



**Far North
District Council**




Te Kaunihera o Te Hiku o te Ika

AGENDA

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting

Wednesday, 15 April 2026

Time: 10:00 am
Location: Council Chamber
Memorial Ave
Kaikohe

	Authorising Body	Mayor/Council
	Status	Standing Committee
COUNCIL COMMITTEE	Title	Te Kūkupa Committee for Strategy, Policy and Regulation
	Terms of Reference Adoption	11 December 2025
	Responsible Officer	General Manager Planning and Policy

Kaupapa / Purpose

Te Kūkupa – Strategy, Policy and Regulation Committee 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 Ann Court - Deputy Chairperson
- Kohepu – Deputy Mayor Chicky Rudkin
- Cr Felicity Foy
- Cr Davina Smolders
- Cr Hilda Halkyard Harawira
- Cr Rachel Baucke
- Cr Arohanui Allen

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
18 March 2026	Committee	Work Programme	Adoption of the Work Programme (this document)	Adoption of Te Kūkupa work programme 2026	Approval
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
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
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	<ul style="list-style-type: none"> Remits identified and scheduled approval by Council in alignment Zone meetings. 	Oversight and Approval
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

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
13 May 2026	Committee	Strategies and policies – Adoption and Implementation - Six monthly update	Monitoring and reporting on the implementation of adopted strategies and policies	<ul style="list-style-type: none"> • Implementation progress of adopted strategies and policies • Performance against intended outcomes • Risks and issues • Delivery constraints and issues <p><i>Dashboard style report, narrative on what is off track and recommended corrective actions</i></p>	Governance assurance
10 June 2026	Committee	Bylaw Review Programme – Annual Status Report	Annual governance oversight of bylaw review programme	<ul style="list-style-type: none"> • 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

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
08 July 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	<ul style="list-style-type: none"> • 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 <p><i>Dashboard style report – 3 to 5 pages</i></p>	Governance assurance and risk oversight
08 July 2026	Committee	District Plan status report	Status report on District Plan post Council decision to adopt	<ul style="list-style-type: none"> • Summary of Decisions • What is implemented • Next Steps 	Note performance and provide governance direction
12 August 2026	Committee	Climate Adaptation Programme – Strategy Implementation Report	Six-monthly governance assurance on implementation	<ul style="list-style-type: none"> • 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

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
09 September 2028	Committee	Spatial Planning, Reserves and Placemaking – development and implementation	Six-monthly governance assurance of spatial plan development and implementation	<ul style="list-style-type: none"> • 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
07 October 2026	Committee	Governance review of selected regulatory policies and bylaws	Review effectiveness of regulatory frameworks	<ul style="list-style-type: none"> • 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
03 December 2026	Committee	Strategies and policies – Adoption and Implementation - Six monthly	Monitoring and reporting on the implementation of adopted strategies and policies	<ul style="list-style-type: none"> • Implementation progress of adopted strategies and policies • Performance against intended outcomes • Risks and issues • Delivery constraints and issues <p><i>Dashboard style report, narrative on what is off track and recommended corrective actions</i></p>	Governance assurance

Date	Forum	Key Programme / Topic	Purpose	Details to be reported on	Te Kūkupa Role / Outcome
03 December 2026	Committee	Regulatory Performance Dashboard	Six monthly governance oversight of regulatory system performance	<ul style="list-style-type: none"> • 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 <p><i>Dashboard style report – 3 to 5 pages</i></p>	Governance assurance and risk oversight
<i>Monthly (to be scheduled)</i>	<i>MOB – Full Council</i>	<i>Planning and Policy Group – Monthly Operational Briefing</i>	<i>Operational awareness and progress updates</i>	<p><i>Narrative update on progress on planned works, highlights, what is planned next.</i></p> <p><i>Status of Submissions</i></p> <ul style="list-style-type: none"> • <i>Confirm metrics</i> 	<i>For noting only</i>

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 15 April 2026 at 10:00 am

Te Paeroa Mahi / Order of Business

1	Karakia Tīmatanga / Opening Prayer	13
2	Ngā Whakapāha Me Ngā Pānga Mema / Apologies and Declarations of Interest	13
3	Ngā Tono Kōrero / Deputation	13
4	Te Whakaaetanga o Ngā Meneti o Mua / Confirmation of Previous Minutes	14
	4.1 Confirmation of Previous Minutes.....	14
5	Ngā Pūrongo / Reports	19
	5.1 Psychoactive Substances Local Approved Products Policy Review	19
	5.2 Revenue and Financing Policy Amendment Adoption	32
	5.3 Submissions on Government Reforms and Bills - Decision Making Processes	76
	5.4 Broadway Kaikohe Placemaking Plan	85
6	Ngā Pūrongo Taipitopito / Information Reports	169
	6.1 Proposed Far North District Plan Status Update	169
7	Karakia Whakamutunga / Closing Prayer	172
8	Te Kapinga Hui / Meeting Close	172

Supplementary Report – distribute under separate cover

[5.5 Kerikeri Urban Design Framework and Design Guide Project](#)

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: A5640564

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 18 March 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. **2026-03-18 Te Kūkupa Committee for Strategy, Policy and Regulation Minutes - A5634611** [↓](#) 

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.

UNCONFIRMED

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting
Minutes

18 March 2026

**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, 18 MARCH 2026 AT 10:01 AM**

- PRESENT:** Chairperson Kelly Stratford, Deputy Chairperson Ann Court, Kohepu – Deputy Mayor Chicky Rudkin, Cr Felicity Foy, Cr Davina Smolders,
- IN ATTENDANCE:** Bill Subritzky (Te Hiku Community Board Chairperson), Belinda Ward (Bay of Island Whangaroa Community Board Chairperson), Jessie McVeagh (Kaikohe-Hokianga Community Board Chairperson)
- STAFF PRESENT:** Roger Ackers (Head of Strategic Reform Initiatives), Jaye Michalick (Team Leader - Growth Planning & Placemaking) , Hillary Sumpter (Group Manager - Delivery and Operations), Aya Morris (Net Zero & Sustainability Programme Lead), Esther Powell (Manager – Climate Action and Resilience), Sharlene Peri (Climate Coordination and Engagement Lead), Tammy Wooster (Group Manager – Strategy and Policy), Katy Simon (Adaptation Programme Lead), Donald Sheppard (Team Leader - Policy & Bylaws), Tanya Proctor (Head of Infrastructure).

1 KARAKIA TIMATANGA / OPENING PRAYER

At 10:01 am, Chairperson Kelly Stratford commenced the meeting with a karakia.

2 NGĀ KŌRERO A TE HEAMANA / CHAIRPERSON ANNOUNCEMENTS

Chairperson Kelly Stratford acknowledged the Community Board Chairs in attendance at the meeting and welcomed two new members to Te Kūkupa Committee for Strategy, Policy and Regulations: Kohepu-Deputy Mayor Chicky Rudkin and Councillor Arohanui Allen.

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

APOLOGY

RESOLUTION 2026/7

Moved: Chairperson Kelly Stratford
Seconded: Cr Davina Smolders

That the apologies received from Kahika - Mayor Moko Tepania and Crs Rachel Baucke and Arohanui Allen be accepted leave of absence granted and note an apology for lateness for Kohepu-Deputy Mayor Chicky Rudkin.

CARRIED

UNCONFIRMED

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5602822, pages 8 - 14 refers.

RESOLUTION 2026/8

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Ann Court

That Te Kūkupa Committee for Strategy, Policy and Regulation confirm the minutes of the meeting held 18 February 2026 are true and correct.

CARRIED

5 NGĀ PŪRONGO / REPORTS

5.1 TE KŪKUPA WORK PROGRAMME 2026

Agenda item 5.1 document number A5608621, pages 15 - 29 refers.

RESOLUTION 2026/9

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Ann Court

That Te Kūkupa Committee for Strategy, Policy and Regulation:

- a) **approve the Te Kūkupa Work Programme for 2026, as attached; and**
- b) **note that the Work Programme has been designed to reflect the Committee's full governance responsibilities under its Terms of Reference, with operational updates provided through Monthly Operational Briefings and;**
- c) **note a minor amendment to include the Regulatory System Performance Dashboard to be reported six-monthly, including in December**

CARRIED

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 TE PĀTUKUREA KERIKERI WAIPAPA SPATIAL PLAN - IMPLEMENTATION REFERENCE GROUP ESTABLISHMENT

Agenda item 6.1 document number A5604285, pages 27 - 34 refers.

RESOLUTION 2026/10

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Ann Court

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Te Pātukurea Kerikeri Waipapa Spatial Plan - Implementation Reference Group Establishment.

CARRIED

UNCONFIRMED

At 10:15 am, Kohepu-Deputy Mayor Chicky Rudkin joined the meeting

Secretarial Note: *The Chairperson indicated that, due to ongoing staff changes, a staff member is to remain on the Kerikeri–Waipapa Rivers Committee to maintain continuity. The Head of Strategic Reform Initiatives and the Group Manager Planning and Policy confirmed that the appropriate arrangements have been put in place.*

6.2 STAGE ONE - COMMUNITY ADAPTATION PLANNING, TE HŌTAKA URUTAU HAPORI-COMMUNITY ADAPTATION PROGRAMME

Agenda item 6.2 document number A5556106, pages 35 - 39 refers.

RESOLUTION 2026/11

Moved: Chairperson Kelly Stratford
Seconded: Cr Davina Smolders

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Stage One - Community Adaptation Planning, Te Hōtaka Urutau Hapori-Community Adaptation Programme.

CARRIED

Secretarial Note: *Staff advised that, following acceleration of the programme, resourcing requirements including an additional two FTE and associated budget, have been identified. These are being progressed through the Annual Plan, with funding to be considered through the Long-Term Plan (LTP) process.*

At 10:25 am, Chairperson Kelly Stratford closed the meeting with a karakia.

7 MEETING CLOSE

The meeting closed at 10:25am .

The minutes of this meeting will be confirmed at the Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting held on 15 April 2026.

.....
CHAIRPERSON

5 NGĀ PŪRONGO / REPORTS

5.1 PSYCHOACTIVE SUBSTANCES LOCAL APPROVED PRODUCTS POLICY REVIEW

File Number: A5585710

Author: Shayne Storey, Team Leader - Policy & Bylaws

Authoriser: Tammy Wooster, Group Manager Planning and Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is for Te Kūkupa Committee for Strategy, Policy and Regulation to recommend to Council, that the Psychoactive Substances Local Approved Products Policy 2014 has been reviewed and should continue without amendment.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- On 20 May 2021, Council resolved that the Psychoactive Substances Local Approved Products Policy (the Policy) (Attachment 1) had been reviewed and should continue without amendment (2021/22, refers)
- The Policy is now due for review in May 2026
- There are currently no approved psychoactive products in New Zealand. Although a product can be approved at any time, current legislation makes approval unlikely
- The Policy aims to minimise the harm to the community caused by psychoactive substances by defining the permitted location of retail premises
- The Policy adheres to best practice evidence
- The Policy should continue without amendment.

Note: An approved product is defined as; a psychoactive product approved by the Authority under section 37 of the Psychoactive Substances Act 2013.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa makes the following recommendation to Council:

That Council:

- a) agree that the Psychoactive Substances Local Approved Policy has been reviewed.**
- b) agree that the Psychoactive Substance Local Approved Policy 2014 should continue without amendment.**

1) TĀHUHU KŌRERO / BACKGROUND

The Psychoactive Substances Local Approved Products Policy (the Policy) (Attachment 1) was made in October 2014 utilising the Council's discretionary functions under section 66 of the Psychoactive Substances Act 2013.

The Policy is to be considered by the Psychoactive Substances Regulatory Authority when determining applications for licenses.

Under section 69 of the Psychoactive Substance Act 2013, the Policy must be reviewed every five years. The Policy is due for review by 20 May 2026.

The Psychoactive Substances Act 2013 does not prescribe the process for the review. The only requirement is to undertake the special consultative procedure under section 83 of the Local Government Act 2002 if amending or revoking the policy.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Council's role relating to psychoactive substances

The Council has little authority over the sale of psychoactive substances as outlined below:

- Psychoactive products approved by the Ministry of Health are a legal product.
- The regulation of retail premises selling psychoactive substances (including the location) is enforced by the NZ Police and the Ministry of Health.
- Licences are issued by the Psychoactive Substances Regulatory Authority.
- The Council has no role in issuing licenses or in enforcement.
- The Council cannot ban the sale of legally approved products.

Under sections 66 – 69 of the Psychoactive Substance Act 2013, a policy may address the following matters:

- the location of premises from which approved products may be sold by reference to broad areas within the district.
- the location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district.
- the location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind or kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).

The policy was developed in response to concerns raised regarding the sale of psychoactive substances by residents and community stakeholders, as well as advice from Police and Public Health.

Review findings

Staff have reviewed the Psychoactive Substances (Local Approved Products) Policy, the full research report is in Attachment 2. A summary is provided below.

It is not possible to review the effectiveness of the Policy as it has not had an opportunity to be put into effect due to the fact that there are no currently approved products.

No licence applications for retailing, manufacturing, or wholesaling products have been received by the Psychoactive Substances Regulatory Authority. Evidence from animal testing was prohibited in 2014. Therefore, the Regulatory Authority cannot approve or licence any product until an alternative to animal testing is available.

Alternatives are in development, including in vitro methods, using human cells and tissues, and advanced computer modelling techniques. Therefore, applications for approved products can still occur at any time. However, the Authority considers it highly unlikely that any products will be approved in the foreseeable future under current legislation.

The policy adheres to best practise evidence and meets current legislative requirements. The sensitive site definitions are in accordance with best practice and will likely be interpreted by the Authority as intended.

The policy refers to a job description (General Manager Environmental Management) that has been restructured (to General Manager District Services). However, under the Local Government Act 2002, schedule 7, clause 32 (3), the Chief Executive can delegate the functions of the General Manager Environmental Management regarding this policy to the General Manager District Services.

Any amendments to the policy, including minor amendments, or revocation, will need to undergo a special consultation procedure under section 83 of the Local Government Act 2002.

Option One: Status quo: The Policy stays in force with no changes (recommended option)

Policy follows best practice and meets current legislative requirements. Delegations are in place to ensure continued monitoring of policy implementation.

A product can be approved at any point in time.

Advantage and disadvantages of keeping the provisions of the policy

- Advantages
- A Policy is already in place if a product is approved requiring:
 - approved products to be restricted to commercial zones.
 - approved products not to be sold near sensitive sites, preventing the normalisation of psychoactive substances to children.
 - More cost effective in that there will be less consultation costs than if the Policy was revoked and a product was approved requiring a new policy in the future.

- Disadvantages
- Policy continues to have provisions that are unnecessary because there are no approved products.

Option Two: Revoke the Policy

As there are currently no approved products, the policy could be revoked, and a new policy developed if/when a product is approved. Developing a new policy takes 12 to 18 months.

Advantages and disadvantages of revoking the Policy

- Advantages
- Removing provisions that are unnecessary because there are no approved products.

- Disadvantages
- Extra consultation and resource costs in revoking and developing a new policy when a product is approved.
 - Risk of approved products being able to be sold at any location if a new policy is not developed in time.
 - Reputational risk as it may appear the Council is not being proactive in preventing community harm.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The policy adheres to best practise evidence. Therefore, the Policy is still the most appropriate way to address problems relating to the sale of approved psychoactive substances in the Far North District.

Next steps

If the Council agrees with the recommendation, that the Policy stays in force without amendment, no further actions are required.

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

No further actions are required. The cost of monitoring the implementation of the policy will be met from existing operating budgets.

ĀPITIHINGA / ATTACHMENTS

1. [psychoactive-substances-local-approved-products-policy-2014 \(1\) - A5592982](#)  
2. [Psychoactive Substances Policy-Research Report 2026 - A5593035](#)  

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	As retaining the status quo will have little effect on ratepayers or level of service, the level of significance as determined by the <i>Significance and Engagement Policy</i> is low. Under the psychoactive Substances Act 2013, consultation is not required if the Policy continues without amendment.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The Psychoactive Substances Act 2013 sections 66-69 apply to the decision recommended in this report.
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.	As the recommendation is to maintain status quo, the Community Boards views have not been sought.
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.	This decision is not significant and does not relate to land and/or any body of water.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	Affected and interested parties were given an opportunity to share their views and preferences during the development of the Policy including: <ul style="list-style-type: none"> • community groups concerned with psychoactive substances. • Ngā Tai Ora – Public Health Northland. • Ministry of Health. • New Zealand Police.
State the financial implications and where budgetary provisions have been made to support this decision.	The cost of monitoring the implementation of the policy will be met from existing operating budgets.

Chief Financial Officer review.

The Chief Financial Officer has reviewed this report.

Psychoactive Substances (Local Approved Products) Policy (#3123)

Adopted: 30 October 2014

Background

A Local Approved Products Policy (LAPP) is a set of policy criteria and decisions made by Council in consultation with its community which may restrict the location of premises selling psychoactive products in its geographical area. This policy addresses community concerns regarding the location of premises selling psychoactive products, while meeting the statutory requirements of the Psychoactive Substances Act 2013 (the 'Act').

A LAPP provides the Psychoactive Substances Regulatory Authority ('Authority') with a policy framework when making decisions on licence applications to sell psychoactive products in the Far North.

Legislative Context

The LAAP policy framework enables the Authority to better meet the purpose of the Act, which states that "The purpose of this Act is to regulate the availability of psychoactive substances in New Zealand to protect the health of, and minimise harm to, individuals who use psychoactive substances".

Objectives

The purpose of this policy is to set a clear framework to be applied to all applications that the 'Psychoactive Substances Regulatory Authority' considers when granting licenses for premises that sell approved products in The Far North District.

The objectives of this policy are to:

- Minimise the harm to the community caused by psychoactive substances by defining the permitted location of retail premises.
- Ensure that Council and the community have influence over the location of retail premises in the District.

The policy applies to any application for licence as defined in the Act to sell approved products from a retail premise from the date that this policy comes into force

This policy does not apply to retail premises where internet sales only are made or to premises where the sale of approved products is by wholesale only.

The requirements of the Resource Management Act 1991, Hazardous Substances and New Organisms Act must be met in respect of any premises holding a licence.

Policies

1. This policy does not limit the number of retail premises or restrict the issue of licences, provided the policy criteria outlined below are met:
 - a. The location of retail premises from which approved products may be sold is restricted by this policy to locations within a commercial zone as designated in the District Plan.

- b. All retail premises from which approved products may be sold are not permitted within 100 metres of a sensitive site existing at the time the licence application is made (see Appendix 2); separation distances are measured from the legal boundary of each sensitive site.
 - c. Retail premises from which approved products may be sold are not permitted within 500 metres of other retail premises from which approved products may be sold; separation distances are measured from the legal boundary of the premise.
2. The General Manager Environmental Management will monitor the implementation of this policy. The policy will be reviewed every five years as required by the Psychoactive Substances Act 2013, or at the request of Council, or in response to changed legislative and statutory requirements, or in response to any issues that may arise.

Appendix – Definition of Terms

APPROVED LOCATION means an area where premises from which approved products may be sold are permitted to be located.

APPROVED PRODUCT means a psychoactive product approved by the Authority under Section 37 of the Act.

AUTHORITY means the Psychoactive Substances Regulatory Authority established by Section 10 of the Act.

CENTRAL BUSINESS DISTRICT (CBD) means the area of any town designated as CBD in the Proposed The Far North District Plan (or the resulting Operative District Plan).

CHILDCARE FACILITIES means premises (public and private) where children are cared for or given basic tuition and includes a crèche, day or after-school care, pre-school, kindergarten, kohanga reo or play centre. This term excludes a school.

EDUCATIONAL INSTITUTION means premises used to provide regular post-school education or vocational training; includes private tertiary establishments.

LICENCE means a licence, as defined by the Act.

MEDICAL CENTRES means premises providing services for essential physical and mental health and welfare, performed by duly qualified practitioners or by persons in their employ, for example, primary health providers (general practitioners).

PSYCHOACTIVE PRODUCT means a finished product packaged and ready for retail sale that is a psychoactive substance or that contains one or more psychoactive substance.

PSYCHOACTIVE SUBSTANCE means a substance, mixture, preparation, article, device, or thing that is capable of inducing a psychoactive effect (by any means) in an individual who uses the psychoactive substance

REGULATIONS means regulations made under the Act.

RETAIL PREMISES means premises for which a licence to sell by retail has been granted.

RETAILER means a person engaged in any business that includes the sale of approved products by retails.

SCHOOL means premises used to provide regular instruction or training of children including primary, intermediate and secondary schools, and their ancillary administrative, cultural, recreational or communal facilities.

SELL includes sold and sale. Includes every method of disposition for valuable consideration, for example:

- (a) offering or attempting to sell or giving in possession for sale, or exposing, sending, or delivering for sale, or causing or allowing to be sold, offered, or exposed for sale
- (b) retailing
- (c) wholesaling.

SENSITIVE SITE includes:

- (a) any library, museum, community hall or recreational facility
- (b) any place of worship, school, childcare facilities, or other educational institution
- (c) any premises occupied by a social welfare agency such as Work and Income or similar agency

- (d) pharmacies and medical centres
- (e) public parks, any District Court, Council owned public toilets and any bus stop where school children are picked up or dropped off
- (f) any property located in a residential zone as designated in the Far North District Plan
- (g) any marae.

THE ACT means the Psychoactive Substances Act 2013

Review Research Report

Psychoactive Substances Local Approved Products Policy April 2026

1 Purpose

To describe and discuss the review of the Psychoactive Substances Local Approved Products Policy (2014).

2 Context and Situation

Under section 69 of the Psychoactive Substance Act 2013, the Council's Psychoactive Substances Local Approved Products Policy 2014 (the Policy) must be reviewed every 5 years. The Policy is therefore now due for review. As per section 69 of the Psychoactive Substance Act 2013, "A local approved products policy does not cease to have effect because it is due for review or is being reviewed". The Council needs to decide whether the Policy is the most appropriate way to address problems relating to the sale of approved psychoactive substances in the Far North District.

2.1 Council's role relating to psychoactive substances

Psychoactive products approved by the Ministry of Health are a legal product. The regulation of retail premises selling psychoactive substances (including the location) is enforced by the NZ Police and the Ministry of Health. Licences are issued by the Psychoactive Substances Regulatory Authority (the 'Authority'). The Council has no role in issuing licenses or in enforcement. The Council cannot ban the sale of legally approved products.

Under sections 66 – 69 of the Psychoactive Substance Act 2013, the Council may have a policy relating to the sale of approved products in the Far North District. The policy may address the following matters:

- the location of premises from which approved products may be sold by reference to broad areas within the district
- the location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district
- the location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind or kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).

Under section 10 of the Local Government Act 2002, the purpose of local government is to "... promote the social, economic, environmental, and cultural wellbeing of communities, in the present and for the future". Psychoactive substances can cause harm to the wellbeing of communities through direct health effects on the user, but also indirectly, by impacting on the wellbeing of their families and the economy (increase in unemployment, increase in poverty). One way to prevent the future use of psychoactive substances is to denormalise drug use by preventing children and young people from being exposed to people using psychoactive substances.

3 Objectives

3.1 Purpose of review

To determine whether a policy is still the most appropriate way to address problems relating to the sale of approved psychoactive substances in the Far North District.

3.2 Review objectives

- To define psychoactive substance related problems in the Far North District that are within Council's function to control.
- To identify if a policy is still the most appropriate way to address the regulation of psychoactive substances in the Far North District.
- To identify if the Policy meets current legislative requirements.

4 Problem Definition

4.1 Scope

In scope

Problems relating to the location from which approved products may be sold within Far North District.

Note: An approved product is defined as; a psychoactive product approved by the Authority under section 37 of the Psychoactive substance Act 2013.

Out of scope

The importation, manufacture, sale, supply, or possession of a psychoactive substance including which substances are approved products as this is regulated by the Psychoactive Substances Act 2013.

4.2 Purpose of current Policy

The Psychoactive Substances Act was introduced in 2013 and allows for the sale of legally approved psychoactive substances in New Zealand. The policy was developed in response to concerns raised, regarding the sale of psychoactive substances, from residents, community stakeholders and with advice from Police and Public Health.

The Policy sets a clear framework to be applied to all applications that the 'Psychoactive Substances Regulatory Authority' considers when granting licenses for premises that sell approved products in the Far North District.

The objectives of the Policy are to:

- Minimise the harm to the community caused by psychoactive substances by defining the permitted location of retail premises.
- Ensure that Council and the community have influence over the location of retail premises in the district.

Following research, the Policy was deemed to be the most appropriate way to address problems relating to the sale of approved psychoactive substances in the far North District.

The policy regulates the following:

- The location of retail premises from which approved products may be sold is restricted to locations within a commercial zone as designated in the District Plan
- Retail premises from which approved products may be sold are not permitted within 500 metres of another retail premises from which approved products may be sold
- All retail premises from which approved products may be sold are not permitted within 100 metres of a sensitive site existing at the time the licence application is made.

Note: The extensive list of sensitive sites can be found within the Policy.

4.3 Other problems relating to psychoactive substances not currently controlled or addressed by the Policy

The Policy addresses all the matters which the Council may control under the Psychoactive Substances Act 2013.

Currently, there are no approved products available for sale, therefore there are no additional problems relating to psychoactive substances.

5 Review of Policy

As stated above, currently there are no approved products available for sale. No licence applications for retailing, manufacturing, or wholesaling products have been received by the Psychoactive Substances Regulatory Authority. Licences have been issued for research and import (for research purposes).

One of the main barriers to enabling an approved product is a 2014 amendment to the Act which prohibited considering evidence from testing on animals to approve a product. Therefore, the Psychoactive Substances Regulatory Authority cannot approve or licence any product until an appropriate alternative to animal testing is available. Alternatives being developed internationally include in vitro methods, using human cells and tissues, and advanced computer modelling techniques.

Applications for approved products can occur at any time.

It is not possible to review the effectiveness of the Policy as it has not had an opportunity to be put into effect.

However, the Policy adheres to best practice evidence in that the Policy

- Restricts access to our most vulnerable communities
 - easier access leads to increased use and harm
 - increased visualisation leads to increased uptake and normalisation
- Prevents clustering of retail premises. Clustering can lead to
 - an increase in other harm related activities in that area
 - a change of character of that particular area
 - increased harm due to price competition
 - people exhibiting antisocial behaviours congregating
- Restricts access to commercial zones which prevent harm by
 - having increased visibility with higher foot and vehicle traffic
 - having increased CCTV cameras
 - higher police and security presence
 - restricts availability in residential neighbourhoods.

Section 69 of Psychoactive Substances Act 2013 enables a policy to restrict retail premises at a broader scale and tied to a district plan zone such as a commercial zone. The operative district plan does not categorise commercial zones such as urban centres, local centres or convenience and service areas found within residential areas. Consequently, a retail premise could locate within a residential area and be contrary to the intent of the policy.

Most commercial zones within residential areas are occupied by dairies, petrol stations and small supermarkets. While there is ability for retail premises to establish within residential areas, restrictions on place of sale of psychoactive substances under section 52 of Psychoactive Substances Act 2013 prohibit psychoactive substances from being sold at a dairy, supermarket, liquor store or petrol station.

If legislation changes and/or psychoactive substances are approved, the policy could be amended to align with the proposed district plan (when adopted), which differentiates between urban commercial zones and local centre commercial zones.

The Policy meets current legislative requirements and there are no foreseeable amendments to legislation.

3

The Policy states that “the General Manager Environmental Management will monitor the implementation of this policy” (clause 2). This job description has since been restructured into the General Manager District Services. However, under the Local Government Act 2002, schedule 7, clause 32 (3), the Chief Executive can delegate the functions of the General Manager Environmental Management regarding this policy to the General Manager District Services.

It is not best practice to include job titles in a policy. During future reviews, if amendments are required, the component referring to the General Manager Environmental Management should be removed.

6 Discussion and Conclusion

The Policy has been developed and adopted to reduce community harm from the sale of psychoactive substances in the Far North District.

As there have been no approved products to date it is not possible to review the effectiveness of the policy.

While it is possible for a product to be approved at any time, the current ban on animal testing makes approvals unlikely to occur.

The Ministry of Health’s consolidated list of Local Approved Products Policies identifies 52 territorial authorities with a Psychoactive Substances Policy on record (city and district councils only — not regional councils). Based on the Ministry’s list and cross-checking against council websites, 15 councils have either never adopted one, have revoked one or have allowed one to lapse.

The policy adheres to best practise evidence.

Therefore, the Policy is still the most appropriate way to address problems relating to the sale of approved psychoactive substances in the Far North District.

5.2 REVENUE AND FINANCING POLICY AMENDMENT ADOPTION

File Number: A5571901

Author: Virginia Smith, Policy Advisor

Authoriser: Tammy Wooster, Group Manager Planning and Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To adopt the procedural amendment to the Revenue and Financing Policy 2024 that enables the collection of development contributions under the Utu Whakawhanake Development Contributions Policy 2025, and to receive the analysis of submissions on the proposed amendment.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Under section 102(4) of the Local Government Act 2002 (LGA), Council's intention for collecting development contributions must be set out in the Revenue and Financing Policy as a funding tool
- On 7 October 2025 (2025/136, refers) Council adopted the Utu Whakawhanake Development Contributions Policy 2025, solidifying its decision to use development contributions as a funding tool for growth related capital expenditure¹
- On 11 December 2025 (2025/134, refers) Council adopted the public Consultation Document that proposed the procedural amendment to the Revenue and Financing Policy 2024 (RFP) to enable lawful collection of development contributions
- Public consultation on the proposed amendment was held between 19 January and 15 February 2026
- 64 written submissions were received on the proposed Revenue and Financing Policy 2024 amendment; no verbal submissions were requested
- 50 submitters (78.1%) support the proposed wording to reinstate the collection of development contributions
- Of the 14 "Other" responses, one explicitly opposed enabling development contributions, some suggested alternative or suspension wording, and others raised broader issues such as affordability, exemptions and accessibility that were out of the scope for this consultation
- Staff have completed an analysis of submissions and recommend the proposed amendment without changes.
- Information to support Council's decision-making processes, legislative, policy, and strategic context for the publicly consulted amendment to the Revenue and Finance Policy can be found in the Revenue and Financing Policy Amendment agenda item and attachments, presented to and determined by Council at its 11 December 2025 Ordinary Council Meeting²
- This report provides an overview of the Submission Analysis Report (**Attachment 1**).

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation recommend that Council:

- receive the Revenue and Financing Policy 2024 Amendment – Submissions Analysis Report in Attachment 1.**
- adopt the amendment to the Revenue and Financing Policy 2024 as set out in Attachment 2.**

¹ Far North District Council. (7 October 2025). Agenda report item 6.2 on *Utu Whakawhanake Development Contributions Policy – Analysis of Submissions – Adoption of Policy*. [Extraordinary Council Meeting minutes]. Far North District Council. [Infocouncil](#).

² Far North District Council. (11 December 2025). Agenda report item 7.1 on *Revenue and Financing Policy Amendment*. [Council Meeting

- c) resolve that the amended Revenue and Financing Policy 2024 takes effect from 17 April 2026.
- d) authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Revenue and Financing Policy 2024 to correct errors or omissions, or to reflect the decisions made by Council prior to final publication and public release.

1) TĀHUHU KŌRERO / BACKGROUND

The Local Government Act 2002 (LGA) mandates that all statutory funding mechanisms, including development contributions (section 103(2)(g) LGA), be clearly identified in the Council’s Revenue and Financing Policy (RFP). The current RFP, adopted in June 2024, outlines various funding sources but currently suspends the collection of development contributions, except for legacy consents and development contributions collected through development agreements.

To implement the new UWDCP, set to commence on 29 May 2026, an amendment to the RFP is legally necessary. Failure to amend the RFP exposes Council to potential legal risks and growth-related capital works infrastructure funding shortfalls.

On 11 December 2025 Council adopted the consultation document that proposed the procedural amendment to the RFP.

Public consultation was held between 15 January and 19 February 2026. This report provides the results and analysis of that consultation with recommendations.

For completeness and to avoid duplication, all supporting evidence to justify Council’s decision to make the amendment to the RFP were provided to Council at its the 11 December 2025 Council meeting³. The amendment to the RFP aligns with legislative requirements and helps maintain the integrity of the Council’s financial framework.

Below is a comprehensive timeline of the Revenue and Financing Policy (Table 1).

Table 1: Revenue and Financing Policy Timeline

Far North District Council – Revenue and Financing Policy timeline	
Date	Event
2012 -2015	The Revenue and Financing Policy (RFP) was maintained and updated for clarity and funding changes as part of the 2012 – 2022 Long Term Plan.
2015	At the review of the 2015 LTP cycle, Council suspended the charging of new development contributions, maintaining them only for consents already granted. The RFP text was amended to reflect this suspension. ⁴
2018	Council reviewed the RFP as part of the 2018 Long Term Plan update. Changes were made but only to realign it to legislative requirements.
12 March 2024	Draft changes were presented to Council addressing the evolving funding principles and public feedback in anticipation of the 2024 Long Term Plan. ⁵ The RFP amendments were endorsed as part of Te Pae Tata Long Term Plan 2024-2027. ⁶

³ Far North District Council. (11 December 2025). Agenda report item 7.1 on Revenue and Financing Policy Amendments – *Att 1 Supporting Report Revenue and Financing Policy proposed amendment 2025*. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#)

⁴ Far North District Council. (2015). [Far North District Council Long Term Plan 2015 – 2015](#). [Council public website]. Far North District Council.

⁵ Far North District Council. (12 March 2024). Agenda report item 5.1 on Adoption Long Term Plan 2024-2027 Information and Consultation Documents. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#)

⁶ Far North District Council. (11 April 2024). Confirmation of Meeting Minutes held on 12 March 2024. Resolution 2024/30 on the Adoption of the Revenue and Financing Policy. [Council Meeting minutes]. Far North District Council. [Infocouncil](#).

26 June 2024	The RFP was adopted ⁷ as part of the Te Pae Tata Long Term Plan 2024 - 2027 ⁸ . It continued the suspension of development contributions for new consents but updated its provisions in anticipation of statutory reforms.
14 November 2024	Council undertook a review ⁹ of its Development Contributions Policy to consider collection reactivation. At that same meeting Council determined to draft a new development contributions policy and reinstate the collection of development contributions to help fund its Capital expenses. ¹⁰
July 2025	The Draft UWDCP was adopted by Council for statutory public consultation process. ¹¹
7 October 2025	Council adopted the UWDCP 2025 with Council resolving a May 2026 commencement date. ¹²
October 2025	Staff commenced work on the procedural RFP amendments required to enable lawful collection of development contributions from 29 May 2026.
11 December 2025	Public consultation process and proposed amendments to the RFP adopted. ¹³
19 January – 15 February 2026	Public consultation period.
Current	Decision to adopt and amend the Revenue and Financing Policy 2024.

This report presents the Revenue and Financing Policy 2024 submission analysis, and corresponding recommendation for Council to adopt the amended Revenue and Financing Policy 2024.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Results from public consultation held between 19 January and 15 February 2026.

Method and Scope used

Percentages below are calculated from the submitter response field “we would like to know whether you:

- Option 1: Yes, I support the proposed wording” as support, and
- Option 2: “Other” as not-support / does not support / unclear.

“Out of scope” is assessed as the response did not provide alternative wording or did not speak to the amendment directly.

⁷ Far North District Council. (11 July 2024). Confirmation of Meeting Minutes held on 26 June 2024. *Resolution 2024/97 on the Adoption of the Long Term Plan 2024- 2027*. [Council Meeting minutes]. Far North District Council. [Infocouncil](#).

⁸ Far North District Council. (26 June 2024). *Agenda report item 6.2 on Adoption of the Long Term Plan 2024 – 2027*. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#).

⁹ Far North District Council. (14 November 2024). *Agenda report item 6.3 on Review of Development Contributions Policy*. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#).

¹⁰ Far North District Council. (12 December 2024). Confirmation of Meeting Minutes held on 14 November 2024. *Resolution 2024/158 on Review of Development Contributions Policy*. [Council Meeting minutes]. Far North District Council. [Infocouncil](#).

