasised the importance of recognising primary production as a cornerstone of the Far North's economy and ensuring that future growth and development does not undermine the long-term viability of rural industries. Common themes included the need to protect productive rural land from fragmentation, urban encroachment and reverse sensitivity effects; strengthen transport resilience and reliable access to farms, orchards, processing facilities and markets; and support the infrastructure needed for rural production, including water, irrigation, worker accommodation and freight networks.

Stakeholders highlighted the increasing impacts of climate change, severe weather events, flooding, biosecurity risks and changing land-use patterns, while also identifying opportunities associated with Māori agribusiness, horticultural growth, emerging crop types and the district's role in food production. **Transport network resilience was identified as a critical priority, emphasising the need for reliable access to farms, orchards, processing facilities and markets, particularly in the face of increasing weather-related disruptions and the importance of maintaining key freight and service routes**

There was strong support for spatial planning that recognises rural areas as both economic production landscapes and living communities, with a need to balance environmental resilience, infrastructure investment and settlement growth alongside the protection and enhancement of the rural economy. **Horticulture New Zealand strongly supported the Kerikeri Horticultural Precinct approach[2], describing it as an innovative and effective planning response that helps protect productive land, manage reverse sensitivity effects, and recognise the infrastructure and operational needs of horticultural production.** It was also noted that highly productive land and versatile soils are an opportunity for the rural sector and economy rather than a 'constraint' in the traditional sense.

Overall, stakeholder feedback consistently called for integrated, long-term spatial planning that protects the environment, strengthens climate resilience, and improves liveability, infrastructure, and access to services across the Far North. Common priorities included alignment between growth and infrastructure priorities, safeguarding biodiversity and natural character, supporting arts, culture and heritage as drivers of identity and local opportunity, improving housing, transport, skills and community facilities, and addressing inequities affecting rural and remote communities. Stakeholders also emphasised the need for coordinated investment, better use of data, and Māori-led approaches to preserve heritage and increase economic development to build local resilience and long-term wellbeing.

4.3 General public

4.3.1 Email responses

Council received 11 written responses by email from a range of individuals and organisations including Carbon Neutral NZ, Pou Herenga Tai – Twin Coast Cycle Trail Charitable Trust, Vison Kerikeri and local residents. These responses tended to be longer and more detailed than the public survey responses and often proposed specific approaches or policy directions for the DWSS.

Across the email responses, several common themes emerged, particularly around:

[2] In the Far North Proposed District Plan – Decisions Version.

- strengthening essential infrastructure and resilience,
- protecting significant environments and cultural landscapes,
- enabling low-impact, place-based economic development, and
- improving how spatial planning is designed and implemented (e.g, evidence base, co-design and clearer guidance).

Table 2: Email Responses Summary

Theme	Summary of key points made
Core infrastructure	Several responses emphasised that roading, stormwater, wastewater and water systems need to be strengthened and sequenced ahead of, or alongside, growth. Submitters raised concerns about current capacity constraints and argued that infrastructure planning and funding assumptions should be made clear in the DWSS.
Climate, hazard and resilience planning	Some submitters focused strongly on resilience to climate and hazard risks (including flooding and infrastructure vulnerability) and argued for planning approaches that prioritise "operational readiness" and adaptation measures (e.g. practical resilience planning for critical infrastructure networks).
Energy security and reducing dependence on fuel and long supply chains	Several respponses argued that the district's "end-of-the-line" location creates vulnerability during fuel/supply disruptions and recommended that the DWSS should support energy autonomy (e.g. renewable energy hubs and planning that reduces reliance on long diesel freight chains).
Growth patterns	Responses supported more intentional growth planning that concentrates development in well-serviced hubs, supported by transport options and walkable neighbourhoods, rather than "ribbon" development along road corridors.
Active transport, recreation and community wellbeing	Submitters supported investment in safe walking and cycling connections and recreation assets, especially in smaller settlements, to support tamariki, whānau and community wellbeing. Suggestions included more dedicated active transport links and better-connected community recreation facilities.
Recognising and protecting strategic district-wide assets (corridors and networks)	One response sought formal recognition of the Pou Herenga Tai – Twin Coast Cycle Trail as a strategic, Council-owned district-wide asset, including early spatial integration to protect the trail from incompatible adjacent development and to support its safety and long-term function.
Protecting the night sky	Respondents sought recognition of Te Hiku o Te Ika as a Dark Sky Reserve / Dark Sky Protection Area, including protection of natural darkness, cultural values (including mātauranga Māori and maramataka), ecological integrity, and enabling low-impact astro-tourism. Respondents described core and corridor areas (Aupouri Peninsula and connecting eastern/western corridors) and

Theme	Summary of key points made
	recommended managing lighting impacts to protect dark sky conditions over time.
Mana whenua authority, co-design, and stronger Treaty-consistent planning	Respondents emphasised that the DWSS must move beyond consultation to genuine partnership, including co-design of spatial layers and planning decisions with Iwi and Hapū, recognising tikanga, He Whakaputanga, Te Tiriti, and existing settlement arrangements. Proposals included a hapū-defined cultural landscape layer, stronger status for cultural impact assessments, and resourcing to support participation.
Environmental protection "ki uta ki tai" (mountains-to-sea) and cumulative effects	Several responses sought a more integrated approach to environmental protection that addresses cumulative effects across landscapes and catchments (including forests, dunes, harbours, wetlands and waterways) and recommended stronger spatial identification of sensitive areas and buffers.
Evidence base and monitoring	Responses requested that the DWSS be supported by robust, updated evidence (e.g. updating prior rural and housing capacity studies; better use of existing datasets), and that the strategy build a shared evidence base for long-term monitoring and decision-making.
Rural housing typologies and housing affordability	One response focused on rural housing demand and affordability, noting that the DWSS should consider where rural residential development is appropriate (particularly avoiding highly productive land), and should better understand affordability pressures and the extent of informal/unconsented housing to inform practical solutions.
Economic development linked to place quality, amenity, and sustainable tourism	Responses supported long-term economic wellbeing through protecting and enhancing the qualities that attract residents and visitors (including natural and cultural landscapes, town amenity, and low-impact tourism). Several responses linked tourism success to strong environmental management and improved place quality.

The above responses, together, sought that the spatial strategy should identify effective ways to support the implementation of the four wellbeing's identified in Far North 2100 vision (social, economic , environmental and cultural wellbeing of communities). Several submitters also emphasised the importance of partnership based planning with mana whenua and community codesign, alongside stronger evidence and monitoring to support long-term decisions.

4.3.2 Survey results

A public survey was undertaken from 23 March to 4 May 2026. In total, 237 survey responses were received including online, emailed and hard-copy responses entered into the survey dataset.

Many questions allowed respondents to select more than one option. Where multi-select questions are reported, percentages show the proportion of respondents who selected each option (so totals exceed 100%).

Snapshot of who responded:

- Most survey responses were made by individuals (226), with 11 responses made on behalf of a business or organisation.
- 234 respondents provided their age. The survey skewed older, with 65+ (84) and 55-64 (74) making up the largest age groups.
- Ethnicity was optional and could be multi-selected. Of those who answered, the most commonly selected ethnicities were Pākehā/NZ European (157) and Māori (57).

4.3.2.1 Question 1: Where do you live? (primary place of residence)

This question helped Council understand where survey responses were coming from across the district, to check how well the survey reached different communities and places. It also helped to determine whether voices from all areas in the district were being heard.

Responses were received from across the Far North District, with the largest clusters coming from key towns and surrounding areas. Locations most frequently referenced in responses included:

- Kerikeri (46)
- Russell (24)
- Kawakawa (13)
- Kaitaia (12)
- Paihia (12)
- Kaikohe (12)
- Waipapa (10)
- Other places mentioned included Moerewa, Coopers Beach, Rawene, Kaeo, Mangōnui, Haruru, Taipa and a range of smaller settlements and rural areas.

Overall, responses show district-wide participation, with higher representation from the Bay of Islands area (including Kerikeri, Paihia and Russell) alongside contributions from Te Hiku and Kaikohe-Hokianga communities.

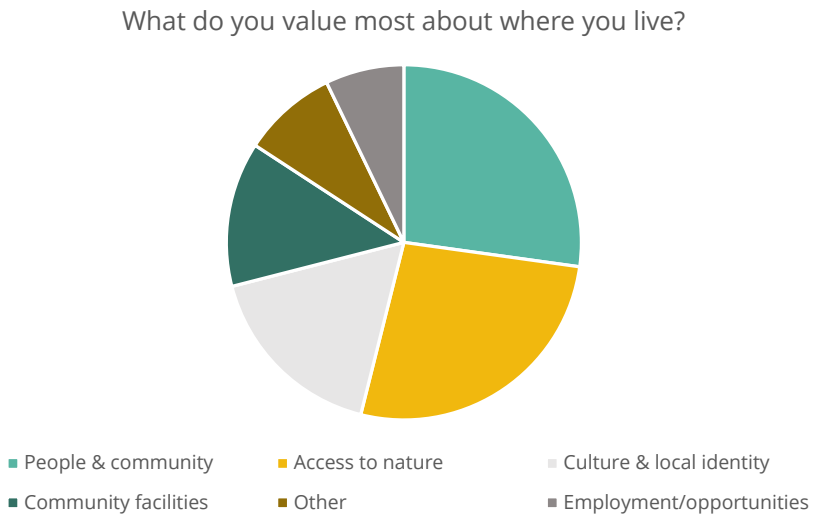
4.3.2.2 Question 2: What do you value most about where you live?

This question was designed to identify the most valued features of local places and what people want to protect, strengthen or retain as the Far North grows and changes over time.

The most selected values were:

- People & community: 167 responses (70%)
- Access to nature: 164 responses (69%)
- Culture & local identity: 105 responses (44%)
- Community facilities: 81 responses (34%)
- Employment / opportunities: 44 responses (19%)
- Other: 53 responses (22%)

Figure 1: All responses to Question 2



The "other" responses commonly reinforced these themes through more personal descriptions (e.g. rural lifestyle, peace and quiet, independence, remoteness, and affordability) which reinforced the existing themes already selected. Taken together, the results suggest that as the DWSS considers growth and change, there is strong public expectation that outcomes should also protect environmental qualities and maintain rural character, which are highly valued by the community, while improving the services that help people thrive.

A summary of the 'other' responses is provided below:

Table 3: 'Other' responses key themes

Theme	Summary of points made
Rural lifestyle and independence	Many respondents valued living on their own land or in rural settings, emphasising self-sufficiency, space, and distance from urban environments.
Peace, quiet, and low density	A strong theme was the importance of quiet, uncrowded surroundings and a slower pace of life.
Remoteness and separation from urban areas	Some respondents specifically valued being isolated from busy towns, traffic, and development pressures.
Affordability and lifestyle choice	A smaller group noted that the area allowed them to live more affordably or achieve a desired lifestyle not possible elsewhere.
Natural environment (specific aspects)	Responses often reinforced appreciation for natural features such as farmland, coastline, or wildlife in more personalised terms.

