



**Far North
District Council**



TŪHONOTANGA MINITI ATTACHMENTS MINUTES

Extraordinary Council Meeting

11 June 2026

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Kawakawa- General Residential Zone

Te Mataora Precinct

Overview

Te Mataora Precinct applies to land, which was formally part of the Bay of Islands Hospital owned by Health NZ and will be returned to Ngāti Hine as Mana Whenua. The Precinct is adjacent to the Bay of Islands Hospital in Kawakawa and recognises the social, cultural, environmental and economic development aspirations of Ngāti Hine.

The Precinct responds to the identified ecological features within the site, being indigenous vegetation and natural inland wetlands. The Precinct enable's Ngāti Hine to restore and enhance ecological features within the site and surrounding environment while enabling housing and community development for that supports the cultural and social wellbeing of its people.

The Precinct enables Ngāti Hine's intent to provide housing and community facilities that support the wellbeing of their people, particularly given the site's proximity to the Bay of Islands Hospital and existing community services. The Precinct provisions therefore enable residential development in locations that are suitable from an environmental perspective while ensuring that the ecological features are appropriately protected, restored, and enhanced. This integrated approach supports both the economic, environmental, cultural and social aspirations of Ngāti Hine.

Objectives

PRECxx-01 Ngāti Hine Cultural Values

The enduring relationship and association of Ngāti Hine people to the land within Te Mataora Precinct is recognised, provided for and respected.

PRECxx-02 Development and Environmental Enhancement

Enable development while ensuring the protection, enhancement, and long-term management of ecological values within the Precinct, where practicable.

PRECxx-03 Protection of Indigenous Biodiversity and Habitats

Protect significant values of ecological features, including natural inland wetlands and indigenous vegetation to ensure adverse effects of subdivision, use and development is managed.

PRECxx-03 Ngāti Hine Housing and Community Outcomes

Provide for Ngāti Hine-led residential development and associated community facilities in a manner that maintains and enhances the ecological and cultural values of the site.

PRECxx-04 Restoration and Enhancement

Ecological features within the precinct are protected, restored and enhanced where practicable.

Policies

PRECxx-P1 Development and Protection Areas

Identify suitable area for development of residential activity and wetland protection areas where the adverse effects of development are avoided, minimised, remedied or mitigated through the application of the effects management hierarchy, where practicable.

PRECxx-P2 Management of Wetlands

Kawakawa- General Residential Zone

Manage subdivision, use and development to ensure there is no loss of extent and ecological values of any wetlands, except as provided by the effects management hierarchy.

PRECxx-P3 Restore and Enhance Indigenous Vegetation and Habitat

Require, at the time of subdivision, use and development, restoration of indigenous vegetation and habitat within wetland areas, including the removal of pest plant species and enhancement of ecological habitats.

PRECxx-P4 Recognise Cultural Values and Kaitiakitanga

Recognise the relationship of Ngāti Hine with the site by enabling iwi-led residential development and associated community facilities while enabling the restoration, monitoring, and management of the natural inland wetlands incorporating Te ao Māori design and implementation of development and ecological enhancement.

Rules

PRECxx-R1 Indigenous vegetation clearance and any associated land disturbance

Activity Status: Permitted

Where:

PER-1

1. It does not exceed 1,000m².

Activity status where compliance not achieved with PER-1: Discretionary

Commented [B&A1]: The 1000m2 threshold is based the Reporting Officer for Hearing 4's Right of Reply Recommended Amendments to rules IB-R2, PER-1(7) and IB-R2, PER-2(2).

Information Requirement Rules

PRECxx-REQ1 Ecological and Restoration Plans

1. Any application for a resource consent must include an ecological report prepared by a suitably qualified and experienced ecologist which shall address the following matters:
 - a. Identifies all ecological features in accordance with PRECxx-P1 and takes into account Māori cultural values and matauranga Māori;
 - b. An assessment of the effects of the potential development on the indigenous vegetation including but not limited to:
 - i. Location and proximity of proposed *sites* and *building* platforms to the natural inland wetlands ;
 - ii. Orientation of light, noise, reflective sources to minimise impact on resident fauna
 - iii. Access, in particular the vehicle *accessways* through the areas to be protected and any proposed crossing design over the *stream* (e.g. bridge, culvert, ford);
 - iv. Earthworks;
 - v. Services, including *stormwater*, *wastewater*, water supply, *telecommunications* networks, and energy (electricity or gas) networks;