¹¹ Far North District Council. (28 August 2025). Confirmation of Meeting Minutes held on 31 July 2025. *Resolution 2025/94 on Development Contributions Policy - Statement of Proposal*. [Council Meeting minutes]. Far North District Council. [Infocouncil](#).

¹² Far North District Council. (7 October 2024). *Agenda report item 6.2 on Utu Whakawhanake Development Contributions Policy – Analysis of Submissions – Adoption of Policy*. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#).

¹³ Far North District Council. (11 December 2025). *Agenda report item 7.1 on Revenue and Financing Policy Amendments*. [Council Meeting Agenda]. Far North District Council. [Infocouncil](#)

RESULTS:

Council received **64 submissions** during the consultation period. The responses were:

50 submitters (78.1%) answered “Yes” indicating they support the proposed amended wording.

14 submitters (21.9%) selected “Other”.

Among the 14 submitters who selected “Other”:

1 submitter (Submitter 55) explicitly stated opposition to the amendment, representing 1.6% of total submissions.

3 submitters (Submitters 7, 42, 43) expressed concerns about the impacts of reinstating development contributions, representing 4.7% of total submissions.

8 submitters (Submitters 19, 20, 26, 28, 63, 65, 66) suggested alternative wording or changes to the RFP text, representing 12.5% of total submissions.

2 submitters (Submitters 62, 64) raised matters that were assessed as out of scope of this wording amendment, representing 3.1% of total submissions.

A detailed breakdown of submitters by theme is provided in Attachment 1 and in Table 2 for quick reference.

Table 2: Support for the proposed Revenue and Financing Policy Amendment

Theme	Submitter IDs	Count	%	Notes
Theme 1: Yes – Support	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 58, 59, 60,61	50	78.1%	All “Yes” responses
Theme 2: Other – Concerns about Impacts	7, 42, 43	3	4.7%	Developer concerns
Theme 3: Other – Alternative Wording	19, 20, 21, 26, 28, 63, 65, 66	8	12.5%	In conflict with Council’s previous decisions
Theme 4: Other – Explicit opposition	55	1	1.6%	Opposes amendment itself
Theme 5: Out of Scope	62, 64	2	3.1%	Accessibility, broader policy
TOTAL		64	100%	

Out of Scope within non-support for the proposed amended wording

Within the 14 ‘Other’ submissions 57.2% (8 of 14) were assessed as out of scope because they address matters beyond the specific wording amendment that was subject of consultation. These submissions primarily discussed the substantive provisions of the UWDCP itself, such as exemptions to Māori land, concerns about housing affordability, and broader funding strategy matters. These issues had been addressed through the comprehensive consultation process that occurred for the draft UWDCP between August and October 2025. This consultation attracted 257 submissions and resulted in the adoption by Council of that Policy.

General Feedback

The consultation on the proposed RFP amendment drew submissions that reflected strong support for the amended wording, with many submitters recognising the importance of clear, unambiguous policy language that accurately reflects Council’s decision to reinstate development contributions. A smaller portion of submissions raised concerns about the implications of reinstating development contributions that were determined to be out of scope or suggested alternative wording approaches that contradicted Council’s position.

KEY THEMES

Theme 1: Strong support and clarity:

Many submitters welcomed the clearer language of the proposed amendment and supported the principle that “growth pays for growth”, citing fairness to existing ratepayers and the need to fund growth-related infrastructure.

Recommendation: No changes to the proposed wording are recommended in response to submissions supporting the clarification. The level and quality of support demonstrates that the proposed wording meets its intended purpose.

Theme 2: Concerns about impacts:

“Other” submitters raised concerns about development viability, affordability, treatment of Māori land, and infrastructure delivery sequencing. These matters were considered and determined by Council through the 2025 special consultation process on the draft UWDCP. These submission points were assessed as being out of scope of this consultation process.

“New builds already pay enough with the numerous consultants that they are now required to engage, even before committing to a new build. This puts enormous financial stress, and risk on the person building. The rates should be covering all current and future infrastructure, not requiring developers to pay for it” – Submitter 7

“This is a double dipping tax that will see section prices rise as developer pass on costs to people that will be paying rates anyway.” – Submitter 42

Recommendation: No changes to the proposed wording are recommended. The concerns raised, while sincerely held, were addressed through the comprehensive Development Contributions Policy consultation and adoption process.

Theme 3: Alternative wording requests:

Some “Other” submitters either supported retaining the current wording or proposed wording that would also continue the suspension of development contributions and add aspirational objectives. The retention of current wording or alternative wording would contradict the decision of Council to reintroduce development contribution collection under the UWDCP and not appropriate content for a technical funding policy.

“use the old wording” – Submitter 19

“The council will continue to suspend the charging of development contributions for this LTP period while prioritising efficient infrastructure delivery, affordability, and growth-enabling policies. Outstanding contributions charged prior to the suspension of the 2015 Development Contributions Policy will continue to be received.” – Submitters 63, 65 and 66

Recommendation: No changes to the proposed wording are recommended. The alternative wording suggested would contradict Council’s adopted policy and introduce inappropriate content into the Revenue and Financing Policy.

Theme 4: Opposition to Enabling Development Contributions

One submitter explicitly opposed the amendment based on not wanting the Council to collect or implement the newly adopted UWDCP.

“I do not support amending the Finance and Revenue Policy because the amendments effect is to enable Development Contributions-.” – Submitter 55

Recommendation: No changes to the proposed wording are recommended. The fundamental policy decision has been made through an appropriate process, and this amendment appropriately implements that decision.

Theme 5: Submissions Outside Consultation Scope

Many of the “Other” submissions addressed matters outside the scope of this consultation. A detailed submission on accessibility, universal design, and disability impacts are acknowledged in the analysis report (**Attachment 1**); however, the matters raised were identified as being operational in nature, with the analysis report recommending having these matters referred to relevant operational teams rather than altering the RFP wording.

Recommendation: No changes to the proposed wording are recommended. The important perspectives raised should be addressed through appropriate operational channels rather than through amendment to the Revenue and Financing Policy wording.

OPTIONS

OPTION	ADVANTAGES	DISAVANTAGES
<p>1. Status quo (retain current wording and maintain suspension of development contributions)</p>	<ul style="list-style-type: none"> No change required 	<ul style="list-style-type: none"> Contradicts Council’s resolution to adopt the UWDCP 2025 Creates legal uncertainty and ambiguity about Council’s ability to collect development contributions under the UWDCP 2025 Prevents implementation of UWDCP 2025 Undermines the consultation processes and strong support for reinstating development contributions as a funding mechanism.
<p>2. Adopt the amended wording as proposed (Recommended Option)</p>	<ul style="list-style-type: none"> Accurately reflects Council’s adopted policy position to reinstate development contributions under the UWDCP 2025 Supported by 50 of 64 submitters (78.1%), demonstrating strong public confidence that the wording is appropriate and reaffirming support for Council’s decision to 	<ul style="list-style-type: none"> Does not address all submitter concerns, although most of those concerns relate to matters outside the scope of this wording amendment Opposed by one submitter (1.6% of submissions).

	<p>reinstate development contributions</p> <ul style="list-style-type: none"> Removes ambiguity in the current RFP wording and provides clarity and certainty for developers, ratepayers, and staff Enables implementation of the UWDCP 2025 from 29 May 2026 Achieve statutory compliance by clearly identifying development contributions as a funding mechanism under the LGA. 	
<p>3. Adopt alternative wording as suggested by some submitters</p>	<ul style="list-style-type: none"> Addresses concerns of a small number of submitters who sought alternative or suspension wording. 	<ul style="list-style-type: none"> Contradicts Council's previous decision to reinstate development contributions as a funding tool through the UWDCP 2025 Creates confusion between the RFP and UWDCP 2025 and would not align to statutory direction or best practice for financial policies under the LGA. Introduces inappropriate aspirational content into technical funding policy Would require re-consultation.

Staff recommend **OPTION 2** – Adopt the amended wording as proposed.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The recommendation to adopt the amended wording as proposed (Option 2) is supported by the following key factors:



- Strong Public support:** 50 of 64 submitters (78.1%) explicitly supported the proposed wording, with only 1 submitter (1.6%) opposing the amendment itself, as detailed in Attachment 1
- Policy Coherence:** The amended wording accurately implements Council's 7 October 2025 decision to adopt the UWDCP 2025 and removes the contradiction between the current RFP wording that signals suspension and Council's actual position to reinstate development contributions
- Legal Clarity:** The amendment provides a clear, unambiguous policy foundation for charging development contributions as directed under sections 102 and 103 of the LGA, reducing the risk of challenge and providing certainty for all stakeholders
- Appropriate Scope:** Substantive matters relating to the design and application of development contributions were considered through the August 2025 special consultative process on the draft UWDCP 2025; this amendment appropriately focuses on implementing that decision through the RFP
- Making changes to accommodate concerns raised in the submissions would be inappropriate.

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

Adopting the amendment to the RFP has no direct cost implications. The amendment is a procedural change that enables the implementation and collection of development contributions under the UWDCP 2025, which will create a new revenue stream to offset the infrastructure required to support growth.

If the amendment were not adopted, growth related infrastructure would need to be funded through alternative mechanisms such as rates or debt, which is inconsistent with the Council's "growth pays for growth" approach signalled through the UWDCP 2025 and the Long Term Plan.

ĀPITIHINGA / ATTACHMENTS

- 1. Att 1 Revenue and Financing Policy 2024 Amendment Submission Analysis - A5599802** [↓](#) 
- 2. Att 2 Clean version of amended Revenue and Financing Policy 2024 - A5469062** [↓](#) 

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	The amendment has been assessed under the Significance and Engagement Policy as medium significance. A section 82 LGA consultation process was undertaken to ensure appropriate public engagement.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Local Government Act 2002 – legal compliance Revenue and Financing Policy 2024 – Statutory Policy Utu Whakawhanake Development Contributions Policy 2025 – Statutory Policy Te Pae Tata – Three Year Long Term Plan – Financial Strategy Annual Plan – forecasting and budgeting adjustments Infrastructure Plan.
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 has District-wide relevance, enabling development contributions across all identified growth areas. Community Board views were not specifically sought as this is enabling policy amendment implementing an already adopted policy.
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.	Māori and Hapū/Iwi were given opportunity to contribute during consultation of the Utu Whakawhanake Development Contributions Policy 2025 in mid-2025. That policy includes exemptions for residential development on Māori land (as defined under Te Ture Whenua Māori Act 1993) in recognitions of the unique legal status and barriers to development of such land titles. This Revenue and Financing Policy amendment enables implementation of that adopted policy and does not alter those provisions.
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	All ratepayers and developers in the Far North District are potentially affected. Public consultation under section 82 LGA was undertaken, generating 64

– youth, the aged and those with disabilities).	submissions that have been analysed and responded to in this report and Attachment 1.
State the financial implications and where budgetary provisions have been made to support this decision.	No additional budget required for the policy amendment itself. Revenue implications of development contributions will be reflected in the Long Term Plan financial forecasting.
Chief Financial Officer review.	The CFO has not reviewed this report

Revenue and Financing Policy 2024 Amendment

ATT 1: Submissions Analysis

February 2026

Executive Summary

- 64 written submissions were received on the proposed Revenue and Financing Policy 2024 amendment
- 50 submitters (78.1%) supported the proposed wording to reinstate the collection of development contributions.
- 3 submitters raised concerns about affordability and development impacts; 8 suggested alternative or retaining suspension wording; 2 raised broader accessibility / equity issues; 1 opposed enabling the collection of development contributions.
- Issues about contributions levels, exemptions, affordability, and wider funding strategy related to the Utu Whakawhanake Development Contributions Policy and Council's overall financial strategy, not the narrow scope of the RFP wording change.
- Staff consider the amended wording clear, legally robust, and aligned with Council's October 2025 decision, and recommend adoption without substantive change, with any minor drafting refinements delegated to the Chief Executive.

Purpose

Council received 64 written submissions on the proposed amendment to the Revenue and Financing Policy 2024 (RFP). No verbal submissions were requested. This public consultation was held between 19 January – 15 February 2026.

The public consultation sought feedback on changing the RFP proposed wording amendment to enable the reinstatement of development contribution collection under the Utu Whakawhanake Development Contributions Policy 2025 (UWDCP). The purpose of this report is to analyse the submissions received, present recommendations, and support Council's decision-making.

Background

The Local Government Act 2002 (LGA) mandates that all statutory funding mechanisms, including development contributions (section 103(2)(g) LGA), be clearly identified in the Council's Revenue and Financing Policy (RFP). The current RFP, (adopted in June 2024), outlines various funding sources but currently suspends the collection of development contributions, except for legacy consents and development contributions collected through development agreements.

To implement the new UWDCP set to commence on 29 May 2026, an amendment to the RFP is legally necessary. Failure to amend the RFP exposes the Council to potential legal risks and growth-related capital works infrastructure funding shortfalls.

At its 11 December 2025 Council meeting, Council adopted the consultation document that proposed the procedural amendment to the RFP.

The current RFP wording is:

“While the council has resolved to continue to suspend the charging of development contributions for this LTP. Outstanding contributions charged prior to the suspension of the 2015 Development Contributions Policy will continue to be received.”

The proposed amended wording is:

“The council has resolved to reinstate the charging of development contributions for this LTP. Outstanding contributions charged prior to the suspension of the 2015 Development Contributions Policy will continue to be received”.

The public were asked whether they supported the proposed amendment or had suggestions for alternative wording. The consultation material made clear that feedback should relate to the amended policy amendment wording, not the substantive provisions of the UWDCP.

Summary of Submissions

Council received **64 submissions** during the consultation period. The responses were:

- **50 submitters** (78.1%) answered “Yes” indicating they support the proposed amended wording.
- **14 submitters** (21.9%) selected “Other”

Among the 14 submitters who selected “Other”:

- **1 submitter** (Submitter 55) explicitly stated opposition to the amendment, representing 1.6% of total submissions
- **3 submitters** (Submitters 7, 42, 43) expressed concerns about the impacts of reinstating development contributions, representing 4.7% of total submissions
- **8 submitters** (Submitters 19, 20, 26, 28, 63, 65, 66) suggested alternative wording or changes to the RFP text, representing 12.5% of total submissions
- **2 submitters** (Submitters 62, 64) raised matters that were assessed as out of scope of this wording amendment, representing 3.1% of total submissions.

Among the 14 “Other” responses, some submissions also raised wider issues such as exemptions to Māori land, housing affordability, and the broader funding strategy, which were considered through the earlier consultation on the draft UWDCP.

Table 1: Support for the proposed Revenue and Financing Policy Amendment

Theme	Submitter IDs	Count	%	Notes
Theme 1: Yes – Support	1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 58, 59, 60,61	50	78.1%	All “Yes” responses
Theme 2: Other – Concerns about Impacts	7, 42, 43	3	4.7%	Developer concerns
Theme 3: Other – Alternative Wording	19, 20, 21, 26, 28, 63, 65, 66	8	12.5%	In conflict with Council’s previous decisions
Theme 4: Other – Explicit opposition	55	1	1.6%	Opposes amendment itself
Theme 5: Out of Scope	62, 64	2	3.1%	Accessibility, broader policy
TOTAL		64	100%	

General Feedback

Most submitters supported the proposed wording and recognised that the amendment is necessary to enable Council to legally collect development contributions under the UWDCP. A smaller number raised concerns about the impacts of development contributions or proposed alternative wording approaches.

This report summarises the key themes from submissions, provides staff analysis, and sets out recommendations for Council consideration.

Theme 1: Support For Clarified and Strengthened Wording

Submissions Received

50 submissions expressed clear support for the proposed wording. Submitters valued the clear statement that Council resolved to reinstate development contributions and the removal of confusing language.

Examples include:

- **Submitter 25:** “Good to see it CLEARLY WRITTEN IN ENGLISH!”
- **Submitter 44:** “Wholeheartedly agree with Proposed Wording.”
- **Submitter 2:** “Just get on with it!!!”

- **Submitter 49**, who noted: *“We never should have suspended development contributions in the first place. The council may not be able to raise rates in the future if central government has their way so we need to ensure new developments contribute to the increased infrastructure costs they bring.”*

Other submitters provided substantive rationale for supporting the wording change.

Submitter 11 explained the fundamental fairness underpinning development contributions, drawing on extensive experience with Auckland Council:

“Development contribution is to focus the additional costs of infrastructure load on the new users. Users should pay for the services they receive. Otherwise, you are loading the additional cost on legacy users who have already paid their share. The developers are the people being subsidised by the ratepayers. I worked at Auckland Council for 25 years and saw the avoided deferred overheads morph into huge rate increases in later years fall on unrelated users, and developers benefit hugely from development that they made massive profits from.”

Submitter 40, a retired geotechnical engineer with over 40 years of experience in subdivision development, provided professional support for the policy change:

“As a retired Consulting Geotechnical Engineer who has worked on many large & small scale subdivisions over 40+ years, I support the charging of development contributions so as to assign the indirect societal costs where they belong. I do however, wonder if there should not be a stated commencement date in the wording.”

Submitter 48 addressed the broader accountability benefits of the wording change:

“I believe that the word change will put responsibility back onto those businesses that create the need for more infrastructure. This type of impact should be included as a required report at resource consent stage. Many businesses use the s91 RMA clause to apply for smaller building permits when in fact they are part of a larger building project and therefore can apply the non-notification clause and this doesn’t trigger the requirement to do a CIA or SIA. So I believe the word change to be fair in terms of putting responsibility back on those creating the extra spending and which ultimately is on ratepayers.”

Staff Analysis

The strong level of support (**78.1%**) for the proposed amended wording indicates public confidence that the wording change appropriately reflects Council’s policy direction and provides clarity about the status of development contributions in the Far North District. Submitters clearly understood that the amendment serves an enabling function, allowing Council to implement the UWDCP that was adopted following a comprehensive consultation in October 2025.

The current wording in the RFP contains internal inconsistencies. It states that “the council has resolved to suspend” development contributions while simultaneously acknowledging

ongoing collection of contributions from pre-2015 consents. This creates confusion about Council’s actual position and undermines the effectiveness of the RFP as a strategic document. The proposed amended wording eliminates this ambiguity by clearly stating Council’s decision to reinstate charging.

The suggestion by **Submitter 40** regarding including a commencement date in the wording has merit from a transparency perspective. However, the commencement date for the UWDCP is established in that policy itself (29 May 2026) and does not need to be duplicated in the RFP. The RFP serves as an enabling document that provides for development contributions as a funding mechanism, while the specific operational details including commencement dates are appropriately contained in the UWDCP itself. This approach maintains clarity in the policy hierarchy and avoids potential inconsistencies if the dates were stated in multiple documents.

Theme 1 Staff Recommendation

Council Staff recommend no changes to the proposed amended wording in response to submissions supporting the clarification. The level and quality of support demonstrates that the proposed wording effectively communicates Council’s policy position and provides the necessary clarity for stakeholders.

Theme 2: Concerns About Development Contribution Impacts

Submissions Received

Some submitters who selected “other” in the survey, raised concerns about the broader implications of reinstating development contributions, though these concerns related primarily to the substance of the UWDCP rather than the specific RFP wording amendment that was subject of this consultation.

Submitter 7 expressed concern about the cumulative financial burden on developers:

“New builds already pay enough with the numerous consultants that they are now required to engage, even before committing to a new build. This puts enormous financial stress, and risk on the person building. The rates should be covering all current and future infrastructure, not requiring developers to pay for it.”

Submitter 42 was concerned about the affordability of section prices stating:

“This is a double dipping tax that will see section prices rise as developer pass on costs to people that will be paying rates anyway.”

Submitter 43 indicated they had previously been charged development contributions and expressed confusion about whether they would face additional charges.

While **Submitters 63, 65, and 66** are grouped under Theme 3 for their alternative wording suggestions, their submissions also raised concerns about housing affordability, equal treatment, and transitional provisions which relate to the theme and are included for completeness. Key concerns raised included:

- That poorly structured contributions could slow growth and reduce housing supply (**Submitters 63, 65**)

- Questions about equal treatment regarding exemptions for Māori land status (**Submitters 63,64,65,66**)
- Suggestions that charges should be suspended while infrastructure delivery is prioritised (**Submitters 63, 65, 66**)

Staff Analysis

The concerns raised by these submitters largely address matter that were within the scope of the consultation on the draft UWDCP, which occurred between August and October 2025 and generated 257 submissions. That consultation process specifically sought feedback on matters including:

- The quantum and structure of development contribution charges
- Exemptions and the fact that the UWDCP does not provide remissions, including the policy decision to exempt residential development on Māori land
- Transitional arrangements and the commencement date
- The impact of development contributions on housing affordability and development viability

Council considered these matters in detail when adopting the UWDCP on 7 October 2025, making amendments to address submitter concerns including bringing the commencement date forward to 29 May 2026 to ensure that it was operative before the notified District Plan came into effect, and clarifying the land-status basis for Māori land exemptions.

The current consultation specifically asked for feedback on the proposed wording amendment to the RFP. The consultation materials clearly indicated that this was a procedural amendment to enable the implementation of the already adopted UWDCP. The scope of this consultation was therefore limited to whether the proposed words accurately and appropriately reflect Council’s decision to reinstate development contributions.

Matters relating to the substantive provisions of the UWDCP itself, including charge levels, exemptions, and broader funding strategy, are outside the scope of this amendment consultation. These matters were thoroughly canvassed in the earlier, more extensive consultation process and are reflected in the adopted policy.

The suggestion by **Submitters 63, 65, and 66** for alternative wording that would “continue to suspend” development contributions while “prioritising efficient infrastructure delivery” represents a fundamental policy reversal than a wording refinement. That decision was made following the comprehensive consultation and analysis of the UWDCP. The purpose of the RFP amendment is to enable implementation of that decision, not to revisit the policy choice itself.

Regarding concerns about equal treatment and exemptions raised by **Submitters 63, 64, 65, and 66**:

The UWDCP provides exemptions based on the legal status of the land as defined under Te Ture Whenua Māori Act 1993, not on the ethnicity of applicants, this matter was comprehensively addressed under **clause 34.4** of the UWDCP. This land-status based approach was confirmed as legally sound during the UWDCP development process and

aligns with section 102(3A) of the LGA, which requires development contributions policies to support the Preamble of Te Ture Whenua Māori Act 1993. The RFP amendment does not alter or affect these provisions.

Theme 2 Staff Recommendation

Council staff recommend no changes to the proposed amended wording in response to these submissions. The concerns raised, while sincerely held, relate to matters outside the scope of this consultation and were addressed through the section 83 LGA special consultation process that occurred prior to Council adoption of the UWDCP 2025.

Theme 3: Request For Alternative Wording

Submissions Received

Eight submitters who selected “Other” provided specific suggestions to change the proposed wording, or to retain or refine the existing RFP text. These submissions focussed on clarity, signalling, language, and the relationship between the RFP and Council’s wider policy position on development contributions.

Submitter 28 expressed concern that “the wording used have two meanings,” and considered the transition from ‘suspend’ to ‘reinstate’ unclear without further explanation.

Submitter 19 requested that Council “use the old wording,” signalling a preference to retain the current RFP text that continues the suspension of development contributions collection for this Long Term Plan period.

Submitter 21 suggested a technical refinement to the second sentence to improve clarity around outstanding contributions, stating that adding words such as ‘continue to be payable’ would better express the intention that pre-2015 charges remain due.

Submitters 63, 65 and 66 proposed identical alternative wording:

“The Council will continue to suspend the charging of development contributions for this LTP period while prioritising efficient infrastructure delivery, affordability, and growth-enabling policies. Outstanding contributions charged prior to the suspension of the 2015 Development Contributions Policy will continue to be received.”

These submitters argued that this wording would better reflect a cautious approach, signal Council’s broader strategic intentions, and avoid reinstating charges ahead of perceived progress on infrastructure delivery and affordability.

Submitter 20 raised concerns about the use of te reo Māori in the UWDCP title, stating: “*using Maori in the titles does not help anyone to understand what it is.*” and requesting a clearer English description of development contributions. **Submitter 26** similarly commented that ‘*one language everybody understands only . problems happen when direct translation is ambiguous*’, highlighting concerns about potential confusion arising from bilingual or translated wording.

Staff Analysis

Taken together, the submissions under this theme fall into three main strands:

1. Requests to retain or restate existing suspension of development contributions,
2. Suggested technical refinements to the proposed text, and
3. Concerns about language and the accessibility of policy wording.

Requests to ‘use the old wording’ or to ‘continue to suspend’ development contributions (**Submitters 19, 63, 65, 66**) would have the effect of reversing Council’s adopted policy directions rather than refining the expression of that direction. Council resolved on 7 October 2025 to adopt the UWDCP 2025 and to commence charging development contributions from 29 May 2026. The RFP must accurately record that decision and enable its implementation. Retaining the current RFP wording, which signals suspension, or adopting alternative wording that continues the suspension, would create direct conflict between the RFP and the UWDCP as well as introduce legal compliance issues along with policy uncertainty.

The suggested technical refinement from **submitter 21**, to clarify that outstanding contributions ‘continue to be payable’, is consistent with Council’s intent and could be addressed as a minor drafting improvement if Council wishes.

The substantive effect of the second sentence in the proposed wording is already that pre-2015 development contributions remain receivable, and this is supported by the existing practice of continuing to collect those charges. Staff consider that any additional wording should be treated as a minor presentational change rather than a policy change and, if adopted, could be implemented under the Chief Executive’s delegated authority to correct minor drafting or presentation errors.

Concerns about language accessibility and the use of te reo Māori (**Submitters 20 and 26**) relate more to how policy titles and supporting material are presented than to the specific enabling sentence in the RFP. The operative wording consulted on is short, plain English, and clearly states that Council has resolved to reinstate development contributions for this Long Term Plan and that outstanding contributions remain receivable. This meets the LGA requirement (sections 102 and 103 LGA) or clear identification of funding mechanisms in the RFP. Council’s broader commitment to te reo Māori and bilingual naming is given effect across a range of documents and can continue to be managed through naming conventions, glossaries, and explanatory material without altering the core enabling sentence in the RFP.

There is no ambiguity in these statements. Each serves a distinct purpose, and together they provide complete information about Council’s position on development contributions. This eliminates any possibility of misunderstanding about Council’s current position.

Regarding the alternative wording proposed by Submitters 63,65 and 66:

This suggestion would fundamentally contradict Council’s adopted UWDCP policy position rather than merely refining the expression of that position. Council resolved on 7 October 2025 to adopt the UWDCP 2025 and to commence charging development contributions from 29 May 2026. The proposed alternative wording would indicate a continued suspension, which directly conflicts with that resolution.

The RFP must accurately reflect Council’s actual policy decisions. The suggested alternative wording would create a disconnect between what Council has decided (to reinstate development contributions) and what the RFP states (that contributions remain suspended). This would undermine policy coherence and create confusion for developers, ratepayers, and staff about what policy framework actually applies.

In summary, the alternative wording requests either:

- Conflict with Council’s adopted decision to reinstate development contributions,
- Introduce aspirational or strategic language more appropriately located in the Long Term Plan, Infrastructure Strategy or UWDCP, or
- Related to presentational issues that can be addressed without changing the core enabling wording.

Theme 3 Staff Recommendation

Council staff recommend no substantive changes to the proposed amended wording in response to Theme 3 submissions. The alternative wordings that would continue the suspension of development contributions or materially alter the policy signal are inconsistent with Council’s adopted UWDCP 2025 and would undermine policy coherence and legal certainty including compliance with the LGA.

If Council wishes to respond to **Submitter 21’s** concern about clarity, staff consider that a minor drafting refinement to the second sentence (for example, clarifying that existing contributions ‘continue to be payable’ or ‘remain due and payable’) could be made under delegated authority without changing the policy intent.

No other changes are recommended.

Theme 4: Opposition To Enabling Development Contributions

Submissions Received

One submitter (**Submitter 55**) explicitly opposed the amendment, stating:

“I do not support amending the Finance and Revenue Policy because the amendments effect is to enable Development Contributions.”

This represents clear opposition to the policy mechanism itself rather than concerns about the specific wording of the amendment.

Staff Analysis

Submitter 55’s opposition is directed at the fundamental policy decision to collect development contributions, rather than at the proposed wording amendment specifically. Council resolved this policy question on 7 October 2025 when it adopted the UWDCP 2025 following a section 83 LGA Special consultation process and analysing the 257 submissions it received.

That consultation process provided the community with a comprehensive level of information and opportunity to consider whether development contributions should be reinstated in the Far North District. Council carefully considered the arguments for and against development contributions, including concerns about impacts on development viability, housing affordability, and district

growth. The decision to adopt the UWDCP reflected Council's determination and public support that 'growth pays for growth', and that the funding mechanism outweighed the concerns, particularly given the substantial infrastructure investment required to support growth in areas like Kerikeri-Waipapa.

The current consultation on the RFP amendment serves a different purpose. It implements Council's already made decision by updating the enabling policy language. While **Submitter 55's** opposition to development contributions generally is noted, this consultation is not the appropriate forum for revisiting that fundamental policy choice. Council has established processes for reviewing its strategic and financial policies, and the UWDCP will be subject to regular review and will be considered as part of future Long Term Plans processes.

It is worth noting that **Submitter 55** represents 1.6% of the total submissions received on this amendment. In contrast, 78.1% of submitters supported the proposed wording that enables the collection of development contributions and many of those supporters specifically referenced the fairness and appropriateness of reinstating contributions after an 11-year suspension.

Theme 4 Staff Recommendation

Council staff recommend no changes to the proposed amended wording in response to this submission. The fundamental policy decision to reinstate development contributions has been made through an appropriate consultation process. This amendment consultation appropriately focusses on implementing that decision through clear policy wording.

Theme 5: Out Of Scope Submissions

Submissions Received

The RFP amendment consultation was clearly scoped to address whether the proposed wording accurately reflect Council's decision to reinstate and collect development contributions, rather than to consider the substantive content of the UWDCP 2025 or wider strategic settings. The consultation material directed submitters to comment on the specific wording or to suggest alternative wording if they considered different text more appropriate.

Submitter 62 (Disabled Persons Assembly NZ) provided a comprehensive submission supporting the reinstatement of development contributions but concentrating on accessibility outcomes, Universal Design, the impact of rates and infrastructure costs on disabled people (who are more than likely to be on low incomes), and the role of the Disability Advisory Group in decision-making. The submissions proposed actions such as promoting Universal Design to developers, engaging barrier-free advisors, and involving the Disability Advisory Group in decisions about accessible community infrastructure and facilities.

Submitter 64 addressed the policy at a strategic level, including support for development contributions in principle. Concerns about housing affordability, equal treatment between different types of land ownership, the need for broader growth funding strategy and stronger central government advocacy on mechanisms such as GST and infrastructure funding were the matters raised in this submission. While these points are relevant to Council's overall approach to growth funding and equity, they relate to the design and application of development contributions and other funding tools, not to the wording amendment of the RFP.

Staff Analysis

The submissions in this theme provide useful perspectives on how development contributes and related funding tools affect disabled people, ratepayers, and different development scenarios, but they do not raise issues with the clarity or correctness of the proposed RFP wording. The proposed amendment is a procedural change to align the RFP with Council's earlier decision to adopt the UWDCP 2025 and reinstate development contributions from 29 May 2026.

The accessibility and Universal Design matters raised by **Submitter 62** are primarily implementation issues for infrastructure planning, development assessment, and broader accessibility strategy work. These can be addressed through operation practice and do not require changes to the enabling wording in the RFP.

Similarly, **Submitter 64's** concerns about housing affordability, equal treatment, and the need for broader growth funding reform related to the structure and application of the UWDCP and Council financial strategy, which were canvassed through the 2025 draft UWDCP consultation process. **Submitter 64's** matters are more appropriately considered as part of future Long Term Plan and policy review processes.

Neither submission identified ambiguity in the proposed amended RFP sentence or suggests wording that would better express Council's existing decision to reinstate development contributions.

Theme 5 Staff Recommendation

Council staff recommend no changes to the proposed amended wording in response to Theme 5 submissions. The matters raised, while important in their own contexts, fall outside the scope of this consultation and do not provide a basis for amending the current proposed wording in the RFP.

Staff recommend that the points raised by **Submitters 62** and **64** be referred to the relevant operation and policy teams for consideration in the implementation of the UWDCP 2025, future affordability and rating work, and ongoing accessibility and community wellbeing initiatives.

Conclusion

The consultation on the proposed RFP amendment demonstrated strong public support, with 78.1% of submitters (50 out of 64) explicitly endorsing the updated wording that reinstates development contributions as a funding mechanism for this Long Term Plan period. The proposed wording resolves the ambiguity in the current policy text, which refer to a suspension of development contributions while still collecting legacy charges and provides a clear policy foundation for implementing the UWDCP 2025 from 29 May 2026.

Submissions that did not support or were uncertain about the wording largely raised matters outside the narrow scope of this consultation, including:

- the level and structure of development contributions
- exemptions (particularly in relation to Māori land)
- housing affordability
- infrastructure delivery sequencing

- accessibility and Universal Design, and
- wider growth funding and equity questions.

These issues were, or are more appropriately, considered through the consultation process for the draft UWDCP 2025, future Long Term Plan processes, and related policy and operational work, rather than through this procedural amendment to the RFP.

Overall, the amended wording is clear, unambiguous, and accurately reflects Council’s adopted policy position that development contributions are to be reinstated. It supplies the necessary enabling language in the RFP without duplicating operational detail that properly sits within the UWDCP and associated implementation frameworks.

Table 2: Recap of Staff recommendations for each Submission Theme.

Theme	Staff Recommendation
Theme 1: Support For Clarified and Strengthened Wording	Council Staff recommend no changes
Theme 2: Concerns About Development Contribution Impacts	Council Staff recommend no changes
Theme 3: Request For Alternative Wording	Council Staff recommend no changes
Theme 4: Opposition To Enabling Development Contributions	If Elected Members wish to make any minor changes to direct the changes be made under the Chief Executives delegation. Staff are recommending no changes.
Theme 5: Out Of Scope Submissions	Staff recommend no changes, and that the points raised by Submitters 62 and 64 be referred to the relevant operation and policy teams for consideration.

Final Recommendation

Staff consider the amended wording clear, legally robust, and aligned with Council’s October 2025 decision to reinstate development contribution charges. Staff are recommending the proposed wording amendment for the RFP be adopted without substantive change, and any minor drafting refinements delegated to the Chief Executive.

APPENDIX 1 – LIST OF SUBMISSIONS RECEIVED

Submitter ID	Organisation
1	Individual Submission
2	Individual Submission
3	Individual Submission
4	Individual Submission
5	Individual Submission
6	Individual Submission
7	Individual Submission
8	Individual Submission
9	Individual Submission
10	Individual Submission
11	Individual Submission
12	Individual Submission
13	Individual Submission
14	Individual Submission
15	Individual Submission
16	Individual Submission
17	Individual Submission
18	Individual Submission
19	Individual Submission
20	Individual Submission
21	Individual Submission
22	Individual Submission
23	Individual Submission
24	Individual Submission

25	Individual Submission
26	Individual Submission
27	Individual Submission
28	Individual Submission
29	Individual Submission
30	Individual Submission
31	Individual Submission
32	Boarder Real Estate Northland
33	Individual Submission
34	Individual Submission
35	Individual Submission
36	Individual Submission
37	Individual Submission
38	Individual Submission
39	Individual Submission
40	Retired Geotechnical Engineer
41	Individual Submission
42	Individual Submission
43	Individual Submission
44	Individual Submission
45	Individual Submission
46	Individual Submission
47	Individual Submission
48	Individual Submission
49	Individual Submission
50	Individual Submission

51	Individual Submission
52	Individual Submission
53	Vision Kerikeri
54	Individual Submission
55	Individual Submission
58	Ōtangaroa Landcare/Forest & Bird Northland Conservation Advocate
59	Resident, ratepayer
60	Individual Submission
61	Individual Submission
62	Disabled Persons Assembly New Zealand Inc
63	Individual Submission
64	Individual Submission
65	Ototere Farms Ltd
66	Individual Submission

**KAUPAPA HERE
MONIWHIWHI ME
TEWHĀNGAI PŪTEA
REVENUE AND
FINANCING POLICY**

ADOPTED 26 JUNE 2024

Overview

The Local Government Act 2002 (LGA) requires all councils to adopt a Revenue and Financing Policy showing how they propose to fund operating and capital expenditures, and more importantly, who will pay these and why.

