

AGENDA

Ordinary Council Meeting

Membership:

Kahika - Mayor Moko Tepania - Chairperson
Kohepu - Deputy Mayor Chicky Rudkin
Cr Arohanui Allen
Cr Rachel Baucke
Cr Ann Court
Cr Felicity Foy
Cr Hilda Halkyard-Harawira
Cr Tāmāti Rākena
Cr Davina Smolders
Cr Kelly Stratford
Cr John Vujcich

Thursday, 24 September 2026

Time: 10:00 AM

Council Chamber

Memorial Ave

Kaikohe



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

Far North District Council
Ordinary Council Meeting
will be held in the Council Chamber, Memorial Ave, Kaikohe on:
Thursday 24 September 2026 at 10:00 AM

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Far North District Council Values

The Code of Conduct is designed to give effect to the following values:

1. **Public interest:** members will serve the best interests of the people within their community, district or region and discharge their duties conscientiously, to the best of their ability.
2. **Public trust:** members, in order to foster community confidence and trust in their Council, will work together constructively and uphold the values of honesty, integrity, accountability and transparency;
3. **Ethical behaviour:** members will not place themselves in situations where their honesty and integrity may be questioned, will not behave improperly and will avoid the appearance of any such behaviour;
4. **Objectivity:** members will make decisions on merit; including appointments, awarding contracts, and recommending individuals for rewards or benefits.
5. **Respect for others:** will treat people, including other members, with respect and courtesy, regardless of their race, age, religion, gender, sexual orientation, or disability. Members will respect the impartiality and integrity of officials;
6. **Duty to uphold the law:** members will comply with all legislative requirements concerning their role, abide by this Code of Conduct, and act in accordance with the trust placed in them by the public;
7. **Equitable contribution:** members will take all reasonable steps to ensure they fulfil the duties and responsibilities of office, including attendance at meetings and workshops, background reading, attendance at civic events, and participation in relevant training seminars organised by the Council.
8. **Leadership:** members will actively promote and support these principles and ensure they are reflected in the way in which the Council operates including regular review and assessment.

These values complement, and work in conjunction with, the principles of s.14 of the LGA 2002 and the governance principles of s.39 of the LGA 2002.

1 KARAKIA TĪMATANGA / OPENING PRAYER

Ka tuku mātou kia kaha mai ngā māngai kua whiriwhirihia mō Te Kaunihera o Te Hiku o te Ika ki te mahi me te ngākau auaha me te whakamahi i ngā pūkenga me te mātauranga i roto i ngā wānanga me ngā whakataunga kia whakatūria ai tētahi Hapori e matatika ana, e tū kotahi ana ka mutu ka whakapiki anō i te oranga o tō tātou rohe, ka whakatau anō i ngā take o te rohe i runga i te tika me te pono.

We ask that through Council discussions and decisions the representatives we have elected may govern the Far North District with imagination, skill and wisdom to achieve a fairer and more united Community that enhances the wellbeing of our district and solves the District's problems efficiently and effectively.

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 Council 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 TONO KŌRERO / DEPUTATIONS

Kim Robinson, representing the New Zealand Sign Language Club Trust.

4 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

Supplementary Agenda Items (distributed under separate cover)

- 6.7 Carry Forwards for Capital Programme 2025-26
- 6.8 Russell Speed Limit Changes

Supplementary Public Excluded Agenda Item (distributed under separate cover)

- 8.6 Far North Holdings Limited - Proposed Disposal of Premises

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

File Number: A5951683

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

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

TŪTOHUNGA / RECOMMENDATION

That Council confirm the minutes of the Ordinary Council meeting held 27 August 2026 as a true and correct record.

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.

Secretarial notes are included in the minutes to capture the essence of the debate during each item. Secretarial notes do not reiterate the whole conversation.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

The minutes of the Ordinary Council meeting held 27 August 2026.

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.

ĀPITIHINGA / ATTACHMENTS

- 1. 2026-08-27 Council Minutes - A5927470** [↓](#)

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. State the possible implications and how this report aligns with Te Tiriti o Waitangi / The Treaty of Waitangi.	There are no implications for Māori in confirming minutes from 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 CFO has not reviewed this report.

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Ordinary Council Meeting Minutes

27 August 2026

**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON THURSDAY, 27 AUGUST 2026 AT 10:05AM**

- PRESENT:** Kahika-Mayor Moko Tepania, Kohepu-Deputy Mayor Chicky Rudkin, Cr Arohanui Allen, Cr Rachel Baucke, Cr Ann Court, Cr Felicity Foy, Cr Tāmati Rākena, Cr Davina Smolders, Cr Kelly Stratford, Cr John Vujcich.
- IN ATTENDANCE:** Community Board Chairs; Bill Subritzky, Belinda Ward, Jessie McVeagh, Jonathan Salter (Simpson Grieson), Kawiti Waetford (Kaiwhakawhiti Reo – Language Interpreter).
- STAFF PRESENT:** Guy Holroyd (Chief Executive Officer), Aisha Huriwai (Manager – Democracy Services), Marysa Maheno (Democracy Advisor), Emma Healy (Chief of Staff), Hilary Sumpter (Group Manager – Delivery & Operations), Tanya Proctor (Head of Infrastructure Transition), Aaron Taikato (Manuhautu Te Hono – Group Manager Te Hono), Kate Ivicheva (Group Manager – Policy & Planning), Jacine Warmington (Group Manager – Strategic Relationships), Ruben Garcia (Group Manager – Community and Engagement), Ken Macdonald (Chief Financial Officer), Rachel Smith (Executive Officer), Ken Lewis (Manager – Communications & Engagement), Casey Gannon (Manager – Civic Engagement & Education), Briar Macken (Manager – Strategy & Policy), Dan Bowmar (Policy Advisor), Charlie Billington (Group Manager – Corporate Services).

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika-Mayor Moko Tepania commenced the meeting with karakia.

2 NGĀ KŌRERO A TE KAHIKA / MAYORAL ANNOUNCEMENTS

Kahika-Mayor Moko Tepania addressed the meeting regarding the expected proceedings for the day.

Kahika-Mayor Moko Tepania Acknowledgment:

- Northland Taniwha's bringing home the Ranfurly Shield;
- Kate Simmonds on her appointment as Chief Executive Officer of Northland Waters;
- Councillor Hilda Halkyard-Harawira's attendance at the World Waka Ama Games in Singapore; and
- The Council Chambers being illuminated in yellow in recognition of Daffodil Day.

Meeting Matters:

- Kahika-Mayor Moko Tepania advised that no legal staff would be present at the Council meeting.
- He also advised that a major item not on the agenda would be considered today. The Northland Waters Limited – LGFA Accession, Council Support and Establishment Funding item was not included in the agenda due to awaiting legal advice from external counsel, Rice Speir, on important final aspects of agreements & supporting documentation. The report cannot be delayed because deferring the decision would create material funding uncertainty, delay LGFA accession across the three councils, and leave Council funding Northland Waters Ltd (NWL) through undocumented advances for longer.

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3 NGĀ WHAKAPĀHA ME NGĀ PĀNGA MEMA / APOLOGIES AND DECLARATIONS OF INTEREST**APOLOGY****RESOLUTION 2026/65**

Moved: Kahika - Mayor Moko Tepania

Seconded: Kohepu - Deputy Mayor Chicky Rudkin

That the apology received from Cr Hilda Halkyard-Harawira be accepted and leave of absence granted.

CARRIED*The meeting was adjourned from 11:05AM to 11:15AM.***4 NOTICE OF MOTION****4.2 NOTICE OF MOTION - MEMBERSHIP OF TE KUAKA COMMITTEE FOR MĀORI STRATEGIC RELATIONSHIPS**

Agenda item 8.2 document number A5919923, public excluded pages 10 - 21 refers

RESOLUTION 2026/66

Moved: Cr Arohanui Allen

Seconded: Cr Tāmati Rākena

That Council:

- a) notes the purpose of Te Kuaka Committee for Māori Strategic Relationships, being to provide strategic leadership and guidance that strengthens Te Ao Māori perspectives within Council decision-making and ensures genuine Te Tiriti-based partnership and leadership between Far North District Council and iwi and hapū, and notes the Committee's responsibilities to build and sustain genuine high-trust relationships, support strategic partnerships, develop partnership engagement frameworks, and assist Council in maintaining effective and good-faith relationships with Māori.
- b) determines that Council no longer has confidence that Councillor Davina Smolders' continued membership is compatible with the purpose, responsibilities and relationship objectives of Te Kuaka; and
- c) removes Councillor Davina Smolders from membership of Te Kuaka Committee for Māori Strategic Relationships, effective immediately.

In Favour: Kahika-Mayor Moko Tepania, Kohepu-Deputy Mayor Chicky Rudkin, Crs Arohanui Allen, Felicity Foy, Tāmati Rākena, Kelly Stratford and John Vujcich

Against: Crs Rachel Baucke, Ann Court and Davina Smolders

CARRIED*The meeting was adjourned from 11:27AM to 11:39AM.***5 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES****5.1 CONFIRMATION OF PREVIOUS MINUTES**

Agenda item 5.1 document number A5892217, pages 7 - 28 refers

RESOLUTION 2026/67

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Kelly Stratford

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That Council confirm the minutes of the Ordinary Council meeting held 22 July 2026 and Extraordinary Council meetings held 16 July and 4 August 2026 as a true and correct record.

CARRIED

Note: Cr Ann Court noted that Kaikohe-Hokianga Community Board Chair Jessie McVeagh's name is spelt incorrectly in the previous minutes.

6 NGĀ PŪRONGO / REPORTS

6.1 VOTING SYSTEM FOR 2028 LOCAL BODY ELECTIONS

Agenda item 6.1 document number A5887615, pages 29 - 48 refers

RESOLUTION 2026/68

Moved: Cr Kelly Stratford

Seconded: Cr John Vujcich

That Council adopt Single Transferable Voting as Far North District Council electoral voting system for the 2028 and 2031 local body elections.

Against: Crs Ann Court and Felicity Foy

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 COMMUNITY BOARD MINUTES

Agenda item 7.1 document number A5892288, pages 201 - 219 refers

RESOLUTION 2026/69

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council note the minutes from the following Community Board meetings:

- a) Te Hiku Community Board Meeting held 3 August 2026;
- b) Kaikohe-Hokianga Community Board Meeting held 5 August 2026; and
- c) Bay of Islands-Whangaroa Community Board Meeting held 6 August 2026.

CARRIED

12:12PM Kohepu-Deputy Mayor Chicky Rudkin left the meeting.

12:14PM Kohepu-Deputy Mayor Chicky Rudkin returned to the meeting.

12:18PM Cr Arohanui Allen left the room.

12:24PM Cr Arohanui Allen returned to the room.

7.2 COMMITTEE AND JOINT COMMITTEE MINUTES - JULY AND AUGUST 2026

Agenda item 7.2 document number A5892305, pages 220 - 264 refers

RESOLUTION 2026/70

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council receive the report Committee and Joint Committee Minutes July and August 2026.

Abstained: Cr Ann Court

CARRIED

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6 NGĀ PŪRONGO / REPORTS CONTINUED

6.2 VEHICLE CROSSINGS BYLAW REVIEW

Agenda item 6.4 document number A5884171, pages 59 - 81 refers

RESOLUTION 2026/71

Moved: Cr Kelly Stratford

Seconded: Kahika - Mayor Moko Tepania

That Council:

- a) agree, under section 155(1) of the Local Government Act 2002, that a Bylaw is the most appropriate way of addressing problems related to Vehicle Crossings
- b) agree, under section 155(2) of the Local Government Act 2002, that the current Vehicle Crossings Bylaw is not the most appropriate form because:
 - i) it is not consistent with relevant legislation, codes and guides
 - ii) it is not certain
- c) agree, the Vehicle Crossings Bylaw should continue with an amendment to:
 - i) ensure consistency with relevant legislation, codes and guides
 - ii) improve certainty
- d) agree, to progress amalgamating the vehicle crossing bylaw provisions into the Road Use Bylaw
- e) note, under section 155(2) of the Local Government Act 2002, a full analysis of any implications regarding the Vehicle Crossings Bylaw under the New Zealand Bill of Rights Act 1990 cannot be completed until the amendments to the bylaw have been drafted
- f) note, a full analysis of any inconsistencies regarding the Vehicle Crossings Bylaw under the Regulatory Standards Act 2025 cannot be completed until the amendments to the bylaw have been drafted.

CARRIED

12:32PM Cr Tāmāti Rākena left the room.

6.3 KAUPAPA HERE HIRANGA ME TE HONONGA / SIGNIFICANCE AND ENGAGEMENT POLICY 2024 REVIEW

Agenda item 6.5 document number A5884320, pages 82 - 105 refers

RESOLUTION 2026/72

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Kelly Stratford

That Council:

- a) Agrees, the Kaupapa Here Hiranga me te Hononga / Significance and Engagement Policy has been reviewed
- b) Agrees, the Kaupapa Here Hiranga me te Hononga / Significance and Engagement Policy should continue with amendment

Against: Cr Davina Smolders

CARRIED

12:36PM Cr Tāmāti Rākena returned to the meeting.

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6.4 PROPOSED STRATEGIC PARKING POLICY - TE RAUTAKI TUNGA WAKA O TE HIKU O TE IKA - RIGHT SPACE, RIGHT PLACE.

Agenda item 6.6 document number A5889564, pages 106 - 147 refers

RESOLUTION 2026/73

Moved: Cr Kelly Stratford

Seconded: Cr Arohanui Allen

That Council adopt Te Rautaki Tūnga Waka o Te Kaunihera o Te Hiku o te Ika - Right Space, Right Place Strategic Parking Policy (attachment 1).

CARRIED

6.5 ESTABLISHMENT OF OBJECTIONS PANEL UNDER THE DOG CONTROL ACT 1996

Agenda item 6.7 document number A5906082, pages 148 - 152 refers

RESOLUTION 2026/74

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Kelly Stratford

That Council:

- a) approve the establishment of an Objections Panel, being a subordinate decision-making body, to hear objections matters provided for under the Dog Control Act 1996.
- b) appoint to the Objections Panel as independent commissioners to hear and determine objections under the Dog Control Act 1996:
 - a. Sue Wells
 - b. Crystal Beavis
 - c. Shelley Chadwick
 - d. Janet Gibb
- c) delegate to the Objections Panel all necessary powers and functions necessary to hear objections under the Dog Control Act 1996, not limited to, receiving and considering evidence and submissions, conducting hearings, confirming, varying, or rescinding decisions subject to objection, and issuing written decisions with reasons;
- d) approve the Objections Panel sitting as any one or more of the appointed hearings commissioners appointed from time to time, based on availability, with a single commissioner legally able to exercise all the powers and functions of the Objections Panel.

CARRIED

6.6 ADOPTION OF NEW COMMITTEE MEETING DATES FOR 2026

Agenda item 6.2 document number A5899018, pages 49 - 53 refers

RESOLUTION 2026/75

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council;

- a) agree to cancel the following formal meeting dates:

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- Joint Climate Change Adaptation Committee – 22 September 2026
 - Te Koekoeā Committee for Council Controlled Organisations – 13 October 2026
 - Te Koukou Committee for Transport and Infrastructure – 14 October 2026
 - Te Huia Committee for Chief Executive Performance – 2 December 2026; and
- b) adopt the revised formal meeting dates;
- Te Koekoeā Committee for Council Controlled Organisations – 12 October 2026
 - Te Koukou Committee Transport and Infrastructure – 12 October 2026
 - Te Miromiro Committee for Assurance Risk and Finance – 16 October 2026
 - Joint Climate Change Adaptation Committee – 5 November 2026
 - Te Huia Committee for Chief Executive Performance – 24 November 2026
- CARRIED**

6.7 ELECTED MEMBERS ON PRIVATE TRUSTS

Agenda item 6.3 document number A5776546, pages 54 - 58 refers

RESOLUTION 2026/76

Moved: Cr Kelly Stratford

Seconded: Kohepu - Deputy Mayor Chicky Rudkin

That Council leave to lie item 6.3, Elected Members on Private Trusts.

CARRIED

6.8 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE FOR KAIKOHE LIBRARY & CIVIC HUB

Agenda item 6.8 document number A5913870, pages 153 - 158 refers

RESOLUTION 2026/77

Moved: Cr John Vujcich

Seconded: Cr Kelly Stratford

That Council:

- a) approve the recommendation to grant a licence to Meridian Energy to construct and operate electric vehicle charging infrastructure on the Kaikohe Library & Civic Hub site at 69-71 Broadway, Kaikohe 0405, with the legal description Lot 1 Deposited Plan 114630 & Part Lot 13 Deposited Plan 7437, subject to Meridian Energy agreeing to licence terms satisfactory to Council; and
- b) authorises the Chief Executive Officer or his delegate to negotiate licence terms and conclude the licence on behalf of Council.

Abstained: Crs Davina Smolders and Kelly Stratford

CARRIED

The meeting was adjourned from 1:09PM to 1:55PM.

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6.9 COUNCIL OPEN RESOLUTIONS AND ACTIONS UPDATE - AUGUST 2026

Agenda item 6.9 document number A5870386, pages 159 - 200 refers

RESOLUTION 2026/78

Moved: Cr Ann Court

Seconded: Cr Kelly Stratford

That Council receive the report Council Open Resolutions and Actions Update August 2026.

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS CONTINUED

7.3 ANNUAL REPORT ON DOG CONTROL 2025-2026

Agenda item 7.3 document number A5904235, pages 265 - 274 refers

RESOLUTION 2026/79

Moved: Cr Kelly Stratford

Seconded: Cr John Vujcich

That the Council receive the report Annual Report on Dog Control 2025-2026.

CARRIED

MAJOR ITEM NOT ON THE AGENDA

RESOLUTION 2026/80

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr John Vujcich

That Council:

- a) resolve to consider the major item not on the agenda, Northland Waters Limited – LGFA Accession, Council Support and Establishment Funding;
- b) note that the item was not included in the agenda due to awaiting legal advice from external counsel, Rice Speir, on important final aspects of agreements & supporting documentation; and
- c) note that deferring the decision would create material funding uncertainty, delay LGFA accession across the three councils, and leave Council funding NWL through undocumented advances for longer so must be considered today.

CARRIED

8 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2026/81

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Tāmati Rākena

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

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

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passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Confirmation of Previous Minutes - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - Notice of Motion - Membership of Te Kuaka Committee for Māori Strategic Relationships	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - Committee and Joint Committee Minutes - July and August 2026 - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.4 - Contract 7/24/27 - Kaitaia Wastewater Overflows Stage 1 Variation Approval	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	
8.5 - Kaitiāia Wastewater Treatment Plant Desludging Programme Variation	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.6 - Contract 7/21/185 Lighting Maintenance and Renewals Contract Extension	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.7 - Council Public Excluded Open Resolutions - August 2026	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.8 – Northland Waters Limited – LGFA Accession, Council Support and Establishment	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

and that Kaiwhakawhiti Reo – Language Interpreter, Kawiti Waetford and Community Board Chairs remain in the public excluded part of the meeting.

CARRIED

UNCONFIRMED

Ordinary Council Meeting Minutes

27 August 2026

CONFIRMATION OF INFORMATION AND DECISIONS TO BE RELEASED IN PUBLIC**RESOLUTION 2026/82**

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Felicity Foy

That Council confirms the decisions contained in the part of the meeting held with public excluded be restated in public meeting when appropriate as follows:

- Item 8.5 Contract 7/24/27 – Kaitāia Wastewater Overflows Stage 1 Variation Approval; and
- Tabled public excluded item 8.8 Northland Waters Limited – LGFA Accession, Council Support and Establishment Funding.

CARRIED**9 KARAKIA WHAKAMUTNGA / CLOSING PRAYER**

Kahika-Mayor Moko Tepania closed the meeting with karakia.

10 MEETING CLOSE**The meeting closed at 4:00PM.****The minutes of this meeting will be confirmed at the Ordinary Council Meeting held on 24 September 2026.**.....
CHAIRPERSON

5.2 COMMUNITY BOARD MINUTES

File Number: A5951781

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To provide an overview of resolutions made by Community Boards with an opportunity for Chairpersons to speak with Council about pertinent discussions held at Community Board.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Minutes from Te Hiku, Kaikohe-Hokianga Community and Bay of Islands-Whangaroa Board meetings are attached for Council information.

TŪTOHUNGA / RECOMMENDATION

That Council note the minutes from the following Community Board meetings:

- a) Te Hiku Community Board Meeting held 31 August 2026;
- b) Kaikohe-Hokianga Community Board Meeting held 2 September 2026;
- c) Bay of Islands-Whangaroa Community Board Meeting held 3 September 2026.

1) TĀHUHU KŌRERO / BACKGROUND

This report is to provide Council with an overview of resolutions made at Community Board meetings and for Community Board Chairpersons to raise any Community Board issues with Council.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

From time-to-time Community Boards may make recommendations to Council. This report is not considered to be the appropriate mechanism for Council to make a decision from a Community Board recommendation. Council could however move a motion to formally request a report on a particular matter for formal consideration at a subsequent meeting. The report would then ensure that Council have sufficient information to satisfy the decision-making requirements under the Local Government Act 2002 (sections 77-79).

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

There are no financial implications or need for budget provision in considering this report.

ĀPITIHINGA / ATTACHMENTS

- 1. 2026-08-31 Te Hiku Community Board Minutes - A5930402 [↓](#)
- 2. 2026-09-02 Kaikohe-Hokianga Community Board Minutes - A5941551 [↓](#)
- 3. 2026-09-03 Bay of Islands-Whangaroa Community Board Minutes - A5938353 [↓](#)

UNCONFIRMED

Te Hiku Community Board Meeting Minutes

31 August 2026

**MINUTES OF
TE HIKU COMMUNITY BOARD MEETING
HELD AT THE CONFERENCE ROOM - TE AHU, CNR STATE HIGHWAY 1 AND MATHEWS
AVENUE, KAITAIA
ON MONDAY, 31 AUGUST 2026 AT 10:00 AM**

PRESENT: Chairperson William (Bill) Subritzky, Deputy Chairperson Trevor Beatson, Member Adele Gardner, Member Mike Te Wake (online), Member Krystal-Rose Taaffe

STAFF PRESENT: Beverly Mitchell (Community Board Coordinator), Kathryn Trewin (Funding Advisor), Natasha Rmandic (Democracy Advisor), Amorangi Mathews (Online Strategy and Communications Advisor), Greer Bell (Communications and Engagement Advisor), Aylah Williams (Transportation Support Officer), Margreet Veenstra (Manager - Property Information & Business Compliance), Jolene Rupapera. (Kaiarahi Kaupapa Māori).

1 KARAKIA TIMATANGA / OPENING PRAYER

The Chair commenced the meeting and Deputy Chairperson Trevor Beatson opened with a karakia.

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

APOLOGY

RESOLUTION 2026/110

Moved: Member Adele Gardner

Seconded: Member Mike Te Wake

That the apology received from Cr Hilda Halkyard-Harawira and Member Eddie Bellas be accepted and leave of absence granted.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATIONS

- Joanne Smith, Annie Topi and Alan Curran – Kaitāia Croquet Club

4 NGĀ KAIKŌRERO / SPEAKERS

- Ms Bobbi Peta
- Catalytic Foundation - Jacqui Barker
- Matariki Cultural Foundation - Hinurewa Te Hau
- Te Hapua Sports and Recreation Club - Sharon Norman (VC)

UNCONFIRMED

Te Hiku Community Board Meeting Minutes

31 August 2026

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5914980, pages 8 - 15 refers

RESOLUTION 2026/111

Moved: Chairperson William (Bill) Subritzky

Seconded: Deputy Chairperson Trevor Beatson

That Te Hiku Community Board confirm the minutes of the ordinary meeting held 3 August, and extraordinary meeting held 20 August 2026 to be a true and correct record.

CARRIED

6 NGĀ PŪRONGO / REPORTS

6.1 NEW ROAD NAME: 190D MIDGLEY ROAD, MANGONUI

Agenda item 7.1 document number A5925063, pages 16 - 22 refers

RESOLUTION 2026/112

Moved: Member Adele Gardner

Seconded: Member Krystal-Rose Taaffe

That Te Hiku Community Board name a right of way "Lovedays Lane" that is located at 190d Midgley Road, Mangonui.