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- vi. Pets, farmed animals, pests, weeds, garden escapes and green waste dumping.
- c. An ecological restoration plan for proposed revegetation planting which considers and identifies:
 - i. The appropriateness and practicability of the proposed replanting:
 - a) To be native vegetation which is sourced from the Whangaruru ecological district and to be appropriate for the soil, aspect, exposure and topography;
 - b) To reflect the composition of former natural vegetation likely to have occupied the *site* and include appropriate native species that will enable natural processes of succession.
 - ii. Reflects a plant species that are consistent with Ngāti Hine's cultural values and matauranga Māori.
 - iii. The ecological district of the *site*.
 - iv. The characteristics of the soil (i.e. clay, silt, loam etc.).
 - v. Soil drainage.
 - vi. Topography of the area to be planted.
 - vii. Aspect of the area to be planted.
 - viii. Presence of plant and animal pests.
 - ix. Any restrictions on planting, such as safety, existing access issues, and fire risk where adjacent to proposed *residential activities*.
 - x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).
 - xi. The location and extent of planting.
 - xii. *Site* preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control, including the removal or management of all invasive weed species.
 - xiii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants.
 - xiv. Maintenance plan of planting, including releasing plants, *fertiliser*, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control.
- d. Any additional protection and on-going management methods including but not limited to methods of weed and pest management and measures to control cats, dogs, rabbits, rats, mustelids, possums and freshwater pests.

Section 32 AA – Ngāti Hine, Greenacres Drive



Section 32AA Evaluation of Options for Ngāti Hine, Greenacres Drive

Option One: Full General Residential Zone (GRZ) Across the Site under the Proposed District Plan (PDP) (Original Request)	Option Two: General Residential Zone (GRZ) with Site-Specific Rules under the Proposed District Plan (PDP)	Option Three: General Residential Zone (GRZ) with Te Mataora Precinct under the Proposed District Plan (PDP)
<p>Benefits:</p> <ul style="list-style-type: none"> GRZ across the entire site provides the broadest development potential. Ngāti Hine could potentially utilise the site without restrictions, enabling residential units and greater staging flexibility. No overlays or specific rules relating to the ecological features on the site. Any ecological features would be managed by the Ecosystems and Indigenous Biodiversity chapter of the PDP requiring no additional rules or standards. Simple zoning for the site to achieve the housing aspirations for Ngāti Hine. <p>Costs:</p> <ul style="list-style-type: none"> The evidence confirms the presence of a natural inland wetland. Full GRZ across the site creates significant risk of indigenous vegetation removal in relation to natural wetlands resulting in adverse ecological effects and is in conflict with the National Policy Statement for Freshwater Management 2020 (NPS-FM) and the National Policy Statement for Indigenous Biodiversity (NPS-IB). Notably Policy 6 of the NPS-FM seeks no further loss of wetland extent, and this approach does not address the ecological features of the site. Development within or near a natural inland wetland triggers non-complying activity status under NES-F Regulations 52¹ & 54². Does not acknowledge the ecological features of the site and has perceived development outcomes that may not be possible for the site (ie. unencumbered residential development for the site). Does not fully consider the NPS-FM and NPS-IB outside of the current proposed Ecosystems and indigenous biodiversity chapter of the PDP noting the ecological features of the site. 	<p>Benefits:</p> <ul style="list-style-type: none"> Site-specific rules within the GRZ can be tailored to control vegetation clearance, hydrology, earthworks, and stormwater in areas with wetland values. This reduces the risk of wetland loss, and indigenous vegetation clearance and better aligns with NPS-FM and the NPS-IB. Ngāti Hine is still able to develop the suitable areas with housing and supporting facilities through the tailored rules within the GRZ. <p>Costs:</p> <ul style="list-style-type: none"> Rules alone can manage environmental effects, but they do not incorporate Ngāti Hine’s cultural values, aspirations, or kaitiakitanga responsibilities within the planning framework. Solely on site-specific rules does not achieve the cultural and ecological outcomes that a precinct’s objectives and policies can provide, leading to a weaker and less certain framework for future resource consent processes. 	<p>Benefits:</p> <ul style="list-style-type: none"> Provides opportunity in the in the precinct provisions so that there no wetland and or indigenous biodiversity loss where practicable and protects hydrology and ecological integrity, better aligning with the NPS-FM and the NPS-IB. Clear planning framework that is specific to the site. The precinct includes objectives, policies, and rules tailored to wetland protection where practicable; indigenous vegetation management, and Ngāti Hine’s cultural values. This results in a long-term, coherent approach that acknowledges the ecological features of the site. The GRZ zoning along with the precinct provides a framework that ensures future development will avoid, where practicable, the most sensitive ecological areas, and that ecological features and their values will be maintained, and restored in the long term. The precinct provides opportunity identifies development land that enables Ngāti Hine to progress housing ambitions while restoring the wetland where practicable The precinct incorporates Ngāti Hine relationship to the land and incorporates planning provisions which supporting the iwi’s broader social, cultural, and economic outcomes. <p>Costs:</p> <ul style="list-style-type: none"> The proposed precinct requires ecological management plans, and restoration commitments as part of the information requirements under PRECxx-REQ1.³ Monitoring obligations, Restoration and hydrological management may require ongoing monitoring and reporting.
<p>Efficiency and Effectiveness</p>		
<p>The updated evidence confirms the presence of a natural inland wetland on the site. Without additional controls, the GRZ does not manage earthworks and vegetation clearance in relation to the wetlands required under the NPS-FM and NES-FW. Urban development would likely trigger non-complying activities under NES-FW Regulations 52–54, making the option difficult in achieving the objectives and policies of the NPS-FM or the PDP.</p>	<p>This option acknowledges the presence of a natural inland wetland on the site and will introduce site specific additional rules into the GRZ. The additional rules would seek to control earthworks, and vegetation clearance in relation to the ecological features of the site.</p>	<p>The Proposed Te Mataora Precinct is an effective and efficient way to achieve Ngāti Hine’s aspiration to deliver housing on the site while incorporating the necessary protection and restoration of ecological features. The precinct provides the most appropriate planning mechanism to give effect to the NPS-FM, particularly Policy 6 (no loss of wetland extent), because it enables development within the geotechnically suitable areas while clearly identifying</p>