The council must decide, in accordance with s101(3) of the LGA, how each activity will be funded, taking into consideration:

- The community outcomes to which the activity primarily contributes
- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals
- The period over which those benefits are expected to occur
- The extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities
- The overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural well-being of the community.

This Revenue and Financing Policy sets out how the council plans to fund its operating and capital expenditure, over the life of the LTP.

The Policy discusses all available potential revenue and funding sources and outlines how and when it will use these.

In considering funding arrangements the council has taken the following factors into account:

- The community outcomes to which each activity primarily contributes
- Who benefits from the activity
- The period over which the benefits are delivered
- Whether the activity is needed in response to the action(s) (or lack of action(s)) of some person or group

- Whether it would be more prudent for the activity to be funded separately or included with other activities
- The overall impact of any allocation of liability for revenue needs on the community.

How has the council developed its Policy?

Every activity has been analysed using the factors discussed above. This analysis was then used to develop a set of funding decisions about the use of rates, both general and targeted, user charges, and other funding sources to arrive at what the council considers is an optimal funding arrangement for the activity.

The council then considered the overall effects of each separate funding proposal on the District as a whole.

The ultimate objective of this analysis was to find ways of funding the council's activities that are, as far as possible, affordable, transparent, and accountable.

Funding principles

After considering the above factors, the council agreed the following basic principles to guide the assessment of fairness and equity in choosing funding sources:

- Each generation of ratepayers should pay for the services they receive
- User charges are preferred whenever a private benefit can be identified, and it is efficient to collect the revenue
- The council will use any other funding sources before rates
- Capital expenditure to replace assets will be funded from rates in the form of funded depreciation
- Capital expenditure to upgrade or build new assets will be funded through borrowings
- Rate increases will be within the limits set in the Financial Strategy
- Borrowing will be within the limits set in the Financial Strategy.

Complying with these principles can at times be challenging.

The council must apply judgment in assessing options to determine fairness in the development of budgets or the acquisition of assets along with the choice of funding sources.

Operating costs

Operating costs are the day-to-day outgoings used to maintain the services delivered by the council, including a contribution to the wear and tear on assets used (referred to as depreciation).

The council generally operates a balanced budget, meaning that all operating costs are met from operating income. This ensures that those who pay for council services are those who use them.

Operating cost funding sources:

- User charges
User charges are levied for services where there is a benefit to an individual or group. The price of the service is set, taking account of several factors, including:
 - The cost of providing the service
 - An estimate of the private benefit derived from the use of the service
 - The impact of cost in encouraging/discouraging behaviours
 - The impact of cost on the demand for the service
 - The cost and efficiency of fee collection mechanisms
 - The impact of affordability on users.
- Other matters as determined by the council.

Grants, sponsorship, and subsidies

Grants, sponsorship, and subsidies are leveraged when available. The council expects to continue receiving substantial subsidies for roading and footpath activities from Waka Kotahi NZ Transport Agency.

Investment income, dividends, and interest

Income from dividends and interest is used to offset the overall costs of the council.

Other revenue

The council receives other operating income from:

- Petrol tax
- Property rentals
- Other minor sources.

Rates

Having identified all other potential funding sources, the council funds operating expenses from rates as follows:

General Rate

The council sets its General Rate on the basis of land value.

The General Rate is set using two differentials, general and commercial. This reflects the council's view that the general rate is a form of property-based tax, where different benefits are received by general and commercial ratepayers.

Uniform Annual General Charge (UAGC)

The council sets a UAGC. The UAGC is applied to each Separately Used or Inhabited Parts (SUIP) of a Rating Unit.

Targeted Rates

The council sets targeted rates where it believes that the cost of the service should be paid for by the group that benefits most or exclusively from the activity.

Targeted rates may be set on a uniform basis or differentially for different categories of rateable land.

Some targeted rates can be considered proxies for user charges, particularly for services such as water and sewerage. They are referred to as 'proxies' because they are generally fixed amounts payable by the different category of ratepayer, rather than an amount based on the level of usage.

An example of the difference between a proxy and a user charge is the way that the council charges for sewerage.

The council charges a fixed amount to the rating unit based on the number of users (SUIPS) and/or the number of pans. If that rate were a true user charge, the council might charge on the basis of the amount of sewerage being discharged. Although the community regularly requests that form of rating, that mechanism is currently not permitted by law.

The only legal volumetric charge a council can impose is water by meter charges.

The council's Targeted Rates are:

- Ward Rates for the Bay of Islands-Whangaroa, Kaikohe-Hokianga and Te Hiku wards
- The Urban Stormwater Rate
- Drainage Rates for Kaitiāia, Kaikino, Motutangi, Waiharara
- Sewerage Capital Rates for each of the council's wastewater scheme
- Sewerage Operating Rates for each of the council wastewater scheme
- Water Capital Rates for each of the council water scheme
- Community Development Rates for Paihia and Kaitiāia Commercial Business Districts (CBDs)
- The Bay of Islands Recreation Centre Rate

- The Roding Uniform Rate
- A Differential Roding Rate
- Water by meter charges
- A \$15.00 Public Good Rate for water and for wastewater, and a \$10.00 public good rate for stormwater, charged to each rating unit
- Non-metered Water Rate per connection.

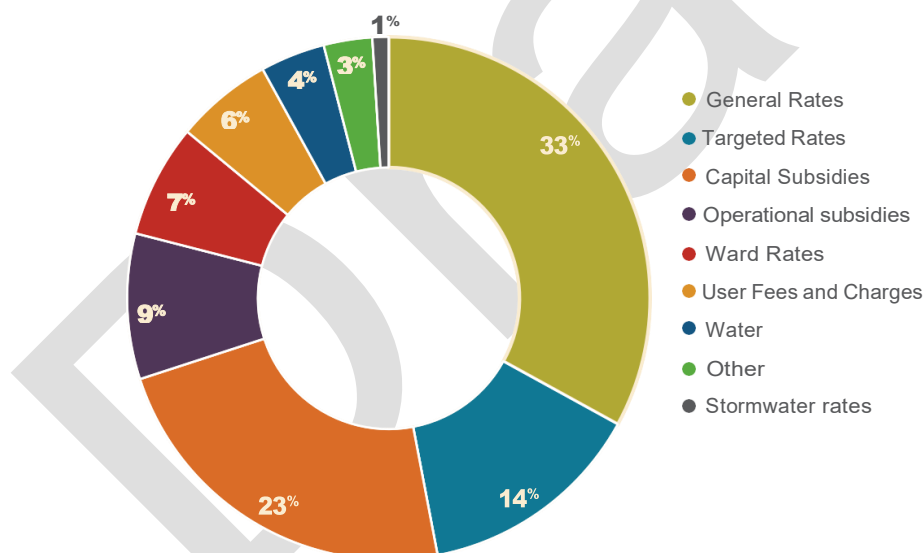
Details of all rates charged are included in the Funding Impact Statement published in the LTP and each year's Annual Plan.

Operating funding sources

Operating costs are the day-to-day spending that maintains the services delivered by the council.

This includes a contribution to the wear and tear on assets used (depreciation), interest charged on borrowing for capital projects and a contribution to corporate overheads.

Figure 1 – Summary of operating income



Note: Operating funding sources may change from year to year; this summary shows funding arrangements for 2024/25 to 2026/27.

Capital costs

Capital costs are those relating to the purchase, development or acquisition of long-term assets.

Capital cost funding sources

As shown in figure 2, funding of capital costs may come from a variety of sources including:

Borrowings

Funds for assets that will provide long term benefits to the community will be borrowed to ensure the achievement of inter-generational equity.

The council reserves

Reserves include financial contributions collected under the Resource Management Act 1991 and

development contributions collected under the Local Government Act 2002.

The council has resolved to reinstate the charging of development contributions for this LTP. Outstanding contributions charged prior to the suspension of the 2015 Development Contributions Policy will continue to be received.

Capital contributions

Capital contributions are made by ratepayers or other parties in support of specific capital projects.

Lump sum contributions

Lump sum contributions are made by ratepayers where they choose this method of payment towards specified capital works.

Grants, subsidies and other income

Contributions towards capital expenditure from other parties such as Waka Kotahi NZ Transport Agency in relation to certain roading projects, and the Crown in relation to certain wastewater projects and MBIE for Economic Stimulus and Employment Opportunities.

Revenue collected to fund renewals

Renewal projects are primarily funded from depreciation reserves where those funds are available.

The council has approved the following:

- Accounting treatment – funding depreciation
 - a. All depreciation on assets will be funded from rates except for:
 - Roothing/footpath assets – the subsidy element relating to the depreciation for these assets will not be funded by the relevant roading subsidy rate applicable in the relevant year
 - Swimming pools – the depreciation for these assets will be reduced equal to any community contribution to ensure that the community benefits from the contributions made
 - Water/wastewater/public toilet assets – the depreciation for these assets will be reduced equal to any subsidy element to ensure that the benefit expected to be received by the current rate payers is applied.

b. Asset groups where depreciation will not be fully funded from depreciation:

- All strategic assets, as per our Significance and Engagement Policy, will have depreciation funded at 76% until 30 June 2027 followed by a phased return to 100% over the next 10 years. This does not apply to the items identified in (A)
- Depreciation will be funded at a rate of 50% for community buildings/centres, halls and museums
- Depreciation will not be funded from rates for Civil Defence (alarms), carparks, maritime assets, motor camps, Housing for the Elderly, parks and reserves minor structures (e.g. boardwalks / park benches etc) and solid waste assets.

Any asset groups not covered above will have depreciation fully funded from rates (corporate assets etc.)

Proceeds from the sale of assets

From time-to-time the council sells assets and may use the proceeds (after paying for the cost of the sale) to repay any debt attached to the asset.

Rates

Rates are primarily used to fund the council's day-to-day expenses. This includes funding an annual amount toward the ongoing renewal of existing assets, and the funding of financing costs on debt incurred to purchase or develop assets.

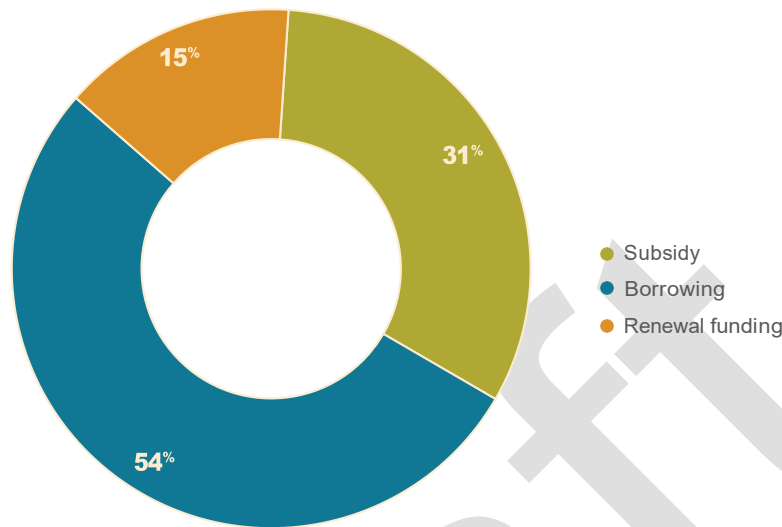
From time-to-time the council may undertake specific capital works funded by borrowings, where the debt repayment is sourced from targeted rates, usually for specific community projects.

Operating surpluses

Operating surpluses may be used to fund capital expenditure.

Capital Funding Sources 2024/25

Figure 2 – Summary of capital funding



Note: Capital funding sources may change from year to year. This summary shows funding arrangements for 2024/25.

Balanced budget

Section 100 of the LGA requires that the council's projected operating revenues match its projected operating expenditures. Despite this, the council may choose not to fully fund operating expenditure in any particular year if it can show that it is financially prudent to do so and where the deficit can be funded from operating surpluses in the immediately preceding or subsequent years. An operating deficit will only be budgeted when it would be beneficial to avoid significant fluctuations in rates, fees, or charges.

The council may choose to fund from the above sources more than is necessary to meet the operating expenditure in any particular year. The council will only budget for such an operating surplus if necessary, to fund an operating deficit in the immediately preceding or following years, or to repay debt. The council will have regard to forecast future debt levels when ascertaining whether it is prudent to budget for an operating surplus for debt repayment.

The council has determined the proportion of operating expenditure to be funded from each of the sources listed above, and the method for apportioning rates and other charges. The details of the funding apportionment are set out in the Funding Sources Summary that is included in this Policy.

The LGA requires the council to produce Funding Impact Statements (FIS), which provide details of the funding mechanisms to be used for each group of activities for each year covered by the LTP. These FIS show how the council intends to implement the Revenue and Financing Policy. It also shows the amounts to be collected from each available source for each group and how various rates are to be applied.

Funding needs analysis

This section sets out how the council proposes to fund each of its activities. It has been prepared in accordance with the provisions of Section 101(3) of the Local Government Act 2002 (the Act).

Note that throughout this section references are made to legislative provisions. Unless stated otherwise, these references refer to the Local Government Act 2002.

This analysis document is designed to show how the council has considered each of these requirements and how they relate to the final Revenue and Financing Policy.

Analysis identifies the arrangements the council proposes to apply when budgeting for each activity. Frequently there is a mix of funding mechanisms including both general and targeted rates together with a range of fees and charges. In many instances the final funding mix depends on the level of activity

and the council's ability to recover costs from user charges.

Section 101(3) analysis of operating expenditure by activity

The council has reviewed the funding for each of its individual activities using the methodologies set out in s101(3) of the LGA. The method used for this process was to consider each activity individually and reach a conclusion on each of the required factors.

Once this was completed, the council was then able to then decide how much of the activity should be funded by direct user charges and how much by rates. In this context, rates include the General Rate, Targeted Rates and Water by Meter charges, while user charges include all other forms of fees and charges.

Appendix A shows the results of this analysis and outlines the different funding arrangements. To add clarity the splits between Rates and User Charges are presented in 10% bands.

Section 101(3) analysis of capital expenditure by activity

The council will fund the cost of borrowing on the same basis as operating costs unless it resolves otherwise.

It is not practical to create separate funding policies for every capital project, so the council will only do this when a project is particularly large, affects a particular group or does not fit with an existing funding policy or activity. Whenever the council resolves to consider a separate funding policy The council will consider the sources of funds outlined above, the Revenue and Financing Policy and complete a s101(3) assessment to determine a fair funding and equitable arrangement for the project.

Generally, the council will resolve the funding policy at the time the project is proposed in an Annual Plan or LTP.

Appendix A Funding arrangements

1. The Funding Source relates to the council costs only. It excludes any subsidies that may be received
2. The split between public (rate) and private (user) funding is an approximation and is arranged in 10% bands
3. The full community outcome descriptions (1-6) and Whakatauki can be found in Appendix B
4. Refer to Appendix C for a description of these headings.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Funding source – Rates 100% (approximate. May include other minor funding sources)						
Bylaws and Policies	1 2 3 4 5 6	Community	Ongoing	Community	This is a core planning function, so it is fully general rate funded.	This activity supports the council's democratic process which benefits all ratepayers therefore it is fully funded from general rates.
Customer Services	1 2	Individuals, groups and community	Ongoing	Community	Most of the costs of this activity relate to its public benefits so it is fully funded by general rates.	The community as a whole benefits from this activity. Whilst there are opportunities to recover some costs by way of fees and charges, these are very limited.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Economic Development	4	Individuals, businesses	Ongoing	Individuals, businesses, Community	High level of public benefit so the activity is fully funded by general rates.	This activity benefits the whole District but in particular the commercial and industrial sectors recognised through the General Rate differentials.
Governance	1 2 3 4 5 6	Community	Ongoing	Community	This activity is core to Council's democratic operations, so it is fully general rate funded.	This activity supports the council's democratic process it is therefore fully funded from General Rates.
Integrated planning	1 2 3 4 5 6	Community	Ongoing	Community	This is a core planning function, so it is fully general rate funded.	This activity supports the council's democratic process which benefits all ratepayers therefore it is fully funded from general rates.
Land drainage	3 4	Individuals, Groups	Ongoing	Landowners in areas of benefit	Fully funded by benefiting property owners using separate targeted rates.	This activity provides a private benefit for the landowners located within the defined drainage areas. It is therefore fully funded by local targeted rates.
Māori engagement	1 2 3 4 5 6	Community	Ongoing	Community	High level of public benefit so it is fully general rate funded.	This is a public good activity core to the District's planning and governance functions therefore it is fully funded from General Rates.
Museum	1 6	Individuals, groups and community	Ongoing	Individuals, Groups	High level of private benefit, but with a limited ability to apply user charges. Primarily general rate funded.	Museums benefit the community by offering knowledge, local history, and educational opportunities, funded mainly by General Rates.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Place-making	1 2 3 4 5 6	Community	Ongoing	Community	This is a core planning function, so it is fully general rate funded.	This activity supports the council's democratic process which benefits all ratepayers therefore it is fully funded from general rates.
Public safety	1 2 3 4 5	Individuals, Groups	Ongoing	Individuals, Groups	Most of the costs of this activity relate to its public benefits so it is fully general rate funded.	The council provides for 100% emergency management from rates to ensure that the Community is safeguarded. Where possible recovery is sought from exacerbators to reduce public funding which is provided from General Rates.
Recreation	1 2 5	Individuals, groups and community	Ongoing	Individuals	Some private benefits but limited or no opportunities to charge so it is fully funded from general and ward rates.	Most of the council's recreational activities are non-excludable, meaning that the council cannot exclude people from using the facilities. For that reason, the activity is fully funded from General and Ward Rates.
Roading legalisation, cycleway and core administration	1 2 3 4 5	Individuals, groups	Ongoing	Users	This is a core function, so it is fully general rate funded.	This is a public good activity core to the District's planning and governance functions. Therefore it is fully funded from General Rates.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Sewerage treatment and disposal	2 5	Individuals, groups	Ongoing	Landowners in areas of benefit	Separately funded with a mix of targeted rates - scheme based capital rates and a district-wide operating rate.	The activity mainly benefits ratepayers, with a small public benefit to protect the environment. For this reason, a small general rate contribution provided.
Spatial planning	1 2 3 4 5 6	Community	Ongoing	Community	This is a core planning function, so it is fully general rate funded.	This activity supports the council's democratic process which benefits all ratepayers therefore it is fully funded from general rates.
Stakeholder engagement	1 2 3 4 5 6	Community	Ongoing	Community	High level of public benefit so it is fully general rate funded.	This is a public good activity core to the District's planning and governance functions therefore it is fully funded from General Rates.
Stormwater	2 3 5	Ongoing	Individuals	Landowners in areas of benefit	Separately funded with a mix of targeted rates and public good rate.	Targets those who directly benefit from the stormwater network, ensuring a more equitable distribution of funding via targeted rate based on land use and a public good rate.
Te Hono	1 2 3 4 5 6	Community	Ongoing	Community	High level of public benefit so it is fully general rate funded.	This is a public good activity core to the District's planning and governance functions therefore it is fully funded from General Rates.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Town maintenance	1 2	Individuals, groups and community	Ongoing	Community	Most of the costs of this activity relate to its public benefits so it is funded by ward and general rates.	The council needs to balance maintenance and up-grade costs against what the communities want and can afford. Most town maintenance activities benefit the communities at large so it is fully rate funded.
Funding source – Rates 90% - 99% User Charges 1% - 10%						
The mix of district-wide and scheme-based rates balances the individual benefits with affordability						
Civic buildings	1 2	Community	Ongoing	Community	Some private benefits which general some fees but because of the limited opportunities to charge the unrecovered costs are funded from general rates.	While the council believes that the users of these facilities should contribute towards their costs; it needs to balance the maintenance and up-grade costs against what the community can afford so it is primarily rate funded.
Footpaths	2	Community	Ongoing	Users	Most of the costs of this activity relate to its public benefits so is fully general rate funded.	The provision of footpaths is one of the core the council activities and is therefore fully funded from General and Ward Rates.
Libraries	1 2 6	Individuals, groups and community	Ongoing	Individuals, Groups	High level of private benefit, but with a limited ability to apply user charges. Primarily general rate funded.	Libraries benefit the community by providing knowledge and educational support, especially in remote areas with limited internet access. Therefore, they are primarily funded by General Rates.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Monitoring and enforcement	1 2 5	Individuals, groups and community	Ongoing	Individuals, Groups	This activity relates to the control of negative effects but the ability to recover these is limited by statute. Unrecovered costs are funded from general rates.	Most of the work carried out under this activity is for public good and it is primarily funded from General Rates. The only individual or private good relates to the bylaw licensing aspect of the role where these costs are recovered by fees.
Parking enforcement	1 2	Individuals, groups and community	Ongoing	Individuals, Groups	Council's view is that whilst parking control is primarily required because of the actions of individuals, the control of parking also provides a significant community benefit.	Most of the costs of this activity are funded by fines and user charges. The balance is seen as a public good contribution and is funded by rates.
Roading emergency works	2 3	Community	Ongoing	Users	The council recognised that different categories of ratepayers receive different benefits. When an emergency event occurs the council can access additional subsidy from Waka Kotahi NZ Transport Agency	Emergency works are hard to predict and often costly therefore additional subsidy support is required.
Swimming pools	1 2	Individuals, groups and community	Ongoing	Individuals, Community	High level of private benefit, but with a limited ability to apply user charges. Primarily general rate funded.	Swimming pools are used by the public therefore user charges are applied but they do not necessarily cover all costs.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Water Supply	1 2 3 5 6	Individuals, Groups	Ongoing	Landowners in areas of benefit	Separately funded with a mix of targeted rates - scheme based capital rates and a district-wide meter operating rate.	The activity is primarily undertaken for the benefit of the consumers, so no public funding is provided. The mix of district-wide and scheme-based rates balances the individual benefits with affordability.
Funding source – Rates 70% - 79% User Charges 21% - 30%						
Animal Control	1 2	Individuals, groups and community	Ongoing	Individuals	Majority of funding is received from fees and charges but there is an overall benefit to the community. Unrecovered costs are funded from general rates.	Animal Control covers dogs, other animals, and stock. Most dog owners comply with registration and rarely require further service. Public reports drive responses, but fee income seldom covers expenses.
Building compliance management	1 2 3 4 5	Community	Ongoing	Community	This activity mainly serves the public good. Limited fee income is supplemented by general rates.	This activity focuses on the council meeting its regulatory duties as a consent authority. Costs are largely unrecoverable, with applicants covering compliance certificate expenses and the shortfall funded by general rates.
Strategic property management	1 2 6	Individuals and groups	Ongoing	Individuals, Community	Some private benefits which general comes fees but because of the limited opportunities to charge the unrecovered costs are funded from general rates.	Whist the council is the main use of these facilities; it is primarily general rate funded.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Funding source – Rates 70% - 89% User Charges 11% - 30%						
Information Centres / isites	1 4	Individuals, groups	Ongoing	Individuals	This activity is primarily provided for visitors to the District but there are limited user charging opportunities. Unrecovered costs funded from general rates.	Some fee income received but this is quite limited. The council's confirmed intention is for isites to be fully self-funding but, given that they also act as service centres, this is unlikely to be achieved.
Funding source – Rates 60% - 79% User Charges 21% - 40%						
Cemeteries	1 2 3 5 6	Community Individuals	Ongoing	Individuals	High level of private benefit reflected in user charges but there is a need for indefinite maintenance requiring significant general rate funding.	Cemeteries are important to the community for cultural and social and environmental reasons. Whilst they do provide a private benefit there is a long term need to maintain them for an indefinite period of years.
Funding source – Rates 50% - 59% User Charges 41% - 50%						
Solid Waste Management - refuse	1 2 5	Community	Ongoing	Community	The council has previously considered whether to separately fund this activity but has retained the current general rate funding.	This activity manages the District's waste stream, funded mainly by general rates with some user charges. Independent operators handle refuse collection and management, charging directly for their services.
Solid Waste Management - recycling	1 2 3 4 5 6	Community	Ongoing	Community	The council considered separate funding for this activity but kept general rate funding.	This activity reduces landfill waste, benefiting the District, and is funded mainly by general rates with some user charges.







Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Funding source – Rates 40% - 60% User charges 60% - 40%						
Building Consent management	1 2 3 5	Individuals, groups and community	Ongoing	Individuals, groups	This activity is mainly funded by separate fees. General rates cover costs for public good activities like providing information and advice.	The full costs of the consent process should be borne by the applicants, but it is currently not practical to identify and charge all those who receive advice, these costs are funded from general rates.
Compliance	1 2 3 5	Individuals, groups and community	Ongoing	Individuals, Groups	User charges are based on the level of private benefit but the ability to recover these is restricted because fees are limited by statute. Unrecovered costs are funded from general rates.	Most costs from this activity deal with private benefits and controlling negative effects. Statutes or affordability prevent full cost recovery to maintain compliance. Increased safety and health benefits the community, funded through general rates.
Resource Consent management	1 2 3 5	Individuals, groups and community	Ongoing	Individuals, Groups	Primarily fee funded but some public good costs cannot be recovered. Unrecovered costs are funded from general rates.	This activity is primarily to support developers and provides a high level of private good. There is, however, a significant investment in providing advice to the public on a no-fee basis and in responding to and defending consent appeals because the courts rarely award full costs.

Activity	Community outcomes	Who benefits?	Period of benefit	Who's action contribute?	Separate funding	Rationale
Roading	1 2 3 4 5	Community	Ongoing	Users	The council recognised that different categories of ratepayers receive different benefits. There is a small contribution from other fees and charges.	This activity is primarily fund it from General Rates with a relatively small contribution from Targeted Rates and fees and charges.
Funding source – Rates 20% - 39% User Charges 61% - 80%						
Ferry	1 2 3 4 5	Individuals, groups	Ongoing	Individuals, groups	User pay charges and subsidy from Waka Kotahi New Zealand Transport Agency contribute to the funding of the service.	This is a key transport link that supports community access to medical services.
Housing for the Elderly*	1 2	Individuals	Ongoing	Individuals	High level of private benefit paid for in rental income, but some costs cannot be recovered. Unrecovered costs funded from borrowing.	Primarily funded by rentals paid by the occupiers but Council recognises that at times this activity may not be self-funding. This can be caused by several factors such as unexpected vacancies, market conditions etc. In that event the additional funding will be provided from borrowing.

* The Housing for the Elderly portfolio will be divested during this LTP.

Appendix B: Community Outcomes

Our community outcomes were reviewed as part of the Long-Term Plan 2024-27 with slight adjustments made to the wording.

1		Proud, vibrant communities	Whakatauki Te pā harakeke. A community of harakeke plants.
2		Communities that are healthy, safe, connected, and sustainable	Whakatauki He tina ki runga, he tāmōre ki raro. Contentment above, firmly rooted below.
3		Resilient communities that are prepared for the unexpected	Whakatauki Te toka tū moana. The boulder standing in the ocean.
4		Prosperous communities supported by a sustainable economy	Whakatauki He kūaka marangaranga, kōtahi te manu i tau ki te tāhuna, ka tau, ka tau, tau atu e. Godwits rise and flock together in the air, one bird comes down to land on the sandbank to feed, then another, then another and another.
5		A wisely managed environment that recognises the role of tangata whenua as kaitiaki	Whakatauki Whatungarongaro te tangata, toitu te whenua. As man disappears, the land remains.
6		We celebrate our unique culture and history	Whakatauki Ahakoā he iti he pounamu. Although it is small, it is greenstone.

Appendix C: Factors considered in assessing s101(3) matters

LGA Section	Description from table	Factors considered
S101(3)(a)(i)	Community outcomes	Information drawn from the council's community outcomes adopted for consultation 12 March 2024.
S101(3)(a)(ii)	Who benefits	The council has grouped the beneficiaries of every activity according to the following criteria: Individuals: where there is a direct benefit to a user. Groups: where a particular group in the community benefits. For example, a group could be identified by proximity to a service or by association. Community: where there is a benefit to the majority of persons or properties in the community.
S101(3)(a)(iii)	Period of benefit	For operating costs, the period of benefit is ongoing as the council regularly provides the service. For the purpose of user charges, the benefit is restricted to the period of use, and user charges recognise this. For capital projects the council will consider the period of benefit to be the current and future generations who will benefit from the activity and will distribute the funding accordingly.

LGA Section	Description from table	Factors considered
S101(3)(a)(iv)	Whose act creates a need	The council considered whether the action or inaction of individuals or groups contribute to the need to undertake the activity. This assessment may help the council determine whether user charges or targeted rates may be a funding option to modify the behaviour of those whose action or inaction causes cost to the council.
S101(3)(a)(v)	Separate funding and Funding source	In the first instance the council considered whether individual user charges were the best method to attribute transparent and accountable charges to beneficiaries of the service. In considering the feasibility of this, the council considered the cost of and efficiency of collecting the separate revenues. The council believes that the current mix of general and targeted rates provides a transparent funding arrangement whilst, at the same time does not create an excessive complex system to maintain.
S101(3)(b)	Rationale	In considering the overall impact of the liability to pay rates, the council is of the view that it is not possible or fair to allocate the cost solely on individuals' benefits (as if rates replicated user pays). It is through the collective contribution of the whole community that the well-being of the District is best improved. The council does, however, operate a range of differentials which are designed to allocate the funding requirements to recognise the different demands that different ratepayer groups make on the services that the council provides.

Price level adjustors

All activities	Source	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27
Capital expenditure				
Capital expenditure	LGCI -CAPEX	2.6%	2.7%	2.6%
Specific operating				
Compliance	BERL - Planning and Regulation	2.2%	2.2%	2.2%
Communication and Engagement	BERL - Community Activities	2.4%	2.5%	2.4%
District Facilities	BERL - Community Activities	2.4%	2.5%	2.4%
Others	BERL - Planning and Regulation	2.2%	2.2%	2.2%
Solid Waste Management	BERL - Water and Environmental	2.7%	2.9%	2.8%
Stormwater and Drainage	BERL - Water and Environmental	2.7%	2.9%	2.8%
Transport Network	BERL - Roading	2.9%	2.9%	2.9%
Wastewater	BERL - Water and Environmental	2.7%	2.9%	2.8%
Water Supply	BERL - Water and Environmental	2.7%	2.9%	2.8%

Interest rate projection

	Year 1 2024/25	Year 2 2025/26	Year 3 2026/27
Interest rates used	4.83%	4.92%	4.75%

WHAKAPĀ MAI | CONTACT US

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5.3 SUBMISSIONS ON GOVERNMENT REFORMS AND BILLS - DECISION MAKING PROCESSES

File Number: A5637597

Author: Steve Rylands, Senior Policy Advisor

Authoriser: Tammy Wooster, Group Manager Planning and Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

This report seeks the agreement of Te Kūkupa on processes for:

- deciding on whether Council should provide a submission on a Government Bill or reform
- approval and sign out of these submissions.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- This report proposes processes for deciding when FNDC should submit on Government Bills and reforms, and for approving and signing out those submissions.
- It sets out a two-stage triage so that submissions are usually made only where reforms have unique or pronounced effects on FNDC or on the Far North district.
- The report distinguishes between “operational” and “political” submissions, with different approval pathways to reflect whether the reform is primarily about implementation or Council policy positions.
- For *operational submissions*:
 - Elected Members will be briefed on the submission.
 - the Chief Executive and the Mayor will approve and sign out the submission on behalf of Council.
- For *political submissions*:
 - a full deliberative process will apply when *more than 20 working days* are available to submit.
 - a delegated authority for the Mayor and Deputy Mayor to approve submissions when *less than 20 working days* are available to submit.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa recommend that Council approve the Submissions on Government Reforms – Decision Making and Approval Process 2026 as set out in the Attachment to this report.

1) TĀHUHU KŌRERO / BACKGROUND

The Objectives of Submissions

FNDC submissions on Government reforms can:

- *influence policy design* by providing the Government or a Select Committee with information about the effects of a proposed reform on the Far North district and its communities
- *demonstrate engagement* by showing the community that Council is actively participating in debates that affect the district
- *protect Council's interests* by placing on record Council's position on matters that may have legal, financial, or operational consequences for FNDC.

As they form a permanent public record of Council's positions, any submission that is inconsistent with adopted Council policy could undermine Council's credibility or create legal difficulties. For this reason, staff drafting submissions adhere strictly to adopted Council policies.

On 18 February, staff workshopped with Te Kūkupa a two-stage triage process for:

- deciding whether Council should make a submission on a Government reform
- determining the appropriate sign-off authority for submissions on each of *operational reforms* and *political reforms*¹⁴.

Te Kūkupa agreed in principle to these processes, subject to:

- strengthened provisions for Elected Members to provide staff with feedback on whether to submit on a Bill
- clarity about the process that should apply when there is curtailed time available to approve a submission.

Staff were directed to provide a report to Te Kūkupa recommending approval and sign-out processes.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Deciding Whether to Submit: A Two-Stage Triage

Not every Government reform will warrant a submission from FNDC. The council sector body Taituarā actively engages with the Government reform programme on behalf of the local government sector and regularly makes submissions on which we agree. Where the position of FNDC aligns with that of Taituarā, it is generally sufficient to rely on the Taituarā submission rather than duplicate effort with a separate FNDC submission.

The proposed approach applies a two-stage triage before committing resources to a submission.

Stage 1 – Is this reform relevant to FNDC?

Staff will monitor the pipeline of Government reform proposals and identify those that are relevant to Council or to the district. Staff will provide advice to Elected Members on each identified reform through Friday Notices.

Stage 2 – Should we submit?

Where a reform clears Stage 1, the following questions will determine whether to submit:

- Will the reform uniquely affect FNDC or the Far North district?
 - Where the district faces effects that are materially different from those facing other councils, a separate FNDC submission is more likely to be warranted
 - If not, it is unlikely that a submission is needed.
- Can FNDC rely on Taituarā? - Where Taituarā's submission will adequately convey FNDC's views, a separate submission is generally not required
- Elected Members are enabled to provide feedback on any advice they receive about reforms — including advice on whether to submit — by raising their views with the Chair of Te Kūkupa

¹⁴ **Operational reforms:** These proposed policy changes would require FNDC to do something (for example, make a plan, create a bylaw, or comply with regulations). *They do not change Council policy or raise matters of political significance.*

Political reforms: These are issues that elected members consider important for the district. *They would change Council policy.*

- This provision has been included explicitly following feedback from Elected Members at the workshop on 18 February.

Option 1 – Approve decision-making and approval processes (recommended)

Different Approval and Sign Out Processes for Operational and Political Submissions

Operational Submissions

Where a submission is operational, the process is straightforward. Elected Members will be briefed on the submission. The Chief Executive and the Mayor will approve and sign out the submission on behalf of Council.

Political Submissions – More than 20 Working Days Available

Where a submission is political and there is adequate time to follow a full deliberative process, the following steps will apply:

- The General Manager Strategy and Policy will brief the Chair of Te Kūkupa on the reform
- The Chair will direct staff on the preferred process for enabling Elected Members to deliberate on the contents of the submission (for example, a Te Kūkupa workshop)
- Staff will draft the submission and facilitate the process as directed by the Chair
- Te Kūkupa or Council will approve the submission
- The Mayor and Deputy Mayor will sign out the submission on behalf of Council.

This process ensures that Elected Members have meaningful input into the content of political submissions before they are lodged.

Political Submissions – 20 Working Days or Less Available

Occasionally, consultation timeframes are unusually short — 20 working days or less from the opening of a consultation to the deadline for submissions. This is not a standard timeframe. Most Government and Select Committee consultation processes allow considerably more time. However, where short timeframes occur on matters of political significance, the normal deliberative process may be unachievable.

In these circumstances the following steps will apply:

- staff draft the submission
- the Mayor and Deputy Mayor decide on the extent and form of any consultation with Elected Members on the submission contents
- the Mayor and the Deputy Mayor have delegated authority to approve and sign out the submission.

The approval process is workable within tight timeframes. It avoids the need to convene extraordinary meetings of Te Kūkupa or Council at short notice.