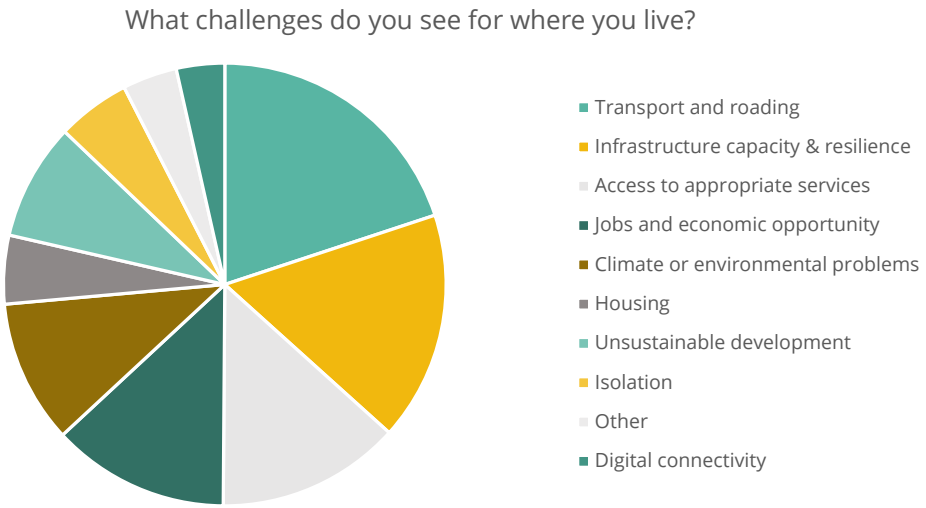
4.3.2.3 Question 3: What challenges do you see for where you live?

This question aimed to identify the main pressures and challenges communities experience today, and the issues people feel are most likely to affect wellbeing and resilience over time.

The most commonly selected challenges were:

- Transport and roading: 175 responses (74%)
- Infrastructure capacity & resilience: 147 responses (62%)
- Access to appropriate services (health, education, libraries, community facilities etc.): 118 responses (50%)
- Jobs and economic opportunity: 114 responses (48%)
- Climate or environmental problems: 92 responses (39%)
- Housing: 76 responses (32%)
- Unsustainable development: 75 responses (32%)
- Isolation: 47 responses (20%)
- Digital connectivity: 31 responses (13%)
- Other: 35 responses (15%)

Figure 2: All responses to Question 3



Challenges are heavily concentrated around core infrastructure and access. In particular, roads, transport connections, and the ability of infrastructure (including water/wastewater and other essential systems) to keep pace with demand at existing serviced centres.

A strong theme across comments is a perceived gap between growth/development and the readiness of supporting services, with many respondents emphasising that “basics” such as roads, water, wastewater, and maintenance should be improved before significant additional growth occurs.

The results also point to uneven access across the district: respondents raised concerns about isolation, limited health and community services, and digital connectivity. Based on the responses received, these particular issues are more pronounced in smaller settlements and rural areas. These insights reinforce the need for the DWSS to consider equitable service access and resilience, not only growth patterns.

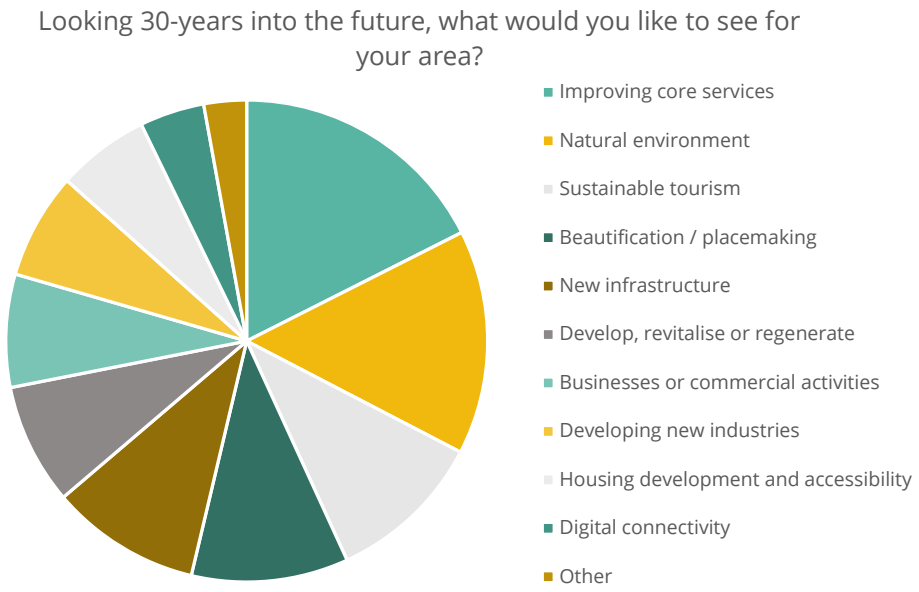
4.3.2.4 Question 4: Looking 30-years into the future, what would you like to see for your area?

This question explored residents' aspirations for the future, what outcomes people want to see locally over the next 30 years, and where they believe effort and investment should be focused.

The most selected future priorities were:

- Improving core services (e.g. roads, wastewater, parks, rubbish): 190 responses (80%)
- Protecting and enhancing the natural environment: 163 responses (69%)
- Sustainable tourism focused on natural or heritage places: 114 responses (48%)
- Beautification / placemaking (community opportunities through social infrastructure): 114 responses (48%)
- Development of new infrastructure: 109 responses (46%)
- Local (including Iwi and hapū led) development, revitalisation or regeneration: 88 responses (37%)
- Growing existing businesses or commercial activities: 82 responses (35%)
- Developing new industries (e.g. business, agriculture, farming): 77 responses (32%)
- Increased housing development and accessibility: 67 responses (28%)
- Digital connectivity: 47 responses (20%)
- Other: 31 responses (13%)

Figure 3: All responses to Question 4



Looking ahead, respondents are clear that the future they want depends on getting the fundamentals right: maintaining and improving core services, alongside recognition and protection of the natural environment.

There is an emphasis on core services and environmental outcomes which suggests many people see resilience as important and the need for the Far North to improve roads, water and wastewater systems, and community assets while also safeguarding waterways, coastlines, biodiversity and landscapes that define the identity of the Far North.

There is also a notable focus on local economic pathways (sustainable tourism, supporting existing businesses, and developing new industries), with 67% of respondents wanting to see economic outcomes being prioritised. This indicates a desire for a stronger local economy that supports community wellbeing. Particularly, if it can be achieved in ways that align with environmental and cultural values.

4.3.2.5 Question 5: What about the entire Far North District? What do you want to see protected, strengthened or changed over the next 30 years?

This open-ended question invited respondents to step back from their local area and share a district-wide perspective to understand what matters most for the Far North overall, and what should shape long-term direction-setting. A summary of responses is provided in Table 4 below.

Table 4: Question 5 Responses summarised

Theme	Number of responses	Summary of points made
Protecting and restoring the natural environment	29	Respondents emphasised protecting waterways, coastlines, wetlands and biodiversity, along with restoration and pest/weed control. Many expressed a desire to safeguard the Far North's natural character as a defining feature for future generations.
Strengthening core services	20	A strong theme was "getting the basics right" — especially roads, water/wastewater, stormwater, rubbish services, and maintenance of existing assets. Many felt essential infrastructure needs to be improved before further growth occurs.
Managing growth and development carefully	18	Many responses supported growth being planned and managed in a way that protects local character and avoids "unsustainable" development. Comments often linked growth management to infrastructure capacity and environmental limits.
Housing availability and affordability	18	Respondents raised the need for affordable and appropriate housing options across the district, including housing that enables whānau to remain in or return to their communities.
Jobs, local economy, and long-term opportunities	16	Many respondents wanted a stronger local economy, with more jobs and support for local business. Some highlighted sustainable tourism and future-focused industries as ways to strengthen prosperity while aligning with local values.
Transport and connectivity	14	District-wide comments frequently returned to transport access and connections between towns and services. This included concerns

Theme	Number of responses	Summary of points made
		about road safety and calls for better public transport and active transport options.
Iwi and Hapū partnership and Māori-led development	13	Some respondents highlighted the importance of meaningful Iwi and Hapū partnership and enabling Māori-led development and local solutions, including approaches that reflect mātauranga Māori and community aspirations.
Fairness, transparency, and trust in decision-making	12	A recurring theme was a desire for clearer communication, transparency about spending and priorities, and greater accountability. Some respondents raised concerns about how rates are used and whether investment is equitable across communities.
Community wellbeing, safety, and social infrastructure	9	Responses included calls to strengthen community wellbeing through better access to services (health, education), community facilities, and safety initiatives. Several comments linked wellbeing to a stronger sense of connected communities and practical local support.

District-wide comments reinforce the strongest survey signals: people want a Far North where long-term planning focuses on resilience, environmental protection, and well-maintained core services, while enabling communities and the local economy to thrive.

A clear tension is also evident that respondents want to plan for change and growth, but many are concerned about fairness, capacity and sequencing and whether infrastructure and services will be in place to support growth, and whether benefits and investment will be distributed equitably across the district.

Many community members value the natural environment within the Far North and seek that spatial planning safeguards and protects the unique characteristics of Far North's natural character for future generations.

5 Community aspirations

The consultation outcomes show a community and Iwi who are committed to a future for the Far North that protects what they value most — strong communities, thriving and sustainable natural environments, and the ability for whānau to live well in their own places. Across all engagement channels, people emphasised the importance of "getting the fundamentals right", with widespread concern about transport and roading, infrastructure capacity, access to essential services, and the resilience of core systems. Community members consistently highlighted their connection to nature and local identity, and sought spatial planning that safeguards waterways, coastlines, biodiversity and rural character for future generations. At the same time, they expressed a desire for place-based prosperity: sustainable tourism, local business growth, new industries, and walkable, well-serviced towns that support everyday wellbeing. These aspirations reflect a district that wants to grow, and improve economic prosperity, but only in ways that are environmentally responsible, culturally grounded, and equitable across communities.

Iwi and hapū articulated a strongly aligned but more immediate and strategic set of aspirations. Their feedback emphasised genuine Treaty partnership, Māori-led development, and planning settings that enable

papakāinga, local economic pathways, and community-centred infrastructure. Iwi partners highlighted long-standing inequities, under-investment in deprived areas, and the need for spatial planning that supports rangatahi, strengthens local education and employment pathways, restores te taiao, and embeds kaitiakitanga in practical, measurable ways. They also stressed that infrastructure must lead development — particularly water, wastewater, transport, and long-term water storage — and that climate change, housing pressure, and social wellbeing require integrated, place-based responses. Together, these insights signal that the DWSS vision, principles and objectives should champion resilience, environmental stewardship, equitable access to services, and a fair distribution of investment, while embedding Māori governance, mātauranga Māori, and mana whenua aspirations at the heart of long-term spatial planning for the Far North.