CARRIED

6.2 PROJECT FUNDING REPORTS

Agenda item 7.2 document number A5918013, pages 23 - 36 refers

RESOLUTION 2026/113

Moved: Member Mike Te Wake

Seconded: Member Krystal-Rose Taaffe

That Te Hiku Community Board note the project reports received from:

- a) Ahipara School – Strike Percussion
- b) Ahipara School – 6-seat Swing Project
- c) Doubtless Bay Tennis Club
- d) Te Whānau o Tūtūtara kihi

CARRIED

6.3 FUNDING APPLICATIONS

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/114

Moved: Member Adele Gardner

Seconded: Chairperson William (Bill) Subritzky

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Te Hiku Community Board Meeting Minutes

31 August 2026

- a) That Te Hiku Community Board decline the request for the sum of **\$3,500** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Ms Bobbie Peta for costs towards a whānau day in Paihia.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/115

Moved: Chairperson William (Bill) Subritzky

Seconded: Deputy Chairperson Trevor Beatson

- b) That Te Hiku Community Board approve the sum of **\$1,917** (plus GST if applicable) be paid from the Board's Pride of Place Grant Fund account to Manukau Marae for costs towards installing a new flagpole at the marae.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/116

Moved: Member Adele Gardner

Seconded: Deputy Chairperson Trevor Beatson

- c) That Te Hiku Community Board leave this application to lie.

CARRIED

Secretarial Note: the Board revisited this Item as the applicant joined the meeting at the request of the Funding Advisor and spoke to the application.

RESOLUTION 2026/108

Moved: Deputy Chairperson Trevor Beatson

Seconded: Chairperson William (Bill) Subritzky

That Te Hiku Community Board:

- uplift item 7.3C off the table, and
- approve the sum of **\$5,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Te Hapua Sports and Recreation Club for costs towards Golden Oldies Reunion.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/117

Moved: Member Adele Gardner

Seconded: Chairperson William (Bill) Subritzky

- d) That Te Hiku Community Board decline the request the sum of **\$3,000** (plus GST if

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Te Hiku Community Board Meeting Minutes

31 August 2026

applicable) be paid from the Board's Community Grant Fund account to Kaitaia City Rugby Union Football Club for costs towards players attending the Under 11 Global Games in Taupō.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/118

Moved: Member Adele Gardner

Seconded: Deputy Chairperson Trevor Beatson

- e) That Te Hiku Community Board approve the sum of **\$2,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Catalytic Foundation for costs towards Christmas Shoebox Project.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/119

Moved: Member Mike Te Wake

Seconded: Deputy Chairperson Trevor Beatson

- f) That Te Hiku Community Board approve the sum of **\$1,350** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Pawarenga Old Boys Association for costs towards a ladies pool tournament.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/120

Moved: Member Adele Gardner

Seconded: Member Krystal-Rose Taaffe

- g) That Te Hiku Community Board approve the sum of **\$2,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Matariki Cultural Foundation for costs towards He Waiata Roa.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/121

Moved: Member Krystal-Rose Taaffe

Seconded: Deputy Chairperson Trevor Beatson

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Te Hiku Community Board Meeting Minutes

31 August 2026

- h) That Te Hiku Community Board leave to lie the application for the sum of **\$5,121** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Mountains to Sea Conservation Trust for costs towards the Growing Ocean Kaitiaki in the Far North.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/122

Moved: Member Adele Gardner

Seconded: Chairperson William (Bill) Subritzky

- i) That Te Hiku Community Board leave to lie the application for the sum of **\$3,900** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Sherry Pomare for costs towards Te Manawa Puoro.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/123

Moved: Deputy Chairperson Trevor Beatson

Seconded: Member Adele Gardner

- j) That Te Hiku Community Board approve the sum of **\$1,100** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Ngā Waka Kōtuitui for costs towards Ngā Waka Kōtuitui ki Te Ao.

CARRIED

6.3 FUNDING APPLICATION

Agenda item 7.3 document number A5917334, pages 37 - 63 refers

RESOLUTION 2026/124

Moved: Member Krystal-Rose Taaffe

Seconded: Member Adele Gardner

- k) That Te Hiku Community Board leave to lie the application for the sum of **\$3,000** (plus GST if applicable) be paid from the Board's Community Grant Fund account to Toronge Pene for costs towards Te Hiku rangatahi guitar and composing wānanga.

CARRIED

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Te Hiku Community Board Meeting Minutes

31 August 2026

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS**7.1 CHAIRPERSON AND MEMBERS REPORTS**

Agenda item 8.1 document number A5909862, pages 64 - 69 refers

RESOLUTION 2026/125

Moved: Member Adele Gardner

Seconded: Deputy Chairperson Trevor Beatson

That Te Hiku Community Board note the 31 August 2026 member reports from Deputy Chairperson Trevor Beatson and members: Adele Gardner, Eddie Bellas and Krystal-Rose Taaffe.

CARRIED**7.2 THCB OPEN RESOLUTIONS REPORT**

Agenda item 8.2 document number A5915024, pages 70 - 74 refers

RESOLUTION 2026/126

Moved: Chairperson William (Bill) Subritzky

Seconded: Deputy Chairperson Trevor Beatson

That Te Hiku Community Board receive the report Te Hiku Community Board Open Resolutions Report for August 2026.

CARRIED**7.3 KŌKOPU STREET PLAYGROUND****RESOLUTION 2026/127**

Moved: Member Adele Gardner

Seconded: Deputy Chairperson Trevor Beatson

That Te Hiku Community Board request staff provide an update on works and further options for the Kōkopu Street, Ahipara playground.

CARRIED**8 TE KAPINGA HUI / MEETING CLOSE**

Deputy Chairperson Trevor Beatson closed the meeting at 11.50AM with karakia.

The minutes of this meeting will be confirmed at the Te Hiku Community Board Meeting held on 28 September 2026.

.....
CHAIRPERSON

UNCONFIRMED

Kaikohe-Hokianga Community Board Meeting Minutes

2 September 2026

**MINUTES OF
KAIKOHE-HOKIANGA COMMUNITY BOARD MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVENUE, KAIKOHE
ON WEDNESDAY, 2 SEPTEMBER 2026 AT 10:01AM**

PRESENT: Chairperson Jessie McVeagh, Deputy Chairperson Scarlet Mokaraka (online), Member Arohanui Allen, Member Doug Te Wake, Member Kelly van Gaalen, Member John Vujcich (online).

STAFF PRESENT: Marysa Maheno (Democracy Advisor), Kathryn Trewin (Funding Advisor), Rhonda-May Whiu (Stand-in Community Board Coordinator), Aaron Taikato (Manuhautu Te Hono – Group Manager Te Hono), Lawrence Wharerau (Kaiarahi Kaupapa Māori), Piripi Rākena (Kaiarahi Kaupapa Māori), Kieren Morrison (Principal Advisor – Te Hono), Jolene Rupapera (Kaiarahi Kaupapa Māori).

1 KARAKIA TIMATANGA / OPENING PRAYER

The meeting commenced with karakia by Member Doug Te Wake.

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

APOLOGY

RESOLUTION 2026/89

Moved: Member Doug Te Wake

Seconded: Member Kelly van Gaalen

That the apology received from Members Denis Orme and Eddie Court be accepted and leave of absence granted, and the conflict of interest declared be received as follows;

- i. **Member Doug Te Wake – Item 7.2c, funding application for Pikipāria Marae Carving Project.**

CARRIED

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

- Linda Bracken gave an update from the Kaikohe Business Association.
- Neil Phillips spoke to the board about the rocks that were taken from the Hokianga Harbour.

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

4.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5919090, pages 8 - 14 refers

RESOLUTION 2026/90

Moved: Member Kelly van Gaalen

Seconded: Member Doug Te Wake

That the Kaikohe-Hokianga Community Board confirm the minutes of the meeting held 5 August 2026 to be a true and correct record.

CARRIED

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Kaikohe-Hokianga Community Board Meeting Minutes

2 September 2026

5 NGĀ KAIKŌRERO / SPEAKERS

Secretarial Note: Funding application speakers attended the meeting at the request of the Funding Advisor and participated at various points throughout the meeting.

- 10:25am Medina Davis representing Hokianga Country Music Club spoke to item 7.2a.
- 11:00am Jean Cook representing Tupuhaere ki te Rangi spoke to item 7.2d.

6 NGĀ PŪRONGO / REPORTS**6.1 CHAIRPERSON AND MEMBERS REPORTS**

Agenda item 7.1 document number A5528239, pages 15 - 19 refers

RESOLUTION 2026/91

Moved: Member John Vujcich
Seconded: Member Doug Te Wake

That the Kaikohe-Hokianga Community Board note the September member report from Chair Jessie McVeagh.

CARRIED**6.2 PROJECT FUNDING REPORTS**

Agenda item 7.3 document number A5919387, pages 32 - 35 refers

RESOLUTION 2026/92

Moved: Chairperson Jessie McVeagh
Seconded: Member Kelly van Gaalen

That the Kaikohe-Hokianga Community Board note the project reports received from Rāwene Community Library.

CARRIED**6.3 KAIKOHE-HOKIANGA COMMUNITY BOARD FUNDING - COMMUNITY GUIDANCE**

Agenda item 7.4 document number A5919495, pages 36 - 41 refers

RESOLUTION 2026/93

Moved: Chairperson Jessie McVeagh
Seconded: Member Doug Te Wake

That Kaikohe-Hokianga Community Board adopt the updated "Community Guidance for funding from Kaikohe-Hokianga Community Board" to provide guidance to applicants from their community seeking funding from Kaikohe-Hokianga Community Board, specifically those based outside of the ward/district.

CARRIED

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Kaikohe-Hokianga Community Board Meeting Minutes

2 September 2026

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS**7.1 OPEN RESOLUTIONS - SEPTEMBER 2026**

Agenda item 8.1 document number A5919104, pages 42 - 46 refers

RESOLUTION 2026/94

Moved: Member Doug Te Wake

Seconded: Chairperson Jessie McVeagh

That the Kaikohe-Hokianga Community Board receive the report Open Resolutions - September 2026.**CARRIED****6 NGĀ PŪRONGO / REPORTS CONTINUED****6.4 FUNDING APPLICATIONS**

Agenda item 7.2 document number A5919385, pages 20 - 23 refers

RESOLUTION 2026/95

Moved: Chairperson Jessie McVeagh

Seconded: Member Kelly van Gaalen

- a) That Kaikohe-Hokianga Community Board approve the sum of \$5,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account Hokianga Country Music Club for costs towards 2026 Hokianga Country Music Festival.**

CARRIED**6.4 FUNDING APPLICATIONS**

Agenda item 7.2 document number A5919385, pages 20 - 23 refers

RESOLUTION 2026/96

Moved: Chairperson Jessie McVeagh

Seconded: Member Doug Te Wake

- b) That Kaikohe-Hokianga Community Board approve the sum of \$650 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Rhys Evans for costs towards Kohukohu Cèilidh.**

CARRIED**6.4 FUNDING APPLICATIONS**

Agenda item 7.2 document number A5919385, pages 20 - 23 refers

RESOLUTION 2026/97

Moved: Member Kelly van Gaalen

Seconded: Chairperson Jessie McVeagh

- c) That Kaikohe-Hokianga Community Board leave to lie the funding application from**

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Kaikohe-Hokianga Community Board Meeting Minutes

2 September 2026

Robert Harris for costs Pikipāria Marae carving project.

CARRIED

Secretarial Note: Member Doug Te Wake did not participate in voting.

6.4 FUNDING APPLICATIONS

Agenda item 7.2 document number A5919385, pages 20 - 23 refers

RESOLUTION 2026/98

Moved: Chairperson Jessie McVeagh

Seconded: Member Kelly van Gaalen

- d) That Kaikohe-Hokianga Community Board approve the sum of \$2,643 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Tupuhaere ki te rangi for costs towards Tupu Ora.**

Abstained: Cr Arohanui Allen

CARRIED

8 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

The meeting closed with karakia from Member Doug Te Wake.

9 TE KAPINGA HUI / MEETING CLOSE

The meeting closed at 11:12AM.

The minutes of this meeting will be confirmed at the Kaikohe-Hokianga Community Board Meeting held on 30 September 2026.

.....
CHAIRPERSON

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

**MINUTES OF
BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD MEETING
HELD AT THE TURNER CENTRE, 43 COBHAM ROAD, KERIKERI
ON THURSDAY, 3 SEPTEMBER 2026 AT 10:10AM**

PRESENT: Chairperson Belinda Ward, Deputy Chairperson Tyler Bamber, Member Korey Atama, Member Dane Hawker, Councillor Arohanui Allen, Councillor Ann Court

STAFF PRESENT: Lawrence Wharerau (Kaiarahi Kaupapa Māori), Aylah Williams (Transportation Support Officer), Jaye Michalick (Team Leader-Growth Planning & Placemaking), Joshua Ambler (Community Placemaking Advisor), Kathryn Trewin (Funding Advisor), Ken Lewis (Manager Communications & Engagement), Natasha Rmandic (Democracy Advisor), Jolene Rupapera (Kaiarahi Kaupapa Māori), Beverly Mitchell (Community Board Coordinator), Rhonda-May Whiu (Democracy Advisor), Peggy Veen (Principal Advisor)

1 KARAKIA TIMATANGA / OPENING PRAYER

Chair Belinda Ward commenced the meeting and Kaiarahi Kaupapa Māori Lawrence Wharerau opened with a karakia.

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

APOLOGY

RESOLUTION 2026/1

Moved: Chairperson Belinda Ward

Seconded: Member Dane Hawker

That the apology received from Members Jane Hindle, Jo Alexander and Roddy Hapati-Pihema be accepted and leave of absence granted.

CARRIED

Deputy Chair Tyler Bamber declared a conflict of interest relating to funding applications 7.3f and 7.3g.

Chair Belinda Ward declared a perceived conflict of interest relating to funding application 7.3c

3 TE WĀHANGA TŪMATANUI / PUBLIC FORUM

Kathleen Reihana – Mid-North Pop-Up Play Trust

4 NGĀ KAIKŌRERO / SPEAKERS

- Lucy and Donald Ripia representing Earth Citizens Organisation Charitable Trust agenda item 7.3 refers.
- Valevale Tapu Tonga representing New Zealand Kahoa Tauleva Trust 2000 agenda item 7.3 refers.
- Annika Dickey and Vince Buxton representing Our Kerikeri Community Charitable Trust agenda item 7.3 refers.
- Joanna Reti representing Te Kura o Waikare agenda item 7.3 refers.

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

- Hana-May Riedlinger-Kapa and Teranoriwa Pene representing The Centre at Kerikeri Ltd agenda item 7.3 refers.
- Daniele Cook representing Kerikeri Community Childcare Trust agenda item 7.3 refers.
- Gerry Paul representing The Centre Kerikeri Limited agenda item 7.3 refers.

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 6.1 document number A5921961, pages 8 – 17 refers.

RESOLUTION 2026/2

Moved: Chairperson Belinda Ward
Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board confirm the minutes of the meeting held 6 August 2026 as a true and correct record.

CARRIED

The meeting was adjourned from 11.26 am to 11.54 am.

6 NGĀ PŪRONGO / REPORTS

6.1 NEW ROAD NAME: LOT 1 DP 608165 WHARAU ROAD, KERIKERI

Agenda item 7.1 document number A5907262, pages 18 – 23 refers.

RESOLUTION 2026/3

Moved: Deputy Chairperson Tyler Bamber
Seconded: Member Dane Hawker

That Bay of Islands-Whangaroa Community Board name a right of way “Stonefields Road” located at Lot 1 DP 608165 Wharau Road, Kerikeri.

CARRIED

6.2 TAUPŌ BAY STEPS – AMENDMENT TO TERMS OF REFERENCE

Agenda item 7.2 document number A5924464, pages 24 – 33 refers.

RESOLUTION 2026/4

Moved: Chairperson Belinda Ward
Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board adopt the amended Terms of Reference for the Taupō Bay Steps Encroachment Working Group.

CARRIED

6.3a FUNDING APPLICATIONS

Agenda item 7.3 document number A5920352, pages 34 – 58 refers

RESOLUTION 2026/5

Moved: Member Korey Atama

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

Seconded: Deputy Chairperson Tayler Bamber

That the Bay of Islands-Whangaroa Community Board approve the sum of \$4,642 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Earth Citizens Organisation and Charitable Trust for costs towards 2026 Forest Healing Festival.

CARRIED

Abstained: Cr Ann Court

6.3b FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 – 58 refers.

MOTION

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board approve the sum of \$2,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to New Zealand Kaho Tauleva Trust 2000 for costs towards youth camp at Paihia.

LOST

Abstained: Ann Court

6.3c FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 – 58 refers

Funding application for New Zealand Opera Ltd-Toiere Waitangi Concert has been deferred to the Bay of Islands-Whangaroa Community Board October meeting at the request of the applicant.

6.3d FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/5

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

RESOLUTION 2026/6

That the Bay of Islands-Whangaroa Community Board approve the sum of \$10,000 (plus GST if applicable) be paid from the Board's Community Grant Fund to Our Kerikeri Community Charitable Trust for costs towards Kerikeri Tourism initiative.

In Favour: Chairperson Belinda Ward, Deputy Chairperson Tyler Bamber, Member Dane Hawker and Cr Arohanui Allen

Abstained: Member Korey Atama and Cr Ann Court

CARRIED

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

6.3e FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/7

Moved: Member Korey Atama
Seconded: Chairperson Belinda Ward

That the Bay of Islands-Whangaroa Community Board approve the sum of \$9,659 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Te Kura o Waikare for costs towards Te Kura o Waikare 150 year anniversary.

CARRIED

Abstained: Cr Ann Court

6.3f FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/8

Moved: Chairperson Belinda Ward
Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board approve the sum of \$6,500 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turner Centre for costs towards Kaiārahi Curates: Toi Māori Season.

CARRIED

Abstained: Cr Ann Court

6.3g FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/9

Moved: Member Dane Hawker
Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board approve the sum of \$7,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turner Centre for costs towards Carnival Latino.

CARRIED

Abstained: Cr Ann Court

6.3h FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/10

Moved: Chairperson Belinda Ward
Seconded: Deputy Chairperson Tyler Bamber

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

That the Bay of Islands-Whangaroa Community Board leave to lie application for the sum of \$5,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Kawakawa Business Association for costs towards Kawakawa Christmas in the Park.

CARRIEDAbstained: Cr Ann Court**6.3i FUNDING APPLICATION**

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

RESOLUTION 2026/11

Moved: Deputy Chairperson Tyler Bamber

Seconded: Chairperson Belinda Ward

That the Bay of Islands-Whangaroa Community Board approve the sum of \$2,000 (plus GST if applicable) be paid from the Board's Community Grant Fund account to Turning Pointe Dance for costs towards Echoes Through Time – A Showcase of Ballet.

CARRIEDAbstained: Cr Ann Court

At 12:38am, Councillor Arohanui Allen left the meeting.

6.3j FUNDING APPLICATION

Agenda item 7.3 document number A5920352, pages 34 - 58 refers.

MOTION

Moved: Chairperson Belinda Ward

Seconded: Member Dane Hawker

That the Bay of Islands-Whangaroa Community Board approve the sum of \$8,243 (plus GST if applicable) be paid from the Board's Pride of Place Fund account to Kerikeri Community Childcare Trust for costs towards installation of an independent water tank supply.

LOSTAbstained: Cr Ann Court**6.4 PROJECT FUNDING REPORTS**

Agenda item 7.4 document number A5922206, pages 59 - 72 refers.

RESOLUTION 2026/12

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board note the project reports received from:

- a) **Manawanuitia Kaumatuatanga o Whangaroa**
- b) **Turner Centre – Te Wiki o Waitangi 2026**
- c) **Bay of Islands Country Rock Festival**

CARRIED

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

6.5 RUSSELL PLACEMAKING - ENDORSEMENT OF FINAL DESIGN FOR CASS STREET

Supplementary Agenda item 7.5 document number A5905923, pages 4 - 26 refers.

RESOLUTION 2026/13

Moved: Chairperson Belinda Ward

Seconded: Deputy Chairperson Tyler Bamber

That the Bay of Islands-Whangaroa Community Board:

- a) **Recommend that Council approve, and request that Te Koukou Committee for Transport and Infrastructure endorse to Council for approval the final design plan for Cass Street and The Strand, per Attachment 1, with the following changes (as detailed in Section 2 of this report):**
 - i. **Shift proposed pedestrian safety bollards, provide additional signage, and install a cycle parking rack.**
 - ii. **Endorses grey-tinted concrete as the proposed construction material for the raised crossing entrance to Cass St (from York St).**
- b) **Recommend that Te Kūkupa Committee for Strategy, Policy and Regulation approve:**
 - i. **the Parking Bylaw Schedules and Maps be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report), once the new parking spaces have been installed and marked out, and the appropriate signage has been erected.**
 - ii. **the Road Use Bylaw be amended as indicated in the final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, per Attachment 1, with the following changes (as detailed in Section 2 of this report).**

CARRIED

Secretarial note: Members pointed out that delay in works presents a significant Health and Safety risk for the residents and visitor of Russell.

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS**7.1 CHAIRPERSON AND MEMBERS REPORTS**

Agenda item 8.1 document number A5922031, pages 73 - 82 refers.

RESOLUTION 2026/14

Moved: Chairperson Belinda Ward

Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board note the September 2026 member reports from Chair Belinda Ward, Deputy Chair Tyler Bamber and Members Jo Alexander, Dane Hawker and Jane Hindle.

CARRIED

UNCONFIRMED

Bay of Islands-Whangaroa Community Board Meeting Minutes

3 September 2026

7.2 BAY OF ISLANDS-WHANGAROA COMMUNITY BOARD OPEN RESOLUTION AND ACTIONS UPDATE REPORT

Agenda item 8.2 document number A5922060, pages 83 - 90 refers.

RESOLUTION 2026/15

Moved: Chairperson Belinda Ward

Seconded: Member Korey Atama

That the Bay of Islands-Whangaroa Community Board receive the Bay of Islands-Whangaroa Community Board Open Resolution and Actions Update Report.

CARRIED

8 TE KAPINGA HUI / MEETING CLOSE

At 1:41pm the meeting was closed with a karakia.

The minutes of this meeting will be confirmed at the Bay of Islands-Whangaroa Community Board Meeting held on 1 October 2026.

.....
CHAIRPERSON

6 NGĀ PŪRONGO / REPORTS

6.1 TEMPORARY ROAD CLOSURE REPORTS

File Number: A5953549

Author: Cath Beaumont, Road Corridor Manager

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

TAKE PŪRONGO / PURPOSE OF THE REPORT

The purpose of this report is to obtain Council permission for eight Temporary Road Closures.

WHAKARĀPOOTO MATUA / EXECUTIVE SUMMARY

- The task of approving temporary road closures, specifically for the safe operation of an event held on Council roads, is the responsibility of Elected Members. This responsibility is non-delegable.
- Advertising of the event will take place approximately 42 days before the proposed event and 1 week before the event in accordance with the Transport (Vehicular Traffic Road Closure) Regulations 1965.
- Without Council approval, these events could not go ahead.

TŪTOHUNGA / RECOMMENDATION

That pursuant to the Local Government Act 1974, Section 342 and Schedule 10, Clause 11(e), the Council approves the temporary closure of specified roads to enable the safe operation of the following community and public events:

- Kaikohe Library Opening: Monday 9 November 2026**
- Kerikeri Half Marathon: Saturday 21 November 2026**
- Kerikeri Street Party: Saturday 21 November 2026**
- Kaikohe Christmas Parade: Saturday 28 November 2026**
- Paihia Christmas Parade: Friday 4 December 2026**
- Waitangi Week 2027: Friday 29 January – Saturday 6 February 2027**
- Māngungu Treaty Commemorations 2027: Friday 12 February 2027**
- Cruz'n the Bayz: Thursday 4 March – Sunday 7 March 2027**
- Mangōnui Waterfront Festival: Saturday 27 March 2027**

1) TĀHUHU KŌRERO / BACKGROUND

Under the Local Government Act 1974, the legal basis for requiring Council approval for temporary road closures for events is primarily found in section 342 and schedule 10. These provisions provide the necessary powers to local authorities to temporarily close roads for events under strict procedural requirements. Specifically, schedule 10, clause 11(e) outlines that the Council may close any road or part of a road for any exhibition, fair, show, market, concert, filmmaking, race or other sporting event, or public function. Clause 11A requires that Council notify the public if a road or part of a road is closed under clause 11(e).

Importantly, clause 12 of Schedule 10 stipulates that decisions to close roads for events cannot be delegated to council staff and must be made by elected members, ensuring democratic oversight.

This is because such closures repurpose public roads – accessible to all – for private or limited community use.

From November 2026 to the end of March 2027 there are several community events taking place that require temporary road closures. Most of these events are held annually and are familiar to the community and Council.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

(A) Kaikohe Library Opening – Monday 9 November 2026

The opening of the new Kaikohe Library will begin with a dawn service at 0530, followed by opening activities. A high community turnout is expected. The closure will be on Raihara Street and Broadway intersection managing pedestrian flow around the library entrance.

Road Closure: Raihara Street 5.00am – 1pm - from intersection of Broadway to 6 Raihara Street

KAIKOHE LIBRARY OPENING MAP



(B) The Kerikeri Half Marathon – Saturday 21 November 2026

This half marathon is an iconic feature on the Northland events calendar. Starting in Ōkaihau, the 21.1km course makes its way through rolling countryside to finish in the centre of town at the Kerikeri Domain.

The event attracts a diverse range of participants from all walks of life, cultures and ages.