Option 2 – Do not approve decision-making and approval processes (not recommended)

This option is the status quo. Staff would continue to make judgements about appropriate processes for approving submissions. However, these processes rely on interpretation of previous practice. They lack the authority provided by the formal approval of Elected Members. This option risks episodic uncertainty by both staff and Elected Members about the processes for approving submissions.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The recommendation will provide for clear, consistent processes that govern how FNDC decides whether to submit on Government reforms, how the content of those submissions is determined and who has authority to approve and sign out submissions.

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

The recommendations have no financial implications.

ĀPITIHINGA / ATTACHMENTS

1. **Submissions on Government Reforms – Decision Making and Approval Processes 2026 - A5643392** [↓](#) 

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	As per the Significance and Engagement Policy, this report has a low degree of significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Effective Council submissions that influence Government policies can contribute to each of the community outcomes listed in the LTP, e.g. prosperous communities supported by a sustainable economy.
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 proposal has district wide relevance therefore the views of Community Boards have not been sought.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori. The decision in this report does not relate to land and / or any body of water.
Identify persons likely to be affected by or have an interest in the matter, and how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	No persons will be affected.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no financial implications.
Chief Financial Officer review.	The CFO has not reviewed this report

Attachment

SUBMISSIONS ON GOVERNMENT REFORMS – DECISION MAKING AND APPROVAL PROCESS 2026

1. Preamble

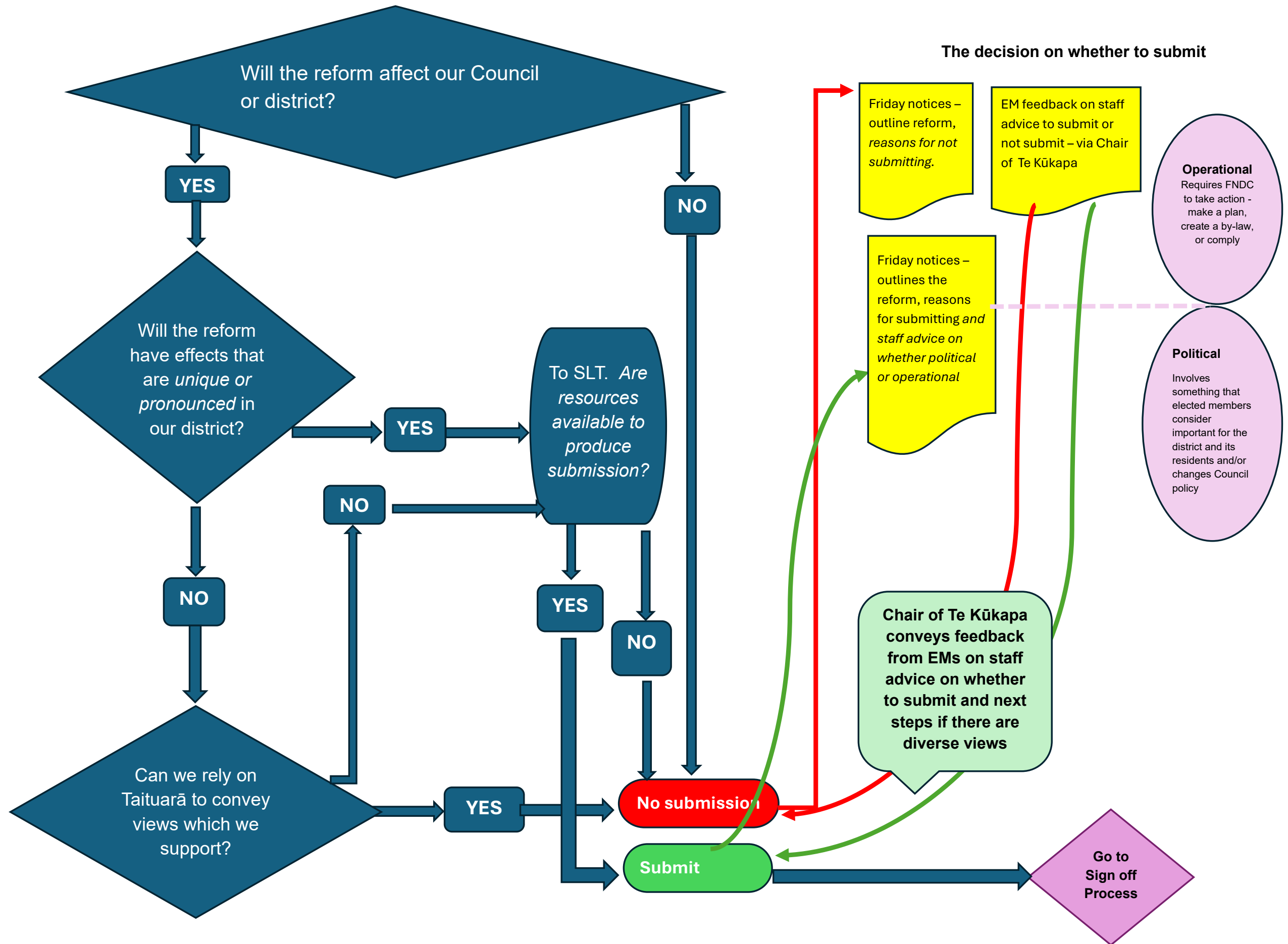
- a) Submissions by FNDC on Government reforms both influence Government policy design and demonstrate engagement by Council to the community
- b) Submissions form an enduring record of Council's policy positions.

2. The decision on whether to submit

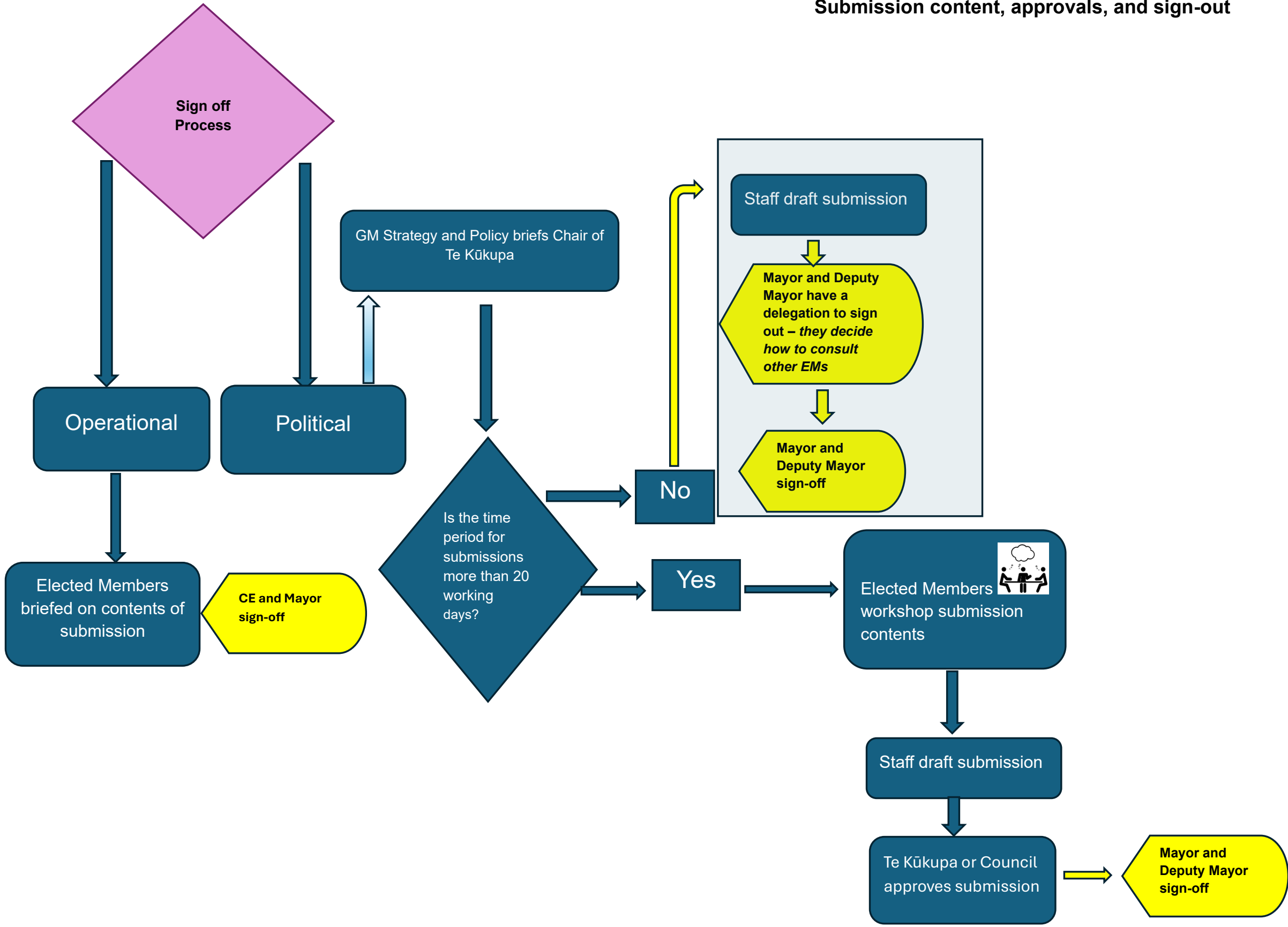
- a) Staff will identify any Government reform proposals in policy areas of relevance to Council and provide advice to Elected Members, in Friday Notices, on whether to submit
- b) Submissions will usually be prepared only on reforms that have unique or pronounced effects on Council or on the district
- c) Where a reform will *not* have unique or pronounced effects, Council will usually rely on a Taituarā submission to convey views to the Government that the Council supports
- d) Staff will provide advice on whether a reform is primarily political or operational, and this categorisation will determine appropriate approval and sign out processes
- e) *Operational submissions* are on matters that require FNDC to act, plan, create a bylaw, or comply with a Government law or directive
- f) *Political submissions* are on matters that are important for the district, or where Government proposals would require changes to established Council policies
- g) Elected Members can provide feedback to staff, via the Chair of Te Kūkupa, on advice they receive on reforms, including advice on whether to submit, and advice on the proposed categorisation of submissions as political or operational.

3. Submission content, approvals, and sign-out

- a) Where a submission is *operational*, the Chief Executive and the mayor will approve and sign out the submission
- b) Where a submission is *political*, and the time available to make a submission is *more than 20 working days*, the following approval and sign-out process will apply:
 - i) The General Manager Strategy and Policy will brief the Chair of Te Kūkupa on the reform
 - ii) The Chair will direct staff on the preferred process for enabling Elected Members to deliberate on the contents of the submission (for example, a Te Kūkupa workshop)
 - iii) Staff will draft the submission and facilitate the process as directed by the Chair
 - iv) Te Kūkupa or Council will approve the submission
 - v) The Mayor and Deputy Mayor will sign out the submission on behalf of Council.
- c) Where a submission is political, and the time available to make a submission is *less than 20 working days*, the following approval and sign-out process will apply:
 - i) Staff draft the submission
 - ii) The Mayor and the Deputy Mayor have delegated authority to approve and sign out the submission
 - iii) The Mayor and Deputy Mayor decide on the extent and form of any consultation with Elected Members on the submission contents.



Submission content, approvals, and sign-out



5.4 BROADWAY KAIKOHE PLACEMAKING PLAN

File Number: A5655955

Author: Tammy Wooster, Group Manager Planning and Policy

Authoriser: Guy Holroyd, Chief Executive Officer

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek endorsement of the Broadway Kaikohe Placemaking Plan from Te Kūkupa Committee for Strategy, Policy and Regulation, and direction on whether the Committee supports the placemaking plan being considered for endorsement by full Council.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

This report:

- provides a summary of the outcomes contained in the Broadway Kaikohe Placemaking Plan (the Plan) prepared by consultants ĀKAU as part of the Broadway Placemaking Project
- overview of placemaking projects undertaken or still in progress for Kaikohe
- details the resolution (2025/73) of the Kaikohe Hokianga Community Board (KHCB), who endorsed parts of the plan at their 8 August 2025 meeting and also:
 - approved incorporating the Broadway Kaikohe Placemaking Plan into the Kaikohe-Hokianga Community Board Strategic Plan 2023-2025, and
 - recommended that Council also endorse the Broadway Kaikohe Placemaking Plan and approve its inclusion in the 2027-2037 Long-Term Plan
- discusses why the KHCB wanted the plan to be endorsed by Council and considered as part of the 2027-2037 Long Term Plan (LTP)
- seeks direction from Te Kūkupa on whether the plan should be taken to a Council meeting for Councils consideration and potential endorsement.

TŪTOHUNGA / RECOMMENDATION

That the Te Kūkupa Committee for Strategy, Policy and Regulation:

- a) endorse the Broadway Kaikohe Placemaking Plan, excluding the section entitled the Kaikohe Market Place, in Attachment 1**
- b) recommend that Council also endorse the Broadway Kaikohe Placemaking Plan.**

1) TĀHUHU KŌRERO / BACKGROUND

At its meeting held on 19 July 2024, the KHCB resolved (Resolution 2024/74) that a sum of \$50,000 be awarded from the Pride of Place Grant Fund to implement priority outcomes resulting from engagement with the Kaikohe community, and that they supported a placemaking plan being developed for the general Broadway area of Kaikohe. A Project Steering Group (PSG) was formed in August 2024, to provide community leadership throughout the project which includes KHCB Chair Chicky Rudkin, Cr Babe Kapa, and Cr John Vujcich.

In November 2024, external consultants ĀKAU were engaged to:

- a) *establish relationships with relevant Kaikohe town stakeholder groups,*
- b) *undertake engagement with stakeholders and hapū to explore relevant cultural and historical narratives and use those to inform concept ideas, and*
- c) *develop a placemaking plan for Broadway, Kaikohe and its immediate environs.*

ĀKAU undertook a number of consultation events, which are detailed in the Plan. At the end of the engagement phase, ĀKAU presented six concepts to the Project Steering Group which encapsulated

the priorities of the community arising out of that engagement process. The below concepts are detailed in the Plan in Attachment 1:

1. Hapū Markers
2. Broadway Streetscape Upgrade
3. Tāheke Road Entrance to Twin Coast Cycleway
4. Library Square connection to Broadway
5. Kaikohe Market Place
6. Painting the Town including design guidelines for restoration works.

In addition to the Pride of Place Grant, the KHCB allocated \$57,000 from the Kaikohe-Hokianga Town Beautification Fund. This funding has been allocated to Broadway landscaping (upgrading either side of the pedestrian crossing at 118 Broadway), which will be implemented this year. The \$50,000 Pride of Place Grant, was used to facilitate the “spring clean” project which was completed late last year. That project related to cleaning shop frontages on the main street.

A decision was made to bring this item to the new Council, due significant financial implications of having Council consider funding the implementation of this plan as per the community board resolution. Additionally, staff were requested to meet with the new KHCB to give an overview of the plan, and we wanted to give them the opportunity to help inform this agenda item. No new direction for the KHCB was provided from that discussion.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Kaikohe Broadway Placemaking Plan

The Kaikohe Broadway Placemaking Plan prepared by ĀKAU is in essence professional advice, based on what ĀKAU learnt through the targeted community engagement process which they undertook. ĀKAU are recommending upgrades to improve Kaikohe. The Plan includes six major projects which encompass a range of localised improvements to Kaikohe and a summary of the engagements which informed those concepts. There are no costings in the report. The Plan was reviewed and has been endorsed by the PSG.

The below summary outlines the staff assessment of the viability of each of the proposals:

1. Hapū Markers

The Hapū Markers concept creates a tourist trail which depicts places of significance to hapū in Kaikohe and surrounds. In the long term, once constructed, the markers would become council assets to be maintained by Council. Some markers would potentially need to be located on private land if the item/place of significance is on private land.

ĀKAU's preliminary advice to staff indicated that this concept could be realised for approximately \$300,000. The costings were based on four markers, with costs mainly relating to supporting extensive engagement with the hapū to determine which places of significance should be celebrated. Engagement costs will be variable depending on the scale of the tourist trail and if the focus is on places of significance not already identified by hapū.

Council's Te Hono team have reviewed the proposal and advise that there may need to be some revisions to which of the hapū should be involved in deciding what places and stories are significant. Staff have been advised, via the PSG, that there is support for this proposal from hapū and in the community.

To implement this concept, further consultation with hapū would be recommended, in addition to working with key stakeholder such as landowners and Heritage New Zealand Pouhere Toanga.

2. Broadway Streetscape Upgrade

The Plan includes a map which visually depicts five recommendations to upgrade the central retail core of Broadway including moving street trees onto islands built within the carriageway, widening the footpath, redesigning the Raihara Street intersection, relocating pedestrian crossings, and decreasing the speed limit.

These high-level recommendations do not include any design advice in relation to upgrades to civil amenities or assets on Broadway which are within the scope of the KHCB's delegations. Also adopting any recommendation relating to redesigning the Raihara Street intersection with Broadway would need to integrate with the new Library site, which has not been constructed yet.

Separately, New Zealand Transport Agency Waka Kotahi (NZTA) have reviewed the Plan and advised their interest is in the State Highway and its operation through town. Specifically, any changes to the operation, speed or capacity for the highway. Any streetscape upgrade that proposes to alter speeds limits, the number or location of the pedestrian crossings and anything that will affect the intersections or operations along the highway would need to be reviewed by NZTA's operational teams. This is because NZTA needs to consider any effects relating to maintaining the customer experience and travel time for all users of the State Highway network.

Any proposal of this scale could only be undertaken by Council after significant design work, in conjunction with NZTA (because Broadway is a State Highway) and further consultation with the community. Business cases documented in the *Kaikohe Township Plan 2019* estimate a proposal of this scale would cost around \$10 million in real terms. Public engagement may be required for this concept, if it involves changes to speed limits for example.

3. Tāheke Road Entrance Way and Cycle Trail

The Plan includes a comprehensive plan for upgrades to the Tāheke Road entrance to the Twin Coast Cycle Trail. This plan is fully developed, and the concepts and design can be closely linked back to the Tamariki Engagement Session. ĀKAU also worked closely with representatives from the Twin Coast Cycle Trail during the engagement.

This concept responds to one of the priorities of the *Kaikohe-Hokianga Community Board Strategic Plan 2023-2025*, however the land in question is not owned by Council, it is partially in a rail reserve owned by Kiwirail (north of Tāheke Road) and is partially a road within the State Highway corridor which is managed by NZTA (carriageway and south of Tāheke Road). The land on which the Cycle Trail is located is leased from KiwiRail by the Council.

Also, there are significant issues with flooding at the entrance to the Cycle Trail that would need to be investigated and further mitigated before any works could be undertaken. Depending on the end design and works that may be required, staff would have to give consideration to whether any further consultation would need to be undertaken. This work should be done in partnership with the Twin Coast Cycle Trail group.

4. Library Square

The Plan includes a comprehensive plan for the redevelopment of the laneway between Broadway and New World and land adjacent to Library Square. Council will need to make a decision about what to do with the existing Kaikohe Library building once the library facilities are relocated to the new Library being constructed on the corner of Broadway and Raihara Street. Therefore, staff do not recommend investing any funds in replacing or upgrading assets at this location until Council has decided what will happen with the old Library site. Separately, part of the land included in this concept is in private ownership.

With the closing of the old library, this concept may also need to be adapted to reflect future development decisions on Council land.

The new KHCB have identified improvements to this area as one of the key outcomes they would like to promote for funding in the 2027-2037 LTP.

5. Kaikohe Market Place (this outcome was not supported by KHCB)

The Plan explores developing a dedicated market site in Kaikohe. The Plan also explores options for locations and potential partners for a marketplace in Kaikohe and ultimately suggests further engagement be undertaken.

Northland Inc have been involved in discussions with the Kaikohe Business Association (KBA), in the context of the Kaikohe Broadway Placemaking Project, and have noted the benefits of a weekend market for bespoke Māori products potentially attracting domestic tourism to Kaikohe. This proposal is distinctly different from the existing Thursday farmers market for fresh produce and food held on

the vacant land at 65-67 Broadway owned by the Ngāpuhi Rūnanga. Therefore, staff acknowledge the economic benefits that could be achieved if this concept were realised.

This outcome was not supported by the KHCB. Concerns related to this market potentially undermining the existing commercial businesses in the main street area. Staff would recommend future consideration is given to this outcome being supported, if it could be demonstrated that it would enhance and support the viability of the main street area of Kaikohe, and its associated businesses.

6. Painting the Town

The below renewal programme is proposed in three stages and can be closely linked back to the KBA Engagement Session undertaken with ĀKAU.

Staff facilitated the Refresh stage in late 2025, after which the KBA or another party will have to implement the Repair and Revitalise stages:

- **Refresh** – paid for by \$50,000 KHCB Grant Funding (completed in 2025)
- **Repair** – painting shop fronts, fixing up verandas, and general shopfront maintenance will be facilitated by the KBA. This could include providing introductions between service providers and tenants, helping to fund upgrades and advice and support.
- **Revitalise** – relates to ongoing maintenance to the upkeep of Broadway including building a new culture of taking responsibility for keeping Broadway clean, teaching businesses about maintenance of the adjacent public land and encouraging businesses to clean, maintain, weed public spaces.

KBA has reached out to other government agencies and Northland Inc for advice and support, but at this stage do not appear to have the internal resources to facilitate the next stages.

Funding and Implementation

This Plan contains concepts that require private and public investment for it to be realised. It is not financially viable for Council to fund this solely via rates, as some concepts are estimated to be in the range of \$10 million. Nor would Council be able to implement all projects, as some concepts relate to land or buildings in private ownership.

As demonstrated by the Painting the Town concept, some of these concepts may also be better led by other groups or the private sector, with Council supporting where applicable.

Due to costings and pressure to keep rates as low as possible, it may be more appropriate for Council to take on a role of advocating for government and private investment to achieve the majority of these outcomes.

As a result, staff are recommending endorsement from the Council for the Plan, rather than it just sit at a community board level or committee level.

Option 1: Endorse the Kaikohe Broadway Placemaking Plan at both Committee and Council level of the organisation (staff recommendation)

Advantages: The Kaikohe Broadway Placemaking Plan emulates the aspirations of the Kaikohe community for its public spaces to be upgraded and developed. While the KHCB have endorsed the plan, in practical terms implementation would mostly fall outside the delegations of the Community Board, hence recommending that the Committee and Council also endorse the Plan.

Disadvantages: Funding is not secured for the six concepts and frustration may be created in the community that yet another plan is adopted by Council and does not proceed to implementation. This reputational risk at a lower level already exists with the Plan being endorsed at the Community Board level. The plan does not include costings, and full public engagement was not undertaken when developing this plan.

Staff Recommendation: staff recommend option 1 as the Kaikohe Broadway Placemaking Plan was supported by the PSG and many other community groups in addition to the KHCB. Hapū have also participated in the engagement activities undertaken by ĀKAU. While lack of funding is a potential barrier, by having this Plan endorsed by the Committee and Council in addition to the KHCB

it can also be an opportunity to enable investment into Kaikohe, similar to the placemaking funding that was invested in Kaitaia by the Government under the Provincial Growth Fund.

Option 2: Endorse the Kaikohe Broadway Placemaking Plan at only the Committee level of the organisation

Advantages: When the KHCB passed its resolution in August 2025 it was pre this current election cycle period, where this committee did not exist. It may be considered that endorsement at this level is sufficient and creates the appropriate level of wider elected member awareness.

Disadvantages: It may result in missed opportunity to get potential private and other investment into the town by not having it endorsed at a Council level, as key elected members such as the Mayor do not sit on this committee. This may result in missed opportunities, when the Mayor is meeting with central government agencies and politicians for example. It also creates awareness across all Councillors. While endorsement is being sought, the committee does not have the full delegations of Council and cannot adopt planning documents and may feel it more appropriate to recommend up to Council.

Staff Recommendation: Staff do not recommend this option.

Option 3: Endorse the Kaikohe Broadway Placemaking Plan only at the Community Board level

Advantages: This would signal that the Plan is a document created to enable the Community to activate these concepts, rather than it being the role of Council to implement. This would be consistent with how other placemaking plans have been endorsed.

Disadvantages: This placemaking differs from Russell and Taipa which were recently endorsed by the relevant community boards, as it relates to one of our main towns, and involves private and public land and commercial developments. Because of this a different approach may be required to help achieve much needed re-development of the main business area of Kaikohe. It may create an unreasonable level of expectation that the KHCB have the ability to solely fund, and advocate for these outcomes both at a local and central government level.

Staff Recommendation: Staff do not recommend this option.

None of the options have recommended including reference to the 2027-2037 LTP and having the plan funded solely through that mechanism as stated in the KHCB resolution. It is considered that this is not feasible due to the financial costs of implementing this plan, which also relates to a mixture of private and public land.

Having this excluded from any resolution made by the Committee or Council does not preclude consideration and funding of aspects of this Plan in the upcoming LTP process. For example, the KHCB have already stated they will be requesting to Council through the LTP development process, that they will be seeking funds to improve the old Library area.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The Kaikohe Broadway Placemaking Plan was the culmination of community engagement activities that enabled the Kaikohe community to identify ways to improve the public realm in Kaikohe. The public realm relates to the spaces people use, regardless of ownership. While there are technical, financial and legal (ownership and delegation) limitations to advancing all the concepts in the Plan to implementation stage by adopting the plan at the Council level, it enables for better outcomes, in terms of private and central government support.

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

No funds are committed in the endorsing of this plan, however by adopting it Council will be seen as having a role to help facilitate its implementation, which will require significant investment. Keeping it at a community board level, would potentially reduce expectations and see it more as a community lead approach.

ĀPITIHANGA / ATTACHMENTS

- 1. **Broadway Kaikohe Placemaking Plan - A5295916**  

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	Due to the importance of Broadway to the users of Kaikohe, implementation of the unfunded concepts would have high public interest and consideration would have to be given to whether any additional public consultation was required prior to any implementation.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Accessibility Policy (2022) Art and Memorials in Public Places Policy (2017) Community Gardens Policy (2013) Community Grant Policy (2018, currently under review) Parks and Reserves Policy (2022) Footpath Policy (2016) Iwi/Hapu Environmental Management Plans Policy (2016) Procurement Policy (2020) Public Toilets Policy (2011) Street Lighting Policy (2014) Long Term Plan (2024-2027) Sustainable Procurement Policy (2020)
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.	Due to the importance of Kaikohe as the hub of the north, and its placement on the Twin Coast Cycle Trail and Twin Coast Highway, improving the aesthetic of Kaikohe has District wide relevance. As a result, the Project Steering Group included the KHCB Board Chair and two Councillors.
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.	ĀKAU engaged widely throughout the engagement phase, this included: <ul style="list-style-type: none"> - Officers presenting the project to a hapū rōpū including Ngāpuhi Rūnanga, Hauāuru Takiwā, Ngā Hapū o Kaikohe, and Te Uri o Hua - Hapū representation on the Project Steering Group - Engagement sessions at Marae - Hapū representation at the Tamariki and KBA Engagement Sessions.

<p>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).</p>	<p>ĀKAU engaged widely throughout the engagement phase. However, as no public consultation has been undertaken on the Plan, staff are not able to provide advice on the level of community support for each proposal. Therefore, consideration of whether there is a need for further consultation is recommended prior to implementation of any of the unfunded concepts which is conducted in line with the requirement of s82 of the Local Government Act 2002.</p>
<p>State the financial implications and where budgetary provisions have been made to support this decision.</p>	<p>The recommended resolution does not commit Council to any funding outcomes. However by endorsing it at a high level than the community board, it may result in greater expectations from the community for Council to take on a greater role in helping to implement the plan. Due to the scale of the outcomes identified, achieving the implementation of this plan would require, private and public partnerships both at local and central government level.</p>
<p>Chief Financial Officer review.</p>	<p>The CFO has not reviewed this report</p>



**Broadway Kaikohe
Placemaking Plan**
Kaikohe Community Strategy
10 July 2025

ĀKĀU

Contents

Project Background	3	002	Project Engagements	35	06	Kuia & Kaumatua Interviews	71
Project Steering Group	4	01	Taitamariki Papamahi Summary	36		Kuia and Kaumatua Interviews	72
Engagement Timeline.	5		Papamahi Outline and Objectives.	37	07	Pioneer Village Feedback	74
001			Site one: kōrero tuku iho + visit to Tokareireia	38		Pioneer Village Streetscape Feedback.	75
Placemaking Projects and Priorities.	6		Site two: visit to Cycle Trail Town Entry	40			
Project ideas and priorities	7		Rerenga Kōrero	41			
01			Aspiration Boards/Papa Kupu	43			
Hapū Markers	8		Concept Ideas & Models	45			
Hapū Markers Engagement Kōrero	9		Kaikohe East Concept Idea	46			
02			Tautoro School Concept Idea	48			
Streetscape			Kaikohe West Concept Idea	50			
Upgrade Recommendations	10		Te Kura Kaupapa Māori o Kaikohe Concept Idea 01	52			
Broadway street upgrade - recommendations	11		Te Kura Kaupapa Māori o Kaikohe Concept Idea 02	54			
03			Kaikohe Christian School Concept Idea	56			
New Entrance Marker			Opportunities.	58			
Tāheke Road			02				
Pou Herenga Tai & Tamariki Project	12		Kaikohe Business Association Engagement.	60			
Tāheke Rd Town Entrance - master plan	13		KBA Brainstorm Session	61			
Tāheke Rd Town Entrance - quick wins	14		KBA Brainstorm Session Images	62			
Tāheke Rd Town Entrance - future projects.	16		03				
04			Kaikohe Takiwā Engagement	63			
Library Square	17		Takiwā Session	64			
Library Square Key Moves	18		04				
Library Square - quick wins	20		WOT Matters Kaikohe Engagement	65			
Library Square - future projects	23		Wotmatters Session at Te Wā Kaikohe	66			
05			WOT Matters Session at Te Wa Kaikohe	67			
Kaikohe Marketplace	24		05				
Kaikohe Marketplace	25		FNDC Survey Results	68			
Kaikohe as a Market Town: Considerations and concerns	26		FNDC Survey	69			
06							
Painting the town	27						
Painting the Town -	28						
Introduction and Quick-wins	28						
Painting the Town - Step Three Revitalise	34						

Document Control				
Revision	No.	Date	By/Check	
Draft Report	1	23/06/2025	HP/JW	
Final Report	1	07/07/2025	HP/JW	
Final Report	1	10/07/2025	HP/MH/JW	

Project Background

This project was initiated by the Kaikohe-Hokianga Community Board, whom represent, and act as an advocate for, the interests of its community. The Council delegations to the Community Boards include (specific to this kaupapa and the placemaking plan).

The Kaikohe-Hokianga Community Board are tasked with setting local priorities for minor capital works in accordance with existing strategies and can, where appropriate:

- i. Recommend local service levels and asset development priorities for civic amenities as part of the Annual Plan and Long Term Plan processes.
- ii. Make grants from allocated Community Funds
- iii. Provide comment to council staff on resource consent application, when significant to community, including provision of land for reserves or other public purposes.
- iv. To review all proposed public art projects on a project-by-project basis.
- v. To make decisions in respect to civil amenities.

In the terms of reference Community Boards are expected to:

Assist communities in the development of community development plans and assist communities to set priorities for Pride of Place programmes. They should have special regard to the views of Māori, and the views of special interest groups including disabled, youth and aged. They should actively participate in community consultation and advocacy in all spaces.

In support of this kaupapa - Broadway Kaikohe Placemaking Plan, the council has appointed ĀKAU to provide a report that engages with the community of Kaikohe, to find a number of potential community projects for consideration. In this report, guided by the Broadway Kaikohe Steering Committee (which appointed both Community Board, FNDC and relevant important community stakeholder representation), there are summaries and context to multiple engagements and six potential recommendations for development.

Project Steering Group

In August 2024 the Broadway Kaikohe Placemaking Project Steering Group was formed.

The group included the Kaikohe-Hokianga Community Board Chair Chicky Rudkin, Cr Babe Kapa, and Cr John Vujcich.

In November 2024, external consultants ĀKAU were engaged to:

- › Establish relationships with relevant Kaikohe town stakeholder groups
- › Undertake an engagement phase with stakeholders and hapū to explore relevant cultural and historical narratives, using them to inform ideas.
- › Following the engagement phase, develop a placemaking plan for Broadway, Kaikohe and its immediate environs.
- › Since February 2025, ĀKAU have undertaken an extensive range of consultation events including:
- › Compiling information from a Project Steering Group survey (80 submissions)
- › A Taitamariki Papamahi held at the Far North District Council which was attended by over 40 Tamariki from six schools, focused on the Tāheke Road Entrance Way / Pou Herenga Tai (Cycleway)
- › An event and wānanga with the Kaikohe Business Association, with over 45 people focused on the Broadway Streetscape upgrade, CCTV and safety and developing a market square concept.
- › Engagement with Kaumatua, Kuia, Marae and Ngā Hapū o Kaikohe
- › Engagement with officers from the Twin Coast Cycle Trail, Kaikohe Rotary, Pioneer Village amongst others.
- › Engagement with local community leaders

The report includes work and plans (high-level) developed to for six concepts:

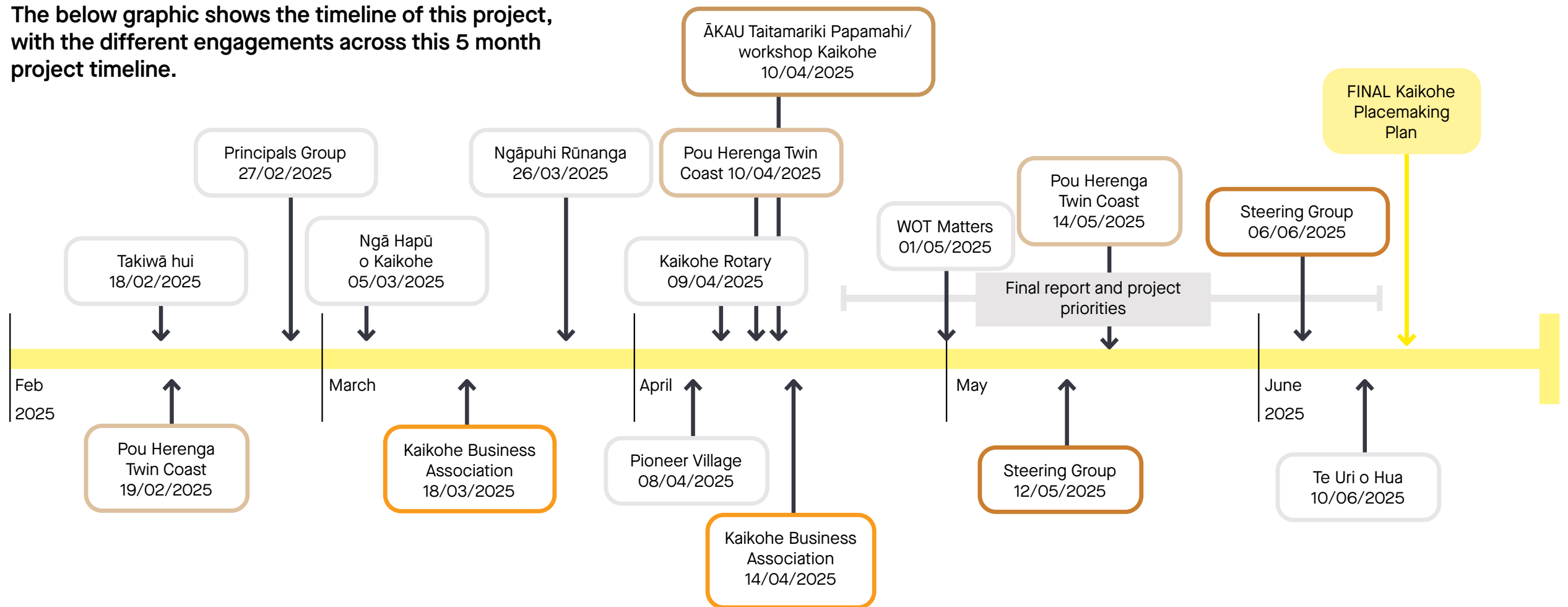
1. Hapu Markers (some private land use maybe required)
2. Street Scape Recommendations
3. Tāheke Road Entrance Way and Cycle Trail
4. Library Square
5. Kaikohe Market Place (sites identified external to Far North District Council Reserves)
6. Painting the Town (Private Business Properties)

The Community Board decided via Resolution 2024/74 to commence a placemaking project to assist them to make decisions about how to spend their Pride of Place Fund in line with the priorities in Kaikohe-Hokianga Community Board Strategic Plan 2023-2025.

