



EXTRAORDINARY AGENDA



Thursday, 20 August 2026

Time: 9:00 am

Location: Conference Room - Te Ahu
Cnr State Highway 1 and Mathews Avenue
Kaitaia

Membership:

Chairperson William (Bill) Subritzky - Chairperson
Deputy Chairperson Trevor Beatson
Member Adele Gardner
Member Mike Te Wake
Member Krystal-Rose Taaffe
Member Eddie Bellas
Member Hilda Halkyard-Harawira
Member Rachel Baucke

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

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

Council Delegations to Community Boards - January 2013

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

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

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

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

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

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

Terms of Reference

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

1. Comment on adverse performance to the Chief Executive in respect of service delivery.
2. Assist their communities in the development of structure plans, emergency management community response plans, and community development plans.
3. Assist their communities to set priorities for Pride of Place programmes.

4. Have special regard for the views of Māori.
5. Have special regard for the views of special interest groups, e.g. disabled, youth, aged, etc.
6. Actively participate in community consultation and advocacy and keep Council informed on local issues.
7. Seek and report to Council community feedback on current issues by:
 - a) Holding a Community forum prior to Board meetings
 - b) Varying the venues of Board meetings to enable access by members of the community
8. Monitor and make recommendations to Council to improve effectiveness of policy.
9. Appoint a member to receive Annual Plan\Long Term Council Community Plan submissions pertinent to the Board area, attend hearings within the Board area, and attend Council deliberations prior to the Plan adoption.

Protocols

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

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

Far North District Council
Extraordinary Te Hiku Community Board Meeting
will be held in the Conference Room - Te Ahu, Cnr State Highway 1 and
Mathews Avenue, Kaitaia on:
Thursday 20 August 2026 at 9:00 am

Te Paeroa Mahi / Order of Business

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1 KARAKIA TĪMATANGA / OPENING PRAYER**2 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND CONFLICTS OF INTEREST**

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Community Board and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a Member thinks they may have a conflict of interest, they can seek advice from the Chief Executive Officer or the Manager - Democracy Services (preferably before the meeting).

It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

[Elected Member - Register of Interests](#)

3 NGĀ PŪRONGO / REPORTS

3.1 NEW ROAD NAME: DONALD ROAD, KAITAIA

File Number: A5917299

Author: Aylah Williams, Transportation Support Officer

Authoriser: Margriet Veenstra, Manager - Property Information & Business Compliance

TAKE PŪRONGO / PURPOSE OF THE REPORT

That Council name two public roads located at Lot 15 DP 46427 and Pt Lot 5 DP 12002 Donald Road, Kaitaia.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- An application was received on the 12th of May 2026 for the naming of two new public roads associated with a subdivision located at Donald Road, Kaitaia.
- Land Information New Zealand confirmed the proposed road names are acceptable for use and comply with addressing standards.
- Te Rarawa Iwi were consulted and support the recommended names.
- Approval is sought for the names Ōpoka Place and Te Aute Rise.
- Under the Community Board Delegations, authority to approve road names rests with either the relevant Community Board or Council.

TŪTOHUNGA / RECOMMENDATION

That Te Hiku Community Board approve the names “Ōpoka Place” and “Te Aute Rise” for two new public roads created by the subdivision at Donald Road, Kaitaia.

1) TĀHUHU KŌRERO / BACKGROUND

Te Rarawa submitted a road naming application on the 12th of May 2026 for two new public roads located at Donald Road, Kaitaia. The subdivision includes the construction and vesting of two new public roads to Te Hiku Community Board. In accordance with the Road Naming and Numbering Policy and the conditions of the associated resource consent, road names are required.

The applicant proposed the name Ōpoka Place, recognising a significant ancestral area within Ōturu. The term Poka, refers to the fertile soils and underground water sources that have sustained generations of occupation and cultivation and acknowledges the area's strong cultural and historical connections to the Popata whānau and the original site of Ōturu Marae.

The applicant proposed the name Te Aute Rise, recognising the traditional name of an ancestral pā located on the ridgeline overlooking the Māhuru Papakāinga development. The site is of significant cultural and historical importance, having served as a strategic lookout point and marking a traditional south-western boundary between the rohe of Ngāti Kahu/Te Paatu and Te Rarawa. The name also acknowledges the area's long association with successive generations of rangatira and their enduring kaitiakitanga of the land.