6 Conclusion

This report provides a summary and analysis of the consultation outcomes from early engagement with Iwi and Hapū, stakeholder and general public undertaken between January and June 2026. The purpose of the consultation was to understand the community's perspective to help inform and shape the vision, principles and objectives of the DWSS. It can also be used to inform Regional Planning, with the new Acts currently expected to be enacted in September 2026.

The key messages received from the community, stakeholders and Iwi were:

- What people value most about where they live is strongly anchored in community and the natural environment; with people & community and access to nature the most selected values, followed by culture & local identity.
- The most pressing challenges identified relate to infrastructure and access, particularly transport and roading and infrastructure capacity and resilience, and responding to climate change and biosecurity risks. Access to essential services (health/education/community facilities) and jobs/economic opportunity were also prominent, including recognition of agriculture and horticulture as fundamental contributors to the Far North's economy and community wellbeingLooking ahead 30 years, respondents want a future that "gets the fundamentals right": improving core services such as roads, wastewater, parks and rubbish and protecting and enhancing the natural environment were the strongest priorities.
- There is also clear interest in place-based prosperity, including sustainable tourism, placemaking/community opportunities, and development that supports local businesses and new industries.
- Iwi and Hapū seek to embed genuine Treaty partnership, recognition of mana whenua and mātauranga Māori, access to affordable housing, and seek to ensure Māori aspirations are enabled in practical, measurable ways.
- District-wide comments reinforced a consistent theme: people want resilience and protection of environmental values, alongside well-maintained infrastructure and fairness in how investment and decisions are made (including transparency and equitable outcomes across communities).

The feedback gathered during the early phases provides an evidence base and an understanding of local aspirations to inform the development of the vision principles and objectives for the DWSS (as set out in the Foundation Report). As the project moves into scenario development, the focus will shift to translating these priorities into coherent spatial options that are deliverable, future-focused and capable of supporting resilient, equitable and sustainable outcomes for the district over the next 30 years.

District Wide Spatial Strategy - Feedback Summary Report for draft vision, principles and objectives

Introduction

The Vision, Objectives, and Decision-making Principles (referred to as the "VPO") form the strategic foundation for the District Wide Spatial Strategy. They articulate the long-term outcomes sought for the Far North, provide guidance for future growth and investment decisions, and establish a framework for assessing spatial planning options. Together, the **vision** describes the desired future state, the **objectives** identify the key outcomes to be achieved, and the **principles** guide decision-making and implementation. These elements help ensure that future land use, infrastructure, environmental management, economic development and community wellbeing initiatives are aligned and coordinated across the district.

A workshop was held on 12 August 2026 with Te Kukupa Committee, Kaupapa Steering Rōpū and Community Board chairs, for the purpose of receiving feedback on the draft VPO for the District Wide Spatial Strategy. This report provides a summary of the comments received at those workshops, and the proposed changes made to the VPO in response to feedback.

A detailed record of the comments received, and the project team's responses to these comments, is provided in **Attachment 1** to this report. The revised VPO, updated in response to feedback received, is provided in this report (with new wording shown in underline and deletions shown in ~~strikethrough~~). Attachment 2 provides a clean version of the recommended updated VPO.

Feedback received

Overview

Overall, participants were generally supportive of the draft Vision, Principles and Objectives and recognised them as an appropriate foundation for strategic spatial planning, subject to suggested refinements to strengthen clarity and focus, as set out in **Attachment 1** to this report. The strongest feedback themes were:

- **Recognition of Māori, He Whakaputanga and Te Tiriti o Waitangi**: Many participants sought stronger acknowledgement of Te Tiriti obligations, tangata whenua aspirations, rangatahi, kaumātua, rangatiratanga, and Te Ao Māori perspectives throughout the vision, objectives and principles.
- **Affordability and deliverability**: A recurring theme was the need to recognise affordability, particularly the cost of infrastructure, housing and council services, and the need for growth and investment to be financially sustainable and achievable.
- **Infrastructure and enabling growth**: Infrastructure emerged as the strongest theme in both evidence and within the workshop. Feedback from this workshop emphasised infrastructure's role in enabling housing, economic development, and community wellbeing. There was support for stronger references to infrastructure capacity, innovative infrastructure solutions, and the provision of new infrastructure where required.
- **Rural economy and economic opportunities**: Feedback highlighted the importance of the rural sector, including agriculture, horticulture and primary industries, as well as opportunities arising from the district's climate, natural resources and renewable energy potential.
- **Resilience and climate adaptation**: Several participants requested greater emphasis on resilience, climate adaptation and alignment with existing climate strategies.
- **Heritage, culture and identity**: Feedback recognised the significance of the Far North's cultural heritage, national history, landscapes and unique identity, with some suggesting stronger references to place-based identity and significant sites.
- **Simplification and clarity**: A number of participants suggested simplifying the language used in the objectives and principles, reducing duplication, and making the framework easier to understand and apply, including 'prioritising' the principles by order of highest priority.

What changed and why?

Following review of the feedback, the project team assessed whether each comment related to the desired future state of the district (Vision), an outcome required to achieve that future (Objective), a decision-making consideration (Principle), or whether it was more appropriately addressed through supporting explanation, implementation approaches or future stages of the project.

As a result, the strategic framework (the VPO) has been refined in five key areas:

- stronger recognition of He Whakaputanga, Te Tiriti o Waitangi, tangata whenua aspirations and Māori partnerships;
- greater emphasis on infrastructure as an enabler of housing, economic development, community wellbeing and resilience;
- stronger recognition of affordability, financial sustainability and infrastructure deliverability;
- improved recognition of rural communities, productive land, primary industries and renewable energy opportunities; and
- enhanced references to climate adaptation, resilience and long-term decision-making under uncertainty.

Feedback that sought changes to Council governance, operational service delivery, levels of service or matters outside the scope of spatial planning has generally not resulted in changes to the Vision, Objectives or Principles. In these instances, the strategic framework was considered to already address the underlying issue, or the matter was considered more appropriate for implementation planning, asset management or future Council decision-making processes.

Feedback also sought greater simplicity and clarity, including suggestions to simplify language, reduce duplication and prioritise the Decision-making Principles. The project team reviewed the Vision, Objectives and Principles with these requests in mind. Wording has been simplified where this could be achieved without altering the strategic intent of the framework. Suggestions to combine Objectives or Principles were considered, however the project team concluded that the retained structure provides clearer separation between distinct outcomes and decision-making considerations. Similarly, the Decision-making Principles have not been arranged in a fixed hierarchy. While some principles may be more relevant than others in particular situations, they are intended to be applied together and balanced through the future assessment of spatial options rather than through predetermined rankings.

Overall, the changes strengthen the clarity and practical application of the framework while retaining the original strategic direction established through the evidence base.

What hasn’t changed?

Following review of the comments received, Objective 5 and Decision-making Principles 3 and 6 were retained without change.

The table below summarises all changes made to the VPO, and the section overleaf provides a brief summary of the changes and how they have been incorporated (via ~~strikethrough~~ and underscore). It is recommended that these be read in conjunction with Attachment 1, which provides an explanation / reason / justification for the changes made.

The pencil symbol (✎) in the table below denotes where a change has been made

Table 1: Summary of changes made to VPO as a result of feedback received

	Change to short Vision Statement	Change to long Vision Statement
Vision	✎	✎

	Change to Objective or Principle text	Change to explanatory text	Change to reasoning text
Objective 1	✎	✎	✎
Objective 2			✎
Objective 3			✎
Objective 4	✎	✎	✎
Objective 5	No change		
Principle 1	✎	✎	✎
Principle 2		✎	
Principle 3	No change		
Principle 4			✎
Principle 5		✎	✎
Principle 6	No change		
Principle 7		✎	✎
Principle 8			✎

Updates to the Vision

Changes to the short vision statement

Based on the team's review of feedback, the following amendment has been made to the short vision statement:

- Add "thriving" to "lasting futures" in the short vision statement.

The revised Vision Statement now reads as follows:

VISION STATEMENT

A Far North where whānau and communities can build ~~lasting~~ thriving futures, connected to place and to each other.

This retains the simplicity and memorability of the current vision while incorporating the strongest recurring feedback theme around resilience and future generations. During the review process, participants preferred "thriving" over "resilient" in the short vision statement. While resilience remains an important concept and is now more strongly reflected throughout the vision narrative, objectives and principles, participants generally sought a positive and aspirational future state. "Thriving" better captures that ambition while still encompassing the district's capacity to respond and adapt to future challenges. The statement also continues to emphasise connection, which was strongly supported.

Changes to the Vision's explanation

Based on the team's review of feedback, the following amendments have been made to the longer vision narrative:

- Strengthen the explanatory narrative around He Whakaputanga, Te Tiriti, resilience and heritage by including explicit reference to the district's foundation in He Whakaputanga and Te Tiriti o Waitangi, and noting that the district's identity is shaped by its nationally significant cultural heritage, landscapes, histories and communities.

- Strengthen references to intergenerational wellbeing, rangatahi futures and connection to whenua.
- reference adaptation to climate change and long-term resilience.

The revised Vision narrative now reads (overleaf):

VISION NARRATIVE

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments ~~and~~, resilient ~~economy~~ infrastructure (including transport networks) and a productive, diverse economy.

Young people can see a future for themselves here, whānau can remain connected to place, communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment.

Guided by Te Ao Māori and shaped by the ~~unique~~ distinctive character of the district, growth, investment and economic activity ~~and change~~ strengthen ~~the~~ environmental health, support a productive and diverse economy ~~ic opportunity,~~ and enable the aspirations of communities and tangata whenua ~~economy and wellbeing~~. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Objectives

Changes to Objective 1

The original version of Objective 1 was as follows: **Support a resilient, locally connected and regenerative economy.** Based on the team's review of feedback, the following amendments have been made to the wording and explanation for Objective 1:

- amend resilient to "thriving" in line with the vision (as regenerative also addresses resilience)
- reference primary production, horticulture, agriculture, food systems, renewable energy opportunities where possible in the "what does this look like" section, and
- strengthen references to local employment, Māori economic development, rural industries, value-add production, tourism, renewable energy opportunities, local enterprise and internal supply chains within the "reasoning" section.

The revised wording and explanation for Objective 1 now reads:

OBJECTIVE 1: WORDING AND EXPLANATION

Support a ~~resilient~~ thriving, locally connected and regenerative economy

What does this look like in practice?