¹ Regulation 52 of the NES-F, Drainage of natural inland wetlands – non complying activities

² Regulation 54 of the NES-F, Drainage of Other activities – non complying activities

³ PRECxx-REQ1 Ecological and Restoration Plans, of the proposed Te Mataora Precinct.

Section 32 AA – Ngāti Hine, Greenacres Drive



<p>Although this option maximises development potential, the resource consenting pathway will be high risk, and option fails to address ecological constraints for the purpose of rezoning the site to GRZ.</p>	<p>This option allows for an opportunity to develop land through the GRZ while protecting the wetlands on the site, however does not efficiently allow for objectives and policies in the GRZ to give effect to Ngāti Hine’s cultural relationship to the land.</p> <p>The purpose of the rezoning to GRZ is to support residential development on the site, and without a supporting objective & policy framework, this approach provides resource consenting uncertainties for both Ngāti Hine and Council reducing the effectiveness of the option, Further, the introduction of site-specific objectives and policies would appear “out of place” in the GRZ when compared to the general structure of the PDP.</p>	<p>and protecting the natural inland wetland and associated ecological values. This integrated framework ensures development proceeds in a way that is both environmentally responsible and aligned with Ngāti Hine’s cultural, social, and housing objectives.</p> <p>Through proposed Objective PRExx–O1, Ngāti Hine is recognised as mana whenua, proposed Objective PRExx–O3 enables iwi-led residential and community development while maintaining cultural and ecological values, and proposed Policy PRExx–P4 requiring Te ao Māori principles to guide development and wetland restoration, the precinct provides clear, upfront direction that aligns cultural, environmental, and development outcomes.</p> <p>Proposed PRECxx–O2, O3 and O4 ensures development occurs in a way that maintains, restores, and enhances wetland and biodiversity values, while proposed PRECxx–P1 to P3 applies the effects management hierarchy to avoid adverse effects wherever practicable and require restoration at the time of subdivision, use and development. Proposed PRECxx–P4 further strengthens effectiveness by outlining Ngāti Hine’s cultural relationship and kaitiakitanga responsibilities directly into development and ecological management, rather than relying on consent-stage assessment. PRECxx–R1 and information requirements in PRECxx-REQ1⁴ improve efficiency by providing clear upfront expectations, reducing uncertainty and streamlining future consenting.</p> <p>Although a precinct requires a more detailed rules, it provides significant long-term efficiency gains by creating clear and effective consenting pathways for the development of the site.</p>
<p>Conclusion of Option</p>		
<p>Overall, this option is not considered the most appropriate as it fails to respond to ecological features of the site and does not align with the objectives and policies of the NPS-FM and NPS -IB.⁵</p>	<p>Overall, this option is only partially effective in achieving a well-functioning urban environment when considering the NPS-FM and NPS-IB.</p>	<p>Overall, this option is the most efficient use of the land, delivering greater housing capacity while aligning with the NPS-FM and NPS -IB direction to enable well-functioning urban environments.</p>