The following road closures and times are the same that have been in place in previous years.

Road closures and times, set out as the runners move along the road.

Waiare road: 5.30am – 8.45am – From SH1 intersection to its intersection with Wehirua Road starting line.

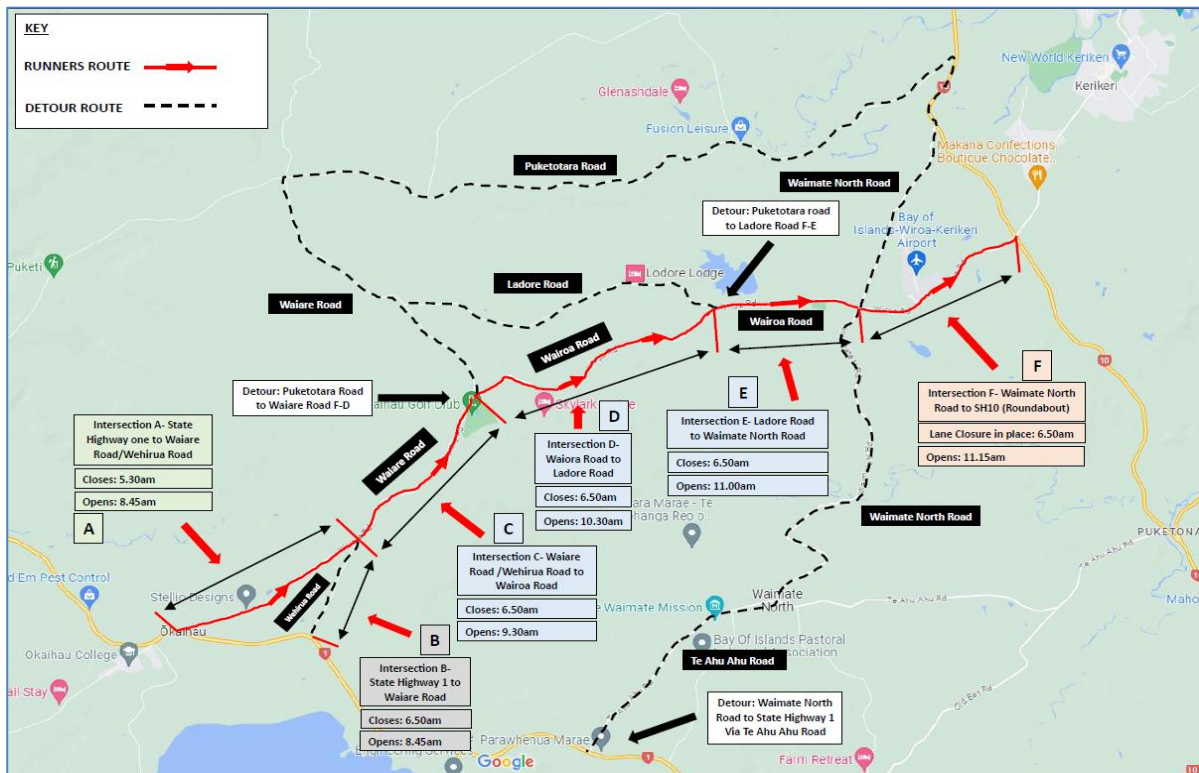
Wehirua Road: 6.50am – 8.45am – From SH1 intersection to its intersection with Waiare Road.

Waiare Road: 6.50am – 9.30am – From Wehirua Road intersection to its intersection with Wiroa Road.

Wiroa Road – 6.50am – 10.30am – From Waiare intersection to its intersection with Lodore Road.

Wiroa Road – 6.50 – 11.00am – From Lodore Road intersection to the intersection with Waimate North Road.

Wiroa road – 6.50am – 11.15am – from Waimate North Road intersection to the intersection with SH10 (eastbound traffic only from Kerikeri Roundabout).

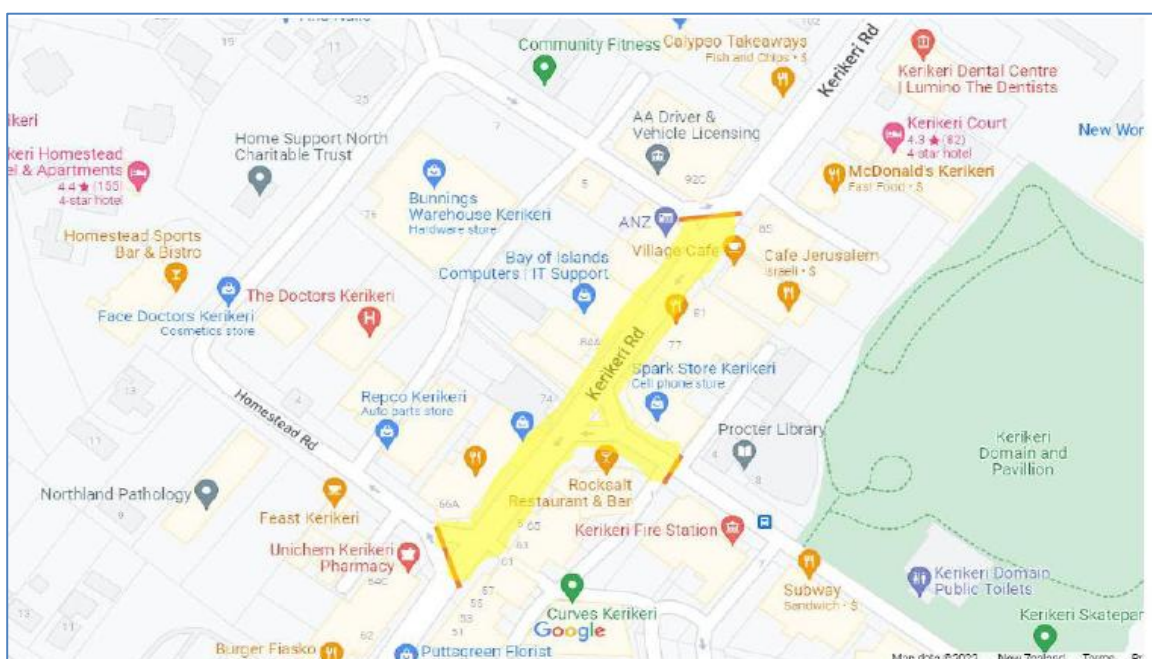
KERIKERI HALF MARATHON MAP**(C) Kerikeri Street Party**

The Kerikeri Street Party will take place after the Kerikeri Marathon. The central shopping precinct is closed to traffic and transformed into a vibrant boulevard of food, local craft beer and wine stalls with multiple stages and roving entertainment.

Road Closures:

Kerikeri Road – 2.00pm – 11.30pm – From Homestead Road to Fairway Drive intersection.

Cobham Road – 2.00pm – 11.30pm – From Kerikeri Road intersection to 2 Cobham Road.

KERIKERI STREET PARTY MAP

(D) Kaikohe Christmas Parade – Saturday 28 November 2026

The Kaikohe Christmas Parade has been a part of Kaikohe's rich history for many years. The Kaikohe Business Association has taken on the management of this event to ensure its continued success.

Road Closure: Broadway SH12 – 10am – 11am - From Mangakahia Road to Ngapua Place.

KAIKOHE CHRISTMAS PARADE MAP**(E) Paihia Christmas Parade – Friday 4 December 2026**

The Paihia Christmas Parade has always been a fantastic event, showcasing the beautiful waterfront views, innovative floats and a community that are passionate about their town. The procession continues down Marsden Road (SH11) with a rolling closure then finishes in Williams Road which closes to traffic where everyone celebrates in that area.

Road Closure: Williams Road – 3.00pm – 7.00pm – From intersection of Marsden Road to intersection of Selwyn Road.

PAIHIA CHRISTMAS PARADE MAP

(F) Waitangi Week – Friday 29 January – Saturday 6 February 2027

Waitangi week commemorations will start from 29 January with the Pacifica Forum held at Te Tii Marae, following through with Iwi Chairs

Travellers will be directed to parking areas around the Haruru area: Bledisloe Domain, Waitangi Golf Course and ITM Puketona Road. Shuttle buses will transfer members of the public to and from Waitangi Grounds. This is our ongoing park and ride which will be available for four days. Communications via radio, TV and social media will be sent out prior to this week informing everyone the expectation before arriving at Waitangi. Electronic noticeboards will be set up directing traffic via SH1 and SH10 and Puketona road SH11 to the parking areas.

Access to Te Kemara Avenue is monitored and managed by Te Tii Marae for residents and Marae Whanau and on Waitangi Day Māori Wardens will be in place. Access will be only with car stickers issued beforehand.

Limited access to Te Karuwā Parade for VIPs, emergency services, business and stall holders. A one-way system will be set up from Te Karuwā Parade over the bridge and continuing through to Tau Henare Drive and Haruru Falls Road. No cruise ships are scheduled for this period.

Road Closures:**Monday 1 February – Tuesday 2 February 2027**

Te Kemara Avenue, Tahuna Road and Ngati Rāhiri Road: 2am – 11.59pm Partial closure. Residents and permit holders, visitors to the marae, services and businesses access only.

Friday 5th – Saturday 6th February 2027

Davis Crescent: 12noon 5th February to 6pm 6 February 2026

Residents and permit holders and bus turnaround.

Wednesday 3 February – Saturday 6 February 2027: 8am – 24-hour closure until 6pm on the 6 February.

Te Karuwā Parade, Te Kemara Avenue, Waitangi Bridge and Te Henare Drive (from Waitangi Bridge to Golf Course):

Major closures activated, pedestrian priority zones established and shuttle services begin.

WAITANGI WEEK 2027 ROAD CLOSURE MAP

(G) Māngungu Treaty Signing Commemorations – Friday 12 February 2027

Māngungu Mission near Hōreke will host an event for the second signing of the Treaty. This is an event that is gaining interest with more people arriving every year. There is only one road into this event so a road closure with permit entry only is necessary and to also prioritise access to Horeke residents, event organisers, VIP parking and bus access.

Road Closure: Motukiore Road: 8.00am – 3.00pm from intersection of Horeke road by 1 lane bridge to just past the Mission.

MANGUNGU ROAD CLOSURE MAP**(H) Cruz'n the Bayz Thursday 4th – Sunday 7th March 2027**

A classic Hot Rod, Muscle Car and Motorcycle event that will take place in Waitangi, Paihia and Kerikeri.

The event will include driving from town to town, stopping to include local food and sights. They have decided to come back to Paihia this year to have the finale on Sunday located on Marsden Road as it was so well received last time. The following road closures and times are the same as previous years.

Road Closure:

Saturday 6 March 2027 – 7.00am – 3.00pm – From Homestead Road to Fairway Drive and Kerikeri Road intersection to intersection of Hobson Avenue.

Sunday 7 March 2027 – Marsden Road – 9.00am – 5.00pm – from School Road to Bayview Road
Williams Road – 9.00am – 5.00pm – from Marsden Road to Selwyn intersection

CRUZ'N THE BAYZ KERIKERI ROAD AND PAIHIA CLOSURE MAPS



(I) Mangonui Waterfront Festival – Saturday 27 March 2027

A celebration and showcase for everything good about the Far North. From wine and food, music, art and crafts. Stalls stretching from north of the Old Oak Boutique Hotel to the Wharf. Crowds of around 5,000 are expected.

Road Closure - Saturday 27 March 2027 9.00am – 7.30pm Waterfront Road from Tasman Street to Mangonui Wharf.

MANGONUI WATERFRONT FESTIVAL ROAD CLOSURE MAP



TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Approval of the proposed road closures will help facilitate the safe operation for all the above-mentioned events as well as allow Council to meet its statutory obligations.

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

There are no budgetary implications except for the involvement of FNDC in both the Waitangi Day and Māngungu events.

ĀPITI HANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low significance.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	Under Clause 11 Schedule 10 of the Local Government Act 1974 a local council has the power to temporarily close any road or part of a road to traffic or pedestrians for specific authorised reasons.
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.	All these events have local relevance only.
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.	All organisers are required to engage with local Iwi where their events will have an impact on the area. They are asked for feedback and must show that they have followed through with this.
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 events have a Health and Safety Policy which addresses consideration for anyone in need of help.
State the financial implications and where budgetary provisions have been made to support this decision.	No budgetary implications.
Chief Financial Officer review.	The Chief Financial Officer has not reviewed these Reports.

6.2 RUSSELL PLACEMAKING - ENDORSEMENT OF FINAL DESIGN FOR CASS ST AND THE STRAND

File Number: A5952657

Author: Jaye Michalick, Team Leader – Growth Planning & Placemaking

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek approval from Council to implement a final design plan for changes to The Strand and Cass Street in Russell-Kororāreka, which were initiated through the Russell-Kororāreka Placemaking Plan. The following recommendations were endorsed by the Bay of Islands-Whangaroa Community Board on 3 September 2026 (resolution 2026/14) and where relevant, were reported (for endorsement to Council) to Te Koukou Committee for Transport and Infrastructure on 16 September 2026.

The final design has been developed by a community working group (the Russell Rooding Working Group) and Council staff with support from a transport engineer. This report discusses the proposed design, including suggested changes to the design resulting from public engagement in June and July 2026.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- The resolutions being sought enable Council to give effect to earlier resolution 2025/80 that required a permanent design to be created for Cass Street and The Strand in collaboration with a community working group, which required community feedback prior to finalisation.
- Implementing the permanent design will result in a change of use (to a Shared Zone) along The Strand, from the boat ramp at the northern end to Pitt St to the southern end, and along Cass Street from mid-block Cass St to its intersection with The Strand. The design also introduces an Authorised Vehicles only restriction along The Strand from Cass Street to Pitt Street.
- This report summarises the public feedback obtained via community engagement that took place between 18 June and 12 July 2026.
- A total of 339 comments from 110 individual responses were received through active engagement and via a survey. A further 36 comments from the Russell Noticeboard Facebook page were also analysed.
- After considering the feedback received on the proposed design, staff recommend the following minor changes:
 - move the bollards along the south-eastern portion of Cass Street, adjacent to the delivery and drop-off zone, to the carriageway side of the drainage channel;
 - include the following additional signage at the final discretion of the Transport Group):
 - a 10kph sign near the refuelling loading zone on The Strand
 - add a No Left Turn sign midway along Cass Street and adjacent to the Cass and York Street intersection (to direct traffic turning onto or travelling east along Cass Street)
 - sufficient signage to inform how long vehicles can remain parked in the various carparks along Cass Street
 - install a cycle parking rack.
- This report also seeks endorsement to change the construction material for the raised crossing at the entrance to Cass St, to a lower-cost and higher-durability material.
- Funding up to a value of \$113,807.08 to implement the final design plan has been allocated via previous Bay of Islands-Whangaroa Community Board resolution 2026/35.
- An update on changes required to Far North District Council Parking Bylaw and Road Use Bylaw to facilitate permanent changes to Cass St and The Strand is provided. Resolutions are also sought to support this workstream.

TŪTOHUNGA / RECOMMENDATION

That Council approves:

- a. the final design plan for Cass Street and The Strand, per Attachment 1 with the following changes as described in Option 1:**
 - i. Shift proposed pedestrian safety bollards, provide additional signage, and install a bicycle parking rack.**
 - ii. Use grey-tinted concrete as the proposed construction material for the raised crossing entrance to Cass St (from York St)**
- b. the amendment of Schedule 1; Schedule 2 Part A, B, C and H; Schedule 3 Part A and Part B; and Schedule 5 of the Parking Bylaw as per the final design plan for Cass Street, Russell, in attachment 1**
- c. the drafting of amendments to the Road Use Bylaw to enable regulation of The Strand to:**
 - i. be a shared zone with pedestrians**
 - ii. have authorised vehicle only access.**

1) TĀHUHU KŌRERO / BACKGROUND

In 2022, the Board allocated \$100,000 for placemaking in Kororāreka-Russell. In early 2024, staff began a placemaking project for Kororāreka-Russell involving extensive community engagement. This led to the Kororāreka-Russell Placemaking Plan, which identified 11 priority placemaking outcomes.

One of the priority outcomes was to reduce vehicles on The Strand. In December 2024, in accordance with the Land Transport Rule: Street Layouts 2023 and per Council resolution 2024/126, a temporary traffic trial was introduced on The Strand and Cass Street. The trial tested new ways to manage vehicle access along this busy and popular area, aiming to improve safety for pedestrians and cyclists, reduce traffic congestion, and create a more welcoming space for locals, visitors, and businesses.

In May 2025, a public consultation on the traffic trial attracted 383 submissions, with 65.7 per cent of respondents supporting the trial with pedestrian priority on some or all of The Strand.

In June 2025, the Bay of Islands-Whangaroa Community Board endorsed the final Kororāreka - Russell Placemaking Plan 2025 via resolution 2025/59.

In July 2025, the council decided to permanently reduce vehicles on The Strand via resolution 2025/80, which included the requirement to work with a community group to refine the design to permanently change The Strand and Cass Street.

In October 2025, the Russell Roding Working Group (an independent community group) was formed with support from council staff and Community Board Member Hindle. This group has worked together with relevant staff, including a transport engineer, to come up with the final design for changes to Cass Street and The Strand that will achieve the outcomes decided by Council resolution 2025/80. Refer <https://www.fndc.govt.nz/Whats-New/current-projects/pedestrianisation-of-the-strand,-kororareka-russell> for a record of membership and meeting records. This decision has resulted in the final design plan in Attachment 1.

In June 2026, the Bay of Islands-Whangaroa Community Board endorsed a draft version of the design for changes to Cass Street and The Strand to be engaged on for community feedback to inform the final version of the design.

Between 18 June and 12 July 2026, engagement on the final design for Cass Street and The Strand was undertaken. The public were invited to view the final design plan and to provide their suggestions for minor changes. A summary of feedback received during this engagement is discussed in section 2, and a report on findings from this public consultation is provided in Attachment 2.

On 3 September 2026, the Bay of Islands-Whangaroa Community Board (the Board) endorsed the final design plan including the three changes recommended by staff as a result of engagement across June/July 2026. The Board also endorsed changing the construction material for the raised entrance from York Street to a more durable and affordable material.

On 16 September 2026, a recommendation to endorse the design plan with changes (as endorsed by the Board) was reported to Te Koukou Committee for Transport and Infrastructure for endorsement to Council. The resolution in this Council paper has been further refined following the Te Koukou meeting to provide more clarity for the decisions makers and for those who will be responsible for implementing the physical works. This refined resolution is not materially different to the Board resolution or recommendation to Te Koukou.

Following gaining approval of the final design plan by Council, the physical changes to Cass Street and The Strand can be scheduled and carried out by FNDC's Transport Department. The Russell Roding Working Group members have requested that the Transport Group liaise with them while they undertake the physical works. The purpose of this would be to keep the Russell Roding Working Group informed of progress and to seek views from the Russell Roding Group, should that be necessary during this stage of works.

Funding to implement changes to Cass Street and The Strand was previously allocated via Bay of Islands-Whangaroa Community Board resolution 2026/35. It should be noted that the allocated funding is estimated to cover costs associated with the physical changes to the road environment but is not sufficient to cover costs associated with carving the new totara bollards on Cass Street. Funding for the carving will need to be generated either through community fundraising initiatives or future requests for funding by the Board. The funding allocated comprises a total value of \$113,807.08 as follows:

- \$14,150.08 remaining balance from the original 2022 Bay of Islands-Whangaroa Community Board Russell placemaking fund of \$100,000 (currently being held by Far North Holdings Ltd, this fund will be invoiced back into FNDC for allocation to Transport Group for the purpose of implementing the design plan)
- \$42,157 remaining from the 2024/2025 Eastern Town Beautification Fund (carried into this financial year), and
- \$57,500 of the 2025/2026 Eastern Town Beautification Fund (carried into this financial year).

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Suggested Changes to the Design for Cass Street and The Strand as a result of Community Feedback

Community feedback responses ranged widely, with several strongly worded individual responses often about elements that did not generate strong responses from many others. 78.2% of feedback received is in either full or partial support of the proposed changes. Some suggestions are out of scope, such as opening The Strand to all traffic on a seasonal basis. Others compromise safety, such as removing bollards or placing carparks too close to intersections. Several suggestions were operational, such as developing enforcement plans and adding the changes to Google Maps. Refer to Attachment 2 for details of the feedback obtained.

Staff, in consultation with the transport engineer, considered the suggested changes received during the feedback and have identified three proposed changes to the design that are expected to help achieve the purpose of the design plan and remain within the budget allocated (discussed below).

Shift Proposed Pedestrian Safety Bollards

Retain but move all bollards along the south-western portion of Cass Street, adjacent to the delivery and drop-off zone, to the carriageway side of the drainage channel. The current design shows the bollards being located on the footpath side of the drainage channel. This change would improve pedestrian safety on the footpath in this area and would discourage angle parking across the loading and drop-off zone.

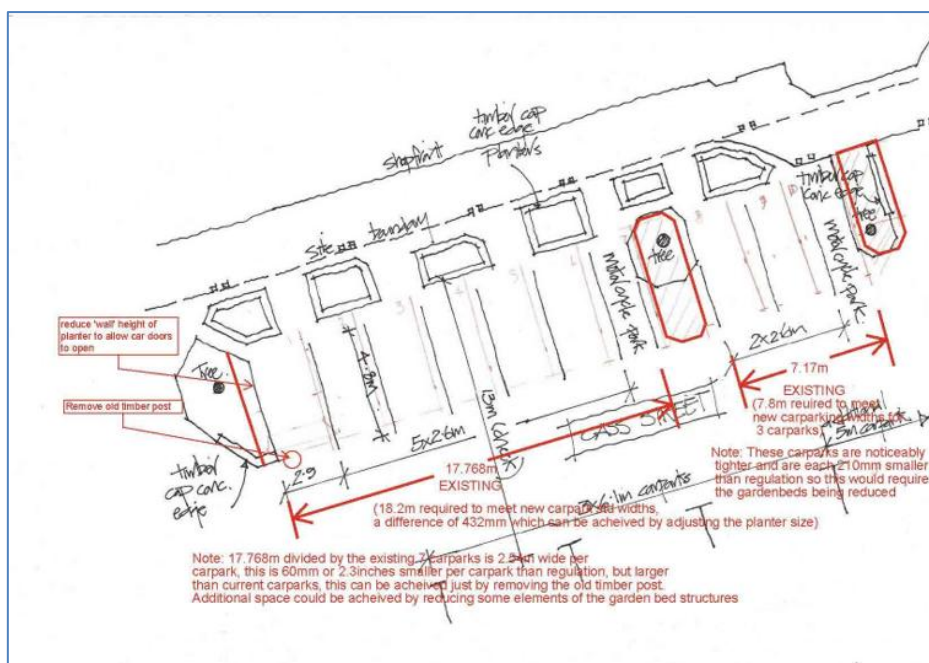
At the time of detailed design, the Project Manager responsible for implementing the design plan will include the following additional signage at the final discretion of the Transport Group:

- a 10kph sign near the refuelling loading zone on The Strand
- add a No Left Turn sign midway along Cass Street and adjacent to Cass and York Street intersection (to direct traffic turning onto or travelling east along Cass Street)
- sufficient signage to inform how long vehicles can remain parked in the various car parks along Cass Street

Bicycle parking was not part of the original brief but was suggested as part of the public engagement feedback. A bicycle parking rack could be added safely on The Strand, between trees, with a final location and method of fixing to be determined by the Project Manager responsible for implementing the design plan. With more cycle tracks being developed, these would be useful and could be added at a later date if the current available funding will not cover the purchasing and installation costs.

The following suggested changes were also considered, however staff in consultation with the transport engineer, recommend rejecting the following suggested changes.

Considering if car park widths can be increased by reducing the existing garden beds as per image below:



The reduction of the beds will require a full pavement construction/extension, which will be both disruptive and relatively expensive. The parking spaces drawn provide substantial additional width compared to a standard space (2.4m). Additional width has been provided for the carpark located nearest the high planter at the western end of the parking bay.

Provide angle parking where the proposed delivery and drop-off zones are along the south-western side of Cass Street.

This is not feasible or safe as angle parking will encroach into the vehicle carriageway.

This has already been considered by council and rejected.

Removing the proposed bollard outside Wood2Water (south-eastern end of Cass Street)

This suggestion was rejected as the proposed bollard helps to reduce traffic speed coming into Cass Street and prevents vehicles colliding with parked cars.

Removing the disability park on The Strand

This was rejected because no alternative option is available and an ageing community needs another accessible car park.

Moving the bus stop closer to the footpath by removing the garden box behind it, and shortening the garden bed on the corner of Cass Street and The Strand

This is not needed for passenger or road user safety and allows existing Russell 2000 planter boxes to remain.

Extending the refuelling zone to 14m

This was not required as the refuelling trucks are a maximum of 8.5m and thus can fit into a 9m loading zone. This was confirmed in conversation with Allied Petroleum.