Strengthen local employment, Māori-led economic development, rural industries including agriculture, horticulture and aquaculture, value-add industries, tourism, ~~circular economy opportunities,~~ renewable energy opportunities, ~~productive sectors,~~ local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

The reasoning for Objective 1 has also been expanded to account for the above and now reads (overleaf):

OBJECTIVE 1: REASONING

~~The economic material points to a district economy that is polycentric but uneven, with reliance on particular sectors, processing locations and gateways (i.e. the district has a multi-centred settlement pattern, with different towns performing different social and economic roles.). This objective supports diversification and resilience while recognising the importance of existing economic anchors, the Māori economy, productive land, tourism and local value retention.~~

The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori-led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments.

Changes to Objective 2

Objective 2 reads as follows: **Strengthen the district's network of centres, communities and catchments.** Based on the team's review, the following amendments have been made to the explanation for Objective 2:

- Add "hapori and tangata whenua leadership" into the explanation.
- Amendments to better recognise the relationship between towns and surrounding rural catchments.

The revised reasoning for Objective 2 now reads:

OBJECTIVE 2: REASONING

~~This objective translates the networked-district vision into a spatial outcome. It responds to the evidence that the district is polycentric, with many uneven centres, including larger towns that are major service centres and smaller communities that perform different roles. It also helps set up future spatial options around centre hierarchy, catchments, corridors and local place roles.~~

The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

Changes to Objective 3

Objective 3 reads as follows: **Improve access to homes, services, facilities and opportunities.** Based on the team's review of feedback, the following amendments have been made to the reasoning for Objective 3:

- Expand explanation to explicitly reference access to housing and opportunities on ancestral land and support for papakāinga development.
- Reference housing affordability, cost of living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

The revised reasoning for Objective 3 now reads:

OBJECTIVE 3: REASONING

~~This objective brings together social wellbeing, accessibility, housing, transport, community facilities and digital connectivity. It is outcome-focused rather than project-specific,~~

The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

Changes to Objective 4

The original version of Objective 4 was as follows: **Align land use planning with infrastructure capacity, resilience and natural hazard risk.** Based on the team's review of feedback, the following amendments have been made to the wording of Objective 4:

- Amend objective wording to frame differently
- Include commentary that future growth should occur in a way that is financially sustainable, affordable to service and aligned with realistic infrastructure investment pathways in the reasoning

The revised text for Objective 4 and the supporting explanation now reads as follows:

OBJECTIVE 4: WORDING AND EXPLANATION

~~Align land use planning with infrastructure capacity, resilience and natural hazard risk~~

Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and wastewater services, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

In respect to the reasoning, the project team identified the following:

- Include references to enabling housing, enabling economic development, enabling community wellbeing, and the provision of new infrastructure where appropriate

The revised reasoning for Objective 4 now reads (overleaf):

OBJECTIVE 4: REASONING

Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time.

This objective also gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

Decision-making Principles

Changes to Principle 1

The original version of Principle 1 was as follows: **Partner with tangata whenua and uphold Te Ao Māori.** Based on the team's review of feedback, Principle 1 was revised to explicitly reference He Whakaputanga and Te Tiriti. The revised wording for Principle 1 and the supporting explanatory text now reads as follows:

PRINCIPLE 1: WORDING AND EXPLANATORY NOTE

Partner with iwi and hapū, uphold Te ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Spatial planning will be undertaken in partnership with iwi and hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 1 were made (overleaf):

PRINCIPLE 1: REASONING TEXT

~~Many of the iwi and hapū environmental management plans, engagement findings and Māori governance discussions emphasise partnership, environmental stewardship, protection of cultural landscapes, housing and papakāinga development, Māori economic development, education and workforce pathways, and long-term community wellbeing.~~

The Far North is distinctive because of the strength of its Māori identity, the scale of Māori land ownership, and the role of iwi and hapū as community, economic and environmental leaders. Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing.

Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori, communities and future generations. Partnership will also inform future decision-making and investment prioritisation. This principle recognises that Māori aspirations extend beyond participation in planning processes and include achieving tangible social, cultural, environmental and economic outcomes for current and future generations.

Changes to Principle 2

Principle 2 reads as follows: **Plan as a connected network of places.** Based on the team's review, the explanatory note for Principle 2 was revised to reference different needs, roles and aspirations of communities. The revised text now reads as follows:

PRINCIPLE 2: EXPLANATORY NOTE

Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, and acknowledge that different places have different roles, needs, opportunities and aspirations.

Changes to Principle 4

Principle 4 reads as follows: **Work within environmental limits and restore natural systems.** Based on the team's review, the reasoning for Principle 4 was revised to strengthen references to productive land and food-producing landscapes. The revised text now reads as follows:

PRINCIPLE 4: REASONING TEXT

Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.

~~This principle recognises that environmental systems are not simply constraints on development but are fundamental to the wellbeing, identity and resilience of the Far North. It is therefore framed as both protective and restorative, acknowledging the need to improve environmental outcomes over time rather than merely avoid further degradation.~~

The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.

Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.

Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Changes to Principle 5

Principle 5 reads as follows: **Sequence growth and investment around infrastructure, access and risk.** Based on the team's review, the explanatory note for Principle 5 was revised to address affordability and innovation directly. The revised text now reads as follows:

PRINCIPLE 5: EXPLANATORY NOTE

Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 5 were made:

PRINCIPLE 5: REASONING TEXT

Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Changes to Principle 7

Principle 7 reads as follows: **Build resilience and adaptability over time.** Based on the team's review, the explanatory note for Principle 7 was revised to better reference the adaptation programme work underway and adaptive pathways planning. The revised text now reads as follows:

PRINCIPLE 7: EXPLANATORY NOTE

The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.

In line with the above changes, the following corresponding amendments to the reasoning for Principle 7 were made:

PRINCIPLE 7: REASONING TEXT

The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

Changes to Principle 8

Principle 8 reads as follows: **Make best use of existing assets and strengthen local capability.** Based on the team's review, the reasoning text note for Principle 8 was revised to further strengthen references to optimisation of existing assets before constructing new infrastructure. The revised text now reads as follows:

PRINCIPLE 8: REASONING TEXT

This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

Attachment 1 - Comments received and response

Draft Vision

Table 2 Comments on the Draft Vision

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
V1	Councillor Baucke	Growth and investment is affordable, deliverable and makes efficient use of existing infrastructure and resources	Affordability	Affordability, deliverability and efficient use of infrastructure are important considerations identified in the evidence base. The feedback is relevant, but it relates more strongly to objectives and principles than the short-form vision. It supports how growth is planned and sequenced rather than redefining the future state. As these matters relate more directly to how growth and investment decisions are made than to the long-term future state described by the vision, they should inform objectives and principles relating to infrastructure, sequencing, affordability and efficient use of resources.	No change to vision statement. Vision narrative wording updated to reflect Councillor's input.
V2	Unknown	The biggest omission for me is affordability. The vision talks about homes, services, infrastructure, economic regeneration and investment, but nowhere does it really say that the Far North must be affordable for the people who already live here or affordable for ratepayers to support.	Affordability	Affordability is a significant issue identified in the evidence base, particularly in relation to housing and infrastructure. However, affordability is an outcome and decision-making consideration rather than a defining feature of the vision itself. The team considered strengthening the objectives relating to housing, infrastructure and investment and their supporting narrative.	No change to vision. Add affordability to relevant objective/principle wording.
V3	Councillor Smolders	A Far North where Council does the basics exceptionally well: reliable infrastructure, efficient core services, sensible regulation and responsible management of ratepayers' money. Every resident is treated equally, private property rights are respected, unnecessary red tape is removed, and rates are kept affordable.	Affordability	The themes of affordability, infrastructure and value for money are relevant, but the proposed alternative vision is not recommended because it focuses on Council operations rather than the district's long-term spatial future: a spatial strategy vision is intended to describe the desired future of the district as a whole, including environmental, social, economic, cultural and infrastructure outcomes.	No change to vision. The amended Vision narrative encompasses the Councillor's input implicitly, and refinements to the principles include reference to responsible decisions on infrastructure funding.
V4	Unknown	Kaumātua feel valued and have a secure place and voice in the district so they feel valued and a part of our communities	Better recognition of Māori and Te Tiriti	The comment aligns with the broader concepts of intergenerational wellbeing, inclusion and connection to place. Rather than specifically referencing one demographic group within the vision, consider recognising this through objectives relating to wellbeing, community outcomes and Māori aspirations.	No change to vision. The explanatory text under

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
					objectives and principles has been strengthened to more explicitly recognise Māori rights, aspirations and economic wellbeing.
V5	Councillor Halkyard-Harawira	Kaitiaki of He Whakaputanga & Te Tiriti	Better recognition of Māori and Te Tiriti	The comment relates to the strategic direction and values underpinning the spatial strategy. Recognition of He Whakaputanga and Te Tiriti is most appropriately reflected through the vision narrative and Principle 1 rather than solely within the short-form vision statement.	No change to vision. Added reference to He Whakaputanga and Te Tiriti in Principle 1 explanation and vision narrative.
V6	Unknown	Rangatahi can see a future	Better recognition of Māori and Te Tiriti	Noted. This reinforces an existing theme already reflected in the draft vision.	No change to vision. Project team will check with rangatahi reps on the KSR to seek their perspective.
V7	Aaron Taikato	I'd like to see Te Hiku o te Ika in this narrative. Whats the difference between whanau and people? An alternative..."Te Hiku o te Ika, a place where all communities can build lasting futures, connected to place, and each other"	Better recognition of Māori and Te Tiriti	The comment highlights the importance of local identity and meaningful language. Recognition of Te Hiku o te Ika may be appropriate in supporting narrative. The suggested focus on connection to place and one another aligns well with the intent of the draft vision. Consider this within the revised vision.	Added reference to He Whakaputanga and Te Tiriti in Principle 1 explanation and vision narrative.
V8	Councillor Allen	Omission: He Whakaputanga and Te Tiriti o Waitangi. Guided by Te Ao Māori can only happen through the genuine enactment of these Foundation documents.	Better recognition of Māori and Te Tiriti	The comment relates to the strategic direction and values underpinning the spatial strategy. Recognition of He Whakaputanga and Te Tiriti is most appropriately reflected through the vision narrative and Principle 1 rather than solely within the short-form vision statement.	No change to vision. Add reference to He Whakaputanga and Te Tiriti in Principle 1
V9	Councilor Allen	Te Tiriti should be included in the Vison statement			