As a result, the FNDC Growth Planning and Placemaking Team reviewed past Community Development plans and the Community Board's Strategic Plan and facilitated a Project Steering Group and engaged consultants for engagement.

Engagement Timeline

The below graphic shows the timeline of this project, with the different engagements across this 5 month project timeline.



Engagements

Takiwā engagement	Facilitated session on areas that are important to marae	Pioneer village	Committee hui. Connecting to Broadway in wider Placemaking Strategy
Steering Group hui	Monthly hui with the project steering group	Kaikohe Rotary	Signage discussion and contribution
Pou Herenga Twin Coast	Integration and relevance with this important part of our town and connection with ĀKAU papamahi	WOT Matters engagement	Shirleyanne Brown facilitated day at Te Wa with drop ins from the community to provide feedback on place and space
Ngā Hapū o Kaikohe	Expectations and contributions to Placemaking established	ĀKAU Papamahi/workshop	Full day workshop with 5 Kaikohe kura exploring how Kaikohe says WELCOME
Principals Group	To achieve agreed engagement for tamariki papamahi	Kaikohe Business Association	Papamahi/workshop to develop 3 areas 1.Market, 2.Placemaking & 3.CCTV
Kaikohe Business Association	Hosted brainstorm engagement event on 14/03 with business owners focusing on CCTV, Placemaking and Market options	Steering Group	Initial allocation of funds connected to 'Paint the town' kaupapa
Ngāpuhi Rūnanga	Hui high level discussion around market and use of rūnanga space	Pou Herenga Twin Coast	Presenting tamariki papamahi outcomes, adding and layering additional technical elements
		Te Uri o Hua	Confirming details for hapū markers

001
Placemaking Projects and Priorities

ÄKAU

Project ideas and priorities

The following six projects were selected from the community, hapū and local business engagement sessions as priorities for placemaking.

These projects are developed further within the report.

Project:	Description
01: Hapū Markers	<ul style="list-style-type: none"> To identify and map places of importance, through story telling & creation of a series of pou / signposts or structures for those places. The initial future project is focused on the representation of tūpuna connected to Te Uri O Hua, Takotoke and Ngāti Kura. Additional future projects should be engage for other hapū of Kaikohe including Ngāti Whakaeke, Matarahurahu and Ngāti Tautahi. Considerations should be made for hāpu wananga, storytelling and digital platforms for pūrākau, to provide forms of kaitiaki for information and knowledge sharing with those that view the installations.
02: Streetscape Upgrade Recommendations	<ul style="list-style-type: none"> To provide recommendations for the upgrade of Broadway Streetscape. Recommendations will include street planting plan, footpath extensions, roading improvements and consideration of pedestrian crossings and speed limits.
03: New Entrance Marker - Tāheke Road Entrance Pou Herenga Tai & Tamariki Project	<ul style="list-style-type: none"> Developed through engagement and consultation with tamariki and community this concept provides some quick wins and future projects connected to creating an entrance way for Tāheke Road, weaving together community use of the area while considering manaakitanga, whānau, tamariki and hauora.
04: Library Square	<ul style="list-style-type: none"> Developed through engagement and consultation with community this concept looks at how we can use our parks and rest area spaces better. Consideration is given prioritising whānau and visitors, creating opportunities for people to spend more time in town and storytelling, seeing reflections of ourselves in the environment around us. This kaupapa looks at new planting, increasing seating areas, brightening covered walkways through painting and a lighting strategy, extending the playgrounds and improvement of paving, surfaces and drainage.
05: Kaikohe Marketplace	<ul style="list-style-type: none"> This kaupapa looks at high level parameters for development, options for location and potential partners for a marketplace in Kaikohe.
06: Painting the town	<ul style="list-style-type: none"> Developed out of community papamahi and workshops, this kaupapa concept focuses on revitalising the outward appearance and visual aesthetic of Kaikohe township. The Kaikohe Business Association has identified a simple three step process to achieve this: REFRESH, REPAIR and REVITALISE.

FNDC delegations to the Kaikohe-Hokianga Community Board specific to Broadway Kaikohe Placemaking Plan:

	1. Hapū Markers	2. Streetscape	3. Tāheke Road	4. Library Square	5. Kaikohe Marketplace	6. Painting the Town
Amenity Lighting	X	X	X			
Drainage			X			
Footpaths, cycleways & walkways		X	X	X		
Public Toilets				X		
Reserves			X	X		
Town beautification and maintenance	X	X	X	X	X	X
Street furniture & public information signage	X	X	X	X	X	X
Street / Public Art	X		X	X		
Trees on Council Land			X	X		
Off-road public car parks			X	X		



**In essence,
whakapapa is
the weaving of
the past, present,
and future—a
fundamental
concept that binds
Te Ao Māori through
whakapapa, whenua,
culture, and Atua.**

Ngāti Tautahi

01 Hapū Markers

ĀKAU

Hapū Markers Engagement Kōrero

A placemaking trail to map the stories of our people in a way that connects place, kōrero and future generations.

How:

A series of markers in places of significance which highlight kōrero collected from hapū whānau.

Who:

Ngā Hapū o Kaikohe - Te Uri o Hua, Ngāti Whakaeke, Matarahurahu and Ngāti Tautahi. 2 sites of significance identified by each hapū – these might consider tupuna, events, landscape features and aspects of tāne/wāhine.

Ngā Hapū o Kaikohe have suggested that creating these places embrace māori traditions in community spaces, opening space for cultural integration. Cultural integration is a vital aspect of placemaking that fosters community development in the Far North District Council. By embracing Māori traditions, values and practices, we create spaces that resonate with the identity and heritage of the local populace.

This approach not only enriches the environment but also strengthens community bonds and enhances social well-being. Engaging with local iwi and hapū stakeholders ensures that the developments reflect the needs and aspirations of the hāpori, promoting inclusivity and respect.

While we navigated the complexities of modern urbanization, prioritizing cultural integration will allow for sustainable growth that honours our roots while addressing contemporary challenges.

In essence, whakapapa is the weaving of the past, present and future - a fundamental concept that binds us together

Outcomes:

- › To provide opportunity for hapū to identify and mark places of significance.
- › To map our stories in a connected landscape.
- › To create a valuable tool for hapū to share kōrero, knowledge and perspectives with future generations.
- › To inform understandings of significant locations and allow a foundation for future projects that add to existing values.

Representation:

The overall conceptual representation from kōrero has been identified as whakapapa, this serves as the foundational thread that links hāpu, grounding them in their shared hītori, whenua and hononga. It provides tangible connection to the whenua, enabling hāpu to understand their place within a broader context.

This can be depicted through:

- › Maps that identify significant sites and wāhi tapu, this may include marae, maunga (physical and visual expressions)
- › Marking each significant location with pou / pillars symbolically and physically anchoring hapū in their collective identity. Collectively, these pou and mapped landmarks create a structure - both literal and metaphorical - to unite the hapū of Kaikohe, reinforcing their mana, kotahitanga, and ongoing relationship with the whenua.
- › Whānau friendly spaces to pass through (for example) a grove of native trees (opposite Lens Pies) to sit and share kai, with lighting for night time.
- › Fixing lighting in the main town strip.

Places of significance

Maunga

- › Tokareireia
- › Pūtahi

Awa

- › Wairoro
- › Punakitere
- › Lake Omāpere

Pa

- › Pākinga Pā
- › Te Tahuna

The three main hapū of Kaikohe – Ngāti Whakaeke, Ngāti Tautahi and Te Uri o Hua are deeply interconnected through whakapapa, reflecting a tier of whakapapa that binds us together as whānau and kaitiaki of the whenua. This whakapapa links back to tupuna with whakapapa ties that extend through generations, establishing a strong familial and spiritual connection in the Kaikohe rohe. These hapū work collectively to uphold their tino raNgātiratanga, identity and relationship with the whenua, weaving their histories, stories and traditions into one fabric that links them all within the whenua of Kaikohe. The united connection through whakapapa is fundamental to their identity and resilience and ongoing commitment to their whānau, hapū and the whenua.

Group Engagement Priorities

Project:	Description
Hapū Markers	› 01
Streetscape	› 02
New Entrance Markers	› 03

Ngāti Tautahi Tupuna acknowledgment

Te Kahakaha

Te Kahakaha (uncle of Hone Heke), was one of the many chief's of Ngāti Tautahi.

He signed He Whakaputanga on 25 June 1857. He joined the battle of Te Ahuahu forged with Hone Heke and died in the battle.

Te Kahakaha was an ally of Hongi Hika and took 4 waka to fight in Tauranga. His settlement was at the bottom of Kaikohe.

Ngahue

Ngahue, daughter of Mahia occupied Pākinga Pā. From on high, Pākinga Pā, can see the sand dunes of the Hokianga Harbour and looking east to the hill top of Tokareireia.

It became a place known for producing skilled fighters, and its excellence in military training set it apart in the north. The 'Paki' in its name was said by some to come from the clapping of fighting sticks as warriors trained.



02
Streetscape
Upgrade Recommendations

ÄKAU

Broadway street upgrade - recommendations

1. Street trees

Current street trees are in poor condition because of small tree pits and being positioned under buildings. New trees could be planted in built-out planted areas within carriageway - would require removing small number of car parks.

2. Footpath width

Currently narrow - widen in places (by removing small number of car parks) to create more gathering/seating space.

3. Broadway/Raihara intersection

This intersection will have many more people walking across it once new library is built. It is also on the desire line to Lindvart Park.

Improve safety for pedestrians by:

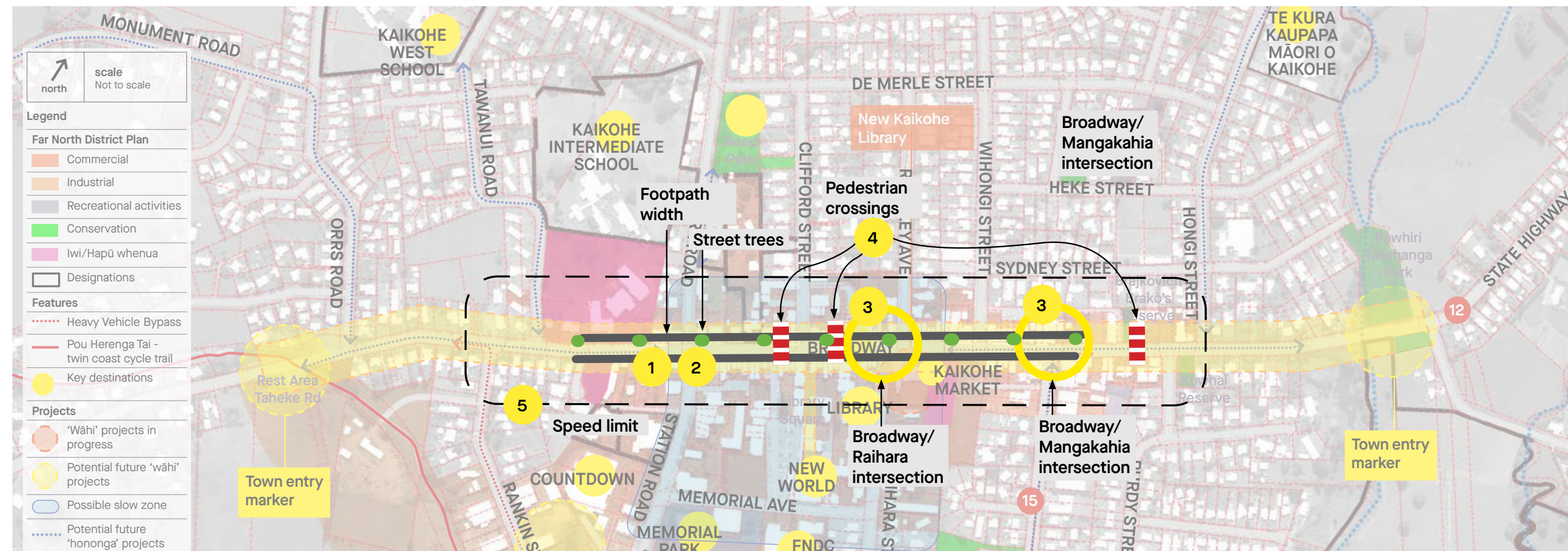
- › Narrowing turning space
- › Adding raised formal pedestrian crossing across top of Raihara st
- › Consider banning right turns in and out of Raihara - may require intersection treatment e.g. lights or mini roundabout at Broadway/Mangakahia

4. Pedestrian crossings

Several existing pedestrian crossings are close together. Consider location - should they be spread out more? Are they all required?

5. Speed limit

Already quite narrow and low speed, could formalise 30km/hr speed limit. Built-out kerbs and raised pedestrian crossings will help to reduce traffic speed.



03
New Entrance Marker
Tāheke Road
Pou Herenga Tai & Tamariki Project

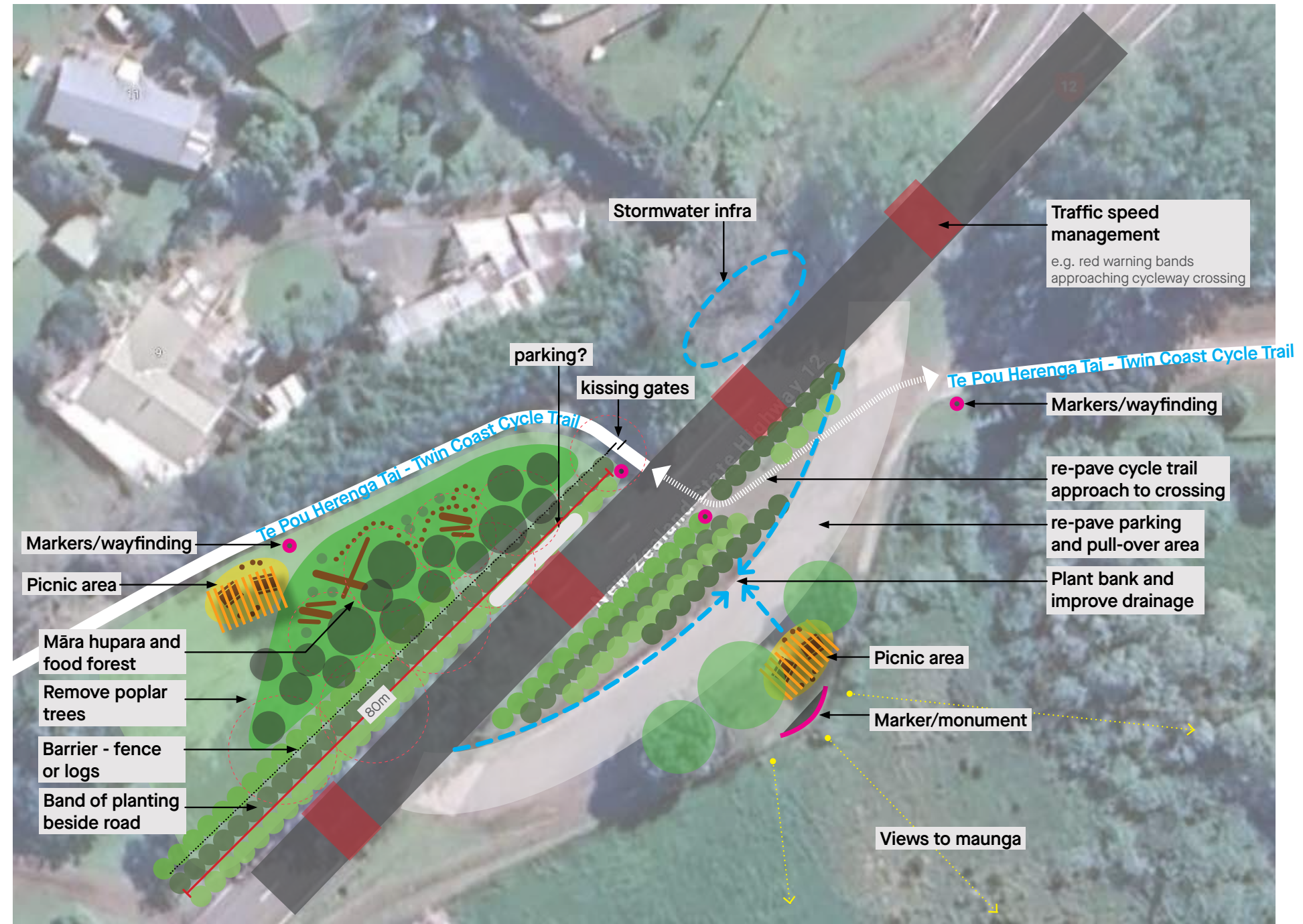
ĀKAU

Tāheke Rd Town Entrance - master plan

north ↑
scale 1:500@ A3

Master plan key moves

- Edge planting and barrier:** dense shrub planting to side of road, including barrier to prevent dirt bikes (e.g. wire fence), replace bollards with kissing gates at cycle trail entrance
- Food forest:** remove existing poplar trees, develop food forest in large grassed area alongside cycle trail (west of road)
- Māra hupara:** re-use timber from poplars to create nature play area with balance and stepping logs, volcanic rocks, planting, softfall. Integrated with food forest.
- Picnic areas:** 2x picnic areas, one each side of road, with seating and shelters
- Marker opportunities:** for wayfinding along cycle trail, and orientation/kōrero about maunga
- Re-pave and improve surfaces:** re-pave pull-over area, use contrasting paving to mark cycle trail approach to road entrance
- Improve drainage and stormwater:** underground infrastructure upgrade? re-grade for better drainage to low point, plant bank between road and pull-over-area
- Slow the traffic:** interventions on state highway to warn cars they are approaching cycleway. Options include red warning marking, signage, centre refuge for bikes. Requires input from NZTA.



Tāheke Rd Town Entrance - quick wins

1. Edge planting and barrier

Purpose of this element:

- › A visual and sound barrier between the recreational space and the road,
- › Increase biodiversity,
- › Support biodiversity
- › Protect the area from motorbikes/dirt bikes

Project consists of:

Approximately 480m² planted area (6m wide x 80m long band of planting), densely planted with shrubs and flaxes.

80m long simple post and wire fence within planting.

Preparation: Allow for site preparation: remove existing organic matter (grass, tree stumps, roots), dig ground to 30cm, screen topsoil on site.

Plants: Allow for 1500 seedlings, PB3 size. Allow for 10cm deep bark mulch over 480m². Recommended species are hardy, fast-ground natives, eco-sourced from local nurseries.

Species could include:

- › Harakeke (*Phormium tenax*)
- › Mānuka (*Leptospermum scoparium*)
- › Tī kouka (*Cordyline australis*)
- › Hebe (*Hebe speciosa*)
- › Rengarenga (*Arthropodium cirratum*)
- › Taupata (*Coprosma repens*)

Planting - bank planting

Mass planting with native plants sourced from local nurseries. Choose plants that grow fast and spread widely.



2. Food forest

Purpose of this element:

- › A community learning space
- › A community kai resource
- › Play and peaceful, natural gathering place.

Project consists of:

Approximately 300m² food forest area. Mix of fruit tree species. Allow for 30-50 trees plus supporting plants.

Refer to this guide: <https://foodforestplants.co.nz/create-food-forest-new-zealand/>

Allow for ground preparation – remove weeds, kikuyu, roots – may take 6-12 months. Soil testing may be required. Allow for 20-30cm of mulch.

Allow for irrigation or watering first year of growth.

Ongoing maintenance/management plan required.

3. Māra hupara

Purpose of this element:

- › A play area for tamariki and rangatahi
- › Activate the Tāheke Rd section of the cycleway
- › Demonstrate traditional Māori takaro
- › A community gathering place

Project consists of:

Approximately 150m2 māra hupara (nature play area).

Consists of: stepping, balancing and climbing elements made from natural materials such as logs and boulders. Pockets of native planting through the space, using similar species to edge planting.

Repurpose trunks of removed poplar trees where possible.

Timber elements may be shaped and carved.

Allow for secure installation with dug-in footings and concrete foundations where required.

Consider soft fall and clear area requirements as per playground design standard NZS 5828:2015.

Māra Hupara

Natural materials, re-used or found timber and rocks from site. Lots of planting around play elements. Mostly low-level to avoid need for deep soft fall.

Potentially some off-the-shelf play that fits the nature play aesthetic.



4. Picnic areas

Purpose of this element:

- › A rest area for people using the cycle trail
- › A rest area / whānau picnic area for community
- › A place for parents to sit when tamariki are playing in the māra hupara

Project consists of:

Each picnic area includes two picnic tables, a compressed gravel surface, and a shelter structure to keep the area shaded and dry.

Allow for ground preparation, and timber edging around gravel area.

Picnic area, seating

Simple, robust off-the-shelf furniture elements. Steel framed, solid roof picnic shelter.

Heavyweight ground mounted macrocarpa picnic set.

Chunky timber bench, type used at new Kaikohe Library.



Tāheke Rd Town Entrance - future projects

5. Marker opportunities

Purpose of this element:

- › Tell local hapū kōrero and hītori
- › Reveal significant landscape features
- › To add cultural narrative to the space
- › Wayfinding, to help visitors navigate into Kaikohe

Markers could be a combination of mahi toi and signage elements. Each marker to have an individual design, potentially with a consistent signage strategy across them all.

Markers should be developed in collaboration with hapū and kaitoi.

6. Re-pave and improve surfaces

Purpose of this element:

- › Improve cycleway infrastructure
- › Tidy up pull-over area
- › Make pull-over areas more resilient to weather events

Re-seal pull over area, and formalise parking along its edge. Clearly demarcate cycleway alignment across pull-over area with road paint.

7. Drainage and stormwater infrastructure

Purpose of this element:

- › Protect new and existing spaces from flooding.

Requires an engineered solution. Grading in pull-over area improved to protect picnic area and cycleway, and underground stormwater to be upgraded on both sides of road.

8. Slow the traffic

Purpose of this element:

- › Improve safety for people walking and on bikes crossing the road
- › Reduce noise and pollution effects on the recreational spaces either side of the road.

Ultimately, this section of road should be reduced from 70km/hr to 50km/hr.

04
Library Square

ÄKAU

Library Square Key Moves

north ↑
scale
1:500@ A3

Master plan key moves

- 1. New planting and seating in alley and square:** Replant alley to the east - reallocate ca. 4m walkway and 2-3m of planting. Remove the planters and seating there to simplify space. Continue planting towards the playground, softening the space, with opportunities for seating and play
- 2. Cleaning and painting existing covered walkways - integrating toi:** colour palette for the underside of the covered walkways and/or toi. Clean and fix covered walkways including addressing any pipe issues
- 3. Lighting strategy + installation:** install warm lighting to existing, install continuous LED within existing covered walkways as a way to connect the space/s. Design and install feature light in the deciduous oak tree
- 4. Extend playground / breakdown the play edge:** remove current north edge of the playground and extend the softfall/bark into the proposed planting. Installing informal play (from reused poplar?) of stepping logs and balancing logs.
- 5. Re-pave and improve surfaces / drainage:** re-pave the area using warm tones to separate the people spaces from the asphalt of the surrounding carparks
- 6. Whareiti upgrade/move and addressing levels + drainage:** upgrade current whareiti and address access ramps/orientation. Validity of moving entire structure somewhere else in the square?
- 7. Facelift for area to the east of Dickeson Street:** potential future project, extend the public space of the Library Square. Temporary food truck businesses in the space to activate. Requires private owner input.
- 8. Address connections to the square - pedestrian and other:** connections to businesses (Cafe Malaahi) across the carpark, as well as connections to the businesses across Dickeson Street. Requires private/business owner input

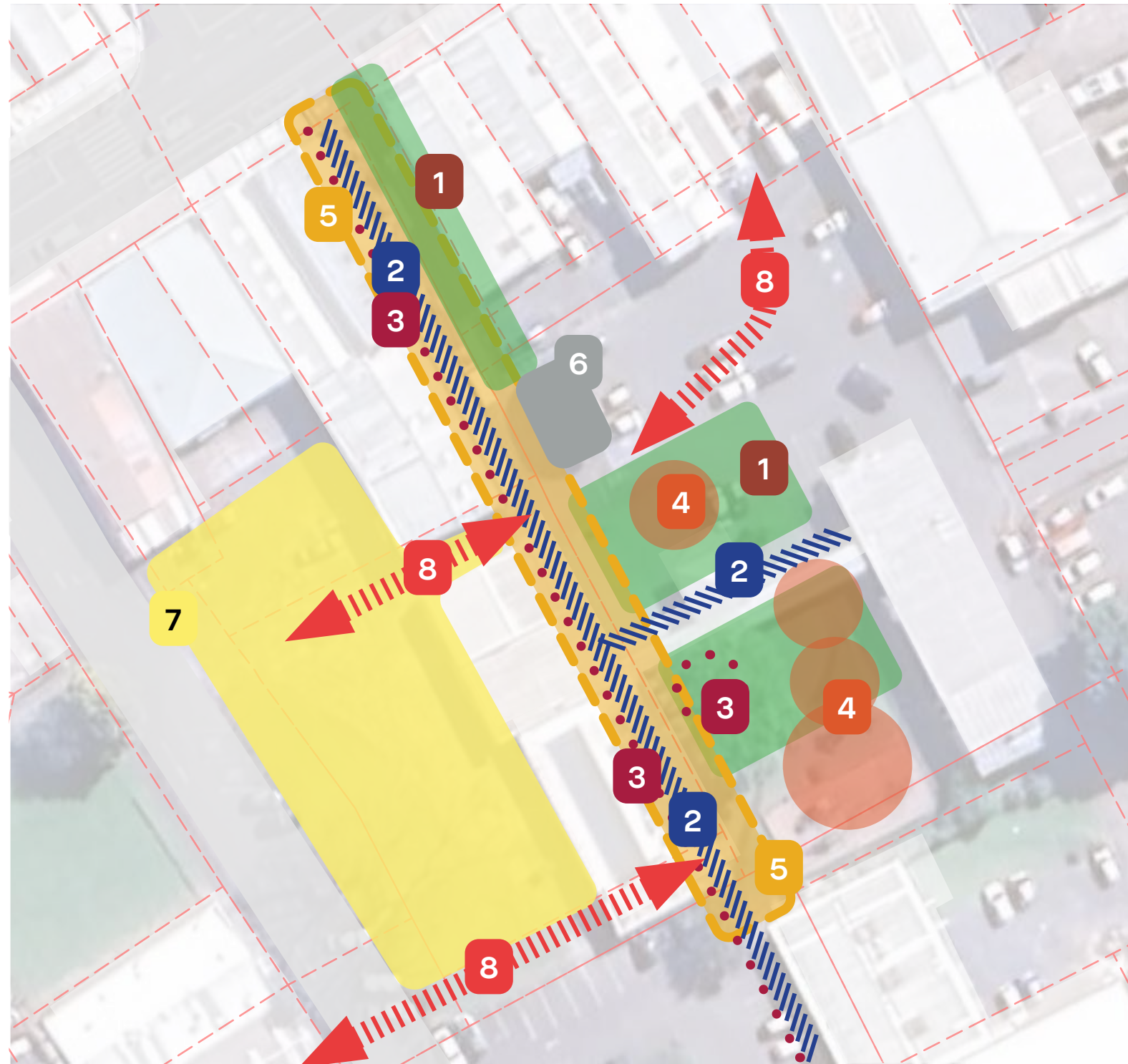


Library Square Key Moves

north ↑
 scale 1:500@ A3

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Library Square - quick wins

1 New planting and seating in alley through to square

Purpose of this element:

- › Reorganise seating and movement patterns for a more user friendly space
- › Increase planting, creating visual coherence

Project consists of:

Approximately 280m² planted area (between 2-8m wide for approx 55m), densely planted with low planting, natives and flowers.

35m long new hard edge (concrete or similar) along planting edge in alleyway.

6 seats either to match new library project seating or future Broadway upgrade.

6 areas of compacted gravel (perhaps with reused bricks from existing path through Square) for each new seating area - to be set back into the planting, off the side of the path/alleyway. Approx 24m².

1 x long table approximately 4x1.2m with bench seats. This could be fabricated locally from sourced timber.

Approx. 82m² (path width 1.5m) of compacted gravel for the proposed soft path through the planting plus 113 l/m (linear metres) of basic construction (timber) edging

Approx. 22 l/m of informal mānuka fence

Preparation: Breaking up existing hard surface to width required, dig ground to 30cm, screen topsoil on site.

Plants: Allow for 1000 seedlings (at 3-4 per m²), PB3 size with 10cm depth mulch throughout. Trees to be installed at minimum 2m height, nīkau at 1.5-2m height. Recommend species from library planting palette; and/or hardy, fast-ground natives, eco-sourced from local nurseries.

Plant species could include:

- › Wharariki (*Phormium cookianum*)
- › Hebe (*Hebe Pretty in Pink*)
- › Rengarenga (*Arthropodium cirratum*)
- › Taupata (*Coprosma repens*)
- › Carex buchannii
- › Coprosma taiko or black cloud
- › Rudbeckia fulgida
- › Gaura butterfly bush

Tree species could include:

- › Nīkau (*Rhopalostylis sapida*)
- › Kohekohe (*Didymocheton spectabilis*)
- › Titoki (*Alectryon excelsus*)

Project steps:

1. Create plan for planting layout, seating areas, edges and soft path
2. Order/source plants and larger trees
3. Source materials and items (seating and tables) for designed elements
4. Site preparation including breaking out existing asphalt/ concrete surfaces
5. Install hardscape edge/s that will enable future upgrading of paving surface along alleyway
6. Install seating and tables in gathering areas with basic concrete footer details
7. Install soft path (compacted gravel or resin bound gravel) with timber edging
8. Plant and mulch
9. Maintenance required every month during establishment (1 year period) and trees watered weekly during summer period of establishment. Then for whole planting, maintenance only annually (weeding, mulching, trimming) after establishment.

Project team and suppliers

- › FNDC
- › Landscape Architect
- › Landscape Contractor
- › Civil Engineer (draining advice)
- › Materials: Plant supplier, Furniture supplier, Landscape Supplier



Low planting with soft compacted gravel path



Mānuka low fence (1m) as delineation in planting



Long table approx 4m long - reclaimed timber

Library Square - quick wins

2 Cleaning and painting existing covered walkways - integrating toi

Purpose of this element:

- › Clean and upgrade existing walkways to reuse without replacing
- › More legible and inviting thoroughfare
- › Integrating surrounding toi / installations into the walkway/s

Project consists of (from south to north):

All widths estimated to 3m wide for area calcs. Some walkway soffit will not require full area painting, for example the structural rafters of walkway C could be painted rather than the soffit itself. To be assessed.

A) Approx. 96m² (ca. 32 l/m) of existing covered walkway (New World property?)

B) Approx. 117m² (ca. 39 l/m) of underhang outside of Te Pū o te Wheke o Ngāpuhi

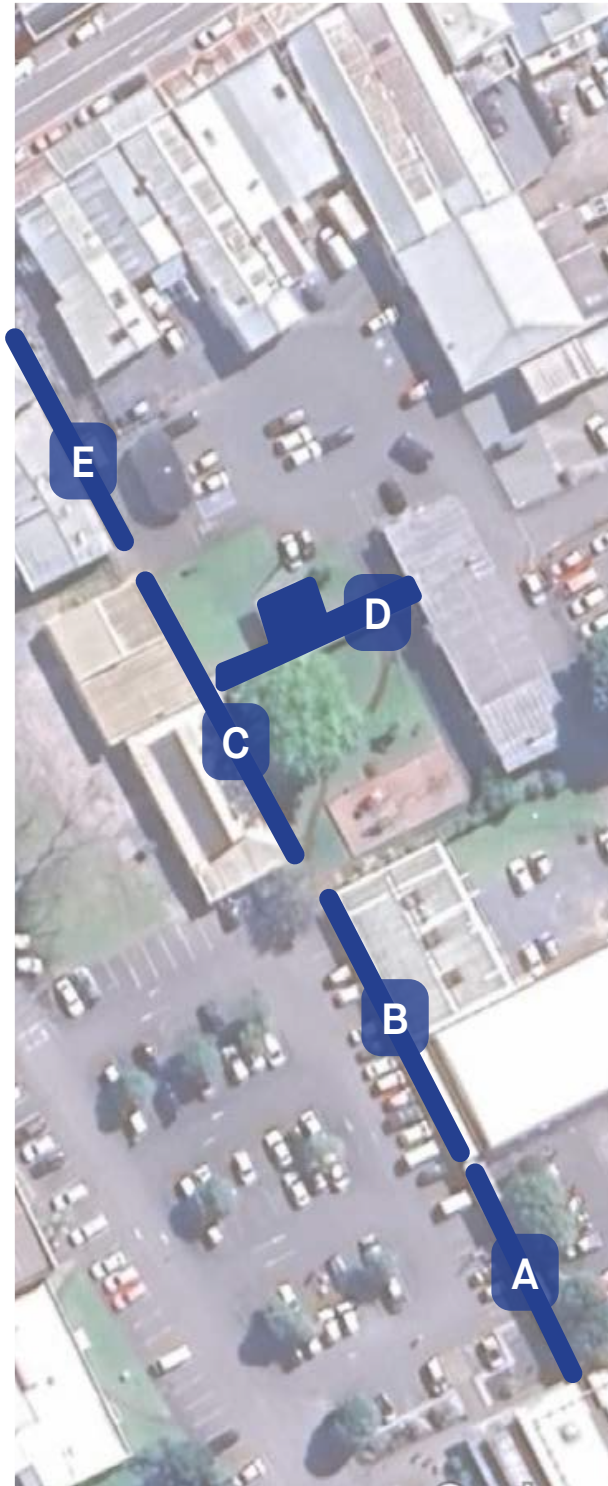
C) Approx. 126m² (ca. 42 l/m) of underhang adjacent to Liquor Store and Ākau

D) Approx. 84m² (ca. 28 l/m) of existing covered walkway adjacent to stepped entrances to gym and other businesses

E) Approx. 109m² (ca. 28 l/m + 25m² for pavilion) of existing covered walkway connecting old Library and Ākau

Project steps:

1. Assess existing infrastructure (extent to paint, where, what requires cleaning/fixing)
2. Develop design and painting palette
3. Engage local artist to develop toi
4. Clean - underside (and above if deemed necessary) via waterblasting
5. Paint underside of existing walkways as identified by design. Moveable scaffolding/ scissor lift may be required if painting crew requires



Project team and suppliers:

- › Design: Spatial Designer / Local Artist
- › Structural Review: Building Inspector
- › Building Maintenance: Builder
- › Building Consent: FNDC
- › Materials: Paint supplier / Building Material supplier / Scaffolding hire
- › Labour: Contractor / Artist

Library Square - quick wins

3 Lighting strategy and installation

Purpose of this element:

- › Create a safe and pleasant pedestrian space during twilight and night
- › Continuity through several different existing covered walkways through lighting
- › Focus drawn to existing features (large deciduous tree) through feature lighting

Project consists of:

Replacing existing lightbulbs with warmer toned bulbs and replacing any overhead lights in covered walkways that don't allow warmer tones (assessment of current lights required)

Approx. 108 l/m (linear metres) of led strip with installation (bracket or shield) OR approx. 80 linear metres of fairy lights installed in grouped areas allow the covered walkways

Design and fabrication of bespoke hanging lighting feature (Kohekohe berry? Other marker/s hapū related?). Installation (wire rope and fixings) required and electrical connection

Additional option of adding 8 x new lights (bollard type) allow new soft path (quick win 1) and within planting

Project steps:

1. Assess current lighting situation
2. Develop lighting plan
3. Source simple lighting elements
4. Fabricate bespoke lighting feature item
5. Clean / maintain existing lighting and install new

Project team and suppliers:

- › Design lighting scheme: Spatial designer / Landscape Architect / Specialised Lighting designer
- › Asset / Products / Elements Purchase: Lighting supplier
- › Installation: Electrician
- › Building consent: FNDC
- › Electricity Supply: Energy Supplier / Top Energy Engineer
- › CCTV expert / specialist
- › Solar Power Consultation (For feasibility and options)



4 Extend playground / breakdown the play edge

Purpose of this element:

- › Create alternative play options - more informal and of māra hupara style
- › A play area for tamariki and rangatahi that demonstrates traditional Māori takaro
- › Allows for informal seating and other uses

Project consists of:

Two separate areas of māra hupara (nature play area) using approx. XXm² of area.