Changes to the poutama

Proposed changes to the poutama were rejected because brick stains are temporary and do not damage the brick surface. The stain will require regular upkeep to sustain the colour, so should the staining prove unpopular or too expensive to maintain, the original colour of the bricks will slowly show through. This decision may antagonise the small group opposing the poutama due to the perceived historic value of the Square developed by the Russell 2000 group, and of the bricks themselves which may have been hand-made locally.

Suggested Changes to the Design for Cass Street and The Strand - FNDC Transport Department recommendation

As reported to the Bay of Islands-Whangaroa Community Board on 4 June 2026, FNDC's Transport Department staff reviewed the draft design plan. They are generally supportive of the plan; however, they recommend an alternative option for the raised crossing at the entrance to Cass St (from York St). The Russell Roadworking Group recommends construction via London Pavers (as shown on the design plan in Attachment 1), while staff recommend using tinted concrete, which is more durable, more stable, and lower-cost to install and maintain. During engagement, three members of the public submitted on this topic, and all three supported retaining the brick design. Altering the design would reduce implementation costs by \$9,600. Heritage New Zealand Pouhere Taonga staff have also reviewed the plan and support it, as long as the tint used for the concrete crossing is grey. This part of the town has significant cultural and heritage values and is regulated to protect those values.

Update on changes required to Far North District Council Parking Bylaw and Road Use Bylaw, to facilitate permanent changes to Cass St and The Strand

Parking Bylaw

The Parking Bylaw Schedules and Maps will need to be amended according to the changes in parking layout, time limits, and purpose, as indicated in the final design plan for Cass Street and The Strand in Russell-Kororāreka.

These amendments to the Parking Bylaw schedules and maps include:

- Changes to public parking
- Changes to mobility parking
- Changes to delivery and drop-off zones
- Changes to the refuelling zone

The GIS measurements of each park will be collated and updated in the Parking Bylaw Schedules, and maps updated according to the changes in parking, once work has been completed to ensure accuracy.

The car parks will be monitored and managed by Council parking compliance following the Parking Bylaw Schedule and Map amendments.

Road Use Bylaw

The Road Use Bylaw will require amendment to incorporate the changes according to the final design plan for Cass Street and The Strand in Russell-Kororāreka.

These changes are:

- The Strand is to be a shared zone with pedestrians
- The Strand will have authorised vehicle access
- The amendments to the Bylaw and its schedules and maps will require a Public Consultation over a four-week period.

A request for the new amendments to the Road Use Bylaw, and its schedules and maps to go out for consultation will need to be approved by Council. This process will be led by the Policy and Bylaws Team and will be initiated once the Transport Department have completed the changes to Cass Street and The Strand have been physically completed.

A general review of the Road Use Bylaw will be done at the same time as these amendments are made.

OPTIONS

Option	Description	Advantages	Disadvantages
Option 1 (staff recommendation) Endorse the design plan as shown in Attachment 1 with specified changes. Option 1 will include amendments to the Parking Bylaw Schedules and future changes to the Road Use Bylaw.	Specified changes: • Shift the proposed pedestrian safety bollards on the south-western portion of Cass St to the carriageway side of the drainage channel; • Additional signage ('10km' near refuelling zone on The Strand; 'No Left Turn' signs on Cass St; signage relating to parking duration) at the discretion of Transport Department Project Manager; • Add a bicycle park rack on The Strand, location outside any License to Occupy areas and at discretion of Transport Department Project Manager; • Use grey-tinted concrete as the proposed construction material for the raised crossing	Allows physical changes to Cass Street and The Strand reflective of the Russell Roding Working Group design, with refinement by final public engagement. Facilitates a change of use for the road environment, to a Shared Zone and Restricted Vehicle Access area consistent with the Russell-Kororāreka Placemaking Plan and Council Resolution 2025/80. Allows the design plan to substitute London Pavers material in the raised crossing entrance on to Cass Street with a lower cost and higher durability material (concrete).	Establishes a physical works project that requires the Transport Department Project Manager to make minor design decisions specifically on signage and bicycle rack location. Goes against the Russell Roding Working Group recommendation to construct the raised crossing entrance to Cass Street in London Pavers. London Pavers was also the stated preferred material by three members of the community who provided feedback on this feature of the design plan.

	entrance to Cass St (from York St).		
Option 2 Endorse the design plan as shown in Attachment 1, with no changes. Option 2 will include amendments to the Parking Bylaw Schedules and future changes to the Road Use Bylaw.	The Design Plan in Attachment 1 will be implemented by the Transport Department.	Allows physical changes to Cass Street and The Strand that reflects the Russell Rooding Working Group design. Facilitates a change of use for the road environment, to a Shared Zone / Restricted Vehicle Access area consistent with the Russell-Kororāreka Placemaking Plan and Council Resolution 2025/80. Retains London Pavers as the community preferred material for the raised crossing entrance into Cass Street.	The design plan in Attachment 1 does not include changes (supported by staff) that were recommended via wider community public engagement.
Option 3 Direct staff to develop an alternative design plan. Option 3 will not include amendments to the Parking Bylaw Schedules.	No physical changes to Cass Street and The Strand would be progressed until a new design plan is developed. A change of use on Cass Street and The Strand to a Shared Zone and Authorised Vehicles Only area would not be achieved until a new design plan is developed.	Project delay resulting in no ability to undertake the physical changes to Cass Street and The Strand in 2026.	The community-preferred reconfiguration of parking and signage on Cass Street and The Strand, required to introduce a Shared Zone and Authorised Vehicles Only area, would not be achieved. Reputational impact: Potentially inconsistent with previous Community Board resolutions and Council Resolution 2025/80. Reallocation of staff resources towards further design and planning to achieve implementation of Council Resolution 2025/80.

If Council approves the final design plan, with or without the above discussed amendments, it will be handed to FNDC's Transport Department for implementation.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Adopting the recommended final design plan, including the recommended changes discussed above, will ensure that when parts of Cass Street and The Strand become a Shared Zone, pedestrian safety can be achieved, while also incorporating design features and elements that have been identified as important by the community of Russell-Kororāreka.

This decision will enable Council resolution 2025/80 to be achieved via the introduction of a Shared Zone along The Strand, from the boat ramp at the northern end to Pitt St to the southern end, and along Cass Street from mid-block Cass St to its intersection with The Strand. The design also introduces an Authorised Vehicles only restriction along The Strand from Cass Street to Pitt Street.

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

As set out in this report, funding to implement the majority of the recommended design, including suggested changes, has been secured via previous Bay of Islands-Whangaroa Community Board resolution 2026/35.

ĀPITI HANGA / ATTACHMENTS

1. Design Plan - A5932085 [↓](#)
2. Engagement Summary Report - A5932082 [↓](#)

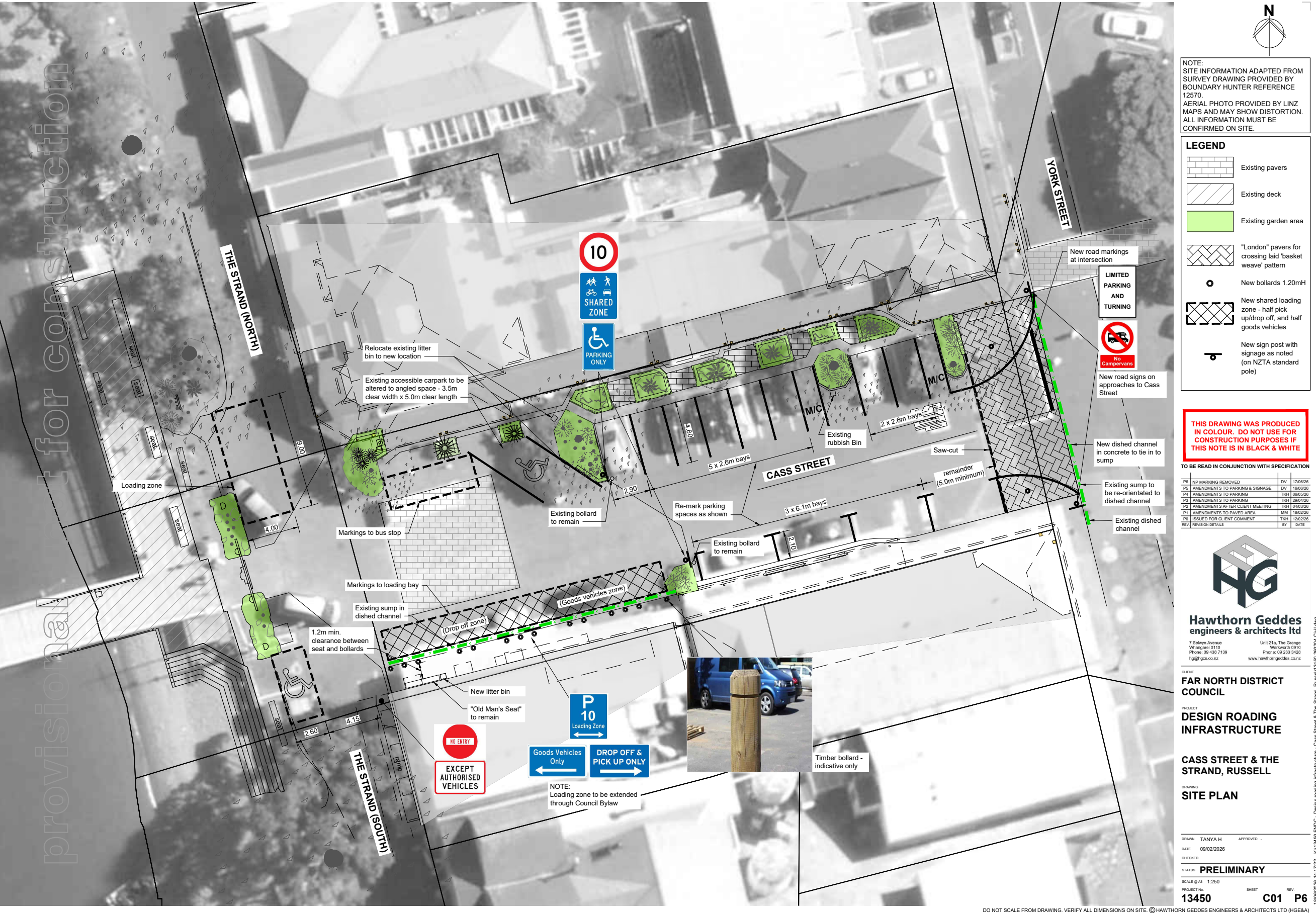
Hōtaka Take Ōkawa / Compliance Schedule:

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 design plan is not assessed as having a high level of significance in accordance with Councils' Significance and Engagement Policy, however, significant iterative public engagement since 2024 has informed the development of this placemaking outcome.
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 (2024) District Plan 2009 Footpath Policy (2016) Heritage New Zealand Pouhere Taonga Act 2014 Iwi/Hapu Environmental Management Plans Policy (2016) Local Government Act 2002 Long Term Plan (2024-2027) Parks and Reserves Policy (2022) Procurement Policy Resource Management Act 1991 This outcome sees the implementation of an outcome within the Russell Placemaking Plan, endorsed by Bay of Islands-Whangaroa Community Board in June 2025
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 Kororāreka-Russell Historic Township is of district wide significance and the Community Board have been involved throughout the process via the appointment of a Russell Roding Working Group supported by a Community Board Member.
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.	Hapū representation has been consistent throughout this placemaking project, including hapū representation by Deb Rewiri (Kororāreka Marae Chair) as a member of the Russell Roding Working Group
Identify persons likely to be affected by or have an interest in the matter, and	This paper recommends a final design which has been the subject of recent public engagement, to ensure that

how you have given consideration to their views or preferences (for example – youth, the aged and those with disabilities).	persons likely to be affected by or have an interest in this matter, have been enabled to put forward their views on this matter.
State the financial implications and where budgetary provisions have been made to support this decision.	Funding has been previously allocated, as discussed in this paper Namely: The funding allocated comprises a total value of \$113,807.08 from the following fund allocations: • \$14,150.08 remaining balance from the original 2022 Bay of Islands-Whangaroa Community Board Russell placemaking fund (currently being held by Far North Holdings Ltd, this fund will be invoiced back into FNDC for allocation to Transport Group for the purpose of implementing the design plan) • \$42,157 remaining from the 2024/2025 Eastern Town Beautification Fund (carried into this financial year), and • \$57,500 of the 2025/2026 Eastern Town Beautification Fund (carried into this financial year).
Chief Financial Officer review.	The CFO has reviewed this report.





Proposed Changes to Cass St. & The Strand, Kororāreka Russell: Community Feedback Summary Report

Introduction

This report collates feedback on proposed changes to Cass Street and The Strand in Kororāreka Russell. The purpose of this engagement was to seek feedback from the public on near-final designs developed over the previous eight months by the Russell Roothing Working Group. A plan (Appendix 1) and artists impressions (Appendix 2) were provided for the public to comment on. Community engagement ran from 18 June to 12 July 2026 and included:

- Email feedback from immediate residents, ratepayers and business operators: 18 - 30 June (n=7).
- Conversations by phone and door-to-door targeted to immediate residents, ratepayers and business operators: 23 - 27 June (n=38 from 33 locations).
- Drop in hui: 24 June, 25 June and 27 June (n=21).
- Paper and online survey open from 22 June to 12 July (n=44).
- Russell Noticeboard Facebook comments in June-July (n=36).

Survey questions¹ were:

1. How would you describe your connection to Kororāreka-Russell?
2. What do you like most about the designs for Cass St and The Strand?
3. Are there any improvements you'd like to suggest? If yes, please explain.
4. Are there any aspects of the plan that you have strong concerns about or could not support? If yes, please explain.
5. Please share any other thoughts or feedback.

A total of 339 themed comments were received from 110 individual responses², via the formal engagement. 36 comments from the Russell Noticeboard Facebook page are also collated. Those engaged personally were most likely to record their overall support,

¹ A copy of the survey is in Appendix 3

² Some respondents gave feedback through more than one avenue (e.g drop in hui and survey) and people tended to offer more than one comment. 27 comments were repeated by the same person so were only counted once.

those in surveys most likely to highlight improved safety and access for pedestrians and those on Facebook to acknowledge the process of decision making.

Formal engagement findings

Total themed comments	Supportive	Minor changes	Concerns or opposition	Other ³
339	147	118	68	6

- 43.4% of comments from the formal engagement support the proposal overall, with 33 individual responses supporting the proposal in its entirety (9.8% of the overall total comments).
- 34.8% support the proposal and suggest minor changes, usually focused on a particular aspect such as signage, the second disability car park or the loading and drop off zone.
- 20.1% oppose elements of the proposal, with some offering very strong criticism of it and 17 comments (5.0%) opposing the proposal in its entirety. (These comments are from 8 individuals).
- 1.7% offered thoughts that were out of scope, such as resealing roads or focusing on beach erosion.

Supportive comments

Of the 147 supportive comments, 33 appreciate the overall design and request no changes. The remainder (114) focus their appreciation on particular elements as shown in Table 1.

Table 1. Community appreciation for particular elements of the proposed plan.

	Emails	Direct	Drop in H	Surveys	Totals	% of 147
Everything or neutral		32	1		33	22.4
Changes to car/motorbike parks and delivery/drop-off zones/bus stop (number/position/width)	1	21	5	5	32	21.8
Safety and access for pedestrians including bollards	1	12	2	12	27	18.4
Second disability park		8	2	2	12	8.2

³ Out of scope

Short term car park/reduce traffic/better flow/calmer		3		8	11	7.5
The poutama, light carving, Te Ao Māori elements		4	2	3	9	6.1
Process to get to this stage		6		1	7	4.8
Attention to aesthetics and heritage	2			4	6	4.1
Keeping Cass St entry "bump" in brick		1	2		3	2.0
Ensuring restaurant access by vehicle			3		3	2.0
Keeping gardens		2			2	1.4
No campervans		2			2	1.4
Totals	4	91	17	34	147	100.1

"I really like the overall design of The Strand. My favourite part is the open space, it feels much more spacious and relaxed, great for walking around. I also love the Māori designs that are included, it adds such a nice local touch. The layout looks natural and easy to move through too."

"The open feeling, no narrowing of Cass Street at the entrance or midpoint, no clutter like planter boxes. The simplicity. The additional disability car park. The drop off area by the old man's seat. I also like that the loading zone by the fuel tanker spot will be marked out. I like that cars can go in both directions on Cass Street. I like that authorised vehicles can use the Southern Strand. I like the additional parallel park outside Wood2water.."

"The poutama is welcoming."

Suggested minor changes

Many people who are supportive of the proposal, also offer suggestions for minor changes (118 comments). Thoughts on minor changes ranged widely, with several strongly-worded responses by individuals, and most suggestions parking and traffic related, as shown in Table 2. When grouped together, these make up 46.2% of all the suggested minor changes and include some requests for further reductions in parking and more pedestrian facilities:

Table 2. Suggested minor changes for car parking and traffic flow.

	Emails	Direct	Drop in	Surveys	Totals	% of 119

Aesthetics & amenity to enhance heritage, retain/share histories, add seating, shading, rubbish bins & art, ensure durability & indicate no parking	2	5	3	6	16	13.4
Remove planter/shorten gardens so bus stop is closer to footpath & to improve parking		6	5	4	15	12.6
Seasonal Shared Zone	1	2	11		14	11.8
Ensuring changes are adhered to		11	2		13	10.9
Various signage suggestions: lower speed limits, parking times, 'no entry'; double- sided, heritage-style and in specific locations	1	2	7		10	8.4
Add cycle racks	1		6		7	5.9
Remove/shift The Strand disability park		1	2	3	6	5.0
Add to Google Maps/include direction to public toilets		6			6	5.0
Mark delivery and drop-off zone into parallel carparks		3	2		5	4.2
Retain same number of car parks	2				3	2.5
More parking/no bollards outside Jiffy or Wood2Water				3	3	2.5
Ensure refuelling zone is 14m long		1	1	1	3	2.5
Provide less parking				3	3	2.5
Create poutama in lighter colourway, reduce light carving, check historic bricks		2		1	3	2.5
Delivery/drop-off zone stay as angle parking	1			1	2	1.7
Slow speed on all Cass and add a speed bump on The Strand North			2		2	1.7
Allow parking in loading zones 6pm- 6am		1		1	2	1.7
Permanent residents making decisions				2	2	1.7
Ensuring practicality				2	2	1.7
Completely block cars				1	1	0.8
Remove motorcycle car parks				1	1	0.8
Totals	8	40	41	29	118	99.8

"If there has to be another mobility parking space, it should be located at the entry to Cass Street from York Street rather than on The Strand. I do not want to see cars parked there, as it takes away from the amenity, and I don't see the need for mobility parking specifically there, if sufficient other options are provided on Cass Street. It

would be better if the whole of Cass Street had a colour other than asphalt; if pavers throughout are too expensive, terracotta colour could be used to signal that this is not a car dominated space."

"No car parking. Instead, more shaded seating. A drinking outlet/fountain. More trees. Planter boxes."

"I like that The Strand is an environment for walking and playing. I would reduce parking spaces in Cass Street further, e.g. have them only on one side. I applaud the re-designed mobility parking on Cass Street but find the new mobility parking on The Strand misplaced."

Concerns and opposition

68 comments expressed strong criticism or opposition to the proposal, including sixteen people (4.7%) who are concerned that changes will be removed by disgruntled locals and wish to see them enforced. Concerns and opposition are recorded in Table 3.

Table 3. Community concerns about and opposition to particular elements of the proposed plan.

	Emails	Direct	Drop in	Surveys	Totals	% of 68
Totally opposed: "works well as is"		2		15	15	22.1
Changing car parks - keep as is (number & position) improve usability by reducing gardens	1	9		2	11	16.2
No poutama or carving		2	5	4	11	16.2
More short term parking (instead of loading zone or disability park on The Strand)	1	2		3	7	10.3
No bollards at Cass and York	1	3		3	7	10.3
No disability park on The Strand		6	1		7	10.3
Not pedestrian-friendly enough				3	3	4.4
Remove bollards along drop off and delivery zone		2			2	2.9
Better signage				1	1	1.5
No Motorbike parking		1			1	1.5
Upgrade toilets		1			1	1.5
Inadequate lighting				1	1	1.5
Loss of historic feel (colour, style)				1	1	1.5
Totals	3	28	6	31	68	100.2

"Check whether the bricks in the Sydney Square are historic - they may come from the Brick Factory (NZ's first) in Waihihi Bay. If they are from there then they probably should be acknowledged as such."

"The bollards are not in keeping with the historic nature of the town. A simple concrete kerb would work to enforce the footpath. Spend the funds on upgrading the public bathrooms instead."

"I don't want the fuel loading zone to be made smaller. Vehicles need to be able to park there to unload and you need space to fit 2 cars or an 11 metres long fuel truck. Keep this loading zone 14 metres. I prefer aged uncarved wood for the bollards by the Old Man's Seat, they will match the style of the wharf."

Facebook comments and reactions

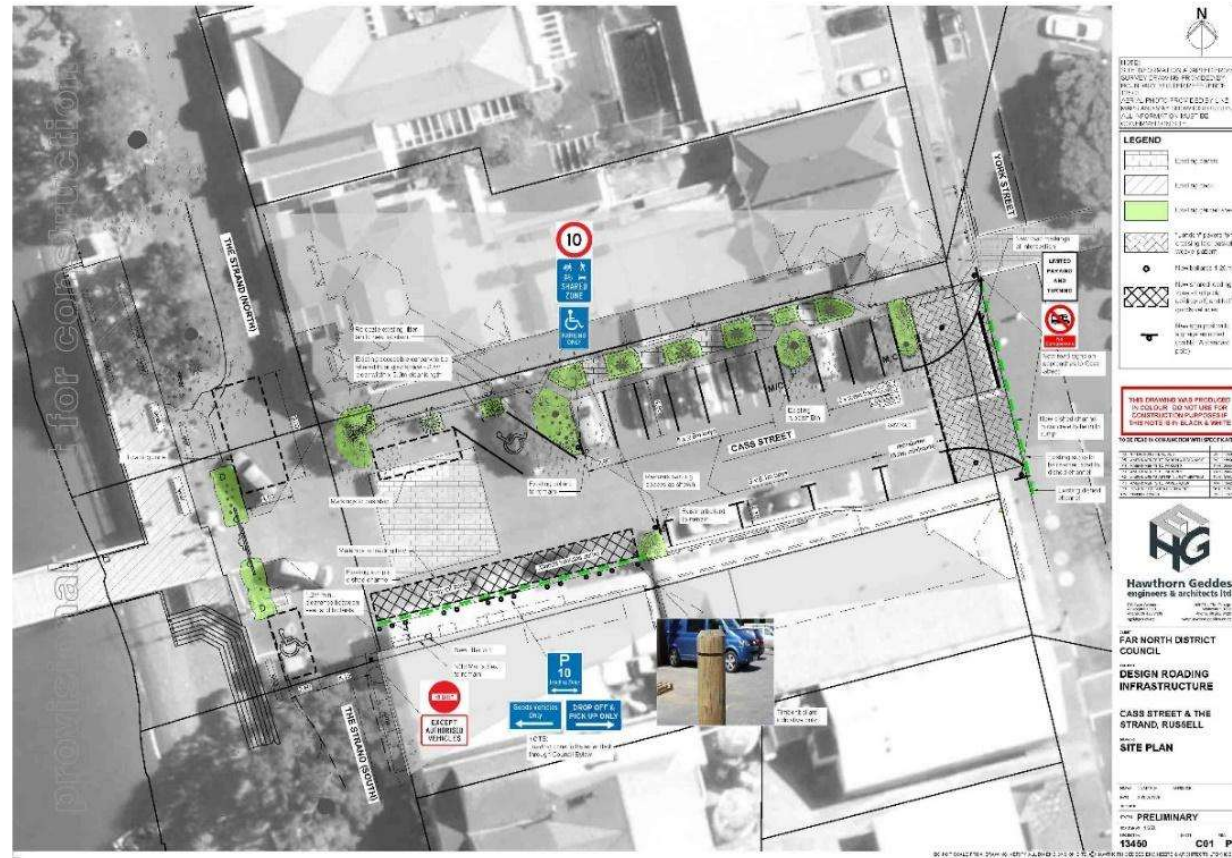
Responses to a post by Jane Russell on 22 June were analysed on 12 July. The post invited group members to engage with the formal process and included an image of the Hawthorne Geddes plan (Appendix 1).

The post received 29 thumbs up reactions, and 36 comments from 25 individuals:

- 12 comments and replies are critical about the proposed changes with regard to the losses to the total number of car parks, ignoring locals opinion, the costs involved to make the proposed changes and perceived losses of heritage and aesthetics.
 - 4 comments criticising the loading zone received 13 thumbs up from 11 people.
 - 3 comments about ignoring local feedback received 7 thumbs up from 6 people.
 - 3 comments about costs received 10 thumbs up from 10 people.
 - 2 comments about loss of heritage and aesthetics received
- 10 comments and replies focused on helping people engage with the consultation process, such as asking about meeting logistics, providing information on how to participate, or encouraging attendance.
 - These comments received 8 thumbs up or heart reactions from 8 people.
- 7 comments and replies offered suggestions, or proposed alternative ideas about design and traffic control, the need for more information online, keeping things as-is or allocating the money elsewhere.
 - These comments received 16 thumbs up or heart reactions from 15 people.
- 5 comments are explicitly supportive or positive about the project, the working group's efforts to find "a compromise", or specific elements of the new design, such as supporting the "working wharf".
 - These comments received 10 thumbs up or heart reactions from 10 people.