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
					explanation and vision narrative.
V10	Councillor Foy	Utilise our sunny and warm climate for solar power opportunities, and reducing the cost of energy for our region.	Renewable energy opportunities	Renewable energy opportunities are an important economic and resilience consideration. However, the vision should remain high level and avoid identifying specific sectors or technologies. This matter is better reflected in objectives relating to economic opportunity, infrastructure and resilience.	No change to vision. Renewable energy opportunities are now referenced within the narrative for objective 1.
V11	Unknown	whānau can build **lasting, resilient** futures	Resilience	Resilience is a recurring theme in the evidence base and is consistent with the role of a long-term vision. The project team has added reference to 'thriving' futures which aligns with the concept of resilience within the vision narrative and short statement, and is consistent with FN2100.	Add reference to 'thriving' futures into vision statement.
V12	Unknown	A Te Tai Tokerau that is thoughtful, resilient and productive in its approach to people, animals, environment and the spirit of the land and sea. We want to build strong connected communities by providing strong confident leadership, long term committed strategies while providing the necessities of life, clean water, responsible waste water services, safe roads, responsible waste disposal and community appropriate infrastructure. We want to do this within budget, cutting out bureaucracy and overthinking.	Resilience and affordability	The themes of resilience, community wellbeing, infrastructure and affordability are relevant to the strategy. However, the proposed wording is more detailed and operational than is appropriate for a strategic vision. Relevant components have been incorporated throughout the objectives and principles (including narratives)	'thriving' added to Vision and vision narrative Changes to objectives and principles (relevant here are themes for resilience, infrastructure, affordability and community wellbeing).
V13	Councillor Foy	Please can we add a rural focus to part of the vision- supporting our rural sector for our Far North region, to enable economic development of the rural sector. To enable horticulture and agriculture, and utilise our warm climate and soils to enable more economic opportunities for our district.	Rural sector / economic opportunities	Accept in principle, but is addressed through objectives. The importance of agriculture, horticulture, productive land and rural communities is strongly supported by the evidence base. These matters are more appropriately reflected through economic and land-use objectives than through the vision statement itself.	No change to vision. Rural economy and productive land is more clearly reflected in economic and land-use objective.
V14	Councillor Halkyard-Harawira	Build & strengthen intergenerational communities- Strengthen Kaupapa Māori-based	Better recognition of	The comment aligns strongly with themes of intergenerational wellbeing, Māori aspirations, resilience and economic opportunity. These concepts could be reflected across both the vision narrative and supporting objectives.	No change to vision.

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		initiatives that build community resilience a-ie hauora , education, training , taiao & economic opportunities	Māori and Te Tiriti Resilience economic opportunities		Vision narrative and supporting objectives updated to reflect these key themes.
V15	Councillor Foy	Consider an addition: support the heritage and culture of our region- as the birthplace of the nation. Te rerenga wairua (Cape Reinga), Waitangi, and many more hugely significant locations for the whole nation are based here in the far north.	Heritage and culture	Heritage, culture and identity are important elements of the district's future and could be reflected in the explanatory statement for the vision. However, references to specific sites are more appropriately addressed within supporting narrative rather than the vision itself.	No change to vision. Revision to narrative to include reference to heritage cultural identity of the region
V16	Councillor Foy	Consider an addition: 20 beaches in 20 minutes. Te one roa a tohe - 90-mile beach. All the stunning natural beauty of our region and many harbours with stunning raw and powerful beauty.	Other general suggestions	The comment highlights the district's unique natural character and amenity values, which are already reflected through references to place, environment and identity. However, the specific wording is not suited for a strategic vision statement.	No change to vision.
V17	Unknown	I'm coming from an unashamedly Te Hiku lens in these sessions; infrastructure begins with its people - it is the means, not the end, to prosperity and wellbeing for the Te Hiku region - as it is for the wider FNDC TLA.	Infrastructure	The comment reinforces that infrastructure is an enabler of wellbeing, prosperity and opportunity. This concept is most appropriately reflected through the objectives and principles relating to infrastructure and community outcomes.	No change to vision. Objective 3 and Principle 5 explanation updated to frame infrastructure as enabling wellbeing, prosperity and opportunity.
V18	Pamela-Anne Ngohe-Simon	Make FNDC an affordable place for mana whenua to be able to live and grow their whanau on their ancestral lands.	Other general suggestions	The comment aligns with broader themes relating to housing, affordability, connection to ancestral lands and Māori aspirations. These matters are best reflected through objectives relating to housing, access, Māori aspirations and connection to whenua.	Strengthen Objective 3 explanation and Principle 1 reasoning.
V19	Matua Kipa Munro	A Far North where our communities can build lasting futures, connected to place and each other	Other general suggestions	Noted. This wording reinforces the intent of the existing short-form vision and supports retaining a concise, place-based statement focused on connection and long-term futures.	No change to vision.
V20	Unknown	I think we need to use a different term for "Far North" because when we talk about	Other general suggestions	Clarify throughout public-facing reports that the strategy will apply across the entire Far North District.	No change to vision.

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		Far North some people think we just mean Te Hiku			
V21	Unknown	Simplify - remove the unnecessary "ands"	Other general suggestions	The role of the vision is to provide a clear and memorable long-term direction. Opportunities to simplify language without losing strategic intent should be explored.	The wording has been simplified where possible.
V22	Unknown	We want our people to want to live here, be proud of where they live and absolutely love it. We want business to know they are valued and needed in our communities. We want our primary industries to know they are valued and their reputation on a global scale are protected because we believe in them here at home. We want visitors to be welcomed, valued and appreciated for their interest in coming here and sharing in who we are, because their money spent is valued, but also their memories shared about our beautiful rohe. We want our churches to be valued and spreading the word of the lord to bring morality and guiding spirit back into our communities.	Other general suggestions	Themes of pride, enterprise and welcome are relevant, but the vision should remain broadly applicable to all communities.	No change to vision.
V23	Councillor Smolders	I think the draft vision is too broad and moves well beyond what I believe the core purpose of local government should be. It describes an aspiration for society as a whole — covering wellbeing, cultural connection, environmental outcomes, economic resilience, housing, social networks and intergenerational outcomes — rather than clearly defining what Council itself should be responsible for delivering. Many of those aspirations are positive, but that does not necessarily mean they should all become responsibilities of local government. I would like the vision to put much greater emphasis on **core services, affordability and accountability to all ratepayers and residents**. Council should focus first and foremost on doing the basics exceptionally well: reliable roads and infrastructure, water, wastewater, stormwater, waste services and efficient regulatory functions.	Other general suggestions	The feedback raises important considerations regarding affordability, infrastructure provision, value-for-money, efficient service delivery and the need for growth to be supported by available funding and infrastructure. These matters are supported by the evidence base and should be reflected within the objectives and decision-making principles, particularly those relating to infrastructure, affordability, sequencing of growth and use of existing assets. However, the purpose of the vision is to describe the long-term future the district is seeking to achieve, rather than to define Council's operational responsibilities or levels of service. The evidence base identifies a broad range of factors that will influence the district's future, including infrastructure, housing, economic opportunity, environmental stewardship, community wellbeing, cultural identity, climate resilience and access to services. Accordingly, it is appropriate that the vision reflects these wider place-based outcomes. The proposed alternative vision is therefore not recommended as a replacement for the draft vision. However, the themes of affordability, infrastructure delivery, financial sustainability and efficient use of resources have been incorporated, where relevant, into refinements to the objectives, principles and supporting explanations. While local government is an important delivery partner, the District-Wide Spatial Strategy is intended to guide the future development of the district as a whole. As such, the vision	No change to vision. Amendments to objectives, principles and narratives where relevant,

Reference	Commenter (if known)	Comment (verbatim)	Theme(s)	Response from project team	Actions taken
		It should manage ratepayers' money carefully, keep rates affordable and ensure expenditure produces clear and measurable benefits. I also believe the vision should explicitly recognise **private property rights and the need to reduce unnecessary regulation and red tape**. Council should enable people, businesses and communities to prosper rather than creating additional layers of bureaucracy that increase costs or restrict what people can reasonably do with their own property. Finally, I want a vision that is clearly about **all residents and ratepayers equally**, rather than embedding co-governance or giving particular groups a different status within Council's overarching direction. Council can recognise the history and diversity of the Far North while still having a simple democratic principle at its centre: it serves everyone equally and elected representatives remain accountable to the whole community. My preferred vision would therefore be: **"A Far North where Council does the basics exceptionally well — delivering reliable infrastructure and efficient core services while managing ratepayers' money responsibly. Council serves all residents and ratepayers equally, respects private property rights, removes unnecessary red tape and keeps rates affordable."**		appropriately focuses on long-term outcomes for places, communities, infrastructure, environment and the economy rather than Council activities alone.	
	Councillor Allen	I do like connected to place and supporting rangatiratanga through access to land, housing, infrastructure and opportunity.	General support	Noted. This comment supports the existing strategic direction and reinforces the importance of connection to place, access to opportunities and support for Māori aspirations.	No change to vision.

Draft Objectives

Table 3 Comments on the Draft Objectives

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
O1	Councillor Stratford	Support the korero for objective 1	General support	Noted.	No change to objectives.
O2	Unknown	I like all of these as an intent for strategic spatial planning	General support	Noted.	No change to objectives.
O3	Councillor Smolders	Support the intent behind some of these objectives, particularly around infrastructure, housing and enabling a strong local economy. However, I think they are too broad and risk expanding Council's role well beyond its core responsibilities. I would like the objectives to focus much more clearly on **reliable core services, affordable rates, value for money, efficient consenting, less unnecessary red tape and respect for private property rights**. Environmental and natural-hazard regulation should be evidence-based and proportionate, rather than creating open-ended obligations to "protect and restore". Most importantly, the objectives should make clear that **Council serves all residents and ratepayers equally** and is accountable for delivering the basics exceptionally well. **Deliver reliable, affordable core infrastructure and services.** **Keep rates affordable and demonstrate value for every ratepayer dollar.** **Enable housing and economic growth through efficient infrastructure, planning and consenting.** **Protect private property rights and remove unnecessary regulation and red tape.** **Manage genuine environmental and natural-hazard risks using evidence-based, proportionate regulation.** **Serve all residents and ratepayers equally through transparent, democratically accountable decision-making.**	General support Other general suggestions	The comments relating to infrastructure, affordability, economic opportunity and effective service provision align with the purpose of the objectives. Consider strengthening references to affordability, efficient infrastructure investment and deliverability. However, proposed objectives focused solely on Council operations, property rights and democratic governance extend beyond the intended role of the spatial strategy objectives.	Strengthened Objective 4 wording or explanation around affordability and infrastructure capacity.