Consists of: stepping, balancing and climbing elements made from natural materials such as logs and boulders. Pockets of native planting through the space, using similar species to new planting proposed

Repurpose trunks of removed poplar trees from Tāheke Rd where possible.

Timber elements may be shaped and carved.

Allow for secure installation with dug-in footings and concrete foundations where required.

Consider soft fall and clear area requirements as per playground design standard NZS 5828:2015.

Project steps:

1. Develop design concept plan
2. Process poplar trunks from Tāheke Rd
3. Source other materials, such as boulders and other timber
4. Site preparation (including removing north edge of existing playground and expanding bark fall area)
5. Install māra hupara elements

Note: Hardscaping for playground area would ideally be installed before any planting (quick win 1) to mitigate plant loss

Project team and suppliers:

- › Design: Landscape Architect / Mara Hūpara Consultant
- › Materials & Installation: Landscape Contractor
- › Materials: Planting, Bark and Potting mix, Manuka, boulders, timber
- › Playground elements: Natural – locally sourced vs catalogue elements



Library Square - future projects

5 Re-pave and improve surfaces plus drainage

Purpose of this element:

- › Uplift alley and adjoining areas
- › Visually link alley and square to other designed areas (future Broadway and the new Library)
- › Resolve minor drainage issues and level transitions between whareiti, building entrances and walking surface

Existing alley and walkways between buildings are a mix match of asphalt, concrete and brick paving with varied levels, decay and quality.

Using similar paving to the new Library (brick or concrete brick look) in areas plus pouring continuous new surface for the pedestrian areas.

This will need to be considered alongside Quick Win 1 as there will be some breaking out of existing surface to enable planting, parts of the future paving or edges could be installed as part of that project.

Approx. 150m² of new paving area. This could be a mixture of higher spec paving (bands or radiating out from key areas) and fresh concrete with exposed aggregates.

Drainage will need to be considered and levels reviewed (to existing and any new culverts) along with any new paving work.

Project team and suppliers:

- › FNDC
- › Civil Engineer
- › Landscape Architect
- › Civil Contractor – to include supply of materials and infrastructural elements

6 Whareiti upgrade and/or move and addressing levels plus drainage

Purpose of this element:

- › Ensure whareiti is safe and comfortable to use as a key town resource for community

Requires wider assessment of area and funds to ensure current location is the best place with respect to proposed quick win and future design concepts.

Specifically there is an issue with levels, including ramps and access nuances, around the whareiti. This could be resolved alongside future project 5, or if moved, as part of that project.

The community notes that the whareiti is not pleasant to use and would benefit from being upgraded completely.

Project team and suppliers:

- › FNDC
- › Civil Engineer
- › Landscape Architect
- › Civil Contractor – to include supply of materials and infrastructural elements
- › Toilet Block Supplier – Customised like: ExeLoo

7 Facelift for area to the east of Dickeson Street

Purpose of this element:

- › Connect the quick win projects of Library Square to the wider area
- › Create more open connections for pedestrians to move between public areas and businesses
- › Visually uplift a large area that interfaces with community
- › Potential for pop-up / business start ups and partnerships

Simple moves such as planting underneath the large existing tree, installing screening hedges/ planting to necessary delivery/business areas, installing temporary seating or even a half court for basketball.

Opportunity to engage in pop-up business partnerships and have pop-up stalls (or even place fitted out containers) on site.

Requires conversation with several private landowners who own the land and/or back onto the land.

Project team and suppliers:

- › Landlord
- › Landscape Architect
- › FNDC
- › Surrounding Business Community

8 Address connections to the square - pedestrian and other

Purpose of this element:

- › Open up connections to and through Library Square
- › Prioritise pedestrian safety in carparking spaces through colour and paving
- › Create more legible spaces; both for pedestrians and cars

Removing security fence between Dickeson Street and Library Square. Additional measures such as surface treatment (currently weeds and gravel) and potentially painting walls or mural to uplift and increase feeling of safety.

Raise pedestrian crossing across Dickenson Street and create new footpath to connect this to the Library Square/area outside the liquor store.

Consider surface treatment (painting or paving) to the carpark to slow cars, prioritise pedestrians and highlight business connections. This could include a partnership with businesses to invest in a communal seating area to the back of the businesses (Cafe Mahaali etc) and connecting to the existing mural by the electric car chargers.

Requires discussion with FNDC, particularly for pedestrian crossing at Dickeson Street and new footpath between this and Library Square.

Project team and suppliers:

- › Landlords
- › Spatial designer / Ringa Toi / Artists
- › FNDC
- › Civil Engineer
- › Landscape Architect
- › Civil Contractor – to include supply of materials and infrastructural elements

05
Kaikohe Marketplace

ÄKAU

Kaikohe Marketplace

This kaupapa looks at high level perimeters for development, options for location and potential partners for a marketplace in Kaikohe.

Marketplace potential perimeters discussion:

- › Covered shelter for minimum 20 spaces 5m x 5m plus walking lanes x 3
- › vehicle parking for 10 food trucks (what an average size might be).
- › A seated area with tables for 30 people
- › and a covered stage area for performance 30 people
- › Storage for 25 - 30 display tables
- › Lighting
- › Side Coverage for internal events
- › Accessibility considerations

Possible sites

Site	Challenges
1. Ngāpuhi Rūnanga Site	Currently tagged for another project and issues with local shop owners – see market-town Thomas Fish Supply) Regulatory challenges from existing owner
2. Park (across from Mobil)	Not large enough Food challenges - (art/clothing OK) what are the offerings?
3. Pioneer Village	Refer Pioneer Village Report
4. Papa Hawaiki	Re-build customer base Not on the main road
5. Memorial Park	Funding and investment required
6. Tāheke Road (private)	Food truck access issues



Kaikohe as a Market Town: Considerations and concerns

A local business owner took their time to share their considerations and suggestions around the idea of a market

Defining a Market Town

There is currently no shared definition provided for what constitutes a “market town” in the context of Kaikohe. Without a clear framework or example, any proposal to establish Kaikohe as such remains open to interpretation.

Impact on Existing Businesses

Businesses along Kaikohe’s main street have faced sustained economic pressure over recent years, influenced by factors such as government policy changes and advancements in technology. Concerns have been raised about whether the inclusion of casual vendors—who operate with lower overheads and regulatory obligations—may inadvertently increase competition and further challenge the viability of these long-standing businesses.

Informal observations from local retailers suggest that market activity on Thursday evenings has coincided with a noticeable drop in regular customer traffic. For example, one business reported a decrease in evening trade that directly coincided with the timing of the market. Similar effects were noted by larger retailers, including New World, during previous market trials in Library Square.

Kaikohe’s business environment has historically shown sensitivity to commercial shifts. The entry of large-format retailers, such as The Warehouse, resulted in the closure of several smaller businesses—despite differences in product range and quality. There is concern that a similar outcome may occur if casual vendors reduce profitability for existing stores.

Market Location and Value

The Packhouse Market in Kerikeri has been cited as a reference point. However, it is located some distance from the town centre and operates primarily as a destination venue. In contrast, Kaikohe’s businesses benefit from their centrality and connection to community activity. The value of this location is reflected in rental costs, rates, and ongoing investment—costs not borne by short-term or mobile vendors.

Concerns have been raised that without contributing to this shared infrastructure, casual vendors may extract value from the town centre without supporting its long-term sustainability. Permanent businesses offer consistent hours, maintain public-facing premises, and contribute through rates and compliance with local regulations.

Regulation and Compliance

Questions have also been raised regarding the regulation of casual vendors. Observations suggest that existing markets in Kaikohe operate with minimal oversight. For example, despite stated hours of operation (3pm to 6pm), vendors often begin earlier and remain beyond designated closing times.

There are further concerns about enforcement of health and safety standards. While established businesses must comply with regulations and follow formal processes to access public space, similar expectations may not be consistently applied to market vendors. This raises concerns about equity and the practicality of upscaling such operations without adequate enforcement mechanisms.

Clarifying the Benefits

The broader benefits of a regular market have yet to be clearly demonstrated. Some local stakeholders have questioned the financial model, particularly how collected vendor fees are managed and who ultimately benefits from their collection. Without transparent governance, questions remain about how such markets support the town’s overall economic goals.

Conclusion

While markets may contribute to vibrancy and community activity, careful planning is required to ensure they do not unintentionally undermine existing businesses. Stakeholders have expressed a need for clearer definitions, equitable regulation, and a balanced approach that reflects the perspectives of those operating retail businesses in Kaikohe’s town centre.

It is recommended that further engagement be undertaken with main street business owners to ensure their views are considered in future planning processes.

06
Painting the town

ÄKAU

Painting the Town - Introduction and Quick-wins

Developed out of community papamahi & workshops, this kaupapa focuses on revitalising the outward appearance and visual aesthetic of Kaikohe township.

The Kaikohe Business Association has identified a simple three step process to achieve this: **REFRESH, REPAIR and REVITALISE**

STEP ONE REFRESH:

QUICK WINS: \$50,000.00 (TOTAL FUNDING AVAILABLE)

As part of the “quick wins” associated with Placemaking, shop owners will be offered an incentive to have their shops chemically cleaned for a discounted price. This will open discussions with shop owners to invest into the next phase.

There is some discussion around the potential for offering building owners supportive funding to have their verandah’s structural integrity checked by a building inspector.

The engagement process will be managed by KBA with the support of other strategic partners.

STEP TWO REPAIR: FUTURE PROJECTS

Capitalising off the positive engagement with commercial building owners and tenants and goodwill created by the offer to deep clean the properties on Broadway, KBA will promote the question, “What should the Main Street in the capital city of the Ngapuhi look like?” (It would not have buildings decaying and falling down.)

During the deep clean operation of REFRESH a plan will put in place to identify any immediate health and safety issues with the verandahs and Main Street properties.

Using existing by-laws and codes of compliance buildings in need of urgent repair will be notified of what needs to be done. Extra funding will be sought by external investors with a commission to build the local economy and attract business and tourism. This money will be budgeted to incentivise building owners to repair their buildings.

High level discussions have already been had with FNH, MSD, TRAION, FNDC community development, FNDC infrastructure and contractors on how this could be achieved. KBA and intermediaries have begun these talks.

Some buildings will ready to paint this summer after the clean. In which case the painting will follow the clean in logical order. Other buildings to repair will be the next obvious step.



Colour palette for
Kaikohe... Kohekohe
rākau flower/berries.

~Papamahi participant

Colour palette: Ngā Kaupeka o te Matiti

The revitalisation of Kaikohe’s Broadway embraces a uniquely local and cultural approach to colour, drawing inspiration from the eight segments of Matiti—the Tai Tokerau phases of summer. These guidelines provide a framework for using colour in a way that celebrates identity, enhances the built environment, and supports a vibrant, inclusive town centre.

1. Matiti-Inspired Palette

Each segment of Matiti reflects seasonal shifts in the natural world. Colours drawn from these stages—such as rich ochres, deep greens, bold reds, soft golds, and blues reflecting the sky and water—create a grounded palette that honours the landscape and climate of Te Kaikohekohe. These colours can be used to guide precinct identity or highlight seasonal narratives.

2. Cultural and Local Resonance

This colour palette reflects the whakapapa of Kaikohe—its people, whenua, and stories. This includes references to Ngāpuhi heritage, volcanic soils, native flora, and local landmarks throughout the phases of Matiti. Signage and murals may incorporate symbolic colours from Matiti to express mātauranga Māori and local histories.

3. Streetscape Cohesion with Flexibility

While encouraging individuality, buildings and shopfronts should maintain harmony by using complementary tones from the Matiti palette. Façades, trims, and awnings can reflect seasonal hues while keeping overall visual flow intact. Public elements like seating, bins, and paving should use base tones grounded in nature.

4. Functional and Identity Zones

Colour can help subtly signal different uses—retail, hospitality, civic space, green areas—while still blending into a cohesive whole. Distinctive colours from each Matiti phase can also be used to mark transitional areas or highlight cultural features, such as pou, paving designs, or community artworks.

5. Environmental Considerations

Colours should be durable and responsive to Kaikohe’s changing light and weather. Finishes must reduce glare and fading while respecting natural surroundings. Integrating colour with planting and green infrastructure supports a relaxed and climate-conscious feel.

6. Place-Making and Wellbeing

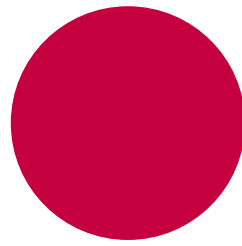
The colour approach aims to uplift the mauri of the town centre—creating a sense of belonging, beauty, and care. The Matiti-based palette connects people to the seasons and rhythms of life, reinforcing Kaikohe’s unique identity as a heartland community.



Reference imagery for the developed colour palette

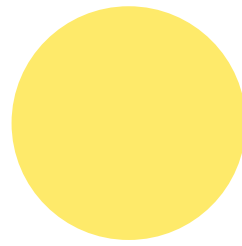
Colour palette: Ngā Kaupeka o te Matiti

This colour palette is a reflection of the Matiti (Summer) phases, specifically for Kaikohekohe. The colours are taken from different elements in nature and connections to landmarks and hapū kōrero significant to the area.



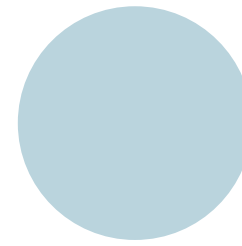
MATITI KURA

Te whero o ngā takatini` o ngā rākau - referencing the small, varied red berries available in this season.



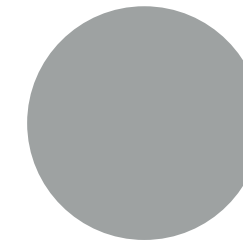
MATITI HANA

Referencing the stamen of putiputi, particularly the centre of Puawānanga (Clematis paniculata)



MATITI MURAMURA

The colours of the waters we are drawn to in this season, seeking refreshment in the puna, awa and wairere around Kaikohekohe.



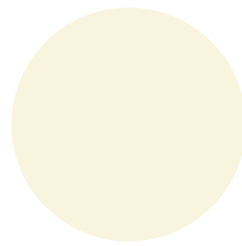
MATITI KAIWAI

Te maroke o te whenua me tana hia inu - the dryness of the land and the layers of earth that show in this phase of summer.



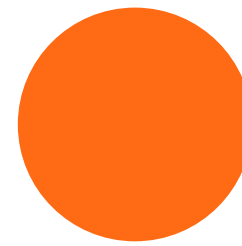
MATITI RAUREHU

Pollen/dew on the grass (in the morning); seeing layers of what's usually unseen to the human eye.



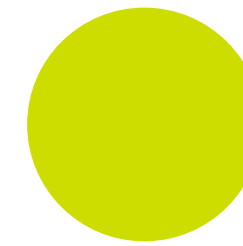
MATITI RAUREKE

The connection to our traditional agricultural practices, and the harvesting time of kūmara, taro and peruperu.



MATITI RAUTAPATA

Ngā kākano - the seeds and seed pods bursting
A colour reference from the Kohekohe berry.

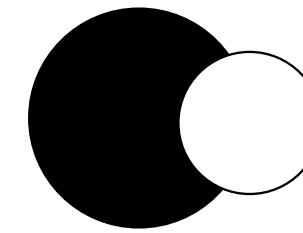


MATITI RAUANGINA

Leaves swinging and free falling, the last leaves of the season falling from the trees.

Colour use guidelines: Colour combinations

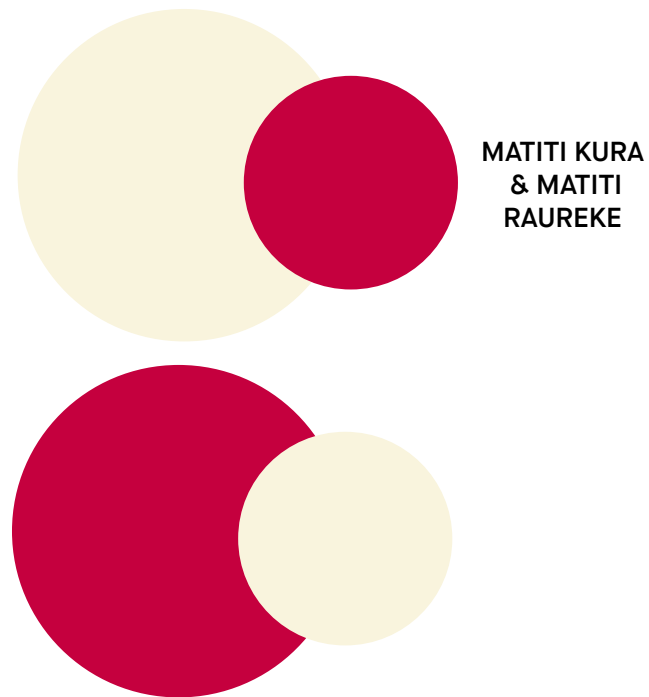
The preferred colour combinations for the Kaikohe streetscape have been selected to reflect the town's unique identity, cultural heritage, and natural environment. Informed by the eight segments of Matiti, these palettes promote visual cohesion and enhance the character of Broadway.



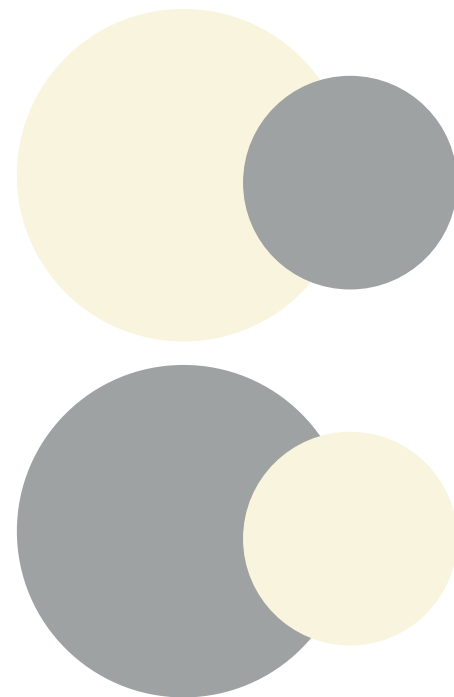
KEY
 Large circle - Base colour for wider covered area
 Small circle - highlight / accent colour

GUIDANCE:

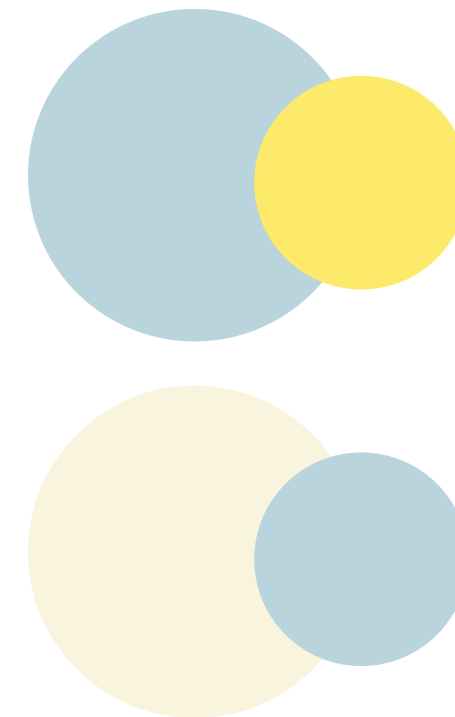
Use of non-recommended colour pairings is discouraged, as it may compromise the overall cohesive aesthetic. These guidelines support a unified streetscape that contributes to the revitalisation of the town centre. Consistent application of the approved colour palette will ensure a well-integrated, culturally grounded, and visually appealing public space along Broadway.



**MATITI KURA
& MATITI
RAUREKE**



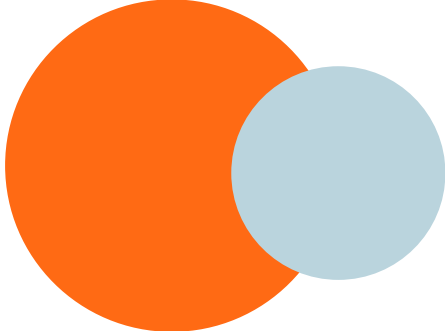
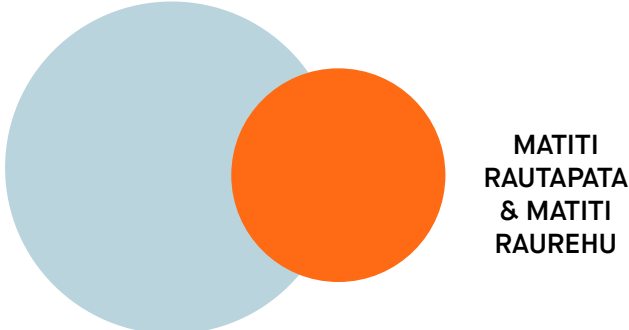
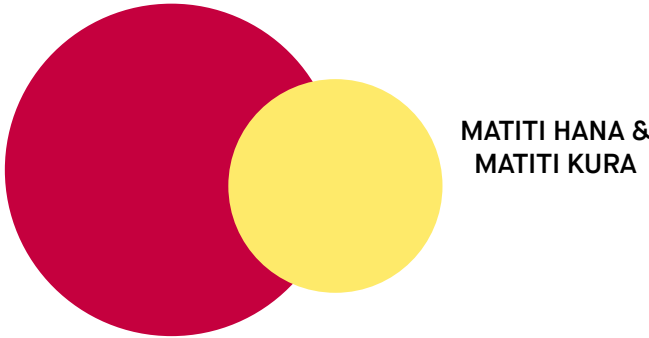
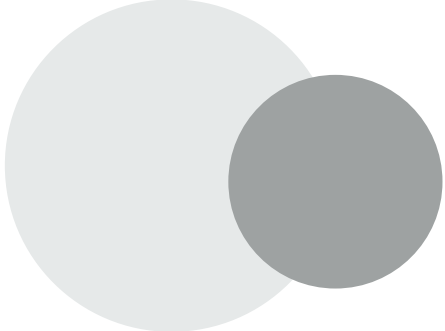
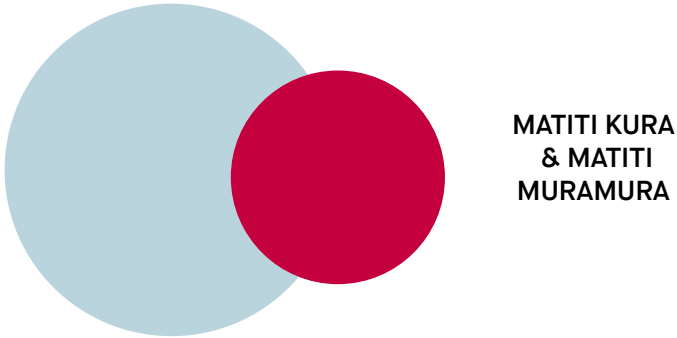
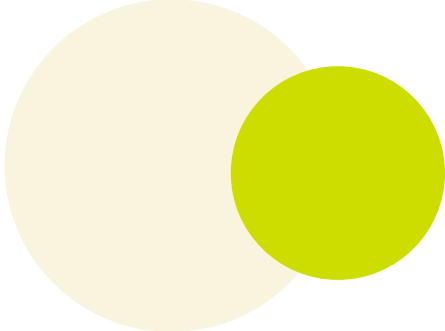
**MATITI KAIWAI
& MATITI
RAUREKE**



**MATITI HANA
& MATITI
MURAMURA**

**MATITI
MURAMURA
& MATITI
RAUREKE**

Colour use guidelines: Colour combinations



Colour use examples

The following are examples of how the colour combinations can be used. Note the key shows colour hierarchy and use.



KEY
Large square - Base colour for wider covered area
Small square - highlight / accent colour



Painting the Town - Step Three Revitalise

STEP THREE REVITALISE: FUTURE PROJECTS


Engagement of shop owners to contribute to the streetscape is important. Having shop owners engage in this concept will then create more kōrero around colour palettes, feeding into the greater community, and helping to create a safer, better version of Kaikohe.

Once the 'canvas' is complete the REVITALISE stage can kick in with earnest. Mostly painting, funded and incentivised as in the earlier stage. It may include the colour palate that ĀKAU has already designed and kōwhaiwhai panels on the verandas, lights for Pūanga, kohekohe berry motifs etc. Enhancing and complementing Papa Hawaiki, the new library and planned developments on Ngāpuhi Green.

Outside of the brief but mentioned here is the desire for carved waharoa at the entrances to Kaikohekohe so that visitors get the impression of entering into the modern, high tech, prosperous, authentic Māori Ngāpuhi Kāinga of Kaikohekohe.


Signage Guidelines: for businesses of Kaikohe
The importance of signage and the store front

On the surface, signage may seem to be a very minor element when a town is faced with industries closing, unemployment and retraction of local services. However, the founding purpose of town centres always remains and well designed commercial signage can help bolster the economic prosperity of a main street and thus the community. The store front is crucial in determining whether or not a commuter will turn into a shopper. Therefore the design and presentation of a store-front needs to be thoroughly thought through and addressed.



An Artist's Impression of Kaikohekohe

Anatomy of a Main Street building



- Pick out detail in a contrasting colour
- Body of building in a lighter colour
- Structural frame in darker shade of main colour
- Building age
- Building name
- Upper floor signage
- Shop name on verandah
- Hanging sign for shop - pedestrian
- Street number
- Company name
- Window Display: No posters or advertising obscuring window

The above guidelines was part of a report prepared for the KBA around signage guidelines for Kaikohe

002
Project Engagements

ÄKAU

01
Taitamariki Papamahi Summary

ÄKAU

Papamahi Outline and Objectives

This papamahi (workshop) was part of the ĀKAU engagement process, gathering ideas from our taitamariki on how Kaikohe might say 'Kia Ora' with a design exploration for the western Cycle Trail entry to town. We got an amazing turn-out and many creative ideas

Group Engagement Priorities

Project:	Description
New Entrance Markers	› 01
Hapū Markers	› 02
Streetscape	› 03

PAPAMAHI:

- › When: 10th April 2025, 9.00am - 3pm
- › Where: FNDC, Kaikohe offices

WHO:

- › Akonga participants: 48

Facilitated by:

- › ĀKAU team: Joe Henare, Hope Pūiri, Gwena Gilbert
- › Kaiāwhina: Manuao Hita and Temepara Hita

DESIGN WERO:

The design challenge for the day was

- › Create a space of manaaki for manuhiri, whānau, hauora

The location for this was the cycle trail entry at the west of Kaikohe, where there is a pull over bay and many established trees.

PAPAMAHI OUTCOMES:

- › Understand more history of the whenua of Kaikohe
- › To explore design solutions for the Cycle Trail Entry

THE PROCESS:

The following activities were completed in the whānau papamahi:

- › Site visit and kōrero tuku iho at Tokareiareia/ Monument Hill
- › Site visit Cycle Trail
- › Rerenga kōrero - what's important to you?
- › Papa Kupu - Site Analysis and feedback
- › Concept development and modeling these ideas



A group hikoi up Tokareireia to hear stories of the surrounding whenua

“ I had fun because I got to build my ideas

~Papamahi participant



A group of Te Kura Kaupapa Māori o Kaikohe create their 3d model at the end of the day

Site one: kōrero tuku iho + visit to Tokareireia

To start the day we went up Tokareiareia (Monument Hill) and Arama Tahere (Ngāti Tautahi) and James Kara (Matarahurahu) shared kōrero with the kura from this significant place

In Kaikohe there's multiple Hapū which we all hononga (connect) too. This is the make up of Te Pū Ō Te Wheke or the heart of the octopus. These Hapū consist of Ngāti Tautahi, Ngāti Whakaeke, Te Uri O Hua and Te Matarahurahu, and underneath those Tupuna Hapū is Te Pū o Te Wheke.

Matua Arama started our kōrero session with a mihi to all the rangatahi standing on Tokareireia with the goal of connecting everyone into the whakapapa of Te Pū o Te Wheke and the significance of te Kaikohekohe. As Matua Arama is Ngāti Tautahi, he'll be explaining the narrative from his hapū(s) point of view.

Looking into the distance, he points out Maunga Kawakawa, and along the mountain ranges to Hawera, Otane Iti and Kiri Oke which is the boundary of where Ngāti Tautahi reaches. Coming across Kiri Oke we find Pākinga Pā, a significant place in terms of whakapapa for Ngāpuhi, as just below Pākinga was the landing area of Rāhiri's Manu Aute, which represents the boundary between the Taitama Tāne (West territories) and Taitama Wāhine (East territories). This was the Strategy that Rāhiri used to separate his sons and stop them from feuding, giving Kaharau the Hokianga and Uenuku Taumārere. Pākinga Pā is the centre of those two sides. Pākinga was also a training ground for all warriors in Te Tai Tokerau, used for training and the place where the Northern Alliance was formed.

Ngāti Tautahi narrative also speaks of Hongi Hika, one of our past Rangātira, who was born in a puna residing in Tuhuna.



Site one: kōrero tuku iho + visit to Tokareireia

“ The original name of Kaikohe is Opango

~Papamahi participant

Tokareireia is significant because of Hone Heke. Hone Heke and his mother were captured by Rewharewha and bound to a tree; this tree still exists behind the warehouse building. Hone Heke's Grand Uncle, Te Hotete, freed them and they all took refuge at Tokareireia. All they had to survive on were Kohekohe berries, which are distasteful and bitter, however this shows the resilience of our people as they persevered for their survival. From that came our township's name Kaikohekohe. Relating back to today's time, Matua Arama poses the question, what's something that motivates us? What's something that keeps us moving? What can I do to survive in this world? As our Tupuna did.

Matua James begins his kōrero, speaking on how Hapū are all intertwined. He comments on all the major sights of interest of each hapū. Those who were from Tautoro, could see Tawanui standing in the distance. Those who are from Ngāti Hine, can see Maunga Hikurangi. When we go for a walk up Tokareireia we see more connections as well like Pūhanga Tohora. We also learn surround Iwi and Hapūl came here for hui because Kaikohe was geographically the centre of Ngā Puhi. There was also kōrero that Tokareireia was a comet and also a Pā site, a Pā of refuge.

During the times of war, Tokareireia was the place of refuge, and the people who didn't survive are buried in Marino, the urupā next to New World. Passing around the Kohekohe berries they picked, everyone got to experience what they looked like, felt like and some even tasted them.

After walking further up the path at Tokareireia, Matua James showed us the time capsule

that was buried there. It has history, letters, photos and all sorts of documents of our past with a 100-year time set on it. Once that 100th year is over, it will be dug up and opened to the community to come and learn. This was a strategy to preserve our history.

Finally ending our hikoi at the top, Matua James points out more areas that are visible from Tokareireia like Pūhanga Tohora and Whakatere. Also, in view behind the trees is Pūtahi and Te Ahuahu.

There was a Marae called Pā Te Aroha where Lens Pies now stands, that is where Hone Heke's tangi was held, and he was buried in Aperahama. Before he passed, he tried to establish sovereignty and our own Rangatiratanga within our own government.



Site two: visit to Cycle Trail Town Entry



Looking south-west along state highway 12, with existing signage and pull over area in the distance. Cycle trail track to the left of image.



Looking south-west along state highway 12, flooding evident in pull-over area



Northern cycle trail entry



One cycle track connection across state highway 12, the other is closer to Orrs Rd, this is also maintenance vehicle access.



Carved pou showing direction of cycle track



To the north of the state-highway, looking east from the current cycle track entry

Rerenga Kōrero

Back inside we encouraged each kura to reflect on key words they had heard from the earlier kōrero and to create their own whakataukī/proverb

“ I learnt the story behind how Kaikohe got it’s name

~Papamahi participant

Kaikohe Christian School:

- › Opango
- › Kaikohekohe
- › Papatākoro
- › Te Kaikohekohe is my playground
- › Resilience
- › Hone Heke
- › Tokareireia
- › Pū ō te wheke
- › Whare iti
- › Pūtahi
- › Kohekohe berries
- › People had to eat Kohekohe berries to survive
- › Maunga is where i’m from
- › In the olden days our people survived on Kohekohe berries
- › All Blacks
- › Kaikohekohe has a lot of good Hapū
- › Whānau
- › Kaikohekohe the home to the resilient
- › Hapū
- › The original name of Kaikohe is Opango
- › Pou
- › We use pou to direct people to their destination

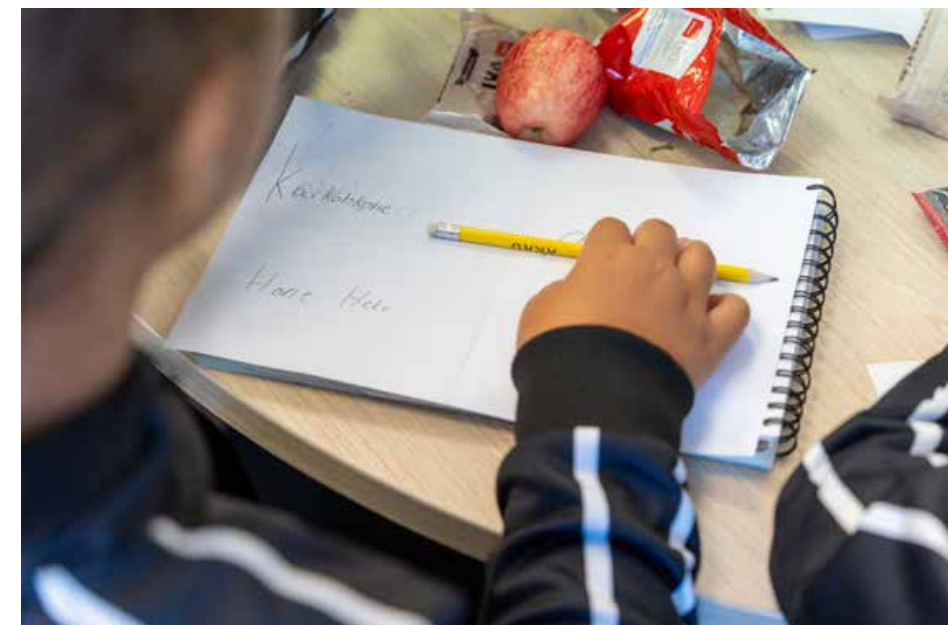
East School:

- › Kohekohe berries
- › Mountains
- › Te Pū ō te wheke
- › Center of the north
- › Hone Heke
- › Opango - old name for Kaikohe
- › Kaikohekohe
- › Maunga
- › Pūtahi
- › Kaikohe
- › 1840 there was baby
- › Otūa
- › Pūtahi
- › Hone Heke leadership, leaders then, leaders now
- › Fighting

Kaikohe Intermediate School

- › Te Pū ō te wheke
- › Cycle trail
- › Hone Heke toku tupuna
- › Ko Hone Heke toku tupuna
- › Kaikohekohe
- › Pūtahi
- › Ko Pūtahi te maunga
- › Maunga - Puhangatohora
- › Hone Heke

- › Waima
- › Hokianga
- › Whānau
- › Aroha
- › Kaikohe
- › Mountain names
- › Connections
- › Manu coming together making connections
- › Puhangatohora
- › Ko Puhangatohora toku maunga
- › Ko Hokianga toku moana
- › Hokianga is my ocean



Rerenga Kōrero

Tautoro School

- › Te Pū ō te wheke
- › Hapū
- › Hone Heke
- › Nau mai haere mai
- › Kaikohe
- › Opango
- › Kohekohe berries
- › Kaikohe the berries of the north
- › Kohekohe berries the bitterness of the forest
- › Connection
- › Ngāti Whakaeke
- › Ngāti Tautahi
- › Te Uri O Hua
- › Resilient
- › Hone Heke the resilient warrior
- › Whakapara

Te Kura Kaupapa Māori o Kaikohe

- › Opango
- › Hone Heke
- › Kaikohekohe
- › Pū ō te wheke
- › Bathroom
- › Te Pū ō te wheke
- › E rere ana ngā ringa o te wheke ki te Kaikohekohe/ Opango
- › Papa tākaro
- › Opango ki te ao
- › Whare iti
- › E rua ngā Hone Heke
- › Ngā mātua tupuna
- › Momo rākau

- › Ngā momo rākau e tupu ana, e tū kaha ana
- › Ngā kōrero mō Hone Heke
- › Te Pū ō te wheke, te hononga o ngā iwi
- › Te Pū ō te wheke, no Te Pū ō te wheke no Kaikohe e tu ana te wheke
- › Hongi Hika
- › E tū ana ki runga i a Tokareireia
- › E maha ngā momo rākau ki Kaikohekohe e tu kaha ana
- › Te Hotete
- › Matua Tupuna
- › Me kōrero i te reo ō ngā matua tupuna
- › Rāpihi

Kaikohe West School

- › Hone Heke
- › Pango
- › Te-Nui-O-Hua
- › Ngā tangata
- › Tautoro
- › Pūtahi
- › Ngāti Whakaeke
- › Tawanui
- › Parliament
- › Kohekohe



We use pou to direct people to their destination

~Papamahi participant

Whakatauki:

- › Te Kaikohekohe is my playground
- › Te Pū o Te Wheke
- › Pūtahi Maunga is where I'm from
- › Ko Pūhanga Tohoroa tōku maunga
- › Ko Hokianga tōku moana
- › In the older days our people survive on Kohe berries
- › Kaikohe has a lot of good hapū
- › The home of the resilient
- › The original name of kaikohe is Opango
- › We use pou to direct people to their destination
- › Centre of the North
- › Opango-the old place name for Kaikohe
- › 1840 there was a baby
- › Leadership, Leadership, Leadership
- › Ko Hone Heke tōku tupuna
- › Many coming together making connections

Aspiration Boards/Papa Kupu

“ I learnt how to perform site observation so we know what our whānau need

~Papamahi participant

We asked the below five pātai/questions in regards to the western cycle trail entry and asked taitamariki to add their ideas under each heading with sticky notes. At the end they were able to select their top idea per board by adding a sticker, this way we could get a feel for priorities from their perspective

What is the space currently being used for?