- 2 minor changes were suggested. These focused on making the shared zone seasonal and using “wireless activated bollards” to block The Strand to vehicles.
 - These comments received no reactions.

Appendix 1: Plan view of proposed changes to Cass Street and the Strand.



Appendix 2. Artist impressions





Appendix 3. Online and printed survey

10



Final roading designs
for Cass St and The Strand

Survey form June 2026

You can also share your feedback online at www.fndc.govt.nz/yoursay. Sharing your feedback online saves cost and time. If you need more space than is provided on this form, please feel free to write on extra pages. If you have extra information you would like council to consider, please attach it to your feedback.

About you

First name (required) _____
Last name (required) _____
Organisation and position in organisation (if applicable) _____
Your email (required) _____ Phone _____

Which community board area do you live in?	Would you like to be informed about future consultations via email?
☐ Te Hiku (North) ☐ Bay of Islands-Whangaroa (East)	☐ Yes ☐ No
☐ Kaikohe-Hokianga (West) ☐ Outside Far North	

PRIVACY STATEMENT
Anyone is invited to submit feedback on this consultation, whether as an individual or on behalf of an organisation, however, any submissions that are out of scope, offensive, inappropriate, or late may not be accepted by the council. You will be notified if your decision is not accepted and, where appropriate, invited to resubmit. Any submissions made become part of the public consultation process. The collection and use of personal information by the Far North District Council is regulated by the Privacy Act 2020. Please note that your submission or a summary of your submission will be treated as public information and may be published on the council's website and made available to elected members and members of the public as part of the consultation process. Your name and contact details (phone number, email) will only be used for administrative purposes – such as the council contacting you to update you on the outcome of this consultation and letting you know about future consultations.

☐ I have read the terms of this public consultation (required)

CONFIDENTIALITY
If you also wish your name to be treated as confidential, please confirm by ticking the box below.

☐ Please keep my name confidential

Please complete the questions on the back

1. How would you describe your connection to Kororāreka–Russell?
(required)

Tick all that apply

☐	I whakapapa to Kororāreka–Russell
☐	I am a resident of Kororāreka–Russell
☐	I am a regular visitor to Kororāreka–Russell (e.g. I work in the area, have a holiday home, visit often, or have close ties)
☐	I am an occasional visitor to Kororāreka–Russell (e.g. holidays or day trips)
☐	I don't live in or visit Kororāreka–Russell but have an interest in the area

2. What do you like most about the designs for Cass St and The Strand?
(required)

3. Are there any minor improvements you'd like to suggest? (required)

Tick one option

☐	Yes
☐	No

If yes, please explain

5. Please share any other thoughts or feedback

[illegible]

FEEDBACK CLOSES ON **DATE MONTH YEAR**

 **By post:**
Submissions
Far North District Council
Private Bag 752
Kaikohe 0440

 **In person:**
hand it in to any council
service centre, library or
iSite / information centre.

 **Scan it:**
Scan and email to
submissions@fndc.govt.nz

6.3 ADOPTION OF HE KĀINGA MANA - HOUSING STRATEGY

File Number: A5948827

Author: Steve Rylands, Senior Policy Advisor

Authoriser: Kate Ivicheva, Group Manager - Planning & Policy

TAKE PŪRONGO / PURPOSE OF THE REPORT

To recommend that Council adopt the *He Kāinga Mana Housing Strategy*.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- On 11 December 2023, Council resolved (resolution 2023/159) to approve development of a Housing Strategy for the Far North District and to endorse an Interim Housing Action Plan.
- The draft *He Kāinga Mana Housing Strategy* (Attachment 1) has been developed in response to that decision, informed by data on housing need and by targeted engagement with iwi, hapū, Māori housing providers, Community Housing Providers, developers, and Government agencies.
- The Strategy will give Council a prominent role as an enabler, coordinator and advocate for housing outcomes. It does not confer on Council a role as a provider of housing. This reflects the reality that Council does not build or fund housing at any scale.
- Feedback from stakeholders has been carefully considered and, where it is within scope, has been incorporated into the draft Strategy.
- The Strategy can be implemented within existing resources. Representatives from the teams responsible for the action plan participated in the working group and confirmed that the proposed actions are achievable within their current resourcing.
- On 09 September 2026, Te Kūkupa recommended Council adopt the Strategy.

TŪTOHUNGA / RECOMMENDATION

That Council:

- adopt the *He Kāinga Mana Housing Strategy* at Attachment 1**
- authorise the Chief Executive to make any necessary minor drafting amendments to the strategy document to correct errors or omissions.**

1) TĀHUHU KŌRERO / BACKGROUND

On 11 December 2023, Council resolved (resolution 2023/159) to approve development of a Housing Strategy for the Far North District and endorse an Interim Housing Action Plan. This resolution recognised housing as one of the district's most significant social, economic and wellbeing challenges. The report to Council reported a stark problem — a five-fold increase in Housing Register applicants since 2018, 27.6 percent of Māori living in overcrowded homes, an affordability index of 6.6 (severely unaffordable), and Northland having the country's worst housing quality.

Council agreed to establish an Interim Housing Action Plan as a bridging solution. It guided Council's immediate housing work and decisions while the longer-term Housing Strategy was developed, explicitly recognising that the need for action was urgent.

An important element of the Interim Housing Action Plan was the commissioning of a Housing and Business Development Capacity Assessment (HBA) to provide evidence of how well placed the district is to meet future housing needs. The assessment was that supply constraints are about affordability and feasibility rather than a lack of zoned land. This finding reinforced the rationale for

the Housing Strategy – Council needed a collaborative, multi-agency strategy addressing financial and structural barriers to development.

Another important achievement was the adoption in July 2025 of *Te Kiri Waiwai o Papatūānuku* - Whenua Māori strategy. This is Council's strategy to support whānau, hapū and iwi to occupy, develop and use whenua Māori.

Staff have prepared the draft *He Kāinga Mana Housing Strategy*, informed by demographic and housing-need data and by a period of targeted engagement with iwi, hapū, Māori housing providers, Community Housing Providers and Government agencies. *He Kāinga Mana* has been developed to work alongside *Te Kiri Waiwai o Papatūānuku*, with both strategies intended to be read as a connected response to housing in the district.

On 25 March 2025, early development of the Housing Strategy was workshopped with elected members.

The Housing Portfolio has supported and provided advice on the development of the Housing Strategy.

On 09 September 2026, Te Kūkupa recommended Council adopt the Strategy.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Nature of the Strategy: Council as enabler, not deliverer

The Strategy's central design feature is that it positions Council as an enabler, coordinator, and advocate for housing outcomes, not a direct deliverer of housing. *He Kāinga Mana* states that Council does not directly deliver housing or social services, but that it partners with the agencies, iwi, hapū and organisations that do so. Council's only current direct housing delivery role remains the Housing for the Elderly portfolio.

This framing of the Strategy reflects the practical levers available to Council: planning and consenting processes, infrastructure sequencing, strategic use of Council land, provision of housing information, and the strength of its partnerships.

Focus Areas

The Strategy is built around five focus areas that operationalise this enabling role:

- **Te Manawatōpū — collaboration and coordination** - bring Council, iwi, hapū, providers, developers, agencies and communities together to share information, align effort and address barriers to housing delivery
- **Kaitiakitanga — sustainability and resilience** - ensure that future housing and supporting infrastructure are planned for safe, climate-resilient locations and that they can respond to hazards such as flooding, erosion and drought
- **Whanaungatanga — connection, place and belonging** - support Māori-led housing, papakāinga and other collective housing pathways, while enabling people to remain connected to whānau, whenua, marae and support networks
- **Tū Tangata — affordability and housing choice** - encourage a greater diversity of suitable, accessible and affordable homes, including housing that supports people to age in place, young people to remain locally, and multigenerational living
- **Mana Tangata — dignity, wellbeing and housing quality** - improve understanding of housing conditions and need, and work with partners to address poor-quality, cold, damp, overcrowded or otherwise unsuitable homes.

Risk and mitigations

There is a risk that some stakeholders may criticise the absence of hard housing delivery targets as a weakness rather than the deliberate design choice it represents. This risk can be mitigated by clearly explaining that the Strategy's role is to coordinate and enable, not to deliver housing build programmes. A further risk is that the cross-sector Interagency Housing Working Group and associated actions rely on continued engagement from partners. This risk is mitigated through the Strategy's three-yearly review cycle and ongoing implementation reporting.

Implications for Māori

He Kāinga Mana has been shaped through targeted engagement with iwi, hapū and Māori housing organisations, and will work alongside *Te Kiri Waiwai o Papatūānuku - Whenua Māori Strategy* as a connected response to housing challenges in the district. Feedback from Māori organisations has directly informed strengthening the Strategy's treatment of kaupapa Māori housing pathways and recognition of Māori-led housing delivery across all land types. Council will continue to work with iwi and hapū through Te Hono and other established relationships as the Strategy is implemented.

Significance and Engagement

The proposal has been assessed using FNDC's Significance and Engagement Assessment Matrix. In line with the Significance and Engagement Policy, the recommendation to develop a housing strategy will have little effect on financial thresholds, ratepayers, specific demographics, or levels of service. The recommendation is consistent with existing plans and policies. It is a non-statutory, enabling document consistent with Council's existing plans and policies. It does not commit Council to new expenditure or new functions. Therefore, the level of significance is low.

Engagement took place with ~50 housing-related providers/agencies regarding housing issues. For example:

- Government agencies e.g., MHUD and MSD
- Iwi / Hapū organisations e.g., Ngāti Kahu, Ngāti Rehia, Te Hau Ora O Ngāpuhi, Te Hiku Iwi Development Trust, Te Rūnanga o Whaingaroa.
- Developers e.g., GJ Gardner's

Engagement included numerous workshops, meetings, and opportunities for review and feedback on the draft. Over 25 organisations attended the initial workshop.

The following Council teams have participated in the development of the Strategy:

- Strategy and Policy
- Integrated Planning
- Climate Action and Resilience
- Resource Consents
- Building Consents
- Te Hono
- Executive Projects
- Communications and Engagement

The recommended engagement approach is to inform. This approach is considered proportionate because it reflects the likely scale of impact, FNDC's obligations under Part 6 of the Local Government Act 2002, and the engagement already undertaken with interested and affected parties.

Implementation and Review

Implementation of *He Kāinga Mana* will be overseen through the proposed Inter-agency Housing Working Group. Progress will be reported through a formal three-yearly review cycle, using measures that track both enabling actions — such as planning, infrastructure, data and coordination — and housing outcomes across the continuum. The action plan will be refreshed at each review to reflect delivery progress, new evidence and partner feedback.

Options

Option 1: He Kāinga Mana – Housing Strategy is adopted by Council (recommended option)

Approval of the strategy will provide a guiding direction for FNDC on actions to improve housing outcomes in the district, addressing the problems identified in 2023.

Advantages:

- Adopting the strategy will:
 - provide a clear, evidence-based 10-year direction for addressing the district's housing affordability, supply and quality problems
 - unlock funding opportunities from government agencies and philanthropic funders, who typically require a strategic framework and evidence base before committing investment
 - build credibility on housing policy with iwi, hapū and Government
 - create a mechanism to coordinate the many organisations already active in housing delivery
 - align and integrate housing decisions with other core strategies (District Plan, Infrastructure Strategy, Long-Term Plan, Spatial Plan), so improving overall planning coherence and efficiency
 - support economic and social benefits from enabling diverse, affordable housing supply, including retention of younger residents and workers and improved outcomes for an ageing population.

Disadvantages:

- No disadvantages have been identified by staff.

Option 2: He Kāinga Mana – Housing Strategy is not adopted by Council

The status quo remains. Council's role in housing remains ambiguous and developed ad hoc.

Advantages:

- No advantages have been identified by staff.

Disadvantages:

- Not adopting the strategy will:
 - forfeit the scoping, engagement and evidence-gathering work
 - leave adverse housing indicators unaddressed
 - risk damaging trust and relationships with iwi, hapū, mana whenua, community housing providers and government agencies who have invested significant time in engagement
 - continue an ad-hoc approach to housing across Council teams

- fail to respond to the Public Housing Investment Plan 2025, which identified the Far North as a priority investment location due to need — a signal that could result in Council losing influence over how external investment is directed in the district
- provide no mechanism to track or improve the currently poor and fragmented housing quality data
- send a signal of reduced Council commitment to housing wellbeing.

Option 3: He Kāinga Mana – Housing Strategy is put out for Public Consultation prior to adoption

Public Consultation will provide the wider public the opportunity to voice their thoughts on the Strategy. Public consultation would run for four weeks (dates would need to be confirmed if this option is taken up).

However, most of the actions identified in the Strategy align with improving our internal processes and supporting Council's role as an enabler, coordinator and advocate of housing outcomes, not as a direct deliverer of housing. There is a risk that the community may have an expectation that a housing strategy would provide plans and actions regarding the delivery of built houses.

Therefore, staff do not recommend this option.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

He Kāinga Mana responds directly to Council's 2023 decision to develop a Housing Strategy. The need for such a strategy remains as compelling today as it was the case in 2023.

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

Council teams involved in developing *He Kāinga Mana* confirmed that the action plan, as currently proposed, can be implemented within existing budgets. Any future initiatives or material changes to the action plan that require additional funding would be identified by the responsible teams and considered through the appropriate planning and budgeting processes.

ĀPITI HANGA / ATTACHMENTS

1. He Kāinga Mana - Housing Strategy - A5920181 [↓](#)

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	In line with the Significance and Engagement Policy, the recommendation to develop a housing strategy will have little effect on financial thresholds, ratepayers, specific demographics, or levels of service. The recommendation is consistent with existing plans and policies. Therefore, the level of significance is low.
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 • alignment with the: ○ Long-Term Plan ○ Infrastructure Strategy, ○ District Plan, ○ Climate Action Policy, ○ Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy), ○ Te Pātukurea (Kerikeri-Waipapa Spatial Plan) ○ District Wide Spatial Strategy.
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.	<i>He Kāinga Mana</i> has district-wide relevance, while incorporating a place-based approach that recognises differences between communities, including Te Hiku, Hokianga, Whangaroa and the mid-north.
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.	<i>He Kāinga Mana</i> has been informed by targeted engagement with iwi, hapū and Māori housing organisations, and is designed to work alongside Te Kiri Waiwai o Papatūānuku. The following Iwi / Hapū / Māori housing developers have been engaged in the development of the Strategy • Kahukuraariki Trust • Ngāti Kahu • Ngati Rehia

	• Takou Trust • Te Hau Ora O Ngāpuhi • Te Hiku Iwi Development Trust • Te Pouahi o Te Taitokerau • Te Putahi-Nui-o Rehua • Te Roroa Social Development • Te Rūnanga o Whaingaroa • Te Taumata Hauora o Te Kahu o Taonui • Te Tii (Waitangi) B3 Trust • Waitomo Papakainga Development Society • Whare Āwhina
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).	Iwi and hapū; Māori housing trusts and providers have been listed above. Other interested and affected parties that have engaged on the Strategy, include: • GJ Gardner's Far North • Claud Switzer Memorial Trust • Kāinga Ora • Ministry of Housing and Urban Development • Northland NZ • Public Service Commission / MSD • Whare Timatatanga Hou Ora - Kaitia Women's Refuge
State the financial implications and where budgetary provisions have been made to support this decision.	None
Chief Financial Officer review.	The CFO has not reviewed this report.



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Message from our Kahika | Mayor

A safe, healthy and suitable home is the foundation for a strong community. It gives people stability, supports wellbeing, helps tamariki and rangatahi to learn and thrive, and enables whānau to remain connected to each other, to whenua and to the places they call home.

Across Te Hiku o te Ika, housing needs and opportunities differ from place to place. Our district includes growing towns, rural communities, coastal settlements and communities with deep connections to whenua and whakapapa. We also face real and persistent challenges: housing affordability, limited rental options, poor-quality homes, overcrowding, infrastructure constraints and increasing exposure to climate hazards.

These challenges cannot be solved by Council alone. Homes are delivered by whānau, iwi and hapū, Māori trusts and landowners, community housing providers, developers, and many others. Council's role is to help create the conditions for better housing outcomes: to plan, enable, coordinate, invest in infrastructure, and advocate for the support our communities need.

He Kāinga Mana sets a shared direction for this work. It recognises that housing is more than a building. Housing is about dignity, belonging, connection and opportunity. It must respond to the different needs of our people throughout their lives—from young people seeking a future in the Far North, to whānau needing affordable and secure homes, to kaumātua wanting to remain safely in their communities.

He Kāinga Mana acknowledges the central importance of kaupapa Māori housing pathways. Papakāinga,

Māori-led housing across all land types, and development led by Māori trusts and landowners are essential to meeting the aspirations of many whānau. Working in partnership with iwi, hapū and mana whenua will be vital to delivering lasting progress.

Climate change adds urgency to our housing decisions. We need to guide future growth towards safer and more resilient locations, support warm and efficient homes, and plan carefully for communities facing coastal erosion, flooding, drought and other hazards. The choices we make now will shape the wellbeing and resilience of future generations.

I encourage everyone with a role in housing to see this as an invitation to connect, share what is already working, and build on the many good initiatives, ideas and passions already underway across the Far North. By bringing people together around local knowledge, shared commitment and practical action, we can help ensure more people have access to a home that is healthy, resilient and right for their needs.



Moko Tepania

Te Kahika o Te Hiku o te Ika
Mayor of the Far North District

Kupe, the famous navigator was also a renowned master-builder of carved houses and waka.

On his return from the voyage of discovering to Aotearoa, he regaled his home people with stories of a vast land far beyond the horizon, of Kauri forests coming to the waterline and teeming with birdlife and streams, swamps, rivers and seas filled with all manner of fishes and shellfish.

Resource, land and housing pressures in the homeland of Hawaiiki were coming to the fore and his descendant Nukutawhiti pressed his ancestor Kupe for instructions on how to arrive at Aotearoa.

After much organisation, getting supplies and resources for the journey and establishing themselves in their new home, as well as reshaping and lightening his ancestors' original voyaging vessel, Nukutawhiti rose and uttered:

**E tū te huru mā, haramai e noho,
E tū te huru pango, hanatu e haere
Let the white hair remain here,
Let the black hair get up and go.**

Meaning, let the elders, the frail and infirm remain here in Hawaiiki, and allow the young, fit and strong to go forth to establish ourselves in the new home discovered by our tupuna, Kupe. This is a story of strength, sustainability, resilience and opening new opportunities for his people to seek a new home, a fresh home, a place to call their own.

Introduction

Housing is one of the defining challenges and opportunities for the Far North. Our district is vast, culturally rich and deeply connected to whenua, with coastal settlements, rural communities and towns that each face different housing pressures.

While our people and places are a source of strength, too many whānau are affected by poor housing quality, limited choice, high costs and uneven access to safe, healthy and affordable homes. This Strategy sets a clear direction for how Council will work with iwi, hapū, communities, providers and partners to respond to these challenges and support better housing outcomes across the district.

Projected to experience steady population and housing demand growth, the district must continue to balance deep-rooted historical significance with unique infrastructure and socio-economic challenges. While housing pressures are felt differently across the district, key issues like affordability, availability, suitability and quality are challenges that disproportionately impact vulnerable groups such as one-parent families and the elderly. Māori whānau also face particularly acute shortages of safe, warm, and sustainable homes.

Council plays a central role in enabling, coordinating and advocating for housing outcomes for all people. While Council doesn't directly deliver housing or social services, it partners with agencies and organisations that do to support and enable delivery in the right places and at the right time.

This Housing Strategy supports Council's role by defining our intended housing outcomes and the actions we will employ to achieve them. The Strategy has been developed to complement our existing Te

Kiri Waiwai o Papatūānuku (Whenua Māori Strategy). The two strategies are a combined response to our housing challenges.

Because where we want and need to live is tied to where we work and play, contributing factors like economy, infrastructure, culture and place are central to ensuring that housing growth happens in the right places and at the right time and scale. This means that all parts of Council need to work together to achieve the housing outcomes we want. The Housing Strategy needs to be linked to other Council plans and strategies for infrastructure, economy, investment and growth. These include the Long-Term Plan, Infrastructure Strategy, District Plan, Te Pātukurea (Kerikeri Waipapa Spatial Plan) and District Wide Spatial Strategy.

Climate change is already shaping where and how we can live in the Far North. To make good housing decisions, we need to plan for safer, more resilient places and support low-emissions ways of living. This Strategy aligns with Council's Climate Action Policy by ensuring housing growth occurs in climate-resilient locations, future-proofing infrastructure, and encouraging warm, efficient homes that reduce emissions and long-term costs for our communities.

To make sure this Housing Strategy achieves its purpose of supporting the housing vision articulated in the Strategy it includes an action plan of key activities. Council will need to work with partners and

stakeholders to complete these activities over the short-term (0–12 months), medium-term (1–3 years) and long-term (3–10 years). If we follow the action plan, align our strategies and workstreams well, and regularly monitor progress, then our district will be making a strong move towards achieving its housing vision.

**Our district is vast,
culturally rich and
deeply connected to
whenua, with coastal
settlements, rural
communities and
towns that each face
different housing
pressures.**

OUR HOUSING STRATEGY ON A PAGE:

Our Vision

Our community has access to resilient, healthy and suitable homes that support wellbeing, connection and opportunities.

Shared Values



Te Manawatōpū

Work alongside our stakeholders, communities and housing providers.



Te Tiriti o Waitangi

Honour partnerships and participation in housing.



Mana Tangata

Uphold the dignity and rights of people in housing.



Kaitiakitanga

Support people to access a home that meets their needs and is resilient.



Tū Tangata

Supporting people to achieve affordable, secure housing.



Whanaungatanga

Strengthening relationships and belonging through housing.

Opportunities



Support

opportunities for partnerships with Māori to deliver homes in the right locations.



Work alongside

the development sector and community housing providers to identify what is needed to enable the delivery of affordable housing where it is needed.



Enable

people to live close to their whānau and support networks throughout all life stages.



Coordinate

with stakeholders to enable a better understanding of current housing stock and identify what is needed to support improvements to housing quality and affordability.



Acknowledge

the unique and diverse needs of our district and take a place-based approach to identifying local housing needs and opportunities.



Integrate

identified housing needs into spatial planning and infrastructure investment and explore funding opportunities.

Actions

1

Enable collaboration

Provide a framework for how Council will work with others to deliver on the strategy, including co-ordination of an industry working group. Be clear on the roles that Council and stakeholders will play.

2

Support Māori housing outcomes

Work to remove practical barriers and enable kaupapa Māori housing pathways, including papakāinga, Māori-led housing across all land types, and Māori trust development on non-Māori land.

3

Encourage housing diversity

Work with developers and social housing providers to deliver housing diversity through appropriate densities and a range of housing typologies and price points.

4

Promote improved quality

Identify what can be done to improve the quality of existing homes and what role Council can play to support development feasibility.

5

Plan for resilient neighbourhoods

Consider the resilience of new housing areas in spatial planning and adaptive approaches for existing homes.