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
O4	Unknown	These are very aspirational, achieving or working toward those is a whole other beast. When some parts of our region, particularly remote/rural coupled with the additional cost of infrastructure let's say, let alone the underinvestment to get up to par, the fiscal envelope starts to determine the ROI and placement against these aspirational objectives.	Other general suggestions	The comment highlights the importance of deliverability, infrastructure funding and affordability. Consider strengthening Objective 4 and associated explanatory text to better recognise infrastructure constraints, investment sequencing and affordability.	Strengthen Objective 4 and related explanation.
O5	Councillor Stratford	Consider if we can simplify the objectives to be more 'plain English'	Other general suggestions	Objectives should clearly communicate desired outcomes and should be simplified where possible without losing meaning or strategic intent.	Simplify wording where this improves clarity without losing strategic intent.
O6	Councillor Allen	I like the objectives, would like to see more thinking around Te Tiriti obligations. Also, and please let me know if these are written elsewhere, but where does tāngata whenua and hapori voice come in as an objective?	Better recognition of Māori and Te Tiriti	Greater recognition of Te Tiriti obligations, tangata whenua aspirations and community voice should be considered. These matters are appropriate strategic outcomes and may be reflected through refinement of existing objectives and supporting text.	Added wording to relevant objective explanation, including Objectives 3, 2 or 5, and align with Principle 1.
O7	Councillor Foy	There is no mention of enabling new infrastructure. There is no mention of supporting and enabling the rural economy. There is no mention of supporting a regionally connected and rurally focused economy.	Rural sector / economic opportunities	The evidence base identifies infrastructure as an enabler of growth and opportunity. Consider strengthening the objectives to more explicitly recognise enabling infrastructure, productive sectors, rural economies and regional connectivity. The Far North is fundamentally a rural district, with towns and centres functioning within wider rural, coastal and cultural catchments. As a result, rural outcomes are embedded throughout the framework rather than being treated as a separate topic. For example: • Objective 4 recognises the relationship between centres, rural communities, marae, catchments and coastal settlements. • Objective 1 supports productive sectors, Māori economic development and local enterprise, all of which are strongly linked to rural land and communities. • Objective 5 protects productive soils, food-producing landscapes, environmental systems and cultural landscapes. • The decision-making principles also recognise rural settlements, productive areas, accessibility, local capability and environmental stewardship.	Strengthened Objective 1 and Objective 4 explanations.
O8	Unknown	Objective 2: Improve access = Interested to see how this collaboration will work in practice	Other general suggestions	Noted. The comment relates primarily to implementation rather than the objective itself. The objective appropriately describes the desired outcome, while delivery mechanisms should be considered in subsequent stages of the spatial strategy.	No change to objectives.

Draft Principles

Table 4 Comments on the Draft Principles

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
P1	Councillor Foy	Re-think restoring natural systems in Principle 4 - what this means for farming and economic opportunities (e.g. additional words: while enabling existing rural activities, or restore natural systems on public land only). Note: Far North is abundant already with natural ecosystems / environments	Rural sector / economic opportunities	The principle should recognise both environmental outcomes and the importance of productive rural land and economic activity. Consider clarifying wording to avoid implying that environmental restoration and rural productivity are mutually exclusive. However, limiting restoration activities to public land is not recommended.	Amended Principle 4 reasoning text to better recognise productive land and food-producing landscapes.
P2	Kohepu Rudkin	I'd also like to see more of an emphasis/thinking that Arohanui has expressed in terms of Te Tiriti obligations	Better recognition of Māori and Te Tiriti	The principles provide the most appropriate location to articulate how Te Tiriti obligations and tangata whenua relationships should influence decision-making. Principle 1 should be reviewed accordingly.	Strengthened Principle 1 wording and explanation.
P3	Unknown	Te Tiriti and He Whakaputunga should be captured in Principle 1	Better recognition of Māori and Te Tiriti	This comment directly relates to how decisions are made and is appropriately addressed in Principle 1.	Strengthened Principle 1 wording and explanation.
P4	Unknown	Is there a place in the DWSS where we can discuss climate resilience and adaptation? Covered in principle 7 but could be strengthened	Climate adaptation and resilience	Climate adaptation and resilience are decision-making considerations that should guide future spatial choices. Consider strengthening Principle 7 and explicitly referencing alignment with existing adaptation work.	Strengthened Principle 7 and confirm alignment with relevant climate adaptation work.
P5	Unknown	ensure #7 is in line with FNDC climate policy and regional adaptation strategy			
P6	Unknown	I love principle #6	General support	Noted.	No change to decision-making principles.
P7	Councillor Stratford	Consider adding reference to innovative infrastructure solutions (this is included in FN2100). If not here, then objectives*	Infrastructure and innovation	Innovation is a useful decision-making lens when considering infrastructure constraints, resilience and affordability.	Innovative infrastructure approaches added to in Principle 5 explanatory note.
P8	Unknown	Council supports innovative solutions			
P9	Unknown	Are these in order of priority?	Other general suggestions	Principles are generally intended to be considered together rather than as a hierarchy. Prioritisation of competing considerations is better addressed through the assessment framework used to evaluate future spatial options (that will ultimately be developed in line with these principles).	No change to decision-making principles.
P10	Kohepu Rudkin	I like Principle 2 because it recognises that the FN isn't just Keri, Kho and Kta. It acknowledges marae, rural and coastal communities. I would want to	Other general suggestions	This aligns directly with Principle 2 and the place-based nature of the strategy. Consider strengthening the wording to acknowledge different community needs, functions and aspirations.	Added “different roles, needs and aspirations” to

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		explicitly recognise that different communities have different needs and roles			Principle 2 explanation.
P11	Unknown	Remain nuclear-free	Other general suggestions	This is outside the scope of the VPO	No change to decision-making principles.
P12	Councillor Foy	Principles should be focused on the 'must haves' that are most important, which will inform the Regional Spatial Plan and achieve alignment with other councils for our regional focus. An option to 'prioritise' the key principles as a hierarchy (identify which ones are most important to Far North)	Other general suggestions	The principles are intended to be applied together. The relative weight given to each principle should be addressed through the options assessment and implementation framework (if determined appropriate at that time) rather than by creating a fixed hierarchy.	No change to decision-making principles.
P13	Kohepu Rudkin	Is "partner with" strong enough, What does partnership actually mean in practice and how will we know it has happened?	Other general suggestions	The comment highlights the need for greater clarity regarding what partnership means in practice and how it will influence decision-making. Consider strengthening explanatory text accompanying Principle 1.	Strengthen Principle 1 explanation.
P14	Unknown	Consider amalgamating principle 3 and 8	Other general suggestions	There is some overlap between integrated planning and efficient use of assets. Review opportunities to simplify the framework; however, care should be taken not to lose the distinction between integrated decision-making and implementation-focused efficiency.	Reviewed for duplication, recommend retaining two separate Principles to retain the distinction between integrated decision-making and efficient use of assets.
P15	Unknown	Combine Principles 3 and 8 Current Principle 3 Integrate land use, infrastructure, transport, environment, economy and wellbeing Current Principle 8 Make best use of existing assets and strengthen local capability Both are really about integrated and efficient planning. A merged principle could be: Plan and invest in an integrated and efficient way.			
P16	Unknown	Principle 3 I would add infrastructure capacity and affordability, little value in identifying areas for growth if we can't afford to provide	Other general suggestions	Infrastructure capacity and affordability are key decision-making considerations identified throughout the evidence base and should be more explicitly reflected in the relevant principles.	Added to Principle 8 explanation.
P17	Unknown	Principle 3. Infrastructure is the enabler for housing development and economic development.	Other general suggestions	This comment reinforces the role of infrastructure as a key consideration when evaluating development and investment options and should be reflected in the infrastructure-related principles.	Strengthened Principle 5 explanation.
P18	Unknown	Principle 1. Connecting back to some korero today 'trade-offs'	Other general suggestions	The comment highlights the need for trade-offs to be transparent and informed by the differing roles and needs of places across the district. Consider strengthening Principle 2 and associated explanatory text.	Strengthened Principle 2 explanation.

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		this is where sub regions like Te Hiku are continually overlooked.			
P19	Unknown	Principles are very aspirational but what mechanisms will ensure they actually change decision making and investment priorities? In particular how will we ensure that rural and smaller communities, iwi, hapu, infrastructure capacity, affordability and climate resilience are not simply considered, but are decisive factors in decisions we make?	Other general suggestions	The principles themselves establish the decision-making framework; future stages of the DWSS should clearly explain how the principles will be applied when assessing options and prioritising investment.	No change to decision-making principles.
P20	Unknown	Will this link to the Integrated Transport Strategy (FNDC) and Walking and Cycling Strategy (Northland)	Other general suggestions	This relates to implementation and alignment with other work programmes rather than to the principles themselves. Relevant linkages should be documented in later stages of the project.	No change to decision-making principles
P21	Unknown	Combine Principles 6 and 7 Current Principle 6 Improve equity, accessibility and wellbeing Current Principle 7 Build resilience and adaptability over time These are both fundamentally about communities thriving through change. A merged principle could be: Support resilient, equitable and adaptable communities	Other general suggestions	There is some overlap in the concepts of wellbeing, equity and resilience. The suggestion to merge principles was considered but not adopted. While both principles relate to effective planning, they serve different purposes. Principle 3 focuses on integrated decision-making across land use, infrastructure, transport, environmental, economic and wellbeing considerations. Principle 8 focuses on implementation efficiency, including the optimisation of existing assets, infrastructure investment and local capability. Retaining separate principles provides clearer guidance during both strategy development and implementation.	Reviewed the framework for duplication, but retain clear coverage of both equity / accessibility and resilience / adaptability.
P22	Councillor Smolders	I think these principles are too broad and complicated for what should be a straightforward framework for Council decision-making. My preference is for principles that require Council to **focus on core services, affordability, value for money, infrastructure capacity, property rights and reducing unnecessary regulation**. Decisions should be evidence-based, financially sustainable and clearly demonstrate the benefit to ratepayers. I do not support Principle 1 as currently framed around **"Partner with tangata whenua and uphold Te Ao Māori."** Council should engage appropriately	Other general suggestions	The comments relating to affordability, infrastructure capacity, value for money and evidence-based decision-making raise legitimate considerations and should be considered in refining the principles. However, the evidence base identifies tangata whenua aspirations, Te Ao Māori, cultural landscapes and partnership as fundamental district-wide considerations. For this reason, Principle 1 should be retained, although its purpose and practical application could be clarified.	Retain Principle 1, while clarifying its purpose and application. Strengthening affordability, value for money and infrastructure capacity in principles 5 and 8

	Commenter (if known)	Comment	Theme(s)	Response	Actions taken
		with iwi and hapū where there are specific statutory or Treaty settlement obligations, just as it engages with other affected communities, but this should **not create co-governance, preferential decision-making rights, or a separate overarching partnership role in Council governance**. Ultimately, elected councillors must make decisions democratically and remain accountable to all residents and ratepayers. I would also strengthen the principles by explicitly requiring Council to **serve everyone equally, protect private property rights, minimise rates and regulatory burdens, and demonstrate that Council is the appropriate organisation to undertake an activity before committing ratepayer money.**			

Attachment 2 – Clean Version of Proposed Revised Vision, Principles and Objectives (as Recommended)

Vision

VISION IN ONE SENTENCE / VISION STATEMENT

A Far North where people and whānau can build thriving futures, connected to place and each other.