⁵ Clause 2.1 (objectives and 2.2 (policies) of the NPS FM.

APPENDIX 1

PROPOSED DEFINITION, OBJECTIVES, POLICIES AND RULES

Chapter 16 – Infrastructure

Definition

Land drainage

Means the taking, diversion and discharge of water and the maintenance, repair, reconstruction and operation of drainage channels, floodgates, stopbanks and associated assets within an existing drainage district.

Note:

This definition is intended to align with the operative Regional Plan for Northland.

Objectives

INF-OX Land Drainage Infrastructure

Land drainage infrastructure is recognised and provided for as essential infrastructure that supports productive land use, flood management and community resilience.

INF-OY Operation and Maintenance

The operation, maintenance, repair, upgrading and renewal of land drainage infrastructure are enabled.

INF-OZ Integrated Catchment Management

Subdivision, use and development are managed to maintain the function, capacity and resilience of land drainage infrastructure and the operation of land drainage schemes.

Policies

INF-PX Recognise Land Drainage Infrastructure

Recognise land drainage infrastructure as important infrastructure that supports productive land use, flood management and community wellbeing.

INF-PY Operation and Maintenance

Provide for the operation, maintenance, repair, upgrading and renewal of land drainage infrastructure.

INF-PZ Adverse Effects on Land Drainage Infrastructure

Avoid, remedy or mitigate adverse effects of subdivision, use and development on the operation, maintenance, capacity and resilience of land drainage infrastructure.

INF-PAA Compatible Development

Ensure subdivision, use and development maintains access to land drainage infrastructure and does not compromise its efficient operation or future maintenance.

INF-PAB Integrated Catchment Management

Manage land drainage infrastructure in an integrated manner with catchment processes and associated natural and physical resources to maintain drainage function and conveyance within land drainage schemes.

INF-PAC Catchment Flows

Avoid, remedy or mitigate adverse effects on the flow characteristics and drainage function of land drainage schemes, including effects arising from alterations to connected drains and catchment processes.

Rules

INF-RX Buildings, Structures and Vegetation Adjacent to Land Drainage Channels

Activity status: Permitted

Where:

PER-1

Buildings, structures and vegetation are located at least 10 metres from a mapped land drainage channel.

Activity status where compliance with PER-1 is not achieved: Restricted Discretionary.

Matters of discretion are restricted to:

1. Effects on the operation, maintenance, repair, upgrading and renewal of land drainage infrastructure.
2. Effects on access for maintenance machinery and equipment.
3. Effects on drainage capacity and flood management.
4. Effects on adjoining properties and the wider catchment.
5. Measures to avoid, remedy or mitigate adverse effects.

INF-RY Activities Affecting Land Drainage Scheme Catchments

Activity status: Restricted Discretionary

Subdivision, earthworks, buildings, structures, vegetation clearance, or activities within a mapped Land Drainage Area of Benefit that may obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme.

Matters of discretion are restricted to:

1. Effects on the operation and maintenance of land drainage infrastructure.
2. Effects on catchment flows and drainage capacity.
3. Effects on flood risk and the conveyance function of the land drainage scheme.
4. Effects on adjoining properties and the wider catchment.
5. Measures to avoid, remedy or mitigate adverse effects.
6. The adequacy of proposed measures to maintain drainage function.
7. The extent to which the proposal supports the efficient and effective operation of the wider land drainage scheme.