6

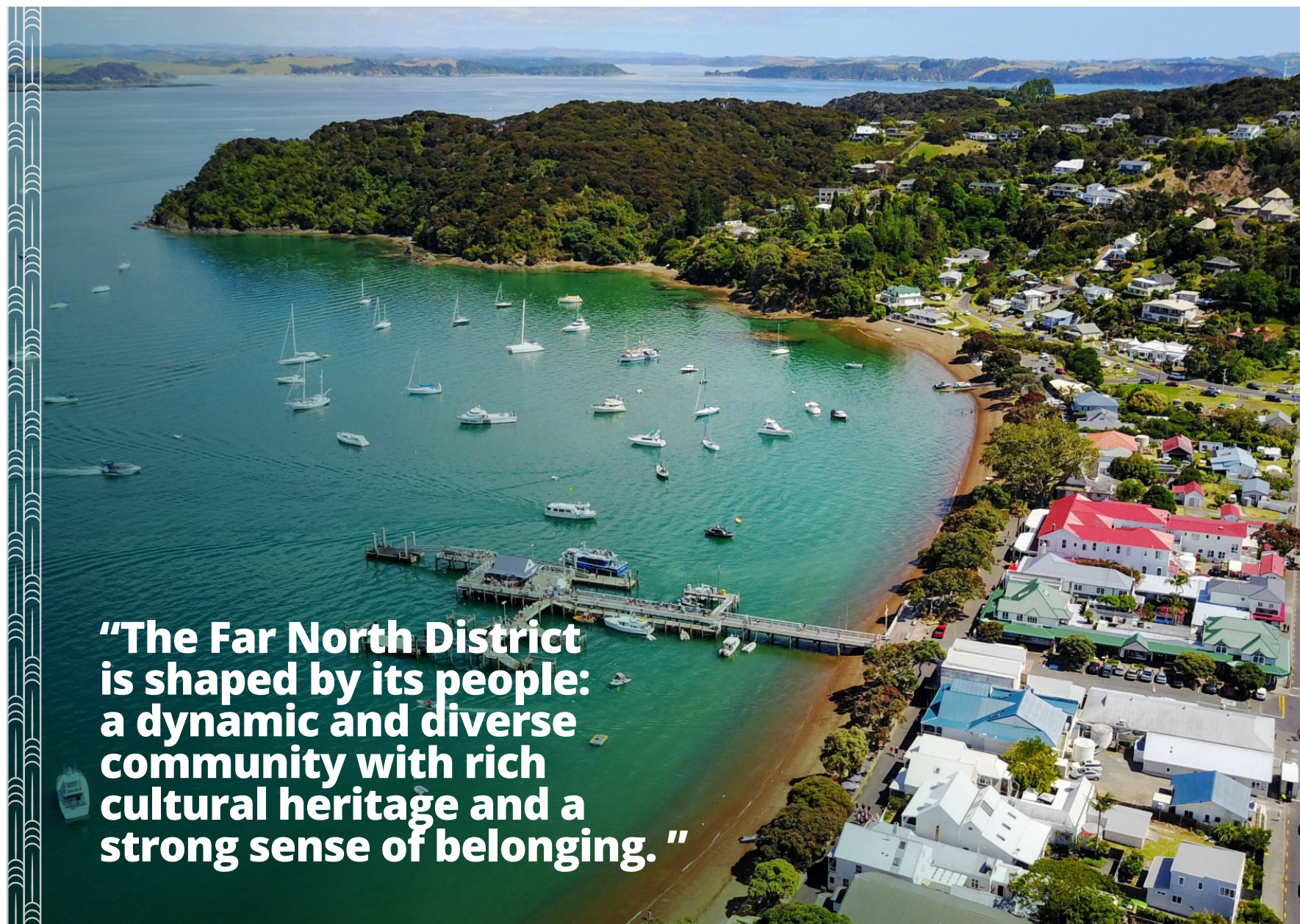
Identify infrastructure needs

Identify what infrastructure is needed to support housing delivery and areas where increased densities are achievable.

7

Take a place based approach

Explore housing opportunities at a community scale and integrate into district-wide spatial planning.



1.1 Our people

PART 1 – THE CURRENT STATE

The Far North District is shaped by its people: a dynamic and diverse community with rich cultural heritage and a strong sense of belonging. To make good decisions about housing, we need to understand who our communities are today, how they are changing, and what that means for the homes we will need over time.

Climate change is already affecting how and where our communities can live. Flooding, coastal erosion and drought create different risks across the district, shaping people's wellbeing and the resilience of our towns and villages. Understanding these local climate pressures helps us plan housing that keeps our people safe.

We also recognise the strong local knowledge, energy and commitment already present in our communities – from whānau, hapū, iwi, providers, and volunteers – and this strategy is intended to support and strengthen that effort.

Our population is growing

As at 30 June 2025 the district's population was estimated at 73,700¹. A medium-term scenario is for the population to grow to 82,825 by 2053, an average annual growth rate of 0.4 percent. This growth scenario will require 3,615 additional households by 2053.

We have a high proportion of Māori residents

In the 2023 Census, over 40% of the population identified as Māori. Overall, the median age for our Māori population is much younger at 31.2 years, compared to 44.3 years for the overall district. This cultural identity and youthful age profile significantly shape regional housing preferences. Beyond traditional papakāinga on ancestral whenua, this includes a growing demand for Māori-led housing delivery across all land types, multigenerational living, and community-based solutions. Our District Plan framework must successfully adapt to support Māori trusts acquiring and developing general (non-Māori) land to effectively meet their whānau housing aspirations.

We are geographically dispersed

Our population is distributed across more than 40 communities, making the Far North one of the most sparsely populated districts in Aotearoa New Zealand, with a density of around 11 people per km². This contrasts with neighbouring districts such as Whangārei and Kaipara, where more concentrated urban centres drive higher population densities.

Because our settlements are dispersed across coastal, rural and inland areas, each community faces different climate risks, from coastal erosion and flooding in low-lying places to drought and water shortages in inland areas. These varied risks shape housing vulnerability and must guide how we plan for safe, resilient homes in the future.

We have rural–urban disparities in our housing markets

Housing markets and needs vary significantly across the district. Larger centres such as Kerikeri, Kaitiāia and Kaikohe are experiencing strong housing market growth and high housing demand. At the same time, places such as Te Hiku and Hokianga have distinct housing systems, iwi- and hapū-led activity, and local aspirations that require place-based responses. These differences influence the viability of new housing, the cost of infrastructure, and the availability of essential services.

3,615
more homes by 2053

¹ Source: Infometrics, Far North District, Regional Economic Profile

49.9%
of our community currently
identified as Māori

60%
of our community live
outside urban areas

23%
of our community are
aged over 65

We have an ageing population and declining workforce

The Far North has an ageing population, with residents aged 65 and over making up an increasing share of the district. This trend is expected to accelerate over the next three decades. At the same time, the working-age population is growing more slowly and, in some scenarios, is projected to decline. This shift places pressure on the local labour market and increases demand for housing that supports ageing in place, accessible design and proximity to services. There is also a need to support younger people to remain connected to the Far North by improving access to housing near education, training, employment and community support.

We have localised areas with higher numbers of young people

Some communities, including Kaitiāia, Kaikohe and Kawakawa, have significant numbers of young people. Stakeholder feedback highlighted the importance of creating pathways for young people to remain in place, including access to suitable homes close to education, training, employment, whānau and community support.

Our economic landscape varies significantly across the district

Growth is heavily localised in hubs, while more isolated rural communities rely primarily on primary industries. The eastern side of the district, particularly around Kerikeri and Waipapa, acts as a major hub for business growth, with strong retail, commercial and telecommunications sectors. Paihia and the Bay of Islands drive the district's tourism sector, benefiting from a recent boost in international visitor numbers². Towns on the west coast and more remote northern areas rely primarily on the primary sector (agriculture, horticulture, and forestry) and are more vulnerable to seasonal shifts and changing land-use trends.

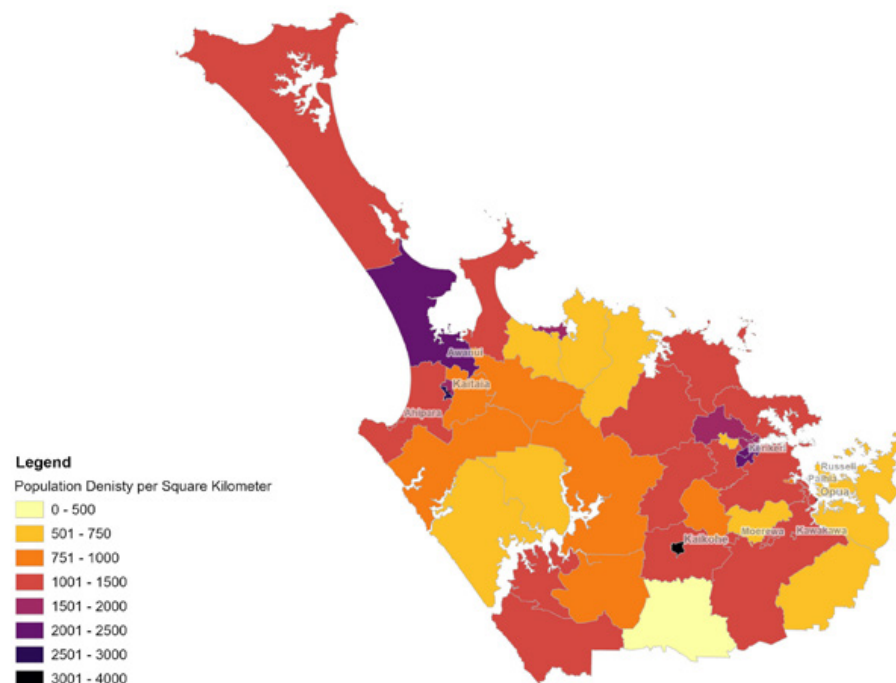
² Ministry of Business, Innovation and Employment (MBIE), *International Visitor Survey: Year End June 2024 and June Quarter 2024 Data Release*, September 2024.

We have high levels of social deprivation and high needs for affordable housing

In the Far North, higher levels of deprivation mean some whānau have fewer options to absorb rising housing costs, repair or maintain homes, or move to more suitable housing when their needs change. This reinforces the importance of increasing access to affordable, healthy and secure homes, while targeting support to the places and households where housing stress is most acute.

We have a seasonal population

The Far North's population changes throughout the year. Visitor activity, holiday periods, and seasonal work can increase demand for short-term accommodation and put extra pressure on the housing market in some places and at some times.



Source: Infometrics (2026), Far North District, Regional Economic Profile.



1.2

Our homes

Our homes are the foundation of daily life in the Far North. They are spread across towns, coastal settlements and rural communities, and the mix is still mostly stand-alone houses. This pattern brings strengths, including space and connection to place, but it can also make homes harder to heat and maintain and increase the cost of providing infrastructure across a wide area. Having a clear picture of our housing stock and how it is used helps Council and partners focus on the changes that will make the biggest difference.

Climate change is increasing the pressures on already poor-quality homes. More frequent heavy rainfall, higher humidity, and extreme weather events make dampness, mould, and cold homes worse, especially in older or overcrowded dwellings. These climate-driven impacts heighten health risks and increase maintenance costs, reinforcing the need for warm, dry, resilient homes across the district. Understanding how climate conditions interact with housing quality helps us target repairs, retrofits, and investment where they are most needed.

It’s also helpful to understand how many homes are occupied year-round. Census night data includes homes that are empty or where residents are away. In a district with coastal settlements and seasonal activity, unoccupied dwellings can reflect a range of situations. For this strategy, the key point is that our housing system needs to work for local households all year, including improving access to suitable long-term homes and lifting the quality of existing homes.

Seasonal use, holiday homes and short-stay accommodation

Seasonal patterns also show up in the numbers. The 2023 Census recorded 32,538 private dwellings in the Far North, with 3,831 recorded as empty on census night (11.77%). Tourism demand is also seasonal, with 1,086,000 guest nights in the year to March 2024. Another part of the picture is short-stay rental accommodation (STRA) homes (or parts of homes) rented to visitors for up to four weeks at a time. Research commissioned for this strategy² determined that there may be around 1,500 active STRA listings across the district (estimated at around 5 percent of private dwellings). Not all STRA listings are homes that could readily become long-term rentals (for example, some listings are rooms or sleep-outs).

³ The Property Group (2025), The impact of STRA on Housing in the Far North.

Housing stock indicator ³	Far North District snapshot
Dwelling type (private dwellings)	• Separate houses: 22,059; • Joined dwellings: 2,535; • Other private dwellings: 756.
Occupancy status (private dwellings, census night)	• Occupied: 25,716; • Empty: 3,831; • Residents away: 2,694; • Under construction: 297.
Home ownership (individuals aged 15+)	• Own or partly own: 46.8%; • Hold in a family trust: 8.5%; • Do not own and do not hold in a family trust: 44.7%.

Māori Housing

Current Māori housing pathways include papakāinga on whenua Māori, affordable rental housing delivered by Māori and iwi providers, Māori trusts developing housing on Māori or general title land, and whānau seeking secure rental or ownership options in the wider market.

Public guidance⁴ from Te Puni Kōkiri and the Ministry of Housing and Urban Development (MHUD)⁵ highlights that papakāinga can provide affordable rental homes and strengthen cultural identity, intergenerational living and connection to whenua, but delivery can be complex because projects often require landowner agreement, planning and design, financing, infrastructure, consenting and support from several agencies.

The Council's Te Tai Tokerau Papakāinga Toolkit⁶ also recognises that papakāinga developments can be difficult because many people and organisations are involved and agreement, approvals and construction readiness can take time. The current state is therefore one of strong aspiration and growing activity, but with persistent barriers around infrastructure, financing, consenting, land tenure, project readiness and access to technical support.



Average persons per household is between 2.6 and 2.7, but this varies considerably across the district.



The Public Housing Investment Plan 2025⁸ identified the **Far North as a priority investment location** due to need.



402 applicants on the Public Housing Register as at March 2026.



3,615 more homes are needed by 2053⁷.



Employment growth has averaged 2.2% per annum over the last 10 years which is higher than the national average.



56.6 percent of the Far North's usually resident population lived in areas classified as NZDep2023 decile 9 or 10—the two most **socioeconomically deprived area deciles**. This is based on 2023 Census data.



At the 2023 Census, 15.5% of the population, and 27.6% of Māori, were **living in overcrowded housing**.



The Far North has a rate of 74.2 **unsheltered people** for every 10,000 residents which is vastly higher than the national average.



The Far North has a housing affordability index of 6.6 which is defined as **severely unaffordable**.

⁴ Te Puni Kōkiri (2024), *Papakāinga: Getting Started Guide*. Wellington: Te Puni Kōkiri.

⁵ The MHUD was incorporated into the new Ministry for Cities, Environment, Regions and Transport on 1 July 2026.

⁶ Far North District Council (2025), *Te Tai Tokerau Papakāinga Toolkit*. Kaitiaki: Far North District Council.

⁷ Far North District Council, Housing and Business Development Capacity Assessment, 2025.

⁸ Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development. (2025). *Public Housing Investment Plan 2025*.



1.3

Our housing needs across the continuum

In the Far North, housing need sits on a continuum – from people sleeping rough or in temporary accommodation, through to households in rental stress, whānau seeking stable long-term rentals, those working towards home ownership, papakāinga on ancestral land, Māori-led housing delivery across all land types, and Māori trusts acquiring and developing non-Māori land. This strategy helps us to be clear about who is the most vulnerable, where Council can make the biggest difference (through planning, infrastructure, information and convening), and where we need to work alongside others who deliver housing and support services.

Climate change is increasing vulnerability across the housing continuum. Flooding, coastal erosion, drought and extreme weather put extra pressure on households already facing insecure, overcrowded or poor-quality homes. These risks make it harder for vulnerable whānau to stay safely housed and highlight the need for resilient homes and well-located development. As climate exposure grows, some households may need to relocate from high-risk areas. This Strategy aligns with adaptation planning to provide safe, resilient housing pathways, including planned relocation where required.

Emergency housing	Transitional housing	Community / Social Housing	Affordable Rental	Market Rental	Market Home
Short-term accommodation, funded through Emergency Housing Special Needs Grant	A temporary housing solution that aims to bridge the gap from homelessness to permanent housing	Subsidised rental housing delivered by Kāinga Ora or registered Community Housing Providers	Lower-cost market housing often provided by Māori Trusts, CCOs and the not-for-profit sector	Privately owned rental housing let at market rents	Homes bought, built or sold through the private housing market
The Ministry of Social Development reported \$26,153 in Emergency Housing Special Needs Grant costs for the Far North in the March 2026 quarter. Despite this, homelessness continues to be a concern. Anecdotally, many people in need and without adequate housing are not accessing this grant. Data on the extent of homelessness is inadequate.	Te Hau Ora o Ngāpuhi provides transitional housing support in Kaikohe for eligible whānau in emergency housing, alongside national providers such as Emerge Aotearoa and The Salvation Army that deliver transitional or emergency housing navigation services through MSD referral pathways.	Demand for community / social housing is high in the Far North. The public housing waiting list (the Housing Register) records households assessed as eligible for public housing. In the Far North District, this has remained elevated in recent years, with around 396 households on the register as at 30 June 2025. This indicates significant unmet need at the urgent end of the housing continuum.	Affordable rentals are provided through a mix of community housing, iwi/Māori, council-controlled and private-sector pathways. This includes Te Hau Ora o Ngāpuhi, which tenants and manages Te Kohekohe in Kaikohe as part of a co-owned housing partnership with Far North Holdings/Northern Housing.	Almost 45% of people aged 15 and over did not own a home and did not hold one in a family trust in 2023, indicating a substantial group of households who rely on rental housing or other non-ownership arrangements.	Market housing is the primary source of housing supply in the Far North. However, access to home ownership remains challenging, with Infometrics identifying the Far North as a severely unaffordable housing market, with a housing affordability index of between 6.6 and 6.9. This indicates that purchasing a home remains difficult for many households and highlights the importance of increasing the supply and diversity of market housing options.

1.4 Our housing challenge

People across the Far North tell us the same thing: having a safe, healthy and suitable home is foundational for wellbeing, connection to whānau and community, and opportunity.

Our housing challenges are shaped by distinct communities across the district with varying levels of vulnerability. Across a settlement pattern of more than 40 communities, we see growth in key centres, an ageing population, localised areas with younger populations, and strong aspirations for people to stay connected to place through all life stages. With a high proportion of Māori residents, kaupapa Māori pathways, including papakāinga and Māori-led housing delivery across all land types, are central to meeting local housing need and aspirations.

Affordability

The Far North District has a housing affordability index⁹ of 5.5 in 2026¹⁰, which is only marginally more affordable than the rest of New Zealand, with an average of 5.9. The current housing affordability index for the Far North has improved since the peak of 7.1 in March 2022.

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development developed the change in housing affordability indicators. These show how affordability of renting a home, saving for a deposit, and servicing a mortgage for people entering the market has changed over time. Each indicator compares price changes with growth in median household income. They provide

insight into affordability nationally, regionally, and by Territorial Authority (MHUD, 2023).

Council can influence affordability by enabling a greater supply and choice of housing in locations where infrastructure capacity exists, and by reducing planning and consenting costs. Council can use spatial planning and district plan settings to support diverse housing and align infrastructure investment with housing demand. Council can work with partners to unlock development opportunities (including on Māori land). Council can improve housing and land information to inform investment decisions.

Affordability pressures are felt differently across the district. In faster-growing areas, competition for rentals and homes for sale increases costs for households. In smaller or more remote communities, households may face different affordability pressures, including higher transport and servicing costs and fewer housing options that meet their needs. Climate impacts such as more frequent storms, flooding and overheating increase household costs for heating, cooling, insurance and repairs, making affordability pressures worse for low-income whānau. These pressures can contribute to crowding, make it harder for essential workers to live locally, and limit options for whānau who want to remain connected to their communities.

Seasonal demand and short-stay accommodation

In parts of the Far North, seasonal demand linked to holiday periods, tourism and short-stay accommodation can increase competition for housing and place pressure on the long-term rental market. This can make it harder for local households and workers to find a suitable home close to where they live, learn and work. Extreme weather events can disrupt transport routes and increase short-term accommodation pressure for workers and displaced households, compounding seasonal demand in some communities. Understanding where and when these pressures are strongest alongside other factors like overall supply, housing quality and infrastructure constraints is important for targeting place-based responses that reflect the differences between our communities (see Section 1.2 for the housing stock context).

Ageing in place

An ageing population is increasing demand for smaller, accessible, warm homes close to services, transport, and community support. Many existing homes are not designed for mobility needs, and the cost of retrofitting can be prohibitive. Older residents are more affected by heat, cold, dampness and storm

⁹House value-to-income multiples – March years.

¹⁰Source: Infometrics, Regional Economic Profile.

impacts. Increasing the supply of warm, accessible, climate-resilient homes close to services supports safe ageing in place. Supporting ageing in place helps whānau stay connected to their communities and can reduce pressure on health and social services.

Ageing in place is particularly challenging in a district where many communities are distant from health services, supermarkets and public transport. Older people may be living in homes that are hard to heat, difficult to maintain, and not accessible as mobility needs change. Increasing the supply of smaller, accessible homes in or near town centres, alongside practical retrofit and repair pathways in rural settlements, will be important to support older residents to stay safe, warm and connected.

Being young in place

We know that our young people face a variety of barriers to the housing they need in places where they can learn and work. It is important we create pathways for our young people to stay close to us by providing housing that is accessible.

Feasibility – the construction challenge

Delivering new housing is often constrained by high build costs, limited local construction capacity, the logistics of building in remote locations, and the upfront costs of servicing land. These feasibility constraints can reduce the viability of smaller developments, limit housing choice, and slow the delivery of both market and community-led housing solutions. Building in hazard-prone or remote areas increases costs for foundations, materials and servicing. Climate-resilient design and careful site selection help reduce long-term risks and improve project viability.

Feasibility constraints can be more acute in the Far North because many developments are relatively small and spread across different settlements, making it harder to achieve economies of scale. The cost and availability of materials and skilled labour, travel time for trades, and the need to provide or upgrade local servicing (including water supply and wastewater solutions) can all affect whether projects proceed. These factors influence not only private market delivery, but also iwi, hapū and community-led housing initiatives where access to capital and technical support may already be constrained.

Quality

Housing quality is a persistent issue in the Far North, with many homes affected by dampness, mould, poor insulation, and deferred maintenance. Higher humidity, heavier rainfall and more extreme weather worsen dampness, mould and cold homes, especially older dwellings. This increases health risks and reinforces the need for resilient, warm, dry homes. This strategy sets out the case for action and identifies opportunities to strengthen the evidence base, improve coordination, and support practical interventions (see the detailed housing quality section below).

In the Far North, quality issues often intersect with local pressures such as overcrowding, limited access to affordable repairs, and constraints on basic services (for example, reliable drinkable water, wastewater treatment, and safe heating). In some communities, households may be living in older dwellings that require significant maintenance or upgrading, while in other cases homes may not be well suited to local conditions. Known gaps in available information include the condition of older homes, the extent of Healthy Homes compliance in the rental market, and consistent data on physical housing standards across the district.

Improving housing quality data

A key barrier to improving housing quality is that the Far North does not have integrated data on housing conditions. Information is incomplete and spread across multiple sources. This shortcoming impedes evidence-based interventions, coordination across agencies and monitoring.

- **Housing quality data gaps:** the Far North does not have a consistent district-wide picture of housing conditions. Information is fragmented and can miss older, informal, rural, remote or non-consented homes where quality issues may be more acute. Proactive inspection capacity is limited, and some households may not report poor housing conditions because of stigma, cost concerns, tenancy insecurity, or fear of enforcement action.
- **Why this matters for housing quality:** better information is needed to target repairs, retrofits, warm, dry homes programmes, and new supply to the places and households most affected by damp, cold, mould, overcrowding and deferred maintenance. A stronger evidence base will allow Council and partners to target programmes to improve quality and to monitor housing quality over time.

Overcrowding

Overcrowding can reflect a shortage of appropriate, affordable housing and cultural preferences for multigenerational living. Where overcrowding is driven by constraint rather than choice, it can contribute to poorer health outcomes, reduced educational attainment, and pressures on household wellbeing. Addressing overcrowding requires both increased housing supply and more diverse housing options that suit different household sizes and living arrangements.

Overcrowding in the Far North can be driven by a shortage of suitable, affordable homes and a lack of options for larger households, alongside cultural preferences for multigenerational living. Overcrowded homes are more vulnerable to climate impacts such as dampness, overheating and storm damage, increasing health risks for already stressed households. When households have limited alternatives, overcrowding can become a coping strategy that compounds housing quality issues (for example, dampness and mould) and increases demand on household infrastructure such as water supply and wastewater systems. Reducing harmful overcrowding will require both increased supply and housing designs that better match local household sizes and ways of living.

Infrastructure ready

Infrastructure capacity and sequencing strongly influence where and how new housing can occur. Constraints in three waters, transport, and community infrastructure can limit development in some locations, increase costs, and delay delivery. Clear alignment between growth planning, infrastructure investment informed by climate risk exposure, not just engineering capacity, and land use rules is essential to enable housing supply and support well-functioning urban environments.

Because the Far North includes many small and remote settlements, infrastructure-readiness can be a binding constraint on housing delivery. Some locations have limited capacity in local water and wastewater systems, and the cost of extending or upgrading networks can be high relative to the scale of development. Infrastructure planning must account for climate risks such as flooding, coastal hazards and drought to ensure new housing is located in safe, resilient areas with long-term service viability. Clear

sequencing where Council signals which areas can accommodate growth in the short to medium-term helps reduce uncertainty for developers and partners, and supports better alignment between housing delivery and long-term investment planning.

Māori housing

Māori housing aspirations in the Far North include papakāinga, other kaupapa Māori housing models and development across all land types to support whānau connection, collective living, and intergenerational wellbeing. Delivering these outcomes can involve distinct constraints (such as land tenure complexity, financing barriers, and infrastructure access) and requires partnership approaches that respect mana whenua leadership and locally grounded solutions.

With more than 49% of residents identifying as Māori, improving housing outcomes in the Far North depends on enabling Māori housing pathways at scale. This cultural and age profile shapes distinct housing preferences and planning requirements, including:

- **Broadened Māori Delivery:** Housing developed by Māori, for Māori, across all land types and urban and rural zones, rather than being restricted to ancestral whenua.
- **Trust Asset Diversification:** Enabling Māori trusts that acquire general, non-Māori land to develop housing under flexible District Plan provisions.
- **Collective Living:** Continued demand for traditional papakāinga, multigenerational homes, and community-focused housing models.