- › To park
- › To have a kai
- › Looking at the view
- › Running
- › Coming together
- › To have fun with your whānau Breaks from driving
- › For fitness
- › Peace
- › Physical and spiritual
- › Biking
- › Kōrero about the powhiri

How can we make it a more manaaki space?

- › **Native trees / plants / fruit trees (10)**
- › **Treat people how you want to be treated (3)**
- › **A bridge over the road (7)**
- › **Seating area and shelter for Kuia and Kaumatua (1)**
- › **Rubbish bins (1)**
- › **Better access (1)**
- › **Better fence / gate (1)**
- › A wider pathway for families to walk
- › Good vibes
- › Less swearing
- › Make sure the space is safe
- › Information signs
- › Make sure the whenua does not die
- › Facilities that offers beverages
- › More benches for picnics

What is the space missing?

- › **Basketball Court (23)**
- › **Swimming Pool (2)**
- › **Playground (Park) (3)**
- › **BBQ (2)**
- › **Better Grass (1)**
- › **Better seating (1)**
- › Playground
- › Drinking fountain
- › Safe crossing of road
- › Tables & Chairs
- › Seats
- › Rubbish Bins
- › Waharoa Entry
- › Whakapapa signage
- › Toilets
- › Slide
- › Babies Area
- › More parking
- › Native plants

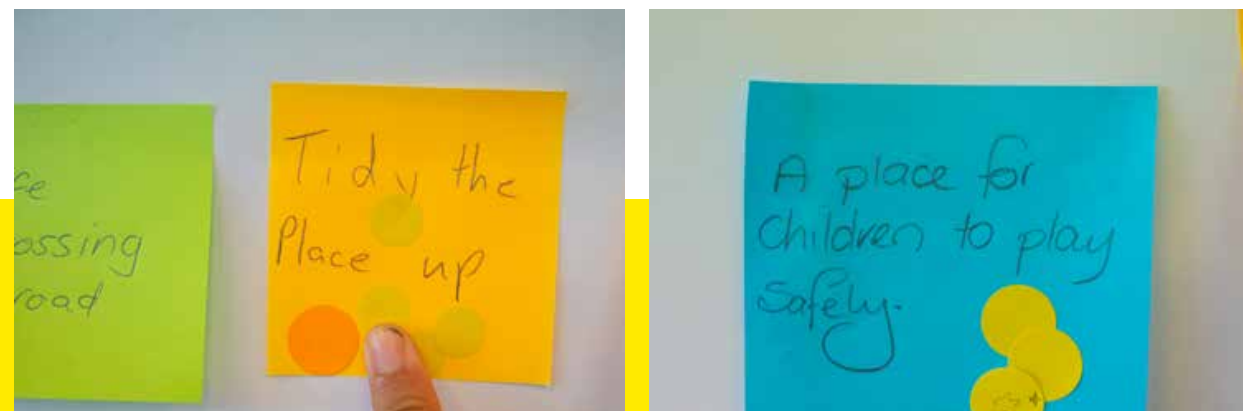
What could encourage more whānau to use this space?

- › **Tidy the place up (5)**
- › **Use a pou, signs & add more stuff (4)**
- › **A place for children to play safely (3)**
- › **A water fountain and gym stations (3)**
- › **More caring and no fighting (2)**
- › **Buildings / shelters (2)**
- › **Make it a more relaxing area (1)**
- › Add things that make it safe and fun, a place to hang out
- › Playgrounds
- › Having a kids place
- › A park for kids to play
- › Advertising tours
- › A park for kids to play on
- › More cultural representation
- › Tables
- › Water Fountains
- › Papa takaro
- › Whānau hangout space
- › A smooth road
- › Sculptures
- › Safe crossing on road
- › Gym stations



Note: **Bold** text and numbering is the amount of votes noted down for that idea i.e **Native trees (10). 9 votes!**

Aspiration Boards/Papa Kupu



ĀKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

Concept Ideas & Models

“ I learnt how to work with others

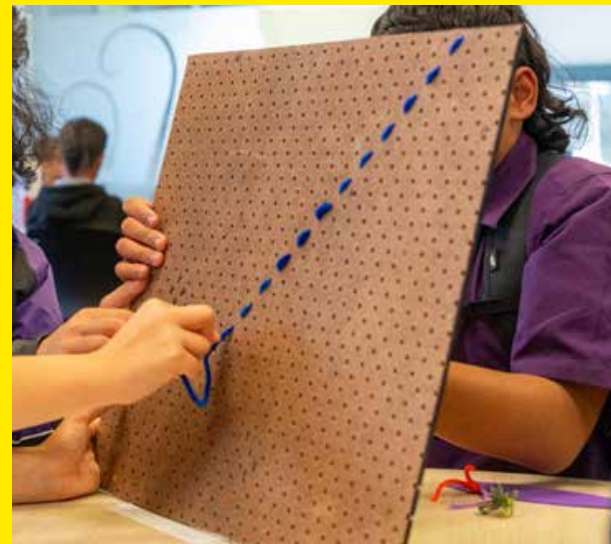
~Papamahi participant

Concept drawing and model making is where we challenge everyone to dream big! The design challenge for all rōpū was to come up with play ideas for the cycle trail entry to town

The earlier activities help guide the design ideas and each rōpū got given a big piece of tracing paper for conceptualising ideas and to create a play concept.

Model making follows this and is the fun part. Utilising all the resources that we bring with us, each rōpū worked with a base panel to make a quick, temporary model that resembled all or part of their concept.

We encouraged each group to consider the kōrero shared up Tokareiareia and incorporate this within their designs.



The base of all models is the tukutuku panel, enabling materials to weave through and up



Tautoro School work together to create their model



Kaikohe Christian School with a welcome sign on entry to the town



Sketching ideas out prior to model making

Kaikohe East Concept Idea

Concept Idea

This rōpū had a beautiful waharoa entry to their plays space which included:

- › Wheke water fountain and wheke spinning wheel
- › Pou
- › Kohekohe trees
- › Covered sandpit
- › A swing
- › A maunga to climb and have fun on with a slide off it
- › Covered seating



The site sketch with a wheke spinning wheel to play on

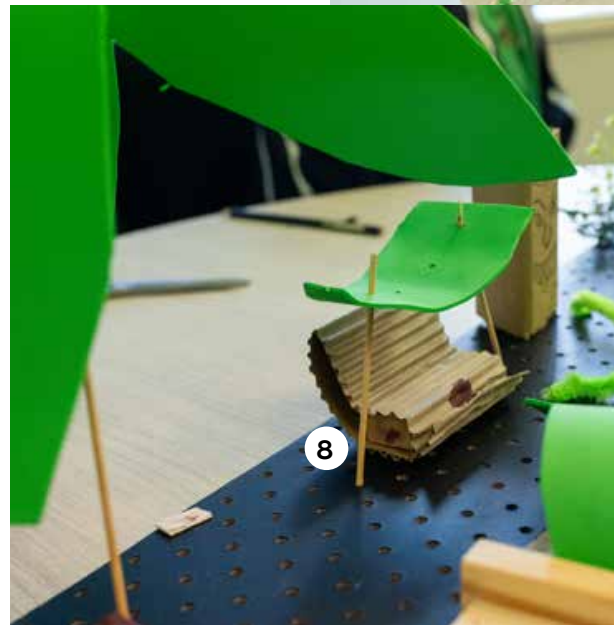
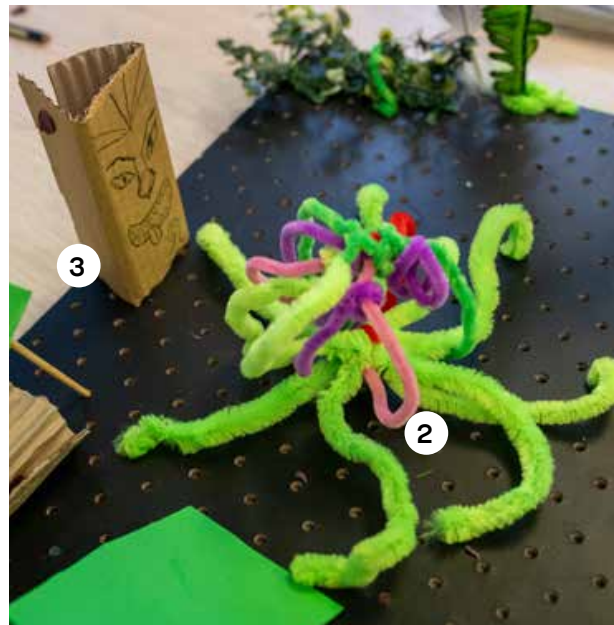


The wheke is incorporated as a water fountain in the final design

Kaikohe East Concept Model

Final Model Key

1. Waharoa/entry
2. Wheke water fountain
3. Pou
4. Kohekohe trees
5. Sandpit
6. Swing
7. Maunga to climb and have fun on with a slide off it
8. Covered seating



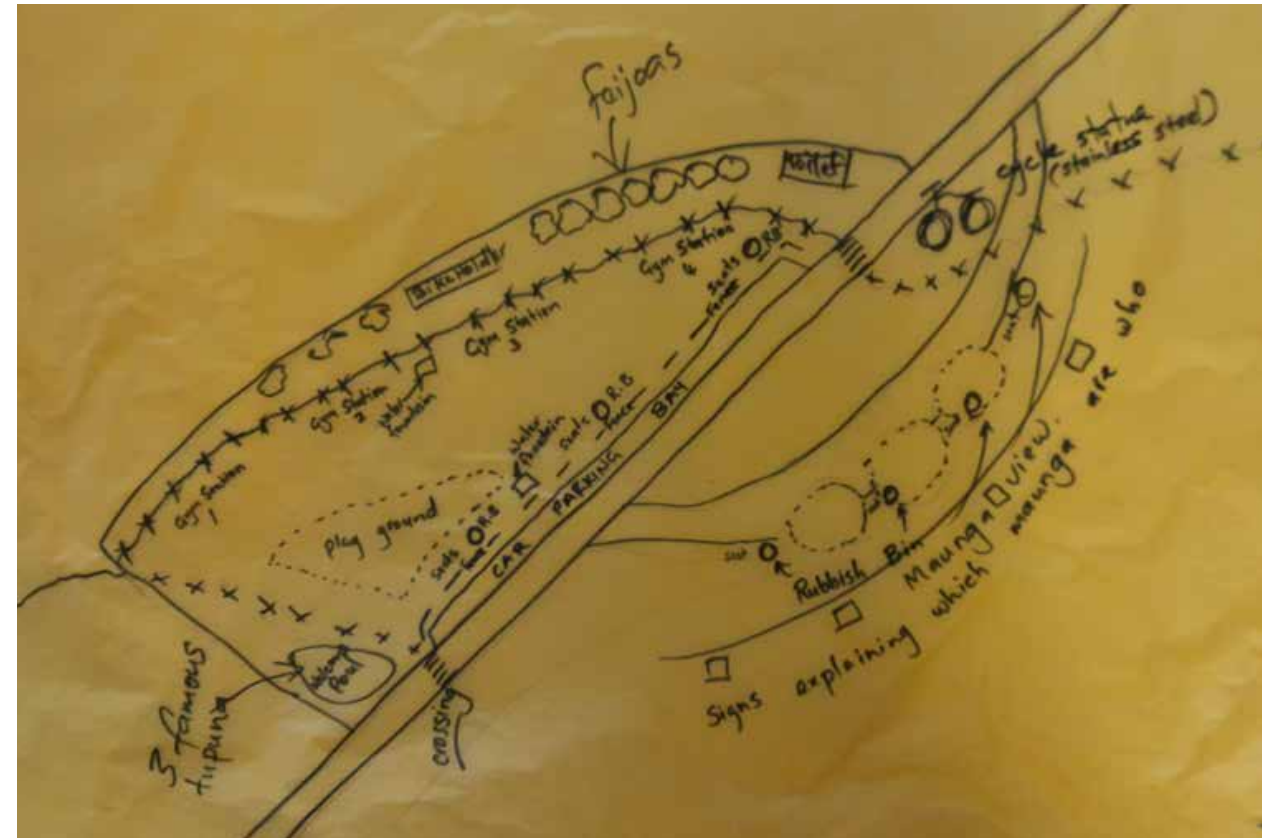
Tautoro School Concept Idea

Concept Idea

This rōpū had 3 welcome pou markers at the entry to the town representing 3 famous tupuna. They also added signage for all the surrounding maunga.

Other items included are:

- › a waharoa over the cycle trail
- › a pedestrian crossing across the state-highwa.
- › gym stations
- › a statue of a bike!
- › trees with seating and shade/rubbish bins
- › a public toilet
- › bike holder
- › feijoia trees
- › water fountain
- › seating under the trees.



Tautoro School presenting their model ideas

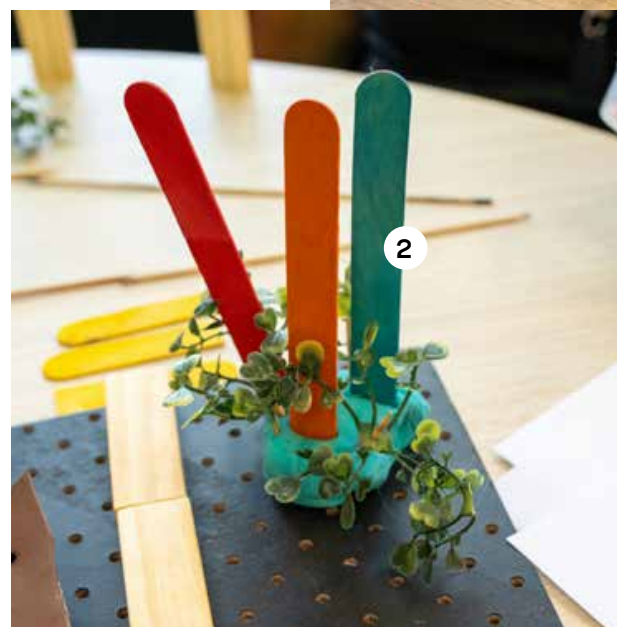
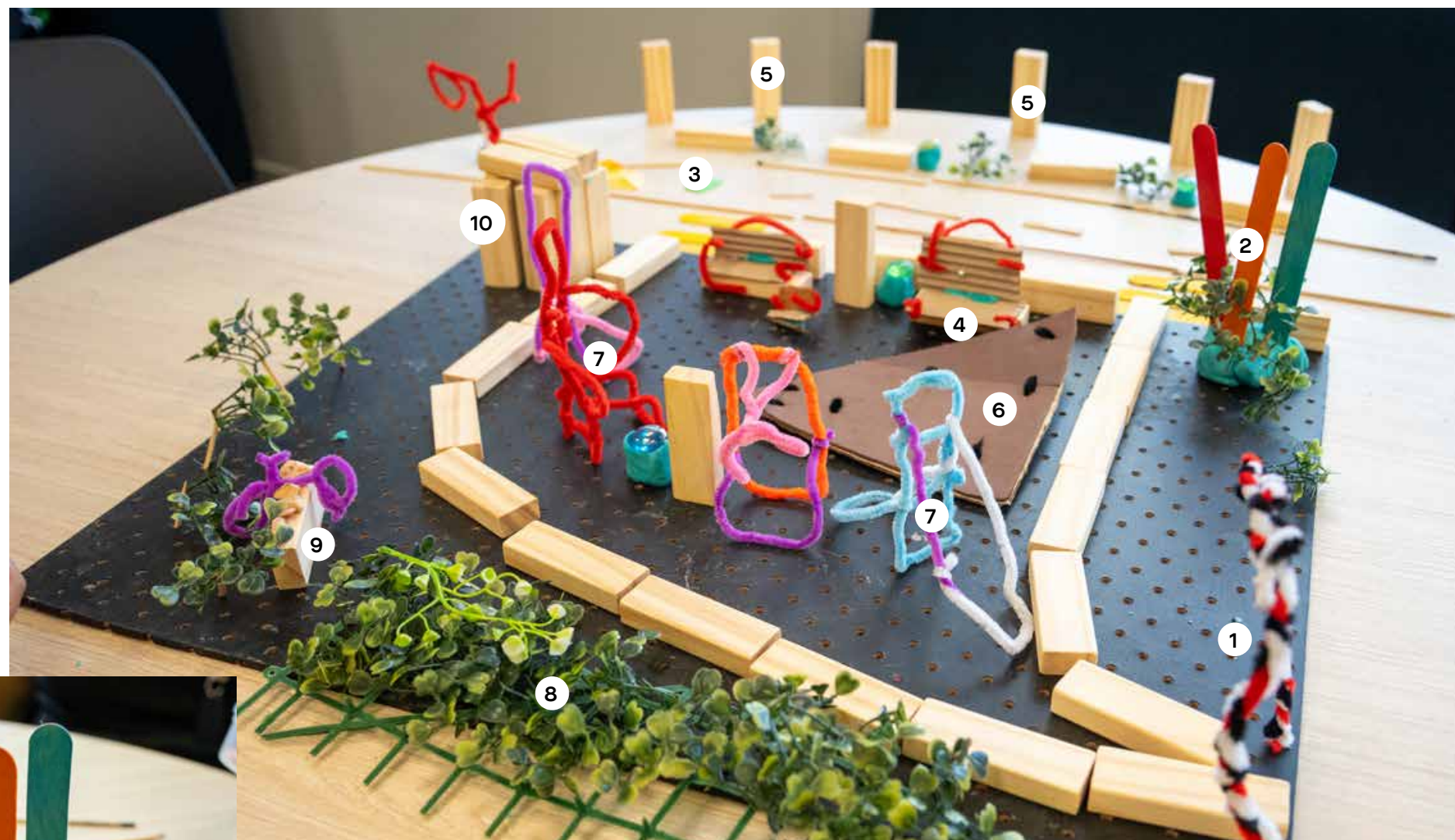


Model making with -

Tautoro School Concept Model

Final Model Key

1. A waharoa across the cycle trail
2. Pou at the entry to represent 3 famous tupuna
3. Pedestrian crossing
4. Seating under the shade of the trees
5. Signs for all the surrounding maunga
6. A park
7. A gym stations + water fountain
8. Feijoa trees
9. Bike stands
10. Toilets



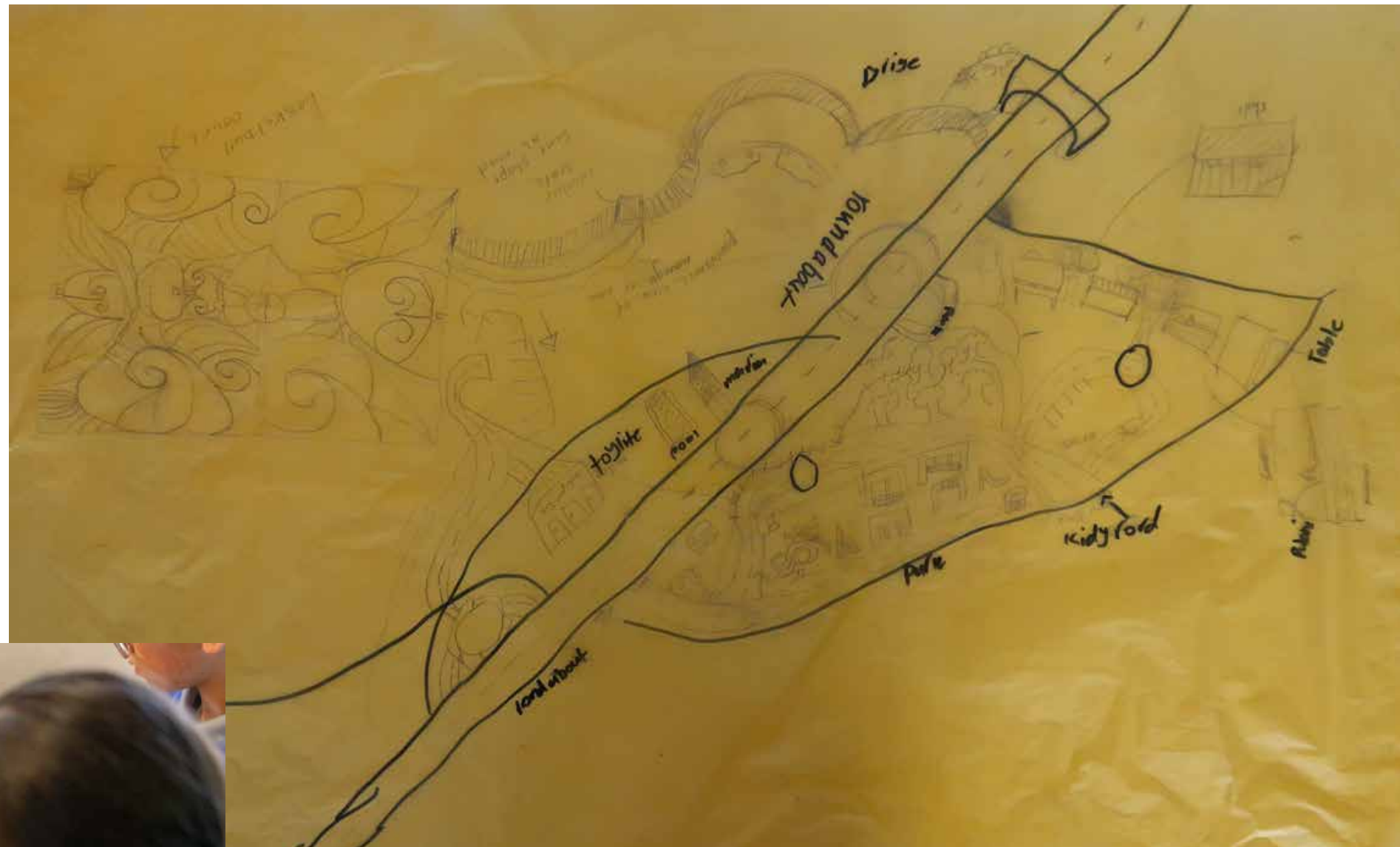
Kaikohe West Concept Idea

Concept Idea

This rōpū has a Playground which is at the centre of their design with trampolines, swings, slides.

Other concept items include:

- › a pedestrian bridge across the state-highway
- › a custom basketball court with māori patterns and designs on it
- › seating
- › footpaths

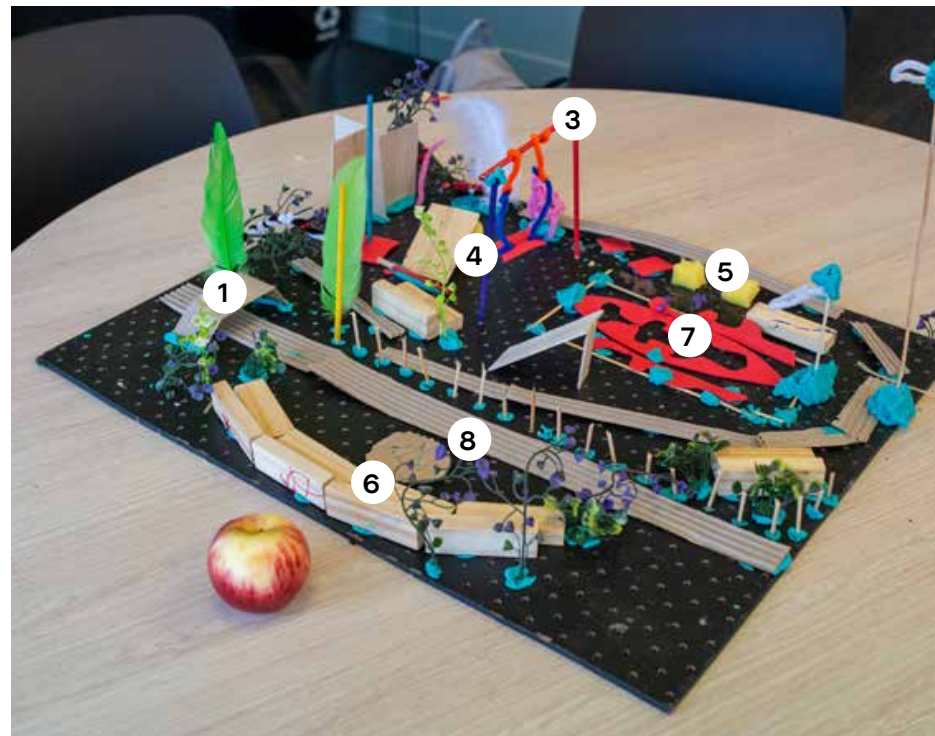


A custom basketball court is part of this rōpū design

Kaikohe West Concept Model

Final Model Key

1. A pedestrian Bridge
2. Public Toilet
3. Swings
4. Slides
5. Trampolines
6. Chairs for parents to sit
7. Basketball court
8. A footpath



A play area is central to Kaikohe West Concept model

Te Kura Kaupapa Māori o Kaikohe Concept Idea 01

Concept Idea

This concept builds on Te Pū o Te Wheke with a wheke welcoming people to Kaikohe. There is a pedestrian bridge over the state-highway leading across to a pump track and skate-park. Other concept items are:

- › Fruit trees
- › Kohekohe trees
- › Seating
- › Basketball court

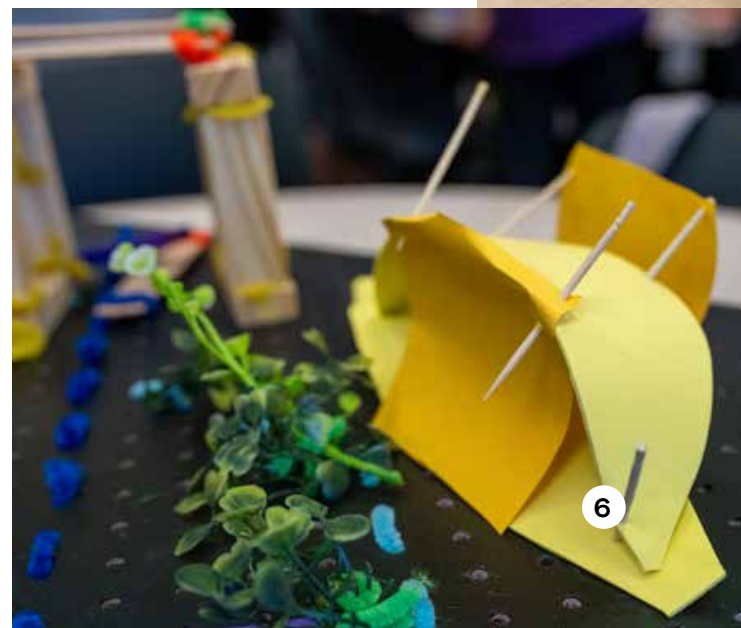


ĀKAU › Broadway Kaikohe Placemaking Plan › 10 July 2025

Te Kura Kaupapa Māori o Kaikohe Concept Model 01

Final Model Key

- 1. A pedestrian bridge across the state-highway
- 2. A pump/skate area
- 3. Kohekohe trees + fruit trees
- 4. Basketball courts
- 5. A wheke playground
- 6. A picnic table

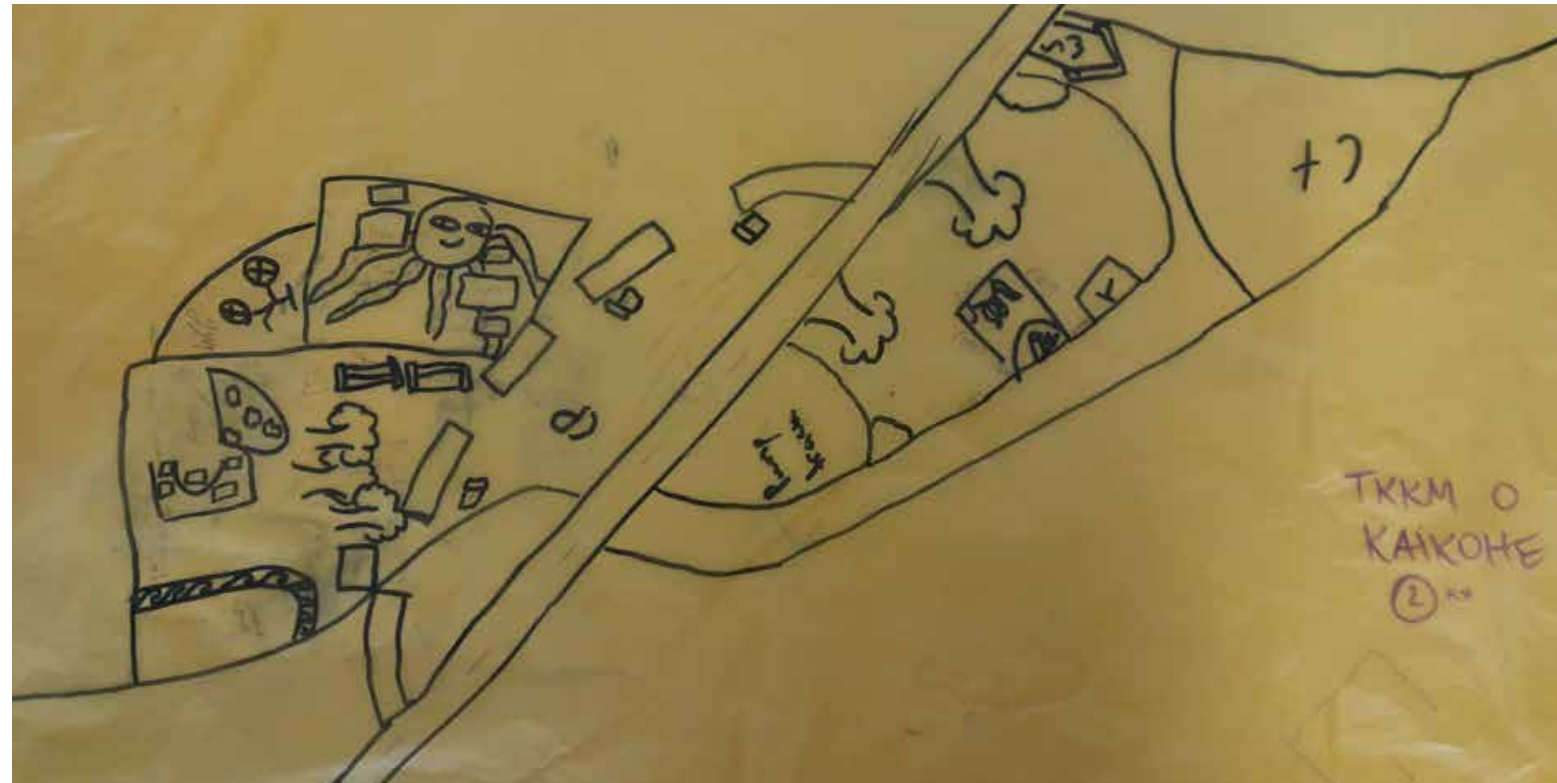


Te Kura Kaupapa Māori o Kaikohe Concept Idea 02

Concept idea

This rōpū were inspired by the Te Pū o Te Wheke and had a wheke inspired seating and eating area with colourful patterns on the ground. Other important aspects of their idea were:

- › A rock climbing wall inspired by the shape of a maunga
- › A gym area
- › A basketball court
- › A public toilet
- › Pohutakawa trees
- › Rubbish bins



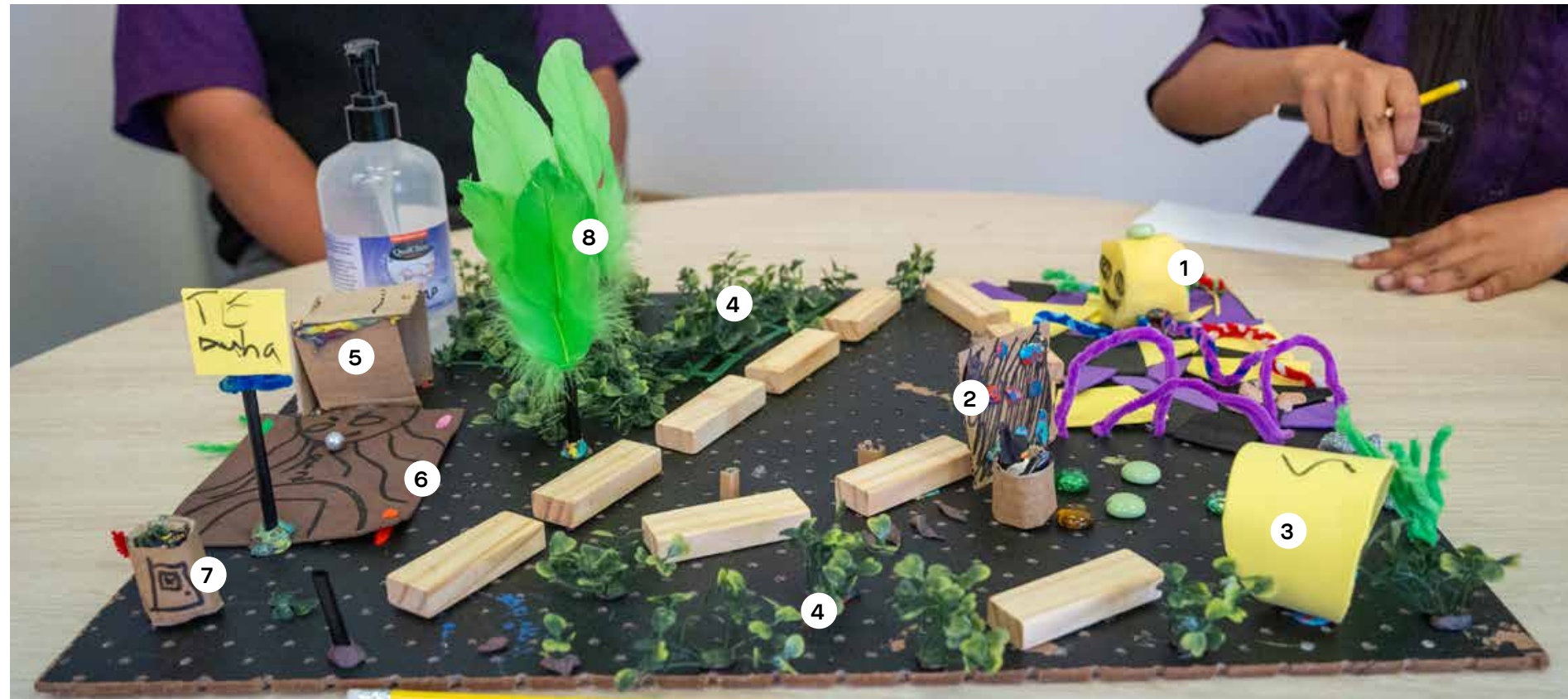
A wheke inspired seating area is a key part of this concept



Te Kura Kaupapa Māori o Kaikohe Concept Model 02

Final Model Key

1. A wheke seating and eating area with colourful patterns on the ground
2. Rock climbing wall shaped as a maunga with a gym area/workout area
3. Spinning wheel
4. Planting and rocks
5. Public toilet
6. Basketball court
7. Rubbish bins
8. Pohutakawa trees



Kaikohe Christian School Concept Idea

Concept idea

This rōpū had a welcome sign as the first marker of their design. Another great feature was a treehouse at the centre of their design with a slide off it.