VISION NARRATIVE

The Far North is a place where people, whānau and communities can thrive, and where future generations can choose to live, learn, work and remain connected to place. Distinctive towns, rural communities, marae and cultural landscapes are connected through a strong network of centres, healthy natural environments, resilient infrastructure (including transport networks) and a productive, diverse economy.

Young people can see a future for themselves here, whānau can remain connected to place, and communities have access to the homes, services, infrastructure and opportunities they need to lead fulfilling lives. The district's future builds on its unique identity as the birthplace of our nation, recognising the significance of He Whakaputanga and Te Tiriti o Waitangi, and the relationship between people, place and the environment.

Guided by Te Ao Māori and shaped by the distinctive character of the district, growth and change strengthen environmental health, support economic opportunity, and enable the aspirations of communities and tangata whenua. Future growth is resilient and well-planned, responding to the challenges and opportunities presented by climate change, natural hazards and changing community needs while creating lasting benefits for current and future generations.

Objectives

The objectives establish the outcomes needed to realise the vision for the Far North and provide a framework for evaluating future spatial options and investment priorities. While the objectives apply across the district, they do not assume that every community will grow, change or develop in the same way. The evidence base consistently highlights that different parts of the Far North perform different functions, face different opportunities and constraints, and will require different responses.

OBJECTIVE 1:

Support a thriving, locally connected and regenerative economy

What does this look like in practice?

Strengthen local employment, Māori-led economic development, rural industries, including agriculture, horticulture and aquaculture, value-add industries, tourism, renewable energy opportunities, productive sectors, local enterprise and internal supply chains while retaining more economic value within the district and supporting community wellbeing.

Reasoning: The economic evidence identifies a district economy with significant opportunities, but one that currently remains reliant on a relatively small number of sectors and centres. Building resilience will require supporting existing economic strengths while creating opportunities for diversification, innovation and greater value retention within the district. This includes recognising the importance of agriculture, horticulture, aquaculture, tourism, renewable energy opportunities, Māori-led economic development and local enterprise. The objective also acknowledges the important economic relationship between towns, rural communities and their wider catchments**.**

OBJECTIVE 2:

Strengthen the district's network of centres, communities and catchments

What does this look like in practice?

Reinforce the complementary roles of centres, communities, marae, rural areas and coastal settlements so that growth, services, infrastructure and investment strengthen local identity, connectivity and community wellbeing.

Reasoning: The evidence consistently demonstrates that the Far North functions as a network of interconnected places with different roles, needs and opportunities. This objective recognises that future planning should respond to the aspirations of local communities, hapori and tangata whenua while strengthening connections between towns, rural communities and their wider catchments. It provides a foundation for place-based planning that reflects local identity, cultural values and community aspirations.

OBJECTIVE 3:

Improve access to homes, services, facilities and opportunities

What does this look like in practice?

Improve access to safe, affordable housing, education, healthcare, employment, recreation, transport, digital connectivity and community services across the district.

Reasoning: The evidence highlights significant variation in access to services, housing, employment and opportunities across the district. This objective recognises that improving wellbeing is not solely about accommodating future growth, but also about addressing existing barriers faced by communities experiencing deprivation, remoteness or limited access to opportunities. It also recognises that access is one of the main spatial issues for a dispersed district. In this context, it

includes supporting pathways for papakāinga and Māori housing, improving access to ancestral land, and ensuring that communities can participate in and benefit from future prosperity. Particular attention should be given to housing affordability, cost-of-living pressures, access to opportunities, and reducing barriers faced by communities experiencing deprivation.

OBJECTIVE 4:

Enable growth and wellbeing through resilient infrastructure and integrated land use planning

What does this look like in practice?

Direct and sequence growth to locations where infrastructure capacity, transport access, water and waste systems, environmental limits and natural hazard risks can be managed in a resilient, affordable and financially sustainable manner. Invest in, renew and where necessary provide new infrastructure that supports housing, economic development, community wellbeing and long-term resilience.

Reasoning:

Infrastructure emerged as the strongest and most consistent theme across the evidence base and engagement. Infrastructure is not simply a constraint; it is an enabler of housing, economic development, community wellbeing and long-term prosperity. This objective recognises that future growth should be aligned with infrastructure capacity, investment priorities and realistic funding pathways. It also acknowledges the importance of sequencing development, addressing infrastructure deficits, exploring innovative infrastructure solutions and ensuring that growth remains affordable and deliverable over time.

This objective gives practical effect to infrastructure-led planning. It responds to the material on transport resilience, waste infrastructure, climate change, service constraints, settlement patterns and limited funding. It will be particularly useful when assessing spatial options because it creates a clear test for whether growth and/or development is supportable and achievable.

OBJECTIVE 5:

Protect and restore environmental systems, taonga and cultural landscapes

What does this look like in practice?

Protect, restore and enhance freshwater, coastal environments, wetlands, indigenous biodiversity, rural environmental values, productive soils, mahinga kai, wāhi tapu, cultural landscapes and other taonga, so that environmental health and cultural wellbeing are strengthened over time.

Reasoning: This objective reflects one of the most consistent themes across the iwi and hapū management plans, environmental material and district-wide strategies. It also provides a direct bridge between environmental management and spatial planning, making clear that natural systems and cultural landscapes should actively shape future development patterns. Critically, this applies to urban, rural, and natural environments, noting that different values can apply to these different areas.

Decision-making Principles

The principles provide a framework for how decisions should be made as the district grows and changes over time. They reflect the recurring themes emerging from the evidence base and are intended to guide the evaluation of future spatial options, investment priorities and development decisions. Together, they provide a consistent basis for balancing environmental, cultural, social, economic and infrastructure considerations when assessing future opportunities and trade-offs.

Principle 1. Partner with -Iwi and hapū, uphold Te Ao Māori in recognition of He Whakaputanga and Te Tiriti o Waitangi

Explanation: *Spatial planning will be undertaken in partnership with iwi and hapū, recognising He Whakaputanga, Te Tiriti o Waitangi, rangatiratanga, kaitiakitanga, tikanga and mātauranga Māori as central to decision-making, design, implementation and monitoring.*

> **Reasoning:** Many iwi and hapū plans identify aspirations relating to housing, papakāinga development, economic development, environmental stewardship, education, workforce development and intergenerational wellbeing. Partnership is not solely about participation in planning processes; it is about ensuring decision-making recognises Māori rights that give expression to Māori values, aspirations and priorities and considers how future growth, investment and environmental management can contribute to meaningful outcomes for Māori communities and future generations. Partnership will also inform future decision-making and investment prioritisation.

Principle 2. Plan as a connected network of places

Explanation: *Decisions will recognise the Far North as a network of distinct but connected communities, centres, towns, rural settlements, marae, coastal communities and productive areas, with each place contributing differently to the district's future, and acknowledge that different places have different roles, needs, opportunities and aspirations.*

> **Reasoning**: The evidence base consistently points to a polycentric or hub-and-catchment district structure, including differentiated roles for places such as Kerikeri/Waipapa, Kaitāia, Kaikohe, the Bay of Islands, Kawakawa-Moerewa and smaller rural communities. This principle helps avoid a one-size-fits-all approach and creates a basis for assigning different roles, levels of service and investment priorities across the district.

Principle 3. Integrate land use, infrastructure, transport, environment, economy and wellbeing

Explanation: *Spatial decisions will be made by considering land use, infrastructure, transport, environmental systems, housing, economic development, culture and community wellbeing together, rather than as separate workstreams.*

> **Reasoning:** The logic of the foundation material is strongly integrated. Transport, social wellbeing, economic structure, environmental limits, waste systems, community facilities and cultural outcomes are all shown as spatially connected. This principle gives the spatial strategy a clear role as an integrating framework, rather than a land-use plan alone.

Principle 4. Work within environmental limits and restore natural systems

Explanation: *Growth, land use and investment decisions will protect and restore environmental systems, recognise natural limits, avoid harm to taonga and cultural landscapes, support food-producing landscapes and productive land, support the long-term mauri of whenua, wai, moana and ecosystems and strengthen the resilience and health of natural systems for future generations.*

Reasoning: Environmental restoration, freshwater health, biodiversity, coastal resilience, productive land, food sovereignty, mahinga kai, cultural landscapes and natural hazard resilience emerge consistently across the evidence base. Iwi and hapū engagement places particular emphasis on restoring the health of natural systems while supporting communities to maintain connections to land, food production and local livelihoods.

The Far North's natural environment is fundamental to the district's identity, wellbeing, economy and cultural values. Environmental protection and restoration should support healthier waterways, indigenous biodiversity, landscapes, ecological networks and resilience to climate change. The principle also recognises the importance of productive rural land, food-producing landscapes and natural resources that support communities, local employment and long-term economic prosperity.

Future growth and development decisions will often require balancing environmental, social, cultural and economic outcomes. This principle provides a framework for navigating those trade-offs by recognising that environmental systems, productive land and cultural landscapes are not simply constraints on development, but are long-term assets that underpin the district's wellbeing, resilience and prosperity.

Future growth and development should avoid unnecessary loss or fragmentation of productive land and seek opportunities to achieve positive environmental outcomes while maintaining the capacity of the district's rural areas to support food production and economic activity.

Principle 5. Sequence growth and investment around infrastructure, access and risk

Explanation: *Growth and change will be directed and sequenced to locations where infrastructure capacity, affordability, transport access, service provision, environmental capacity and hazard risk can support resilient long-term outcomes. Innovative, adaptable and alternative infrastructure approaches should be considered where they improve resilience, affordability or service provision.*

Reasoning: Infrastructure is a fundamental enabler of housing development, economic opportunity, social wellbeing and environmental outcomes. This principle responds to the repeated emphasis on infrastructure-led growth, constrained funding, limited network redundancy, road dependence, climate risk, uneven service access and the need to align investment with settlement patterns. It also gives decision-makers a clear basis for comparing spatial options: not simply where growth is desired, but where it can be supported responsibly. Finally, this principle recognises that innovation, adaptability, resilience and efficient use of existing assets will be important where infrastructure funding and delivery challenges exist.

Principle 6. Improve equity, accessibility and wellbeing

Explanation: *Decisions will prioritise improved access to housing, services, facilities, transport, digital connectivity, public places and opportunities, particularly for communities facing cumulative disadvantage, remoteness or barriers to participation so that people, whānau and communities can participate in and benefit from the district's future prosperity and wellbeing.*

Reasoning: The social wellbeing assessment, community profiles, engagement findings and iwi and hapū aspirations all highlight significant variation in access to services, housing, employment opportunities and community infrastructure across the district. The evidence also identifies the cumulative effects of deprivation, remoteness and historical underinvestment on community wellbeing. This principle recognises that improving outcomes

is not only about physical access to services and infrastructure, but also about improving opportunities for people and whānau to participate in community life, education, employment and economic development. It provides a basis for assessing how future spatial options contribute to more equitable outcomes across the district, particularly for rural communities, rangatahi, Māori communities and places facing persistent disadvantage.