The proposed road names were submitted to Land Information New Zealand for assessment. Land Information New Zealand (LINZ) raised no objections to any of the proposed road names throughout the assessment process. Following iwi and hapū consultation, amendments were to two of the proposed road names, being the correction of Ōpoko Place to Ōpoka Place and the amendment of Te Aute Close to Te Aute Rise. In addition, the preferred name for Road 2 was revised from Māhuru Rise to Te Aute Rise. The amended names were referred to Land Information New Zealand for reassessment which confirmed that both names remain acceptable for use and comply with Addressing Standards 2011.

Feedback was received from Te Rarawa Iwi confirming support for the names Ōpoka and Te Aute, recognising their strong cultural alignment with local narratives. There were no objections.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The proposed road names are:

Road #1 Preferred choice: Ōpoka Place – Amended from Ōpoko Place
Second choice: Waipokapoka Place
Third choice: Te Aute Close

Road #2 Preferred choice: Te Aute Rise – Revised from Māhuru Rise
Second choice: Kānuka Road
Third choice: Tara ā punga Street

Option 1: Approve Ōpoka Place and Te Aute Rise.

Advantages: Supported by applicant and Iwi.
Compliant with Far North District Council policy.
Approved by Land Information New Zealand.
Recognises local cultural heritage.

Disadvantages: None identified.

Option 2: Request alternative road names.

Advantages: Allows additional consideration.

Disadvantages: Delays subdivision completion and the allocation of property addresses.
May impact utility connections, emergency service addressing, title and settlement processes, and occupancy arrangements for future residents.
May create timing challenges given the anticipated opening of the development at the end of this month.

Option 1 is recommended. The proposed names are supported by the applicant and hapū, comply with Council policy, have been approved by LINZ, and recognise local cultural heritage. No disadvantages have been identified with the approval of the recommended names.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

The road names recommended in this report are not duplicates of any other road names in the district, therefore meeting the criteria set down in the Council's Road Naming and Property Numbering Policy and the Australian/New Zealand Addressing Standard - AS/NZS 4819.2011.

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

There will be no financial implications to the Board relating to the installation of the road name signs (white on blue background name blade). The cost of the road signage and installation will be met by the applicant.

ĀPITIHINGA / ATTACHMENTS

1. Donald Road - Iwi Feedback - A5910115  
2. Donald Road - Map - A5910116  

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 the naming of a public road and is 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.	The proposed names comply with Councils Road Naming and Property Numbering Policy and AS/NZS 4817.2011. The names are not duplicated within the district, are culturally appropriate, and have been confirmed by LINZ as suitable for addressing purposes. The proposal aligns with Te Pae o Uta and the Toi Mana Arts, Culture and Heritage Strategy through recognition of local cultural heritage and mana whenua identity.
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 local significance only. Under the Community Board delegations, authority to approve road names rests with either the relevant Community Board or Council.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision making if this decision is significant and relates to land and/or any body of water. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	The recommended names support Council's commitment to recognising and protecting local cultural heritage and reflect the relationship of Te Rarawa with their ancestral whenua. Feedback was sought from Te Rarawa Iwi. A response was received indicating support for the proposed road names, recognising their strong cultural alignment with local narratives.
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).	All affected homeowners were provided the opportunity to submit their feedback. There were no objections.
State the financial implications and where budgetary provisions have been made to support this decision.	There will be no financial implications to Council relating to the installation of the road name signs (white on blue background name blades). The cost of the road signage and installation will be met by the applicant.

Chief Financial Officer review.	There are no identified financial implications arising from the recommendations contained in this report. As such, the report has not been subject to Chief Financial Officer review.
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Re: New Road Name - Donald Road Kaitaia 0410

 Louise Mischewski [REDACTED]

  Reply  Reply All  Forward  

 Follow up. Start by Thursday, 25 June 2026. Due by Thursday, 25 June 2026.
If there are problems with how this message is displayed, click here to view it in a web browser.

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Kia ora ano Rereaniwaniwa,

Following consultation with associates who have been compiling the relevant background information and supporting narratives for proposed road names, Te Rūnanga o Te Rarawa (TROTR) agrees/supports the following names:

- **Ōpoka**
- **Te Aute**

These names have been considered carefully with regard to their cultural alignment with local narratives.