Other items within their design are:

- › a public toilet
- › benches with flowers
- › citrus trees (orange and mandarin)
- › rubbish bins
- › a park
- › a BBQ



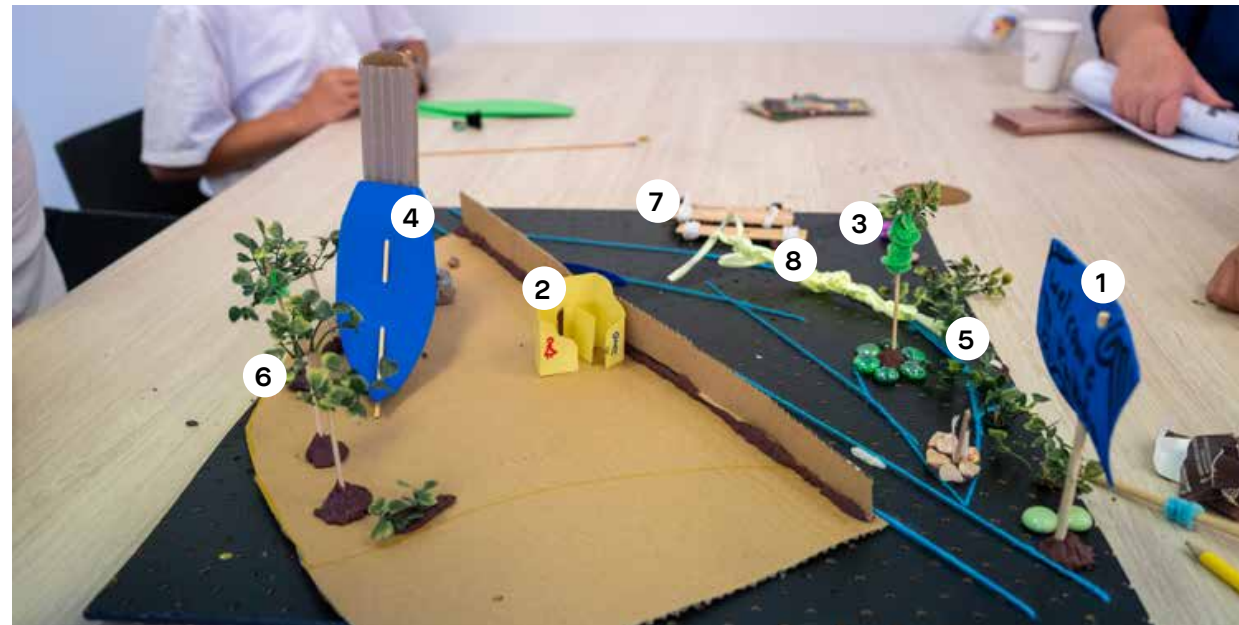
A treehouse with a slide sits at the centre of their design, along with a bbq and public toilet



Kaikohe Christian School Concept Model 02

Final Model Key

1. A welcome sign
2. Toilets
3. Rubbish bins x2
4. A treehouse, with a slide
5. Fruit trees - mandarin
6. Fruit trees - orange
7. Benches with flower planting
8. A BBQ



Opportunities

The opportunities identified on this map are the 'big ideas' that came out of the papamahi model making from the different rangatahi rōpū.

Group Engagement Priorities

Project:	Description
New Entrance Markers	› 01
Hapū Markers	› 02
Streetscape	› 03





Ka nui te mihi!

02
Kaikohe Business Association
Engagement

ÄKAU

KBA Brainstorm Session

We met with business owners over a couple of hours one evening with a focus on three areas, Placemaking, CCTV and Market opportunities. Three different speakers presented and then we split into three groups to discuss these in further detail in break-out groups.

CCTV/Security

Presented by:

Key discussion points:

- › Form a group KHO, PAIHIA, KAWAKAWA
- › FEES to connect to main grid
- › Town is growing
- › Grow the system, crime zone moves
- › Upgrade Camera System - adequacy changes constantly
- › Tie town upgrade with improved security
- › Police station upgraded and staffed on a regular basis

Placemaking/Streetscape

Presented by: Emma Manning/FNDC

Key discussion points:

- › Public and Private interfaces
- › Thinking about everything in the street - participation for participation
- › Programme of upgrading
- › Design principals
- › Passive surveillance
- › Minimal maintenance
- › Dual Purpose
- › ResponsiveFun
- › Repurpose
- › Nikau Palms

- › Create a Low / No Traffic Zone, seating / play / connection
- › Promote our historical cultural, mahi tahi, kai, hapū, farming, timber

One thing you would change?

- › Define change? What's easy to achieve on public land..
 - › Signage – work with landlords yes, paint jobs, cladding fixing, canopies. Discussion around how you make this cohesive? A collective approach with guiding design principles.
 - › Painting shop fronts
 - › Create a one way road on Broadway to slow people down and direct them past pioneer village, the park etc. –
 - › Hanging baskets – discussion that has been done in the past and no one looks after them, look bad and water drips. Offer from member to build and install themselves, apparently there is existing sprinkler in canopy for this from the past
 - › Bikes – motorbikes and push bikes on footpaths very dangerous. Passive design within streetscape can mitigate this. noted that where speed bumps have been put this has helped for roads where they have been going.
 - › Lighting, cameras
- Identity of Kaikohe in one word?**
- › Te Pū o Te Wheke – the hub of the north. The centre.
 - › The octopus – this isn't expressed

- › The food bowl of the north
- › There is a yearning for what is lost, lost identity
- › Hone Heke
- › Lost
- › Hub

Market Place Opportunities

Presented by: Jo Walsh/ĀKAU

Key discussion points:

- › Aesthetic Appeal - green space, paths, seating, shelter, shade, trees
- › Te Ao Maori influenced
- › Raised gardens / Hidden gardens
- › Hanging wall / Green Walls
- › Seating
- › Central location
- › Rubbish bins
- › Children's area / playspaces
- › Level walks
- › Proper entrance
- › Power to sites
- › Covered space / shelter
- › Reflection of the Town
- › Multi-generational

Group Engagement Priorities

Project:	Description
Streetscape	› 01
Painting the town!	› 02
The Marketplace	› 03

- › Link to library design
- › Stage / Performance space
- › Heating
- › Lighting
- › Sound / Acoustic Shell /
- › Toilets / Rest Rooms / Facilities
- › Farmers Market
- › Food Court / Boot Sale / Rongoa
- › Nikau Palms
- › 94 Broadway
- › Mural Market Town



KBA Brainstorm Session Images



Jo Walsh from ĀKAU presenting market ideas



In the breakout group for Streetscape we learnt more about what people love, what people want to see changed and what's missing

“ We have many existing attractions (Pioneer village, Monument Hill, Kaikohe Tree), we need a way of leading people to these places

~Streetscape breakout discussion participant



What does Kaikohe already have?



Emma Manning talking to streetscape ideas for Kaikohe



We had a full house!

03
Kaikohe Takiwā Engagement

ÄKAU

Takiwā Session

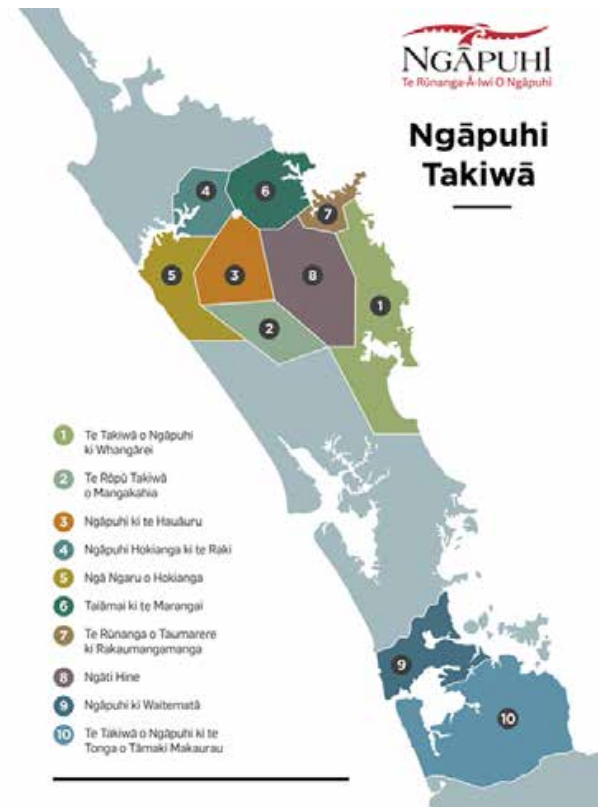
A session was held with the Takiwā on 18/02/2025 to gather ideas and opportunities for Broadway. We asked whānau to tell us their places of significance along Broadway and how the main street might be improved

About Takiwā from Ngāpuhi Rūnganga

Takiwā and their boundaries were established as part of the Rūnanga's role and responsibility to manage assets and quota under the Māori Fisheries Act 2004, on behalf of all Ngāpuhi.

Our Trust Deed defines the purpose of Takiwā, which is to provide an opportunity for any person of Ngāpuhi descent to participate and provide input into the interests of all Ngāpuhi.

There are currently 10 Takiwā in Ngāpuhi.



Map from website: <https://ngapuhi.iwi.nz/>

Takiwā discussion and project ideas

Project:	Description
Street-scape	<p>Seating/water fountains</p> <ul style="list-style-type: none"> › More seating (x5 votes) › Whānau areas › Family Picnic areas › Tables, toilets, play areas › Water Fountains (x2 votes) <p>Planting</p> <ul style="list-style-type: none"> › Hanging Plants › More plants for health › Fruit trees (x5 votes) › Fruit tree in reserves and parks › Botanical Gardens › Gardens › Flowers and hanging baskets <p>Parking and pedestrian</p> <ul style="list-style-type: none"> › Wider parking spaces › No parking in town › Judder Bars Rankin Street. › Roundabouts and safety by hub › Speed Bumps › Raised pedestrian › Broadway roundabouts › Better Footpaths <p>Streetlights</p> <ul style="list-style-type: none"> › Street lights – Lights at pedestrian crossings (x2 votes) › Stop lights › Street lights – Lights at pedestrians › More lights/bright lights

Group Engagement Priorities

Project:	Description
Street-scape	› 01
Hapū Markers	› 02
Painting the town!	› 03

Hapū Markers	<ul style="list-style-type: none"> › Tupuna Pou representing Hāpu › Pou that represents every i along the walkway › The town needs a theme for instance our unique stories like Hone Heke Hongi Hika › Contemporary paintings and posts › Story plaques › Stories Pākinga Pa, follow on from Manea (Hokianga building) › Kōrero o Kaikohekohe › Red Blooms- Kupe arrive to pohutakawa in full bloom › Flag Te Kara should be painted and flying in Broadway › Memorials significant culturally significant areas › Hāpu space › Hāpu space › New Flag – Hāpu Flags or Takiwā › A monument for Hone Heke our own kōrero Purākau › Wakatauki about Ngapuhi › Alliance between the three hapū of Kaikohe
New Entrance Markers	› Welcoming all to Kaikohe
The Marketplace	<ul style="list-style-type: none"> › Seating around the market area › Local Produce
Painting the town!	<ul style="list-style-type: none"> › Shop front painted and updated › Colour & Light › Something to look at in the empty shops › Shops to have pride in their appearance › Get shops open › Tidy up

04
WOT Matters Kaikohe Engagement

ÄKAU

WOT Matters Session at Te Wa Kaikohe



Color palette
4 KaiKohe!!!
Kohēkōhe
rākau/berries

Seating spaces
like Cafe Malahi (Inadlam)
(the one near mobi)

*Whare mamaaki
↳ Homeless space to
relax, clean, get support/
wrap around services

We need a coms plan
→ strategy - (10) for
communication.
Also paper drops as
not everyone is on social media
or FaceBook.

Seeing Pou
That represent
the local hapu
Tupuna



How like memorial
behind the warehouse
↳ significant wahi that
is covered, not many people
know about this
↳ therefore bringing these places
to light.

HE TAONE MAORI

05
FNDC Survey Results

ÄKAU

FNDC Survey

FNDC ran a survey which pulled out previous ideas from other engagement pieces and asked specific questions around these items in connection with how Broadway may develop. Some of the results are displayed below:

Group Engagement Priorities

Project:	Description
Streetscape	› 01
Painting the town!	› 02
New Entrance Markers	› 03
Hapū Markers	› 04

In the survey there were 4 questions related to placemaking, first they were asked to rank 10 placemaking ideas in order of importance to them, and then these three further questions were asked:

- › What have we missed?
- › What spaces are important?
- › What important stories?

Limitations of data:

- › Values Of Scale Not Specified. ie 1 is best or 10 is best?
- › Survey responses not consistent. ie some people ranked all 10 in order from 1-10, some ranked on a spectrum from 1-10 for each individual box. Again value of numbers was not specified.
- › Some people used ticks not numbers.
- › Some numbers unclear/non-readable.
- › No raw data given for the online surveys. Data was given in its final processed form. Therefore, was hard to compare both sets of data retrieved.

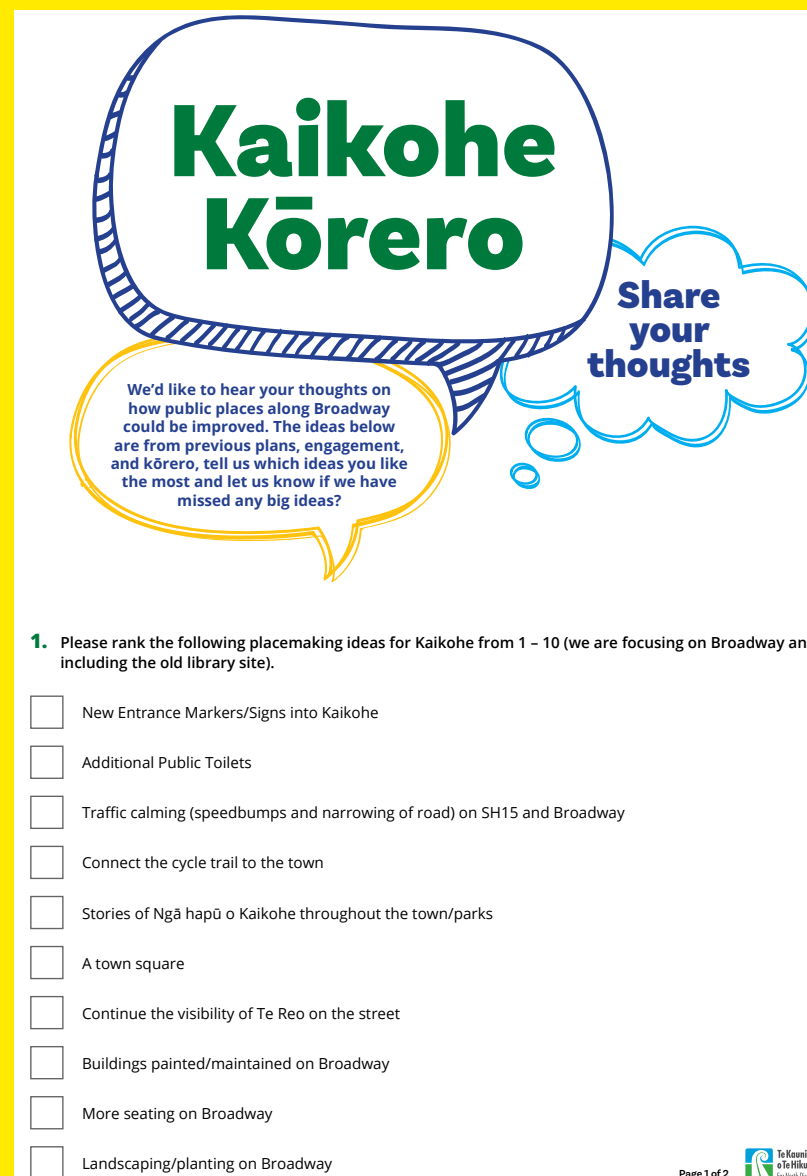
Assumptions:

All responses assume that 10 is the most important. Responses with ticks have not been included

Question 01 - Ranking of Placemaking items

Based on the data received the 10 Placemaking ideas are listed below:

- › Landscaping/Planting On Broadway
- › More Seating On Broadway
- › Stories Of Ngaa Hapū O Kaikohe Throughout The Town/Parks
- › Continue The Visibility Of Te Reo On The Streets
- › Connect Cycle Trail To The Town
- › New Entrance Markers/Signs Into Kaikohe
- › A Town Square
- › Traffic Calming (speedbumps and narrowing of roads) on SH15 (Mangakahia Road) and Broadway
- › Buildings Painted/Maintained On Broadway
- › Additional Public Toilets



Page 01 of the survey

FNDC Survey

Question 02 - What have we missed? What else would you like included in Kaikohe?

- › More things for youth
- › A skateboard competition would be neat for the little ones
- › Events that bring social cohesion
- › Summer movies in the park
- › Flying fox at the park
- › More climbing activities
- › Clean Buildings
- › Bright and Colourful
- › Community
- › A Social Supermarket
- › More play areas and spaces for children
- › Water dispensers
- › Footpaths for students (down past Northland College to Cumber Road)
- › Pump Track
- › More activities for kids
- › Responsibility of building owners (Renovation of Buildings)
- › Kick the Vape Shops
- › More whānau events to connect with our own
- › A social centre
- › More rubbish bins
- › Water park for kids
- › No Tagging
- › Welcome Sign Easily Read
- › Carved Pou at Entrance
- › Clean and Sign Posted
- › Speedbumps / Stop Speeding De Merle Street
- › Modem
- › Manageable spaces

Question 03 - What spaces/places are important to you and why? (it can be more than one thing).

- › The parks and playgrounds
- › Lindvart Park
- › Safe gathering spaces
- › More whakairo carvings
- › The rugby club is important, where we play and feel safe
- › The Kura and Schools and connects to town
- › Road safety, monitor speed
- › Intersection Rahara and Broadway (108 Broadway parked cars)
- › Having a town to be proud of visually - enhancement makeover of main street.
- › Parks - More places to hang - out and have fun
- › Library
- › Art Places
- › Kaikohe is a beautiful community
- › Green Spaces

Question 04 - What important stories do you want shared from the past to connect people to Kaikohe? (eg Hone Heke Puriri Memorial / Te Herenga).

- › Te Tiriti o Waitangi
- › History
- › How did Kaikohe get its name?
- › Stories of Opango
- › Te Pū o Te Wheke
- › Hone Heke and the puriri tree by Warehouse
- › Kupe and his journey to Aotearoa
- › Atua in different areads of town telling us about their traits and power

- › Boundaries and stories from each hapū area
- › Tupaia, how our maori language was found
- › Maui
- › Dog War Taxes

2. What have we missed? What else would you like included in Kaikohe?

3. What spaces/places are important to you and why? (it can be more than one thing).

4. What important stories do you want shared from the past to connect people to Kaikohe? (eg Hone Heke Puriri Memorial / Te Herenga).

5. Please tell us a bit about yourself (tick those that apply). This is optional but we are keen to check we have a cross-section of the community.
Are you:

Female

Male

Gender diverse

Prefer not to say

6. Which age bracket do you belong to?

Under 16

17 - 24

25 - 39

40 - 49

50 - 59

60 - 69

70+


7. Can you tell us if you:

Live here

Work here, but live out of Kaikohe

Live in a surrounding community, Kaikohe is where I shop

Visitor to town



Thanks for your feedback!

Please supply your email address if you would like a copy of the survey results:

Page 2 of 2

06
Kuia & Kaumatua Interviews

ÄKAU

Kuia and Kaumatua Interviews

Kaikohe was the hub of the North, it was humming

~Matua Fred/interview 2025

We conducted interviews with four local kuia and kaumatua and gave them space to share their memories of Kaikohe as well as their aspirations.

Matua Fred

Ko Tautoro te maunga
Ko Punakitere te awa
Ko Te Hungaiti te marae
Ko Tautoro tōku tūrangawaewae
Ko Fred Wharemate Sadler tōku ingoa

Matua Fred shared memories of growing up in Kaikohe after moving from the whānau farm in Tautoro in the late 1950s. As the eldest sibling, he recalled more good times than bad—community dances at marae and halls, locally owned shops where everyone knew each other, and a strong sense of connection and justice.

However, things began to change with shifts in industry, the arrival of the prison, and Far North District Council relocating much of its operations to Kerikeri despite having buildings in Kaikohe. Larger chain stores pushed out local businesses, and changes to Broadway, like roadside parking, disrupted the once people-friendly town layout. Matua Fred believes community policing and reconnecting police with locals would be beneficial.

If he had a million dollars, he would revitalise Broadway with artworks that reflect Te Pū o Te Wheke and create a whare wānanga to strengthen Ngāpuhi tikanga. He also highlighted the names and locations along Broadway—Ōpango, Marino, and Te Ahi Kaa—and called for unity among Kaikohekohe hapū including Ngāti Tautahi, Ngāti Whakaeke, Te Matarahurahu, Te Uri o Hua, Ngāti Kura, and Ngāi Tāwake, to work together in restoring and uplifting their town.



“ We were so unified, we were one – horekau he whawhai, he ngāwari tō mātou noho.

~Matua Fred/interview 2025

Kuia and Kaumatua Interviews

Whaea Ana

E noho ana au ki waenganui i a Kaikohe

Ko Puhanga Tohora te maunga

Ko Punakitere te awa

Ko Okorihi te marae

Ko Tuhuna te turangawaewae

Ko Ana Dalton tōku ingoa

Whaea Ana grew up on her whānau farm at Tuhuna, Puketaururu, just outside Kaikohe. Life was rooted in whānaungatanga, hard work, and shared responsibility—milking cows, gardening, and gathering with whānau. The old home was always full, especially at Christmas. Those magical times shaped her deeply, reminding us what true connection once felt like.

Growing up in Kaikohe, Whaea Ana remembers a childhood full of fun and freedom—playing tennis, swimming, going to the pool club and rugby, and taking trips to the rere with all the local kids. They built huts in the bush, climbed trees, swam in the waterhole their dad made, and finished each day with shared kai. Whānaungatanga was everywhere, and there was a strong pride in being Māori.

Back then, Broadway was cleaner, full of character, and alive with tamariki walking to school. Historic buildings, like the hotel the Queen once stayed in, added charm, but many were later removed, and promised upgrades never came. It was a vibrant and special place—Kaikohe felt significant.

Today, Whaea Ana envisions a Kaikohe that honours its roots with a rongoā centre, a high-end Māori art gallery, papakāinga, and spaces to teach traditional practices. She believes tamariki should lead the way, with whānaungatanga as the foundation. Reclaiming pride, trust, and unity—like the ancestors had—is essential to building a strong Ngāpuhi future.

She also believes the whenua reflects the people, and vice versa. Despite challenges, places like Lake Ōmāpere hold healing potential. Collective karakia, belief, and a return to positive connection can restore hope and self-confidence.



“ We need to believe in ourselves, be positive and have confidence in each other

~Whaea Ana/interview 2025

07
Pioneer Village Feedback

ÄKAU

Pioneer Village Streetscape Feedback



Submission to Akau: April 2025

Strategic Street Scaping for Kaikohe's Main Street and Linkages to Pioneer Village

Overview:

Integrating and strengthening pathways and connections through strategic street scaping along Kaikohe's Main Street (Broadway) to Pioneer Village Kaikohe (PVK) will enhance a vibrant experience that celebrates culture, community pride, and support sustainable tourism. This proposal reflects Kaikohe's commitment to honouring its historical roots while embracing modern aspirations.



What We Have:

- **Existing Assets:** Pioneer Village Kaikohe (PVK) provides immense cultural value with its historical collections, 5-acre site, and heritage buildings. Situated only 4 minutes' walk from Broadway, it is a hub for local tourism, education, and cultural preservation. However, current connections to the main street are fragmented, with minimal functionality and limited aesthetic integration into broader community spaces.
- **Current Streetscape:** Station Road, Library Lane and Raihara Street corridors serve as potential key pathways connecting the new Civic Centre, Papahawiki and Memorial Park to PVK, though enhancements are needed to maximize their utility and aesthetic appeal.



What We Can Have:

- **Enhanced Streetscape:** Transform Library Lane, Raihara Street, and Papahawiki into visually engaging corridors that seamlessly connect Pioneer Village with Kaikohe's town centre. Implement design features such as:
 - 1) Interactive wayfinding signs.
 - 2) Art installations and cultural story steps.
 - 3) Self-guided discovery boards.
 - 4) Lighting improvements to ensure safety and boost attractiveness.
- **Integrated Pathways:** Develop pedestrian-friendly walkways and bike trails linking PVK with Memorial Park and other nearby attractions. These enhancements will foster accessibility and encourage exploration by cyclists and walkers.

- **Collaborative Spaces:** Create community-focused zones along these pathways, including outdoor event areas, gathering spaces, and resting spots to complement PVK's role as a cultural hub.
- **Cultural Storytelling:** Transform the streetscape into an immersive journey that tells Kaikohe's story. Include interpretative murals, sculptures, and storyboards to highlight the town's rich heritage and connect the visitor experience to PVK's historical narrative.
- **Tourism Boost:** Establish Broadway as a welcoming gateway to PVK, driving visitor engagement and boosting economic growth. This integration will increase visibility for both the village and the town's main street.
- **Creative Features:** Incorporate unique enhancements such as:
 - 1) **Pou with QR codes that share local stories and histories.**
 - 2) **Art and Cultural walking tours**
 - 3) **Complementary Māori waharoa (entrances) at village access points.**
 - 4) **Curved pathways inspired by "Te Pu o te Wheke" (the octopus arms)**
 - 4) **Cycle racks for touring cyclists and inviting resting spaces.**

Conclusion:

This proposal envisions the pathway to Kaikohe's Main Street as an interconnected, vibrant journey that strengthens ties to Pioneer Village Kaikohe. By weaving innovative streetscaping designs with cultural storytelling and enhanced community spaces, Kaikohe can create a unique destination that resonates with locals and visitors alike while supporting sustainable tourism and enriching the town's identity.

Painting the big picture and linking all Kaikohe assets through and in the design process

Will create a stronger community and town worthy of becoming a destination.

Pioneer Village Streetscape Feedback



THE PATHWAY- Journey Forward

Integrating and strengthening pathways and connections through strategic street scaping along Kaikohe's Main Street (Broadway) to Pioneer Village Kaikohe (PVK)

1. Pou with QR codes that share local stories and histories.

- In Collaboration with local Iwi and hapu. Gather story tellers and carvers to create an interesting history lesson through the town that pieces together the story of Kaikohe and its significant spaces and the connections of the past to the present.
- **Art and Cultural walking tours** (with the start/end at PVK)
- **Celebrating Margert Coupe mosaic trail**
- **Street art, Wall Poems celebrating Hone Tuwhare**
- **PVK vintage sculptures - depicting wheels of time and the journey accompanied by QR code to tell its history and connection to the town and its people**

2. Complementary Māori waharoa (entrances) at village access points.

- **Library lane through memorial park to PVK entrance**
- **Recreation road main entrance to station house**
- **Instal a third entrance gate along station road**
- These waharoa can each tell a different story, or the same story. They could also be contemporary design or traditional.

3. Curved pathways inspired by "Te Pu o te Wheke" (the octopus arms).

Particularly through library lane a cobbled or paved curve, leading the journey to memorial hall and through the park linking the small section of pathway at the park entrance of pioneer village, winding through to the playground

- **Enhanced Visual Appeal:** Curved paths introduce dynamic, flowing lines that create a sense of movement and natural charm, making the space feel more organic and inviting.
- **Encouraging Exploration:** These paths spark curiosity, drawing visitors to follow and discover the journey ahead. Unlike straight paths that immediately reveal the destination, curved paths create intrigue and encourage people to engage more with their surroundings.
- **Illusion of Spaciousness:** By guiding movement in a meandering style, curved paths cleverly give the impression of a larger, more expansive space.
- **Zoning and Functionality:** They effectively divide areas into distinct functional zones, allowing for a more organized layout and greater versatility in how the space is used.
- **Enhanced Planting Design:** The curves provide opportunities for layered and diverse planting arrangements, adding richness and variety to the landscape while elevating the experience for visitors.

Curved paths can also reflect the personality and heritage of a location, enhancing storytelling and connection to its cultural identity. They are a wonderful design choice for making any space engaging, thoughtful, and memorable!

4. Cycle racks for touring cyclists and inviting resting spaces.

Reinforcing Kaikohe as a cyclist-friendly destination, also fosters sustainable travel and supports the town's broader tourism initiatives. Comfortable, well-designed resting spots create an inviting and communal atmosphere, encouraging both locals and visitors to pause, enjoy the surroundings, and connect with Kaikohe's story.

Promoting exploration in these spaces naturally lead cyclists and walkers to linger longer, explore nearby attractions such as Pioneer Village, and engage with the town's cultural narrative, enriching the visitor experience



6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 PROPOSED FAR NORTH DISTRICT PLAN STATUS UPDATE

File Number: A5654303

Author: James Witham, (Acting) Manager - Integrated Planning

Authoriser: Tammy Wooster, Group Manager Planning and Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To inform Te Kūkupa Committee for Strategy, Policy and Regulation (Te Kūkupa) on progress of the Proposed Far North District Plan (PDP), including recent progress and programme moving forward to decisions on submissions.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

This report seeks to update elected members on the progress of the PDP through the statutory process including:

- A high level summary of the process to date;
- An update on the completion of the hearings process;
- Work currently underway in support of the Hearings Panel (the Panel) reporting on recommendations on submissions;
- The preparation for workshops for elected members and decisions under schedule 1 cl10 of the RMA;
- Plans for the roll out of decisions to internal and external stakeholders including Iwi, hapū and marae.

TŪTOHUNGA / RECOMMENDATION

That Te Kūkupa Committee for Strategy, Policy and Regulation receive the report Proposed Far North District Plan Status Update.

TĀHUHU KŌRERO / BACKGROUND

Much of the content of the operative district plan (ODP) is now approaching 20 years old and does not reflect all current planning standards in terms of content or style. In addition, its provisions do not reflect the direction of the current Northland Regional Policy Statement (RPS) or much of the national policy direction currently in force. Both of these planning documents are required to be 'given effect' to by the Resource Management Act (RMA). The RMA also requires that territorial authorities, like FNDC, must 'commence' a review for any provision that has been operative for over 10 years.

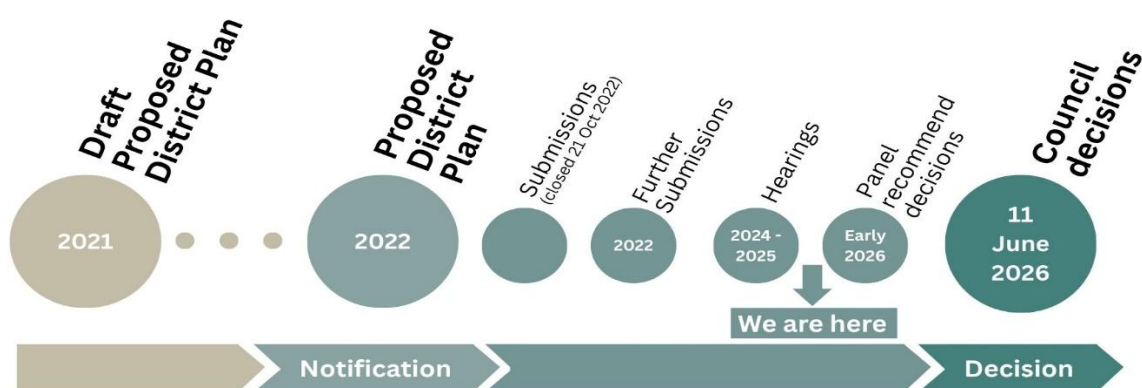
PDP was notified for public submissions on the 27th of July 2022. The notification attracted 605 primary submissions (8725 individual points) and 589 Further submissions (26,088 points). Therefore, over 34,000 submission points were received.

Council appointed a hearings panel with a total of 9 panel members including an independent chair and deputy, with 5 specialist commissions and 4 elected members having previously met the qualification requirements. A specific panel was composed for each separate hearing stream

The first of 20 hearings began on the 27th of May 2024, and a total of 43 hearings days were held across the district in a mix of council, private and marae venues. Over 550 pieces of pre-circulated evidence from submitters, approximately 250 from submitters during hearings with approximately

300 individual submitters appearing in person or remotely. The last hearing was on the 6th of November 2025 at the Waitangi Treaty Grounds.

The panel closed the public hearings with compliments to all the participants, but particularly for Council's hearing administration staff and also efforts of staff to generally ensure that the PDP would be an improved document by responding to the evidence of submitters and adopting informed and improved positions. This feedback was also echoed throughout the hearings by other highly experienced and respected practitioners who work across New Zealand. We are now awaiting the completion of the Panel's final recommendation reports and proposed amended chapters.



ATAPAKI ME NGĀ KŌWHIRINGA / Discussion and Next Steps

Following the completion of hearings, the Panel have been undertaking site visits, deliberations and writing recommendation reports. Staff have been providing clean documentation of the provisions of the PDP incorporating all minor corrections, also known as cl16 (of the first schedule of the RMA) amendments, and the provisions of Variation 1 to the panel to ensure accuracy for the panel while they are compiling amended chapters.

After deliberations were completed, the panel have worked with staff to ensure its recommendations are consistent throughout the plan and that there are no fundamental and structural barriers to implementing their recommendations. For example, ensuring consistency in terminology, definitions and chapter format. This process is not evidential, nor does it change the draft recommendations of the Panel.

Staff have also begun to prepare for the next two phases of the process being:

1. Assisting Council in making decisions on submissions (cl10 First Schedule RMA) and;
2. The 'roll out' of the 'decisions version' of the PDP with both internal and external stakeholders

To help with Council's decision making function, two workshops have been booked in May in order to communicate the recommendations of the Panel to elected members and to outline the decision making process. A Partner with Simpson Grierson, has been invited and will be in attendance at the first workshop to assist with questions that may arise about that function. An extraordinary Council meeting has been set aside on the 11th of June for Council to formally make its decisions on submissions to the PDP.

For the roll out of decisions, the District Plan team is developing a communications plan to ensure that the framework of the decisions version of the PDP is communicated to stakeholders well. There is a focus on both internal and external stakeholders. For internal stakeholders, staff are

already working with the regulatory arm of Council, so that they understand how new provisions are to be treated once decisions are made. This includes guidance on the application of rules for both the ODP and decisions version of the district plan for resource consents, in addition to guidance for processing of building consents. Workshops will be held with the consents department, compliance teams, LIMs, and also the infrastructure consenting teams. External communications will be directed towards local practitioners and also Iwi authorities, hapū and marae, with an initial focus on those who were active in the submissions and hearings process.

The District Plan team will also develop fact sheets for key chapters or key groups of chapters to identify key changes and communicate them concisely to the public at large. These will be developed for the PDP web page and be able to put into printable versions for libraries and when undertaking engagement for the roll out of the PDP.

The agenda item that will be written for the 11 June 2026 Extraordinary Council meeting will outline next steps of the plan making process post Council decisions.

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

This paper has no financial implications.

ĀPITIHINGA / ATTACHMENTS

Nil

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

8 TE KAPINGA HUI / MEETING CLOSE