

**MINUTES OF FAR NORTH DISTRICT COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 18 JUNE 2025 AT 10:00 AM**

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

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

STAFF PRESENT: Guy Holroyd (Chief Executive Officer), Kayla Jonas (Acting Chief of Staff), Charlie Billington (Group Manager – Delivery and Operations), Roger Ackers (Group Manager – Planning and Policy), Tanya Proctor (Head of Infrastructure), Ruben Garcia (Acting Group Manager – Delivery and Operations), Nicola Smith (Acting Group Manager – Community and Engagement), Tammy Wooster (Manager – Integrated Planning), Jaye Michalick (Team Leader – Growth Planning and Placemaking), Azman Reuben – online (Senior Strategic Planner), Giles Dodson – online (Senior Strategic Planner), Ken MacDonald (Chief Financial Officer), Aisha Huriwai (Manager – Democracy Services), Amber Wihongi-Alderton (Democracy Advisor), Carla Ditchfield (Manager – Legal Services), Llani Harding (Pouhautu – Te Hono), Lawrence Wharerau (Kaiarahi Kaupapa Māori), Ken Lewis (Manager – Communications and Engagement), Michelle Sharp (Team Leader – Business Compliance), Margriet Veenstra (Manager – Property Information and Business Compliance)

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika - Mayor Moko Tepania commenced the meeting at 10:03am with a karakia.

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

APOLOGY

RESOLUTION 2025/60

Moved: Cr Tāmami Rākena

Seconded: Kahika - Mayor Moko Tepania

That the apology received from Cr Kleskovic be accepted and leave of absence granted.

CARRIED

Secretarial Note: Apology received from Kawiti Waetford (Kaiwhakawhiti Reo)

3 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

Acknowledgements included:

- The Maramataka phase - Korekore Piri ki Tangaroa.

- [Peekaboo Backyard Eatery](#) in Kaitiāia, winner of the Supreme Award, Best Café, and Sustainability Award at the Lion Hospitality New Zealand Business Awards.
- Staff birthday wishes.
- A reminder of upcoming Matariki events.

4 NGĀ TONO KŌRERO / DEPUTATION

1. Kerikeri Golf Club

In relation to agenda item 5.1, Adoption of Te Pātukurea Kerikeri-Waipapa Spatial Plan.

- Neil Sorensen
- Shona Work

2. Te Pātukurea Hapū Rōpū

In relation to agenda item 5.1, Adoption of Te Pātukurea Kerikeri-Waipapa Spatial Plan.

- Hugh Rihari
- Rio Greening
- Whati Rameka
- Joanne Civil

5 NGĀ PŪRONGO / REPORTS

5.1 ADOPTION OF TE PĀTUKUREA KERIKERI WAIPAPA SPATIAL PLAN

Agenda item 5.1 document number A5181101, pages 5 - 181 refers

RESOLUTION 2025/61

MOTION

Integrating inclusions outlined in Scenario F

Moved: Kōwhai – Deputy Mayor Kelly Stratford

Seconded: Cr Steve McNally

That Council

- a) Adopts the Te Pātukurea – Kerikeri-Waipapa Spatial Plan, based on the hybrid growth scenario (combining elements of Scenarios D and E) as set out in the draft plan consulted on.
- b) Notes that submissions were received in support of an alternative growth scenario (Scenario F – Kerikeri Northwest Expansion), which proposes greenfield development in the northwest of Kerikeri, including flood mitigation infrastructure and developer-funded infrastructure provision.
- c) Agrees to include Scenario F in the Spatial Plan as a “Contingent Future Growth Area”, to reflect the submission and acknowledge its potential, subject to the following conditions:
 - i) That the proposal is progressed through appropriate statutory processes (e.g., re-zoning via the District Plan);
 - ii) That comprehensive flood mitigation infrastructure is designed and funded by the developer;
 - iii) That necessary infrastructure is provided at no cost to Council;
 - iv) That engagement with mana whenua demonstrates clear support and cultural alignment; and
 - v) That any future inclusion is consistent with regional spatial planning and community

aspirations;

vi) That any future inclusion is done with support of the Golf Club.