7. Build resilience and adaptability over time

Explanation: *The spatial strategy will support adaptive, long-term decisions that respond to climate change, natural hazard risk, changing demographics, economic shifts, infrastructure constraints and evolving community aspirations over time.*

Reasoning: The evidence base includes long-term climate adaptation, managed retreat, resilient infrastructure, ageing demographics, changing recreation patterns, economic vulnerability, waste system transition and adaptive pathways. These are major influences on future development patterns. This principle is important because the strategy will need to guide decisions over time under uncertainty, rather than lock in fixed responses too early, and recognises that future decisions should remain flexible and adaptive, align with climate adaptation planning, and support communities to respond to change while maintaining wellbeing, prosperity and environmental resilience.

8. Make best use of existing assets and strengthen local capability

Explanation: *Investment will first seek to optimise, share, renew, co-locate and better manage existing assets and services, while building the local partnerships and capability needed for delivery.*

Reasoning: This is a practical implementation principle. The evidence base repeatedly refers to constrained funding and capacity, optimisation before expansion, multi-use facilities, co-location, partnership delivery, community-led management and improved monitoring. Including this principle helps keep the spatial strategy grounded in deliverability, not just aspiration.

Infrastructure investment should support long-term community wellbeing, economic development and environmental outcomes while remaining affordable, resilient and financially sustainable. Existing infrastructure networks, community facilities and public assets should be optimised, renewed and utilised efficiently before significant new infrastructure investment is considered. Where additional infrastructure is required, investment should be prioritised to locations where it supports strategic growth outcomes, addresses existing service deficiencies, improves resilience and delivers the greatest long-term benefit for communities. Innovative, adaptable and integrated infrastructure solutions should also be considered where they can improve affordability, service provision or resilience.

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 TE KŪKUPA COMMITTEE FOR STRATEGY, POLICY AND REGULATION - OPEN RESOLUTION AND ACTIONS UPDATE REPORT

File Number: **A5975621**

Author: **Imrie Dunn, Democracy Advisor**

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

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide Te Kūkupa Committee for Strategy, Policy and Regulation with an overview of outstanding open resolutions and action items arising from meetings.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Open resolutions are a mechanism to communicate progress against decisions/resolutions.
- Open resolutions are also in place for all formal elected member meetings.
- This report introduces the inclusion of an 'Action Points Update' going forward.
- Action points are a mechanism to capture actions that are not part of a formal decision/resolution but require follow up or confirmation from staff.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Open Resolutions and Actions Update.

1) TĀHUHU KŌRERO / BACKGROUND

Te Kūkupa decisions and resolutions are documented in an open resolution status report, tracking actions triggered by these decisions. Staff provide updates on incomplete tasks, including outstanding actions from previous triennium committees.

As some reports are purely informational and do not generate resolution items, a need has been identified to track certain action points arising from information reports or meeting discussions.

This report introduces an 'Actions Points Update' as a regular item at future Committee meetings. Going forward, action points will be recorded, tracked internally by staff, and reported at Committee meetings as appropriate.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Managers will assist in recording and following up outstanding open resolutions or actions 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.

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

There are no financial implications or need for budgetary provision in receiving this report.

ĀPITIHANGA / ATTACHMENTS

1. **Open Resolution Report - A5976131**
2. **Te Kūkupa Action Items - A5930599**

OPEN RESOLUTION REPORT

Division:
Committee: Te Kūkupa Committee for Strategy, Policy and Regulation
Officer:

Printed: Tuesday, 22 September 2026 11:32:28 am
Date From:
Date To:

Meeting	Title	Resolution	Notes
Te Kūkupa Committee for Strategy, Policy and Regulation 15/04/2026	Kerikeri Urban Design Framework and Design Guide Project	**RESOLUTION 2026/18** Moved: (Ex-officio Member) Kahika - Mayor Moko Tepania Seconded: Cr Felicity Foy **That Te Kūkupa Committee for Strategy, Policy and Regulation receives this report, and:** **a) approve the recommendation to narrow the focus of the Kerikeri-Waipapa Urban Design Framework project to Kerikeri alone.** **b) request that a status update on the master plan be provided in June 2026.** **CARRIED** *Note: It was noted that the staff report referred to options development at Stage 3. Clarification was provided that the correct terminology is idea development, and that any reporting to Te Kūkupa will focus on the ideas generated by the project, rather than options for decision-making.*	**19 Aug 2026 1:39pm** Action reassigned to Ivicheva, Kate by Dunn, Imrie - Reassigning to GM-Planning and Policy for oversight. **24 Aug 2026 1:24pm** The Urban Design Framework project is currently paused while resourcing arrangements are confirmed following a staff departure. A reporting timeframe will be provided once the project is recommenced. Further work is required before the most appropriate planning tool can be identified to deliver the intended outcomes.
Te Kūkupa Committee for Strategy, Policy and Regulation 9/09/2026	Local Alcohol Policy - Approval of Draft for Public Consultation	**RESOLUTION 2026/40** Moved: Chairperson Kelly Stratford Seconded: Cr Hilda Halkyard-Harawira **That Te Kūkupa, under section 147B of the Sale and Supply of Alcohol Act 2012:** **a) Approve the proposed Draft Local Alcohol Policy in Attachment One for public consultation;** **b) Approve the Statement of Proposal for a new Local Alcohol Policy in Attachment Two to be released for**	**29 Sept 2026 3:46pm** Action reassigned to Ivicheva, Kate by Dunn, Imrie - Assigning to GM-Planning and Policy for oversight

Meeting	Title	Resolution	Notes
		public consultation to meet the requirements of section 83 of the Local Government Act 2002; **c) Approve a minimum one-month period for making written submissions on the Statement of Proposal;** **d) Delegate authority to the Chair of Te Kūkupa to decide on the date and arrangements for any oral presentation/s of submissions;** **e) Direct Council staff to make all necessary logistical arrangements for submitters to be heard in person or online via Microsoft Teams;** **f) Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Draft Local Alcohol Policy and attached supporting documents to correct errors or omissions prior to public release; and** **g) Amend the policy to include marae as sensitive sites and ensure the questions are asked around places of worship and marae in consultation.** Against: Cr Davina Smolders **CARRIED**	
Te Kūkupa Committee for Strategy, Policy and Regulation 9/09/2026	FNDC Housing Strategy - Draft for Approval	**RESOLUTION 2026/41** Moved: Chairperson Kelly Stratford Seconded: Deputy Chairperson Arohanui Allen **That Te Kūkupa recommend that Council:** **a) adopt the *He Kāinga Mana Housing Strategy* at Attachment 1**	**29 Sept 2026 9:00am** A report has gone to Council. Task completed, with no further reporting on this item to be provided.

OPEN RESOLUTION REPORT

Division:
Committee: Te Kūkupa Committee for Strategy, Policy and Regulation
Officer:

Printed: Tuesday, 22 September 2026 11:32:28 am
Date From:
Date To:

Meeting	Title	Resolution	Notes
		b) authorise the Chief Executive to make any necessary minor drafting amendments to the strategy document to correct errors or omissions. Against: Cr Davina Smolders **CARRIED**	

Update as at 22 September 2026 11:55am

Meeting Date	Item	Action	GM	Update Comment	Status
Wed, Apr 15	5.5 Kerikeri Urban Design Framework And Design Guide Project	Status update on the master plan for Kerikeri-Waipapa	GM – Planning and Policy	The Urban Design Framework project is currently paused while resourcing arrangements are confirmed following a staff departure. A reporting timeframe will be provided once the project is recommenced. Further work is required before the most appropriate planning tool can be identified to deliver the intended outcomes.	On hold
Wed, Jul 8	5.1 Development Contributions Policy	Provide a **briefing paper on the selection process for the reconsideration panel**.	Head of Infrastructure Transition	In progress - due to be sent out with Friday Notices 04/09/2026.	In progress
Wed, Jul 8	5.1 Development Contributions Policy	Provide governance information at a future workshop on the **connections policy / internal connection process**, including what other councils do and whether they have an objections process.	Head of Infrastructure	31/08 Reassigning to Head of Infrastructure as advised by staff	
Wed, Aug 12	5.2 Kaupapa Here Hiranga Me Te Hononga / Significance And Engagement	Organise and confirm a Workshop for the Significance and Engagement Policy	GM – Planning and Policy	Staff are looking to schedule towards the end of 2026.	On hold

Meeting Date	Item	Action	GM	Update Comment	Status
	Policy 2024 Review				
No set date just from the adopted Work programme	Work Programme	District Plan status report	GM – Planning and Policy	An update will be provided post the Council meeting in September. This will enable a full update on the PDP, including information on the appeals and their management framework.	In progress
Wed, Sep 9	Compliance Schedule	Came up during Item 5.2 but relevant to every report - Compliance Schedule: where CFO has not reviewed report, state reasons why.	GM – Strategic Relationships		
Wed, Aug 12	5.1 Appointment Of Deputy Chairperson For Te Kūkupa Committee	Update Terms of reference to show new appointment	GM – Strategic Relationships	Chair preview invites have been updated to remove Cr Court and include Cr Allen. The Terms of Reference have also been updated to confirm Cr Allen as Deputy Chairperson.	Complete
Wed, Jul 8	5.2 Community Adaptation Planning	Provide a **briefing paper on the Minister's letter regarding climate scenario assumptions**, including context and implications for Council's adaptation planning work.	GM – Planning and Policy	Briefing paper provided in July.	Complete

Meeting Date	Item	Action	GM	Update Comment	Status
Wed, Jul 8	5.2 Community Adaptation Planning	Provide information on **how many marae are already engaged in adaptation or resilience planning**.	GM – Planning and Policy	Tangata whenua are not obliged to share their kōrero with Council and we recognise the many reasons for this. Including but not limited to past grievances, mis/distrust, breakdown of relationships/partnerships. These historical hara, taimaha and mamae have impacted some relationships and willingness to engage and/or share with Council. The role of Council in delivering Pou 2: Tuia ngā tai o te ao | Tangata whenua-led adaptation planning, is to support tangata whenua to lead their own climate adaptation planning "Mā te tangata whenua e ārahi, e kawe, e kōrero". Council staff are available to tautoko when invited by tangata whenua to do so	Complete

Meeting Date	Item	Action	GM	Update Comment	Status
Wed, May 13	Item 5.1 – Development Contributions Policy Amendments	Provide legal advice on whether all DC policy amendments require Section 82 consultation (including threshold for minor amendments)	GM – Planning and Policy	Email from Rebecca (Legal) sent to Imrie Dunn to remove.	Complete
Wed, Apr 15	5.5	Update Work programme	GM – Strategic Relationships	Completed - work programme has been updated and added to the agenda.	Complete

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

8 TE KAPINGA HUI / MEETING CLOSE