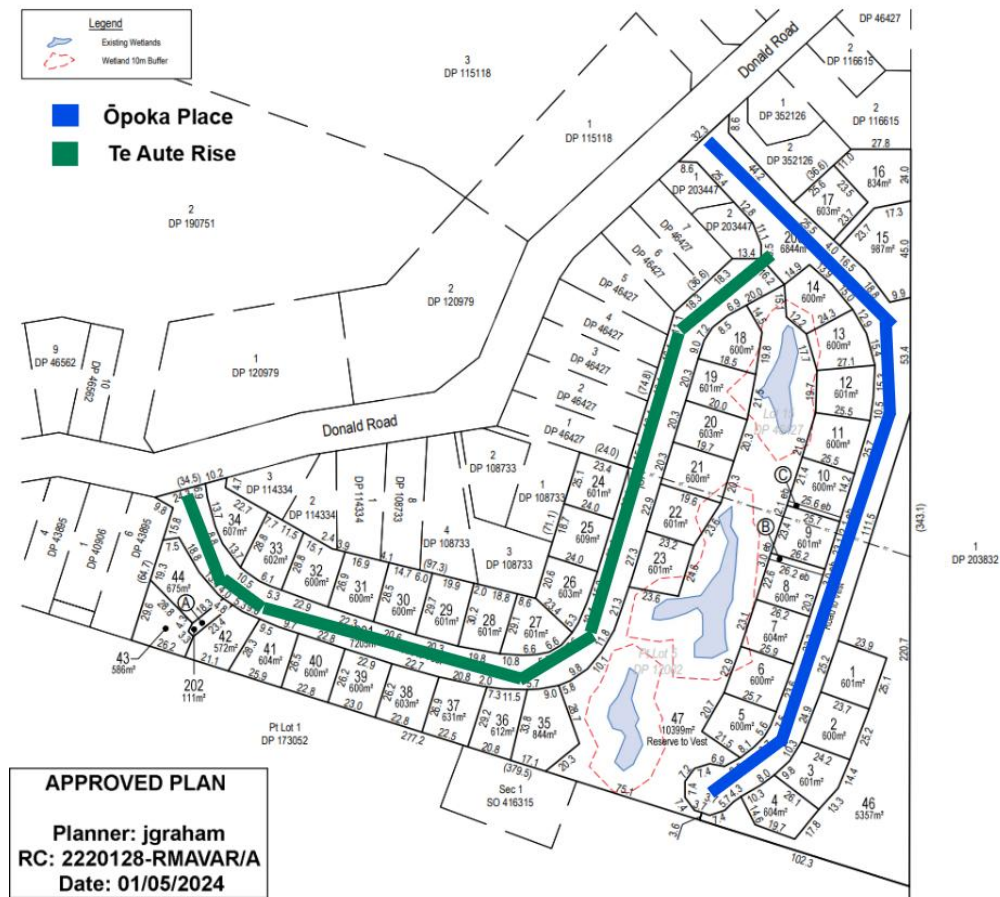
Nga mihi nui

Louise

 **TE RARAWA**

Louise Mischewski [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Local Authority: Northland Regional Council
Comprised in: RT N419A/006 & RT N449C/1469
Total Area: 5.73ha

Areas and measurements are subject to survey.

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Benefitted Land (Servient)	Benefitted Land (Dominant)
Right of way	①	Lot 202 hereon	Lot 42-44 hereon
Right to carry water, electricity, gas, telecommunications	①	Lot 202 hereon	Lot 42-44 hereon
Right to drain water	①	Lot 202 hereon	Lot 42-44 hereon
Right to drain sewage	①	Lot 202 hereon	Lot 42-44 hereon

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Benefitted Land (Servient)	Grantor
Right to drain water	①	Lot 8 hereon	Far North District Council
	②	Lot 10 hereon	Far North District Council

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Te Waka Pupuri Putea Trust
Donald Road
Kaitiaki

Lot 1-47, Lots 200-202
being Proposed Subdivision of
Lot 15 DP 46427 &
Pt Lot 5 DP 12002

FOR RESOURCE CONSENT

No.	REVISION/DESCRIPTION	NAME	DATE
A	Issued For Consent Approval	S. Bolam	04/04/2023
B	Issued For Resource Consent	S. Bolam	07/09/2023
C	Issued For Resource Consent	S. Bolam	01/04/2024
DATE	TBC	ORIGINAL SCALE	1:1500
DRAWING NO.	47576-DR-C-1200	ORIGINAL SIZE	A3
		REVISION	C

4 TE KAPINGA HUI / MEETING CLOSE