- d) Instructs staff to include a section in the adopted Spatial Plan explaining the status of the Kerikeri Northwest proposal (Scenario F) as a conditional, developer-led future growth area, and to illustrate this on the spatial plan map using a dashed boundary or similar notation.
- e) Notes that inclusion of Scenario F in this way does not change the adopted growth scenario or the infrastructure planning basis of the Spatial Plan at this time, and any formal incorporation of this area will be subject to further consultation and/or plan review if required.

In Favour: Crs Moko Tepania, Kelly Stratford, Hilda Halkyard-Harawira, Steve McNally, Mate Radich and John Vujcich

Against: Crs Ann Court, Felicity Foy, Babe Kapa and Tāmati Rākena

CARRIED 6/4

ALTERATION BY RESOLUTION AT THE SAME MEETING

Alteration to part a) to correct the document reference:

Moved: Kahika – Mayor Moko Tepania

Seconded: Kōwhai – Deputy Mayor Kelly Stratford

- a) Adopt the Te Pātukurea – Kerikeri-Waipapa Spatial Plan, based on the hybrid growth scenario (combining elements of Scenarios D and E) ~~as set out in the draft plan consulted on~~ **as set out in the spatial plan attached to the Council meeting agenda report.**

Against: Felicity Foy

CARRIED

SUBSTANTIVE MOTION

Moved: Kahika – Mayor Moko Tepania

Seconded: Kōwhai – Deputy Mayor Kelly Stratford

That Council

- a) **Adopt the Te Pātukurea – Kerikeri-Waipapa Spatial Plan, based on the hybrid growth scenario (combining elements of Scenarios D and E) as set out in the spatial plan attached to the Council meeting agenda report.**
- b) **Notes that submissions were received in support of an alternative growth scenario (Scenario F – Kerikeri Northwest Expansion), which proposes greenfield development in the northwest of Kerikeri, including flood mitigation infrastructure and developer-funded infrastructure provision.**
- c) **Agrees to include Scenario F in the Spatial Plan as a “Contingent Future Growth Area”, to reflect the submission and acknowledge its potential, subject to the following conditions:**
- i) **That the proposal is progressed through appropriate statutory processes (e.g., re-zoning via the District Plan);**
 - ii) **That comprehensive flood mitigation infrastructure is designed and funded by the developer;**
 - iii) **That necessary infrastructure is provided at no cost to Council;**
 - iv) **That engagement with mana whenua demonstrates clear support and cultural alignment; and**

- v) That any future inclusion is consistent with regional spatial planning and community aspirations;
- vi) That any future inclusion is done with support of the Golf Club.

- d) Instructs staff to include a section in the adopted Spatial Plan explaining the status of the Kerikeri Northwest proposal (Scenario F) as a conditional, developer-led future growth area, and to illustrate this on the spatial plan map using a dashed boundary or similar notation.
- e) Notes that inclusion of Scenario F in this way does not change the adopted growth scenario or the infrastructure planning basis of the Spatial Plan at this time, and any formal incorporation of this area will be subject to further consultation and/or plan review if required.

Against: Felicity Foy

CARRIED

Secretarial Note: Members engaged in comprehensive discussion to ensure a clear understanding of the staff recommendation, alternative options, and their implications. Key topics included public feedback, flood risk, infrastructure, financial analysis, comparable council approaches, future flexibility, potential liabilities, collaboration with Northland Regional Council, development contributions, iwi/hapū settlements, and rating impacts. Members acknowledged the significant work by staff with appreciation.

At 11:36am Cr McNally left the meeting.

At 11:43am Cr McNally re-joined the meeting.

At 11:47 am the meeting adjourned.

At 12:05 pm the meeting resumed.

6 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2025/62

Moved: Kahika - Mayor Moko Tepania

Seconded: Kōwhai - Deputy Mayor Kelly Stratford

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
6.1 - Delivery of Transport Services	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

	disadvantage, negotiations (including commercial and industrial negotiations)	
6.2 - General Employment Matter	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
CARRIED		

Secretarial Note:

At 1:44pm the Public Session resumed.

At 1:45pm the meeting adjourned.

At 1:46pm the meeting resumed.

At 1.47pm a resolution was carried to amend the wording of Item 5.1

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

8 MEETING CLOSE

The meeting closed at 1.48pm

The minutes of this meeting will be confirmed at the Extraordinary Council Meeting held on 3 July 2025.

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CHAIRPERSON