Council will work to support a variety of housing models for Māori, while recognising the practical barriers that can arise from land tenure arrangements, financing settings and servicing constraints. Council's

role includes working in partnership with mana whenua and Māori landowners to identify planning and infrastructure solutions, improving the clarity of rules and processes, and helping connect partners and programmes that can support delivery.

Housing in high-risk locations

Some settlements may not remain viable in the long-term due to increasing climate hazards such as coastal erosion, inundation, river flooding and drought. These risks mean we must plan for how housing in these areas can adapt over time, including identifying when intensification or retrofit is still appropriate, and when relocation, including planned retreat, becomes necessary.

1.5 Our opportunities

Alongside these challenges, there are clear opportunities for Council and our communities to create positive change. Many of these opportunities build on work already underway across the district. This strategy sets out how Council will use its levers and work alongside partners to support better housing outcomes (with priority actions set out in Part 3).

Initiatives already underway

Stakeholder feedback highlighted existing initiatives across the district. These provide a foundation for the Housing Strategy. They include:

- Council support for Māori housing and papakāinga
- Affordable, transitional and community housing partnerships involving Far North Holdings, Northern Housing, community housing providers and Government agencies
- Council work on spatial planning, infrastructure sequencing, District Plan implementation
- Climate action and community adaptation planning
- Practical housing quality, repair and retrofit initiatives led by providers and community organisations.

Feedback emphasised the importance of connecting these initiatives. Stakeholders sought greater effort to make existing work more visible and to reduce duplication. Section 1.5 focuses on how Council can build from this existing momentum.

>> CASE STUDY

Kawakawa Infrastructure Acceleration Fund (IAF)

Overview

In November 2022, FNDC secured \$25.6 million in Crown funding through the Infrastructure Acceleration Fund (IAF) to unlock housing growth in Kawakawa. The funding forms part of a wider \$37 million enabling infrastructure package and was agreed under a Funding Agreement between Kāinga Ora (on behalf of the Crown) and FNDC.

Purpose and Scope

The IAF exists to fund critical infrastructure that removes barriers to housing development in areas of identified housing need, and Kawakawa was assessed as one such area. The funding covers a road extension (widening of Greenacres Drive) and significant upgrades to wastewater and water supply infrastructure across five workstreams: transport, wastewater reticulation, wastewater treatment plant, water supply reticulation and water supply treatment.

Housing Outcomes

The investment is projected to enable 310 new dwellings in Kawakawa. Of these, 180 dwellings form the Te Mataora development, to be delivered between 2028 and 2030 by Ngā Kāingamaha o Ngāti Hine Charitable Trust on Greenacres Drive land, comprising aged-care apartments and affordable homes designed to create an intergenerational community. A parallel Housing Outcomes Agreement between Kāinga Ora, FNDC and Ngāti Hine sets binding delivery requirements for this development.

Why It Matters for the Strategy

The Kawakawa case demonstrates how leveraging Government co-investment can de-risk and accelerate council-led infrastructure that would otherwise constrain housing supply, while embedding partnership with mana whenua in both delivery and outcomes. It sits alongside a comparable \$23 million IAF award for Kaikohe, enabling around 365 further homes, illustrating a replicable funding model for other high-need Far North communities.

>> CASE STUDY

Te Kāuta — Te Hiku Housing Programme

Purpose and approach

Te Kāuta is a place-based housing infrastructure programme across Te Hiku o Te Ika, led by the five Te Hiku Iwi — Te Aupōuri, Ngāi Takoto, Te Rarawa, Ngāti Kahu and Ngāti Kuri. Its vision is to build community through safer, healthier homes and infrastructure, with whānau at the centre. Building on the Te Hiku Iwi-Crown Social Development and Wellbeing Accord, Te Kāuta provides a coordinated framework for iwi-led action, strengthened governance and aligned investment.

Programme focus

Rather than delivering homes itself, Te Kāuta coordinates a shared pipeline, evidence base and investment case that individual Iwi can use to accelerate delivery at scale. The programme is organised around Kāinga, focused on homes, retrofits and infrastructure; Whakatika, focused on whānau and whenua readiness, Housing Navigators and workforce readiness; and Toi Tāhua, focused on financing, access to capital and programme coordination.

Partners and outcomes

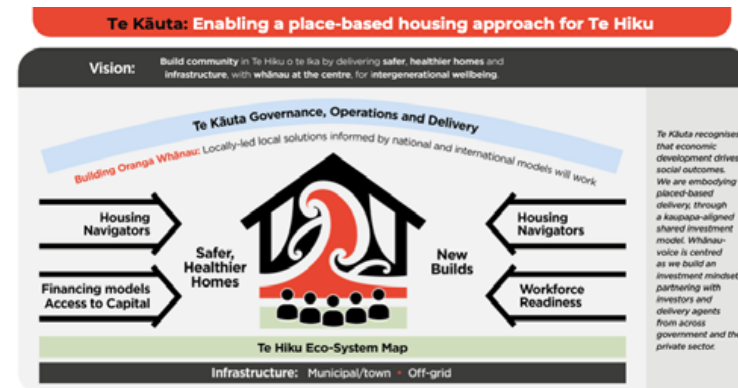
Partners include the five Te Hiku Iwi, Te Hiku Iwi Development Trust, Crown agencies, Far North District

Council, philanthropic funders and delivery partners. Outcomes to date include 114 homes built by Te Aupōuri, Ngāti Kuri and Te Rarawa between 2019 and 2025, critical housing repairs, Ngāti Kahu's Ngā Paa Kāinga, and Social Accord initiatives such as Puna Wai Ora, which has delivered 565 potable water storage installations. Tupu Plumbing also employed 12 taurira over two years and installed 265 of those systems.

What we can learn from Te Kāuta

Te Kāuta shows the value of starting with a shared kaupapa and using it to align many organisations around a common purpose. For the Housing Strategy, the key learning is that coordination needs more than regular meetings: it requires clear governance, agreed priorities, shared evidence and a practical investment case that gives partners confidence to commit funding, resources and delivery effort.

The programme also highlights the importance of investing in system conditions before delivery is visible on the ground. This includes building iwi and partner capability, clarifying decision rights, maintaining a shared pipeline, and supporting whānau to navigate land, finance and support pathways.



The opportunities for Council

- Support Māori housing on whenua, in the right locations: There is an opportunity to better enable papakāinga, other kaupapa Māori housing developments, Māori-led housing delivery across all land types, and Māori trust development on non-Māori land by improving partnership and engagement, providing clearer planning and infrastructure pathways, and supporting delivery in locations that are safe, resilient, and well connected to services and whānau.
- Work alongside the development sector and community housing providers to deliver affordable homes where they are needed: Council can help create the conditions for delivery by clarifying growth locations, aligning infrastructure sequencing, improving consenting pathways, and supporting investable proposals and funding bids that respond to local need.
- Enable people to live close to whānau through all life stages: By enabling a wider mix of housing types and locations (including smaller, accessible homes and options for multigenerational living), we can support both ageing in place and 'being young in place' across our diverse communities, help retain local workers, and strengthen community connection.
- Take a place-based approach that reflects diverse needs across the district: The Far North is not one housing market. Different towns and communities face different pressures (e.g. economy or infrastructure) and face different housing needs across the housing continuum. A place-based approach shaped by local climate hazard profiles helps target the right solutions in the right places, informed by local knowledge and lived experience.
- Climate-resilient development: Support housing and infrastructure that are located, designed and sequenced using climate-risk information, enabling resilient communities and reducing long-term costs.
- Directing growth to low-risk locations: Align housing delivery with long-term adaptation pathways, ensuring that investment occurs in low-risk, resilient locations, and that communities have clear signals about where future growth is viable.

The actions in Part 3 show how these opportunities will be progressed over time, including what Council will lead and where we will work alongside iwi, hapū and mana whenua, communities, providers, the development sector, and other partners.





2.0

Council's role in housing

PART 2 – OUR STRATEGY

Council's role in housing is primarily to enable, facilitate, coordinate and advocate for better housing outcomes, rather than to directly deliver most new housing or provide social services.

Council influences housing through the levers it controls, including planning, infrastructure, consenting, information, advocacy, partnerships and the strategic use of Council-owned land. This Strategy clarifies where Council will lead, where it will support partner-led delivery, and where other agencies, iwi, hapū, community housing providers, developers and service providers are responsible for delivery.

Council currently has a direct role through its existing Housing for the Elderly portfolio. This is a specific legacy provision that supports older tenants and is different from Council directly delivering housing across the wider housing continuum. Future decisions about that portfolio will be considered separately through Council's asset, service delivery and financial sustainability processes, while this Strategy focuses on the broader role Council can play to enable housing outcomes across the district.

In the Far North, Council's facilitation role matters because housing challenges are shaped by dispersed settlements, infrastructure constraints, an ageing housing stock, climate risk, and the need to support kaupapa Māori pathways such as papakāinga, Māori-led housing delivery across all land types, and Māori trust development on non-Māori land. Through planning, infrastructure, consenting, information and convening, Council can help align effort and investment to local needs without assuming responsibility for all delivery.

Council has a key role in ensuring housing decisions respond to climate change. By identifying climate risks, guiding development to safer locations, Council helps protect communities from flooding, coastal erosion, drought and extreme weather. Council's planning, infrastructure investment and partnerships all shape how well our housing system can adapt to a changing climate and support long-term community wellbeing.

The key roles Council will play in housing under this strategy

- **Lead and convene:** bring partners together through a cross-sector housing governance/working group, set shared priorities, and support coordinated delivery.
- **Plan and enable:** use spatial planning and district plan settings to enable housing diversity, appropriate densities in the right places across our diverse communities, and a well-functioning urban and rural environment, including enabling resilient, low-emissions housing in safe locations.
- **Invest and sequence infrastructure:** align growth expectations with three waters, transport and community infrastructure investment using climate risk information to guide sequencing and future-proof assets so more locations become infrastructure-ready for housing.
- **Regulate and consent:** provide clear, efficient consenting and compliance processes under relevant legislation to reduce unnecessary time and cost while maintaining public safety and quality outcomes and ensuring climate impacts are considered in design and development.
- **Strategic management of Council-owned land:** to optimise land acquisition and disposal, including retaining or acquiring land needed for adaptation pathways, and the strategic use of Council-owned land for housing leveraged through infrastructure planning and Long-Term Plan outcomes.
- **Provide information and advocate:** improve housing and land information (including Council-held datasets) and use evidence to advocate for funding and programme support from central government and other investors.
- **Work through Council-controlled organisations and partnerships:** where appropriate, support delivery roles undertaken by Council's commercial arm and specialist subsidiaries, alongside iwi, community housing providers and the private sector.
- **Housing for the Elderly:** Council will continue to make informed decisions about the existing Housing for the Elderly portfolio, recognising it as a specific Council service for older tenants rather than a general direct housing delivery role.

When considering whether and how to intervene, Council focuses on the areas where it has a clear role and influence. While Council is not the primary provider of housing, its core functions, including growth planning, infrastructure investment, consenting, regulation, strategic land management, information provision and advocacy, are critical to enabling housing supply and improving housing outcomes. Council will prioritise actions that support sustainable and efficient housing delivery, make best use of public investment, and help address barriers that cannot be resolved by the market alone. Partnership with iwi, hapū, government agencies, community housing providers, developers and the wider community will remain central to achieving better housing outcomes across the Far North.

Council-controlled organisations

Far North Holdings Limited (FNHL) is Council's commercial arm. FNHL can contribute to housing outcomes where doing so aligns with its statement of intent and Council direction. For example, in Kaikohe FNHL delivered via its subsidiary Northern Housing in partnership with Te Hau Ora o Ngāpuhi, a \$20 million project which transformed a former RSA site into 60 warm, safe and affordable social housing units. It stands as New Zealand's first co-owned and co-built community housing complex between an iwi and a council-controlled organisation.



2.1

Our vision

The Housing Strategy is guided by a vision that sees housing as more than a building: it is part of a well-functioning urban and rural environment that supports health, connection and opportunity. The Strategy, guided by the Climate Action Policy and working alongside Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy), seeks housing outcomes that improve community wellbeing and sustainability, are resilient to natural hazards and changing climate conditions over time, and provide diversity and choice to meet different household types and life stages.



2.2

The purpose of the housing strategy

This Housing Strategy is part of Council's commitment to improving housing outcomes across the Far North. Working alongside Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy), it sets a clear direction for the next 10 years.

It ensures housing decisions reflect climate risks, whenua-based knowledge and long-term adaptation needs, while building on work already happening through Te Hono and in our communities. It also signals where Council will focus effort and resources to support real change, including safe, resilient and low-emissions homes and communities.

A pathway to a home is broader than home ownership. It includes renting and a range of housing options that meet the diverse needs of our people. Housing models such as papakāinga and other communal living arrangements are vital in the Far North. Our role, through Te Hono and other Council teams, is to help make these pathways easier by providing clarity, enabling infrastructure, using climate-risk information and working alongside the organisations and communities that deliver and support housing.

Many organisations contribute to housing in the Far North, including community housing providers, Māori trusts, central government agencies, developers, and iwi, hapū and mana whenua. This strategy works alongside Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy) to set out how Council will work alongside them, building shared priorities, removing barriers

where we can, and supporting coordinated action that reflects local needs and aspirations, including safe, climate-resilient locations for future housing that integrate with community adaptation plans.

We will also use stronger local evidence including climate-risk information to advocate for investment and programmes that match Far North realities—especially for rural and remote communities, Māori housing pathways, ending homelessness, and improving housing quality. Regional partners will continue to play an important advocacy role alongside Council.

This is a 10-year strategy, reviewed every three years and in the context of Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy). It will guide future spatial planning and inform updates to long-term development plans for the district. It aligns with other key Council strategies and plans that support housing and help build thriving, connected, and climate-resilient communities.

Working alongside other Council plans and policies

Housing demand informs infrastructure planning, and infrastructure capacity constrains housing delivery. Hence, this Housing Strategy does not sit on its own. It must work alongside other Council plans and policies, especially those that shape where growth happens, how infrastructure is provided, how climate-risk information informs location and investment

decisions, and how Council supports Te Tiriti-based partnership. Together, these documents provide a clearer line of sight from community outcomes to on-the-ground delivery.

- **Whenua Māori Strategy:** guides how Council works in partnership on Māori land and supports kaupapa Māori pathways, including papakāinga.
- **District-wide Spatial Plan (in development):** will help set the long-term direction for where housing and employment growth should go, how places connect, and what enabling infrastructure is needed including safe, climate-resilient locations.
- **District Plan:** provides the rules that enable (or constrain) housing types, location, density and development outcomes.
- **Long-Term Plan and infrastructure planning:** sets investment priorities and timing for core infrastructure that makes areas “infrastructure-ready” for housing, with sequencing informed by climate-risk assessments and long-term adaptation needs.
- **Climate action, Community Adaptation Plans and natural hazards work programme:** inform resilient location choices and long-term risk reduction for communities, ensuring new housing avoids high-risk areas and supports adaptation pathways.
- **Economic development, tourism and workforce initiatives:** influence seasonal demand, employment locations and the need for workforce accommodation.

In simple terms: the district-wide spatial plan will help answer where growth and housing change should happen; this Housing Strategy and Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy) set out what outcomes we are seeking across the housing continuum and how Council will enable delivery; and Council's long-term, regulatory and community adaptation plans help determine how and when the supporting infrastructure, rules and services are put in place in ways that reflect climate risks, reduce emissions, and support resilient communities.

This Housing Strategy is part of Council's commitment to improving housing outcomes across the Far North.



HE KĀINGA MANA HOUSING STRATEGY | AUGUST 2026 22

2.3 Development of the strategy

This strategy has been developed using a combination of evidence (including demographic trends and housing indicators), engagement with housing partners, and Council-led workshops to test the vision, strengthen Council's enabling role, and agree shared focus areas. It will continue to be refined through consultation and ongoing collaboration with iwi, hapū, community housing providers, central government agencies, and the wider housing sector.

For iwi and hapū, this means building and maintaining trusted relationships over time, not relying on one-off consultation at key project milestones. Ongoing relationships allow Council to understand local aspirations, whenua-based priorities, infrastructure barriers and delivery opportunities earlier, and to work with iwi and hapū in ways that reflect Te Tiriti-based partnership, mana whenua leadership and place-based decision-making.

2.4 Our partners

Better housing outcomes will only happen if we work together. Homes are delivered by many organisations and by whānau and communities themselves.

This Strategy is part of Council's response: it works alongside Te Kiri Waiwai o Papatūānuku (Whenua Māori Strategy) to set out what Council will do, and how we will work alongside iwi, hapū and mana whenua, communities, providers, funders, central government and the private sector to support safe, healthy and suitable housing across the district. Our focus is on enabling and coordinating through Council's planning, infrastructure, regulatory, information and convening roles to help turn shared ambition into practical delivery.

Council also recognises that there are active community housing providers, iwi trusts and Māori housing providers already delivering, managing or enabling housing in different parts of the district. Working with these providers is important because they hold trusted relationships, local knowledge, delivery experience and live information about whānau housing need.

Working with these providers is important because they hold trusted relationships, local knowledge, delivery experience and live information about whānau housing need.



Who we will work with (and how)

- **Iwi, hapū and mana whenua:** Primarily through Te Hono, Council will build and maintain trusted, ongoing relationships with iwi, hapū and mana whenua, rather than relying on one-off consultation. Council will partner early and consistently on priorities, support kaupapa Māori housing pathways (including papakāinga), Māori-led housing delivery across all land types, and Māori trust development on non-Māori land. It will be important to work together to identify planning, infrastructure and process improvements that enable delivery on Māori land and support housing aspirations in place. This work will align with Council's Whenua Māori Strategy and the partnership approaches it sets out.
- **Te Kuaka Committee for Māori Strategic Relationships:** Council will work through Te Hono and Te Kuaka to strengthen Te Tiriti-based partnership and leadership with iwi and hapū, and to help guide how Council supports kaupapa Māori housing pathways (including papakāinga) and engagement approaches across this strategy.
- **Māori trusts and Māori landowners:** Council will provide clear guidance and responsive pre-application support, help clarify servicing pathways (including rural/remote solutions), and support the coordination needed to move projects from concept to delivery. Te Hono will be central to this work.
- **Community, iwi and Māori housing providers:** Council will work alongside active providers to understand demand and pipeline opportunities, align Council settings (planning, infrastructure and consenting) to enable projects, and support partner-led funding bids and business cases where appropriate. This includes recognising providers already operating in the district, such as He Korowai Trust, Waitomo

Papakāinga Development Trust, Te Hau Ora o Ngāpuhi, Te Rūnanga o Whaingaroa and other CHPs, iwi trusts, hapū and Māori housing providers.

- **Central government agencies:** Council will advocate for settings and investment that respond to Far North needs, align local planning and infrastructure decisions with government programmes, and use evidence to support shared accountability for outcomes.
- **Health and social service providers:** Council will work with the sector to improve referral pathways for households experiencing housing harm (quality, crowding, insecurity), and to link housing interventions to health and wellbeing outcomes.
- **Developers, builders and the wider private sector:** Council will provide clarity on growth locations, infrastructure timing and consenting expectations, and maintain open channels to identify barriers to delivery and opportunities for housing diversity and quality improvements.
- **Funders and philanthropy:** Council will support coordinated investment by improving the evidence base, clarifying priorities through this strategy, and (where appropriate) supporting partner-led proposals to agencies and philanthropic funders (including Te Puni Kōkiri, MSD/Work and Income, Te Tūāpapa Kura Kāinga HUD, Whaikaha, Health NZ/ Te Whatu Ora, EECA, Habitat for Humanity, Puna Waiora, and The Tindall Foundation).
- **Research and technical organisations:** Council will draw on organisations such as BRANZ to strengthen the evidence base for housing quality and identify practical interventions.

How Council will work alongside partners

- **Convene and coordinate:** use the housing governance/working group to agree priorities, sequence actions, and reduce duplication across the system.
- **Govern with Te Tiriti-based partnership:** strengthen long-term, trusted partnership models, improve engagement practice, and bring recommendations to Council where decisions affect Māori housing outcomes. This means maintaining relationships with iwi and hapū throughout implementation, not only consulting at discrete decision points.
- **Align Council settings:** align spatial planning, district plan provisions, infrastructure sequencing and consenting practice so partner-led delivery is easier and more certain.
- **Improve information:** strengthen local housing evidence and make Council-held information easier to access and use, while respecting privacy and data-sharing requirements.
- **Support investable proposals:** help enable partner-led business cases and funding applications by providing local evidence, letters of support where appropriate, and clear statements of Council commitments and dependencies.
- **Work in place:** support place-based approaches in priority locations across our diverse communities, including piloting solutions and learning what works before scaling up.
- **Maintain shared accountability:** report progress publicly through the strategy's monitoring and review cycle, and use results to adjust priorities with partners.

>> CASE STUDY

Working alongside partners to lift housing quality

Te Tai Tokerau (Northland) faces long-standing challenges with substandard rural housing, particularly in isolated areas and across an ageing housing stock. An example of a partner-led response is the work described by architect and researcher Gillian Stewart, drawing on Habitat for Humanity's delivery of Healthy Homes and home repair programmes to support practical upgrades that improve warmth, comfort, safety and habitability. The work highlights that improving housing quality is not only a building issue, it is closely connected to health, resilience and wellbeing and it also shows the constraints that can slow progress, including affordability, limited access to skills and resources, and the remote or "invisible" nature of the problem in rural communities.

This kind of programme illustrates how Council can work alongside partners: community organisations

and providers lead delivery, while Council focuses on enabling conditions, helping to connect households to support, improving local information about housing quality and need, aligning services and referral pathways with health and social providers, and supporting coordinated investment so initiatives can scale.

Partner-led delivery: community housing organisations can deliver repairs and retrofits where they have trust and capability.

Council enablement: Council can support by improving housing quality evidence, coordinating referral pathways, and providing clear, consistent regulatory guidance.

Investment readiness: shared data and a clear pipeline helps agencies, funders and lenders invest with confidence.

2.5 Funding

Housing delivery is funded through a mix of private investment, iwi and Māori trust investment, central government programmes, philanthropic funding, and (in some cases) Council funding and financing tools.

This strategy will help Council and partners make a stronger case for investment by clarifying priorities and improving the evidence base. Specific funding pathways and opportunities will be refined during implementation planning.



2.6
Focus areas



MANAWATŌPŪ

A collaborative approach across partners and stakeholders and improved coordination and shared delivery of housing outcomes (including better joined-up housing data).



KAITIAKITANGA

Housing that is sustainable and resilient over time, including design and location responses and intergenerational solutions that care for the environment.



WHANAUNGATANGA

Housing that supports connection and collective living, including place-based approaches that reflect our different communities and meet diverse needs through housing choice.



TŪ TANGATA

Supporting affordable housing and housing choice across the continuum.



MANA TANGATA

Housing that supports dignity and wellbeing, including improvement to housing quality and considering how people access housing and how location and planning support community wellbeing.

The focus areas describe the pou that guide how Council and partners will work together. Each focus area includes a clear intent and examples of what this could mean in practice.

Manawatōpū (collaboration and coordination)

A coordinated housing system is essential to turn shared goals into delivery. Manawatōpū focuses on strengthening relationships, clarifying roles, and improving the information flows that enable partners to invest and act with confidence.

- Establish and support a cross-sector housing governance/working group (Council, iwi/hapū, community housing providers, central government, health/social services, and the development sector).
- Create shared ways of working, including agreed priorities, referral pathways, and escalation points for critical issues (e.g., severe quality or overcrowding situations).
- Improve joined-up housing evidence by aligning datasets and making Council-held information easier to access and use.

Kaitiakitanga (sustainability and resilience)

Kaitiakitanga focuses on housing that is resilient to natural hazards and climate change, reduces long-term operating costs, and supports intergenerational wellbeing. It emphasises location and design decisions that protect people and communities over time, reflecting the Climate Action Policy's direction to reduce emissions, avoid high-risk areas, and support long-term adaptation pathways.

- Use spatial planning and land use rules to steer development away from high-risk hazard areas and support resilient settlement patterns guided by climate-risk information and adaptation pathways.

- Promote warm, dry, energy-efficient homes (including retrofit opportunities) to reduce health impacts and energy hardship and support low-emissions living.
- Support water and wastewater solutions that are durable and appropriate for rural and remote contexts, including where servicing constraints affect housing delivery and ensuring systems are resilient to drought, flooding and changing climate conditions.
- Use low-emissions design and materials to reduce the carbon footprint of new homes and upgrades.
- Ensure homes and infrastructure can adapt over time to changing climate conditions, supporting long-term resilience.