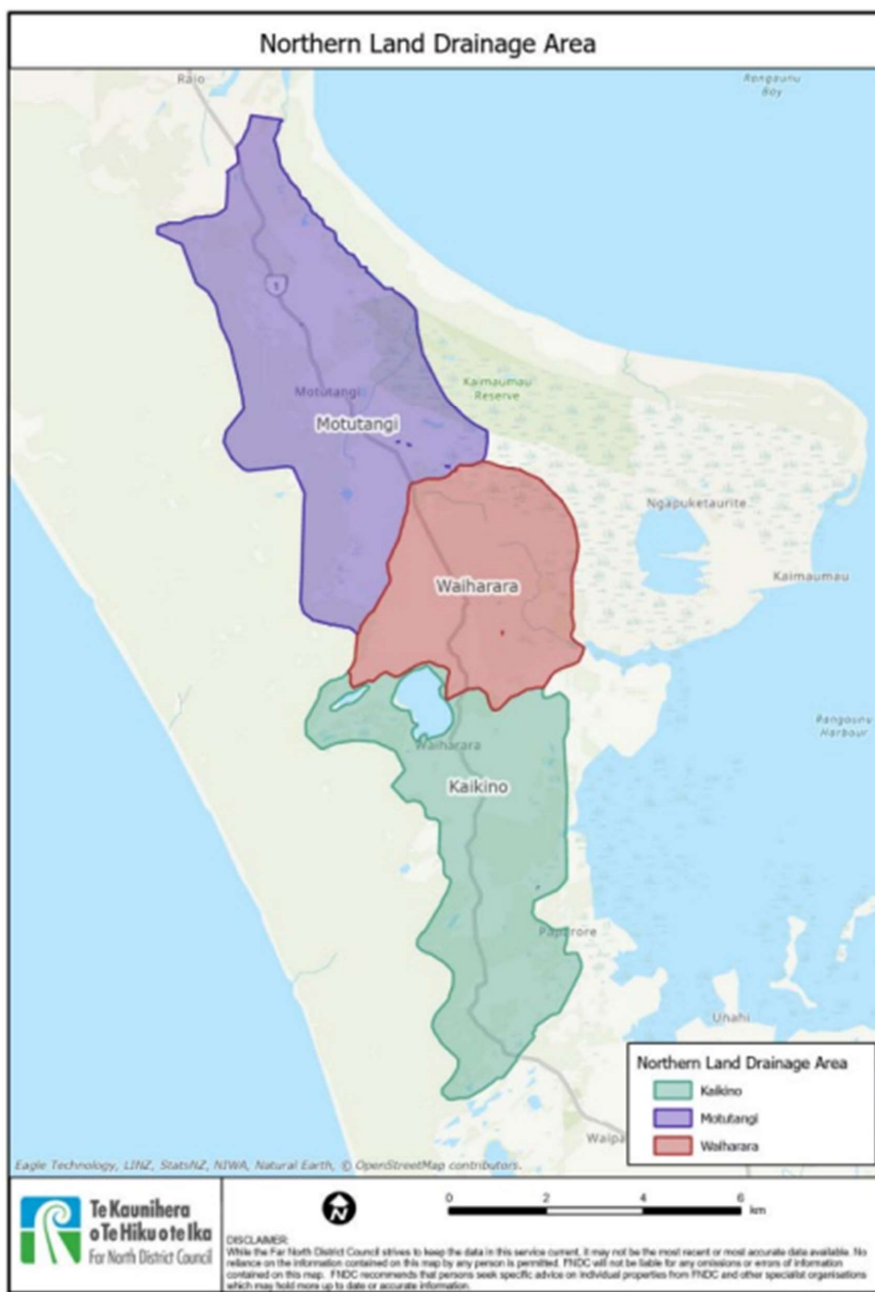
Mapping

The Planning Maps shall identify:

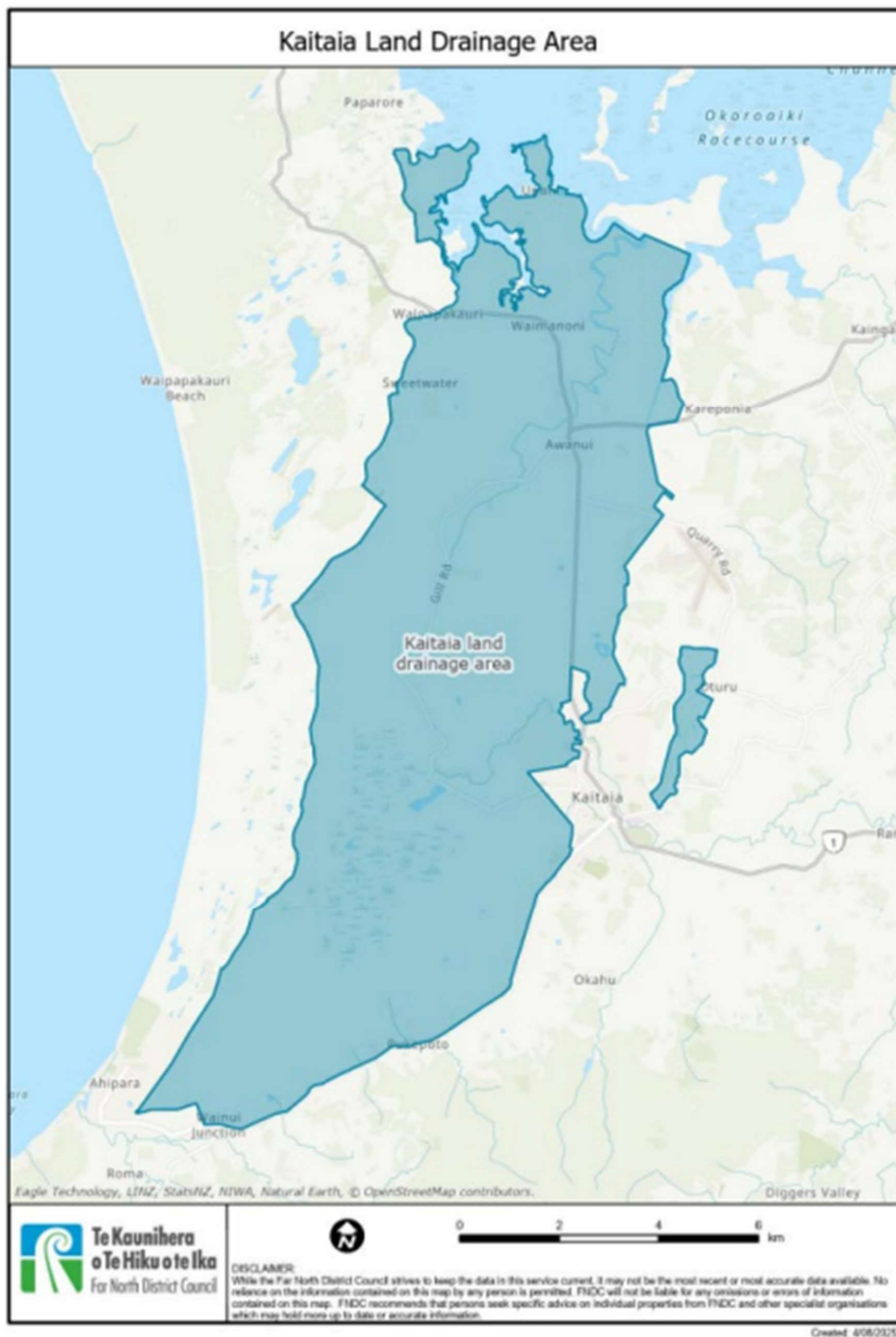
- (a) mapped land drainage channels; and
- (b) the Kaitaia, Waiharara, Kaikino and Motutangi Land Drainage Areas of Benefit, as shown in Appendix 2.

Appendix 2

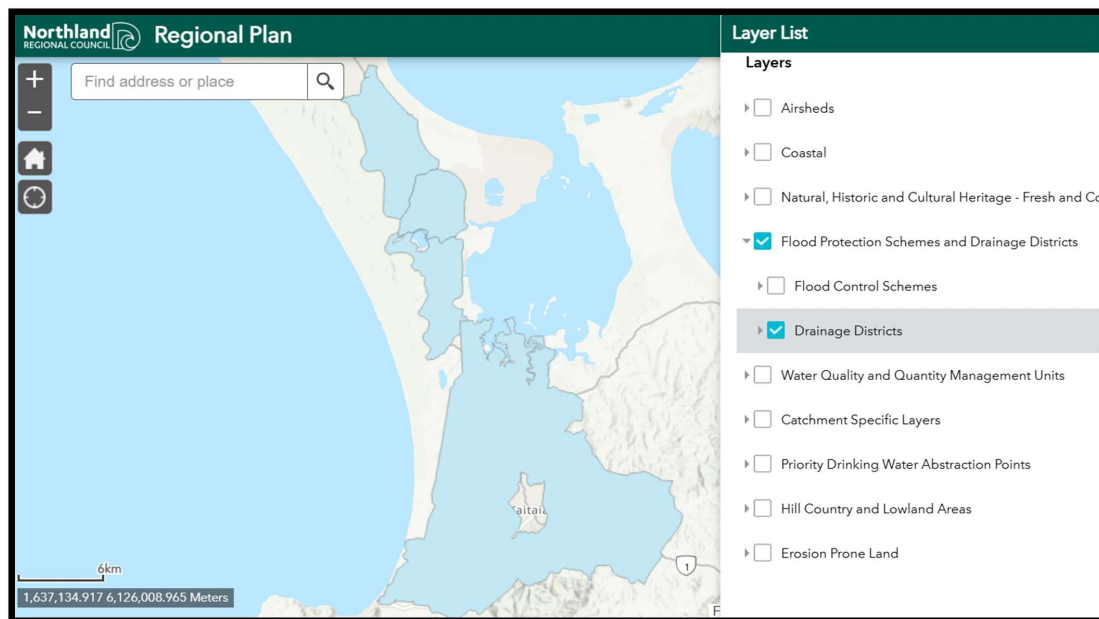
1.1 Northern Drainage Area



1.2 Kaitaia Drainage Area



Drainage Districts Northland Regional Council mapping



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SECTION 32AA FURTHER EVALUATION

Chapter 16 – Infrastructure

1. Introduction and Purpose

This report provides a further evaluation under section 32AA of the Resource Management Act 1991 in relation to Submission 257.023 (Te Hiku Community Board).

Submission 257.023 sought amendments to the Infrastructure Chapter and Planning Maps to recognise and provide for land drainage infrastructure within the Kaitaia, Waiharara, Kaikino and Motutangi Drainage Districts, including objectives, policies, rules and associated mapping.

2. Statutory Context

The management of natural and physical resources in an integrated way, including infrastructure and network utilities, is a function of territorial authorities under section 31(1)(a) of the Resource Management Act 1991.

Section 7(b) of the Act requires particular regard to be had to the efficient use and development of natural and physical resources.

The land drainage schemes within the Kaitaia, Waiharara, Kaikino and Motutangi Drainage Districts are managed pursuant to the Land Drainage Act 1908, the Local Government Act 1974 and the Far North Land Drainage Bylaw 2019.

The Regional Policy Statement for Northland contains objectives and policies relating to integrated catchment management and the efficient and effective use of infrastructure.

The Regional Plan for Northland became fully operative in March 2026. Section C.4 of the Regional Plan addresses land drainage and flood control and recognises existing drainage districts through Rule C.4.1.6 Existing Land Drainage Schemes.

3. Issue

Land drainage infrastructure forms part of the physical infrastructure of the Far North District and supports productive land use, flood management and community resilience.

Although land drainage infrastructure is managed under the Far North Land Drainage Bylaw 2019 and the Land Drainage Act 1908, the Proposed District Plan does not currently recognise or provide a framework for considering effects on these assets through subdivision, land use and development processes.

Evidence presented to the Hearings Panel identified ongoing land use change and horticultural development within drainage districts, including additional drainage

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connections and changes to drainage patterns that may affect the operation and resilience of land drainage infrastructure.

4. Definition

The operative Regional Plan for Northland includes a definition of land drainage.

It is proposed that the Interpretation chapter of the Far North District Plan include a corresponding definition to provide consistency between the Regional Plan and District Plan and assist with the integrated management of natural and physical resources.

The proposed definition is included in Appendix 1.

5. Mapping

The Northland Regional Council has identified and mapped the Kaitaia, Waiharara, Kaikino and Motutangi Drainage Districts through the Regional Plan for Northland and associated GIS mapping.

The Far North Land Drainage Bylaw 2019 also includes maps of land drainage infrastructure.

Utilising existing mapping prepared by Northland Regional Council represents an efficient use of existing information and promotes consistency between the District Plan and Regional Plan.

The proposed land drainage maps are included in Appendix 2.

6. Assessment of Objectives

The proposed objectives recognise land drainage infrastructure as essential infrastructure supporting productive land use, flood management and community resilience.

The objectives provide for the operation, maintenance, repair, upgrading and renewal of land drainage infrastructure and seek to ensure that subdivision, use and development maintain the function, capacity and resilience of land drainage infrastructure and land drainage schemes.

The proposed objectives are considered an appropriate way to achieve the purpose of the Act.

7. Assessment of Policies and Rules

The proposed policies and rules contained in Appendix 1 are considered more effective than the notified provisions because they:

- recognise existing infrastructure already managed by Council;
- improve visibility of land drainage infrastructure during subdivision and development processes;

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- enable effects on land drainage infrastructure to be considered before development occurs;
- provide for the operation, maintenance, repair, upgrading and renewal of land drainage infrastructure;
- recognise the catchment approach associated with land drainage schemes; and
- complement existing statutory mechanisms rather than relying solely on operational and enforcement measures after adverse effects have occurred.

8. Benefits

Environmental Benefits

- Improved protection of drainage capacity and function.
- Reduced risk of drainage obstructions and blockages.
- Better management of cumulative effects arising from development within drainage catchments.

Economic Benefits

- Protection of infrastructure supporting productive agricultural and horticultural land.
- Reduced future maintenance and remediation costs.
- Improved certainty for landowners, developers and infrastructure managers.

Social Benefits

- Reduced flood and drainage risk to communities.
- Improved resilience of settlements and infrastructure.
- Recognition of infrastructure that contributes to community wellbeing and economic prosperity.

9. Costs

Potential costs include:

- preparation and maintenance of planning map layers;
- additional assessment requirements for activities affecting land drainage infrastructure; and
- administration costs associated with implementing new provisions.

These costs are considered proportionate to the benefits of recognising and protecting infrastructure assets that provide district-wide public benefit.

10. Risk of Acting or Not Acting

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The risks of acting are considered low because the amendments relate to existing infrastructure already recognised through established drainage schemes, targeted rates and the Far North Land Drainage Bylaw 2019.

If no amendments are made, land drainage infrastructure will remain largely invisible within District Plan processes. Subdivision and development may proceed without adequate consideration of effects on land drainage infrastructure, increasing the potential for cumulative effects on drainage function and increasing reliance on operational and enforcement mechanisms after adverse effects have occurred.

11. Identification of Options

Option 1 – Status Quo

Retain the notified provisions and continue to rely on the existing statutory framework.

Option 2 – Include land drainage objectives, policies, rules, definitions and maps within the District Plan.

Option 3 – Continue to rely on the Land Drainage Bylaw and consider a future plan change.

12. Evaluation of the Preferred Option

Option 2 is considered to be the preferred option.

Option 2 provides a more effective and efficient method of recognising and managing effects on land drainage infrastructure than either the status quo or reliance on a future plan change process.

The proposed amendments:

- recognise existing land drainage infrastructure and areas of benefit;
- align with the operative Regional Plan for Northland, the Regional Policy Statement for Northland and the Far North Land Drainage Bylaw 2019;
- provide greater certainty to landowners, developers and consent authorities;
- enable effects on land drainage infrastructure to be identified and managed before development occurs;
- support the operation, maintenance, repair, upgrading and renewal of land drainage schemes;
- promote integrated catchment management; and
- avoid the costs, uncertainty and delay associated with a future plan change.

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Accordingly, Option 2 is considered to be the most appropriate option and better promotes the sustainable management of natural and physical resources in accordance with the purpose of the Resource Management Act 1991.

13. Efficiency and Effectiveness

The proposed amendments are considered more effective and efficient than the notified provisions because they provide a planning framework through which land drainage infrastructure can be identified and considered before development occurs.

14. Conclusion

On balance, the proposed amendments are considered to be a more effective and efficient method to achieve the purpose of the Resource Management Act 1991.

The benefits of recognising land drainage infrastructure through objectives, policies, rules, definitions and planning maps outweigh the costs and better promote the sustainable management of natural and physical resources.

Appendices

Appendix 1 contains the proposed definition, objectives, policies and rules for inclusion in Chapter 16 – Infrastructure.

Appendix 2 contains the maps of the Kaitaia, Waiharara, Kaikino and Motutangi Drainage Districts.