Whanaungatanga (connection, place and belonging)

Whanaungatanga recognises that housing outcomes are stronger when they support connection to whānau, culture, services, and opportunity. This focus area encourages place-based solutions and housing types that reflect how people want to live in the Far North across our different communities, including multigenerational living and papakāinga.

- Enable housing diversity (including smaller homes, duplexes, and communal models where appropriate) through planning provisions and infrastructure alignment.
- Support place-based housing responses that align with the aspirations of our different communities and strengthen access to everyday needs (schools, healthcare, transport, green/blue spaces).

- Work with iwi and hapū to remove barriers and enable papakāinga and other kaupapa Māori housing pathways, Māori-led housing delivery across all land types, and Māori trust development on non-Māori land.

Tū Tangata (affordability and housing choice across the continuum)

Tū Tangata focuses on ensuring people can access housing that meets their needs at different life stages and income levels. This includes improving affordability, increasing supply of appropriate homes, and supporting pathways that reduce housing stress and overcrowding across the district.

- Support delivery of a broader range of housing types and tenures (market, affordable, community and social housing) in locations that are infrastructure-ready.
- Improve development feasibility by reducing unnecessary barriers, clarifying requirements, and aligning infrastructure sequencing with expected demand.
- Strengthen evidence and advocacy to attract investment for affordable housing and related supports.

Mana Tangata (dignity, wellbeing and housing quality)

Mana Tangata puts people's dignity and wellbeing at the centre of housing decisions. Housing quality in the Far North is widely recognised as one of the most pressing and persistent challenges facing communities. A significant proportion of the district's

housing stock is ageing, poorly insulated, and not well suited to local conditions, with issues such as dampness, mould, overcrowding and structural deterioration contributing to poorer health outcomes, reduced household wellbeing, and increased pressure on social and health services. To clarify what we mean by quality, this strategy draws on the Framework for Housing Quality, which considers four interconnected elements: housing habitability (a safe, secure and healthy home), environmental sustainability, housing functionality (meeting physical, cultural and social needs), and social and cultural sustainability (flexibility to support needs over time).

- Support practical interventions that lift housing quality (repairs, retrofits, warm and dry homes programmes) and improve access to those interventions.
- Strengthen the evidence base for housing quality, including district-wide baselining and ongoing monitoring, so investment can be targeted to where it will have the greatest wellbeing impact.
- Use planning and place-based approaches to improve liveability across our different communities – including access to services, transport, education and employment – recognising these are part of what makes housing work for people.

2.7 Monitoring progress

Progress will be monitored through measures that track both system settings (for example, planning and infrastructure enablement, data improvements, and coordination) and outcomes across the housing continuum.

Reporting will align to the strategy's three-year review cycle, with interim updates used to inform Council decision-making and support shared accountability with partners.

**Reporting will align to the
strategy's three-year review
cycle, with interim updates
used to inform Council
decision-making...**

Action Plan

PART 3 – ACTION PLAN

This action plan turns our strategy into practical steps. Actions are grouped under each focus area and will be refined as we work with partners and communities to confirm what can be delivered, when, and with what resources. The timeframes are indicative and reflect our 10-year horizon, with a formal review every three years so we can keep learning and adjust as needed.

This Action Plan has been developed to complement adjacent council initiatives and workstreams, such as the Long-Term Plan and District-wide Spatial Strategy. In instances where actions are already programmed, the timeframes in this plan align directly with existing workstream schedules.

Internal team alignment

The coloured dots below show which internal Council teams or work programmes are expected to contribute to each action.

- Housing portfolio driven workstream
- Strategy and policy response required
- Aligned with the Spatial Planning Team's work programme
- Aligned with the Māori partnership team's work programme
- Aligned with the Climate Action & Resilience Department work programme
- Integrated with Infrastructure Strategy development

Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Manawatōpū Collaboration and coordination	1.1 Establish and support a cross-sector housing governance/working group (the Inter-agency Housing Working Group) with agreed terms of reference, including iwi/hapū and tangata whenua, Māori trusts/landowners, community and social housing providers, relevant central government agencies, health/social services, and the development sector, including FNHL. The terms of reference should recognise the importance of ongoing trusted relationships with iwi and hapū, with regular connection to Te Kuaka Committee for Māori Strategic Relationships to strengthen Te Tiriti-based partnership and guidance. ● ● ●	Council (lead); sector partners and stakeholders	0–12 months for establishment	Inter-agency Housing Working Group established. Partner attendance and actions tracked
	1.2 Work with members of the Inter-agency Housing Working Group to map out who will drive and support the actions identified in this Action Plan and other initiatives as identified by the group, so delivery expectations are clear. ● ● ●	Council (lead); Inter-agency Housing Working Group	0–12 months for establishment	Working group agreed focus areas and programme established
	1.3 Agree a shared evidence and information programme : define priority datasets and which partner holds/maintains the information, agree information-sharing settings, and work towards collating an annual “state of housing” reporting pack that can be used by partners and funders (including indicators on seasonal use and short-stay accommodation where feasible). ● ● ●	Inter-agency Housing Working Group	0–12 months (then ongoing)	Housing data and evidence collation programme established, identifying who holds relevant data
	1.4 Develop shared understanding of referral/escalation pathways for urgent housing situations (e.g., severe housing-quality risks or extreme overcrowding), clarifying roles across health, social services, housing providers and regulatory functions. ● ●	Inter-agency Housing Working Group	0–12 months (then ongoing)	Documented pathway agreed; partner adoption; improved response time and coordination
	1.5 Maintain a coordinated pipeline view of known housing initiatives and opportunities, including what is proposed, where, by whom, key blockers and dependencies. Use this to support investment conversations with central government, funders and lenders, and to integrate initiatives identified through the Inter-agency Housing Working Group. ● ● ●	Inter-agency Housing Working Group	0–12 months (then ongoing)	Pipeline register established; priority blockers identified; and regular pipeline updates provided

Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Inter-agency Housing Working Group	2.1 Embed hazard and climate resilience considerations into spatial planning and District Plan work so new housing is steered away from high-risk areas and supports resilient settlement patterns.  	Council (lead); working with iwi/hapū; regional partners	1–3 years	Alignment of the Housing Strategy with the Spatial Plan
	2.2 Establish a protocol for how to connect households and providers to warm, dry homes and retrofit support, including low-emissions insulation, energy and heating programmes, with a clear local pathway for advice and referrals.  	Inter-agency Housing Working Group	0–12 months (then ongoing)	Referral pathway established
	2.3 Investigate the suitability of and what would be required to develop a managed retreat framework to guide housing relocation from high-risk areas, aligned with national guidance, Council's climate policy settings, and Community Adaptation Plans.   	Council (lead); working with iwi/hapū; regional partners; affected communities	1–3 years	Managed retreat framework investigated
	2.4 Investigate what would be required to establish a housing climate risk baseline that brings together hazard exposure, housing condition, occupancy, infrastructure capacity, tenure, and socio-economic vulnerability data to identify locations and households most exposed to climate-related housing risks.    	Council (lead); health/social agencies	0–12 months	Housing climate risk baseline scoped; data gaps documented
	2.5 Investigate how Council and partners could connect those delivering housing development proposals to low-carbon housing guidance for new builds, retrofits and upgrades, covering low-emissions materials, energy efficiency, passive design, lifecycle emissions, water efficiency, and practical options suited to Far North housing types and settlement patterns.  	Inter-agency Housing Working Group	Ongoing	Guidance published
	2.6 Align infrastructure investment decisions with reducing climate risk. For example, by prioritising infrastructure investment through the LTP process in locations that are low-risk, resilient, and capable of supporting housing growth over the long-term, while avoiding investment that locks in exposure in high-risk areas.   	Council (lead)	Ongoing through LTP and infrastructure planning cycles	Climate-risk screening applied to housing-related infrastructure decisions

Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Whanaungatanga Connection, place and belonging	3.1 Build on from spatial planning processes to define place-based housing priorities by settlement type, such as Kerikeri, Te Hiku, and Hokianga, so “place-based” is not treated as one district-wide model.  	Council (lead); iwi/hapū; Māori trusts/landowners; technical advisors; community	1–3 years	Alignment of the Housing Strategy with the Spatial Plan
	3.2 Identify priority housing areas which align with the growth areas identified in the Spatial Plan where place-based housing solutions are needed to meet the needs identified and use these as focus areas for coordinated work programmes.   	Council (lead); iwi/hapū; community; agencies	1–3 years	Priority housing locations identified
	3.3 Work towards developing place-based housing response plans for identified ‘priority housing areas’, setting out the local housing outcomes sought (e.g., affordable homes, housing for different life stages, quality uplift), key partners and the Council enablers identified to support the plan (planning, infrastructure, consenting and information).   	Council (lead); working with iwi/hapū; regional partners	1–3 years	Housing response plans under development in priority housing areas
	3.4 Identify how housing diversity and typologies that reflect Far North living patterns (including multigenerational living and appropriate communal models), as enabled in the District Plan, can be encouraged and supported.   	Council (lead); iwi/hapū; developers/builders	1–3 years	Guidance/provisions updated; improved housing mix in consented supply



Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Te Tiriti o Waitangi Partnerships and participation	4.1 Continue to work closely with iwi/hapū and Māori trusts/landowners through ongoing trusted relationships to identify opportunities and barriers (planning, infrastructure, consenting, financing) for papakāinga and other kaupapa Māori housing pathways, Māori-led housing delivery across all land types, and Māori trust development on non-Māori land. This work should be embedded as an enduring partnership approach rather than treated as one-off consultation on individual proposals. ● ● ●	Council (lead), working with Te Kuaka	Ongoing	Opportunity list maintained and barriers identified
	4.2 Support housing development opportunities on whenua in the right locations by identifying opportunities through Spatial Plan development which then feeds planned infrastructure investment. ● ● ●	Council lead (Te Kuaka and the Spatial Planning team) working with iwi/hapū; regional partners	Ongoing through LTP and infrastructure planning cycles	Alignment of the Housing Strategy with the Spatial Plan
	4.3 Continue to improve customer pathways for Māori housing and papakāinga proposals, including clear guidance, pre-application support and consistent advice, to reduce uncertainty and delays. ● ●	Council (lead); iwi/hapū; Māori trusts/landowners	Ongoing	Improved applicant experience measured through feedback

Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Tū Tangata Affordability and housing choice	5.1 Continue Council's improvement programme for consent processing so that consenting processes are clear, consistent and efficient, and do not create unnecessary barriers, delays or costs for housing delivery while maintaining quality, safety and environmental outcomes. ● ●	Council (lead)	Ongoing	Consenting improvement programme maintained
	5.2 Ensure housing outcomes are incorporated into the six-yearly internal review of Council-owned land, working alongside internal staff and Council-controlled organisations to identify potential opportunities to support housing growth, with the understanding that not all land will be viable for housing. This action is intended to keep the review open to housing outcomes without assuming that every Council-owned site will be suitable or viable for housing. ● ●	Council (lead)	3–10 years, with earlier review where opportunities arise	Council-owned land review reporting; housing opportunity screening included in review process
	5.3 Review the Housing for the Elderly operating model to consider options that support existing tenants and the housing needs of older people, while improving the long-term financial sustainability of the portfolio. ● ●	Council (lead)	1–3 years	Operating model review completed; options and implications reported to Council
	5.4 Integrate review of Housing Strategy actions with review of the Housing and Business Development Capacity Assessment in 2029. ● ●	Council (lead); technical advisors	Every three years	Review of Housing Strategy delivered alongside HBA 2029
	5.5 Work alongside iwi, hapū, iwi trusts and CHPs, Māori housing providers and relevant agencies to identify opportunities to increase affordable, social and transitional housing supply, and support partner-led funding bids and business cases. This includes recognising and engaging with active providers such as He Korowai Trust, Waitomo Papakāinga Development Trust, Te Hau Ora o Ngāpuhi, Te Rūnanga o Whaingaroa and other delivery partners operating across the district. ● ● ●	Inter-agency Housing Working Group	Ongoing	Pipeline of projects and bids supported



Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Tū Tangata Affordability and housing choice	5.6 Maintain regular channels with developers/builders to identify barriers to delivery (cost, capacity, consenting, servicing) and agree practical improvements. Establish an affordable housing project list with developers, CHPs and partners (including agreed criteria for priority areas and project readiness), linked to the coordinated pipeline view. ● ●	Council (lead); developers; CHPs; iwi; agencies	Ongoing	Engagement programme established
	5.7 Establish an engagement programme which supports Council to work alongside employers, iwi/hapū, CHPs, Māori housing providers, iwi trusts and other partners to better understand seasonal workforce accommodation pressure (including where demand is concentrated and what types of accommodation are used) and use this to inform place-based responses for our different communities. ● ● ●	Council (lead); working with employers; iwi; CHPs; health/social services	0–12 months (then ongoing)	Engagement programme established
	5.8 Build an advocacy and investment narrative for affordability and housing supply in the Far North, using local evidence, innovative projects and partner stories to influence programmes, philanthropic investment and finance settings. ● ●	Inter-agency Housing Working Group	Commence within two years	Advocacy pack; engagement with agencies/funders; responses tracked

Focus area	Action and internal team alignment	Lead / partners	Timeframe	Measures / outputs
Mana Tangata Dignity, wellbeing and housing quality	6.1 Collate information on existing levels of housing quality across the district (as part of Action 1.3 with a specific focus on housing quality) and identify where intervention is most needed and how Council, agencies, iwi/hapū, housing providers and other stakeholders can coordinate practical responses. ● ● ●	Inter-agency Housing Working Group	1–3 years	Collated data on housing quality and intervention areas identified
	6.2 Investigate what would be required to establish a district-wide housing quality baseline that brings together building age and condition proxies, known data gaps, partner intelligence, tenure, occupancy and local housing quality indicators, including an agreed framework for assessing and monitoring housing quality over time. ● ●	Inter-agency Housing Working Group	1–3 years	Housing quality framework investigated
	6.3 Establish an engagement programme which enables Council to work alongside whānau, communities, iwi/hapū, providers and partners to better understand where younger households, multigenerational living, and ageing-in-place pressures overlap, and use this to inform place-based responses and spatial planning for our different communities. ● ●	Council (lead); working with iwi/hapū; regional partners	1–3 years	Alignment of the Housing Strategy with the Spatial Plan
	6.4 Capture planning issues raised in DP review hearings or submissions relevant to the Housing Strategy outcomes, so they inform the strategy's implementation programme. ● ●	Council (lead)	1–3 years	Input to internal Council Practice Guidance



Implementation and review

We will oversee implementation through the Inter-agency Housing Working Group, and we will ensure actions are reflected in Council work programmes (including planning, infrastructure and consenting). We will report progress openly, and we will refresh the action plan as part of the strategy's three-year review cycle. This is how we will stay focused on what matters, respond to what we learn, and keep momentum for change.



6.4 TE PATUKEHA IWI - HAPŪ ENVIRONMENTAL MANAGEMENT PLAN**File Number: A5954187****Author: Llani Harding, Pouhautū Te Hono - Manager - Te Hono****Authoriser: Aaron Taikato, Manuhautū Te Hono – Group Manager Te Hono****TAKE PŪRONGO / PURPOSE OF THE REPORT**

To seek Council approval of the Te Patukeha Iwi Hapū Environmental Management Plan, following Te Kuaka Te Ao Māori Committee's recommendation on 23 September 2025.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Te Kuaka Te Ao Māori Committee was a Committee of Council during the 2022–2025 triennium. Its outstanding matters have transferred to Te Kuaka Committee for Māori Strategic Relationships for follow-up, including this report, which was not progressed to Council following the 23 September 2025 resolution.
- Te Patukeha received Council funding during the 2022/23 financial year to develop an Iwi Hapū Environmental Management Plan under Council's IHMP programme.
- The plan has been developed through a hapū-led process and sets out Te Patukeha environmental values, priorities, aspirations and expectations for engagement within their rohe.
- On 23 September 2025, Te Kuaka Te Ao Māori Committee considered the plan and resolved to recommend that Council endorse it.
- Council endorsement is sought to formally acknowledge the plan as a Te Patukeha planning document that can inform Council's planning, policy, consenting, operational and decision-making processes where relevant.
- Endorsement does not, of itself, approve funding or commit Council to implementing all actions identified in the plan. Any future funding or project commitments would be considered through the appropriate Council processes.
- If endorsed, the Te Patukeha Iwi Hapū Environmental Management Plan will be added to Council's register of Iwi and Hapū Environmental Management Plans.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) **receive the report *Te Patukeha Iwi Hapū Environmental Management Plan*;**
- b) **note that Te Kuaka Te Ao Māori Committee, at its meeting on 23 September 2025, resolved to recommend that Council endorse the Te Patukeha Iwi Hapū Environmental Management Plan;**
- c) **formally approve the Te Patukeha Iwi Hapū Environmental Management Plan as a reference document to inform Council's planning, policy, consenting, operational and decision-making processes where relevant; and**
- d) **note that approval does not approve additional funding or commit Council to implementing all actions identified in the plan, and that any future funding or project commitments will be considered through the appropriate Council processes.**

1) TĀHUHU KŌRERO / BACKGROUND

Far North District Council has supported the development of Iwi and Hapū Environmental Management Plans through Te Hono since 2017. These plans are prepared by iwi and hapū and set

out environmental values, priorities, aspirations, areas of interest and expectations for engagement on resource management and related matters.

Council currently holds a register of Iwi and Hapū Environmental Management Plans. If endorsed, the Te Patukeha Iwi Hapū Environmental Management Plan will be added to that register.

Development of the Te Patukeha Iwi Hapū Environmental Management Plan has been completed through a hapū-led process. The plan identifies matters of importance to Te Patukeha, including the protection of wāhi tapu, freshwater and coastal environments, indigenous biodiversity, cultural landscapes, and the exercise of kaitiakitanga within their rohe.

The plan also outlines Te Patukeha expectations for engagement with Council and other parties on resource management and other matters that may affect their cultural, environmental and ancestral interests.

On 23 September 2025, Te Kuaka Te Ao Māori Committee considered the plan and resolved to recommend that Council endorse it. Council is now being asked to make the formal endorsement decision.

Following the 2025 local government elections and the establishment of Te Kuaka Committee for Māori Strategic Relationships, outstanding matters from the former Te Kuaka Te Ao Māori Committee have been brought forward for follow-up. This includes the Te Patukeha Iwi Hapū Environmental Management Plan, which requires escalation to Council for formal endorsement.

6.1 TE PATUKEHA IWI - HAPŪ ENVIRONMENTAL MANAGEMENT PLAN

Agenda item 5.1 document number A5314356, pages 16 - 141 refers

RESOLUTION 2025/39

Moved: Kōwhai – Deputy Mayor Kelly Stratford

Seconded: Cr John Vujcich

That Te Kuaka Te Ao Māori Committee;

- a) receive the report Te Patukeha Iwi Hapū Environmental Management Plan on behalf of Council; and**
- b) recommend that Council support Te Patukeha Iwi Hapū Environmental Management Plan.**

[CARRIED]

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Governance process

This paper was considered and endorsed by Te Kuaka in September 2025.

Proper governance process would be to then escalate the recommendations of Te Kuaka through to the next Council meeting. This did not occur and has been noted as an error.

This is the primary reason for this paper being considered by Council today.

Relevant Legislation and Policies

IHEMPs support the implementation of Council's obligations under the Resource Management Act 1991 and other relevant legislation by identifying iwi and hapū values, interests, environmental priorities, and expectations regarding resource management matters.

IHEMPs also contribute to Council's commitment to strengthening relationships with tangata whenua and support the principles of partnership, participation, and protection.

Under the RMA, applicants are not legally required to consult before lodging a resource consent application (section 36A), although consultation, particularly with Iwi and Hapū, is strongly

encouraged and can materially affect the quality of an application, the assessment of effects, and notification outcomes.

Under the Planning Bill and Natural Environment Bill, which are intended to replace the RMA, no equivalent provision has been included. The Bills set out consultation obligations at central government and council level, for example before issuing national instruments, developing regional spatial plans, or notifying land use plans, but contain no clause establishing a consultation duty on applicants. The practical effect is that the current non-duty continues into the new system, but without an explicit statutory statement to that effect. This reflects the Bills in their current form and may change before enactment.

This is not expected to take effect until 2029/2030 up until that timeframe Part 2, 6,7 & 8 of the RMA still remain.

Significance and Engagement

The recommendation is considered to be of low significance under Council's Significance and Engagement Policy, as endorsement recognises the plan as a reference document and does not result in a transfer of assets, changes to levels of service, or additional financial commitments.

Te Patukeha have undertaken their own engagement and wānanga throughout development of the plan. Te Kuaka Te Ao Māori Committee has also considered the plan and recommended that Council endorse it.

Council staff since the presentation to Te Kuaka in 2025 have subsequently had a wananga (workshop) with Te Patukeha to further understand the operational requirements needed to enable the plans implementation. This workshop was attended by staff from Te Hono, Resource Consents and Planning and Policy team.

Policy and Strategy Considerations

IHEMPs provide Council with valuable information that can be considered during planning, policy development, consenting, and operational decision-making processes.

Endorsement of the plan demonstrates Council's commitment to recognising and considering the values and aspirations of tangata whenua when undertaking its statutory functions.

Risk and Mitigations

The primary risk associated with not endorsing the plan is the potential loss of opportunity to strengthen relationships with Te Patukeha and effectively incorporate hapū values into Council decision-making processes.

This risk is mitigated through Council's ongoing commitment to engaging with tangata whenua and supporting the use of IHEMPs as reference documents across relevant Council functions.

Implications for Māori

The Te Patukeha Iwi Hapū Environmental Management Plan articulates the relationship of Te Patukeha with their ancestral lands, waterways, wāhi tapu, culturally significant sites, indigenous flora and fauna, and other taonga.

Endorsement of the plan provides Council staff with a greater understanding of Te Patukeha values and aspirations and supports more effective engagement with the hapū on matters that may affect their interests.

OPTIONS

Option 1 (Recommended): Approve the Te Patukeha Iwi Hapū Environmental Management Plan

This option enables Council to formally recognise the environmental values, priorities and aspirations of Te Patukeha. It also gives effect to Te Kuaka Te Ao Māori Committee's recommendation and supports the appropriate use of the plan across relevant Council processes.

The implications of the pending Planning and Natural Environment Bill do not affect the approval of this report as the bill is not expected to take effect until 2029/2030

Option 2: Receive the plan without approval

This option acknowledges receipt of the plan but does not provide Council's formal support or commitment to consider the plan across its functions and activities.

Option 3: Do not receive or endorse the Te Patukeha Iwi Hapū Environmental Management Plan

This option would not recognise the significant investment made by Te Patukeha and Council in developing the plan and would limit opportunities for Council to incorporate Te Patukeha values and environmental priorities into its decision-making processes.

Recommended Option

Option 1 is recommended because it follows Te Kuaka Te Ao Māori Committee's recommendation, supports Council's relationship with Te Patukeha, and enables relevant Te Patukeha values and priorities to be considered in Council planning, policy, consenting, operational and decision-making processes.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Staff recommend that Council receive and approve the Te Patukeha Iwi Hapū Environmental Management Plan.

Approval acknowledges the significant work undertaken by Te Patukeha to articulate their environmental values, priorities, and aspirations. It also supports the use of the plan as a reference document across Council's planning, consenting, policy, and operational functions, strengthening Council's ability to recognise and respond to matters of importance to Te Patukeha.

Upon approval, relevant information from the plan will be incorporated into Council systems and processes where appropriate. This may include updates to Geographic Information System (GIS) mapping, identification of areas of cultural interest, inclusion of contact details for hapū representatives within consent notification processes, and access to the plan by relevant Council staff to inform decision-making.

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

Te Hono administers an annual contestable fund of \$40,000 to support iwi and hapū in the development of Iwi Hapū Environmental Management Plans. Additional funding may also be obtained by iwi and hapū through sources such as Northland Regional Council, iwi organisations, and external funding providers.

The costs associated with developing the Te Patukeha Iwi Hapū Environmental Management Plan have been met through existing programme funding.

There are no additional budget implications arising from the recommendation to endorse the plan.

Any future projects or initiatives requiring specific funding commitments from Council would be considered through the appropriate budgeting and planning processes.

There is no further additional budget for IHMPs within this current financial year 2026-2027.

ĀPITI HANGA / ATTACHMENTS**1. Te Rūnanga o Patukeha IHMP - A5353850 [📄](#)**

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 decision is assessed as being of low significance under Council's Significance and Engagement Policy. Endorsement recognises the plan as a reference document and does not transfer assets, change levels of service, or create additional financial commitments. The plan is significant to Te Patukeha as an expression of their relationship with ancestral lands, waters, wāhi tapu, valued flora and fauna, and other taonga.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	This decision aligns with Council's vision, He Whenua Rangatira, and supports Council's commitment to building effective relationships with tangata whenua. It is also consistent with Te Pae o Uta Te Ao Māori Framework, as it supports improved partnership, participation, cultural understanding and responsiveness to Māori values in Council decision-making. The decision is also consistent with the purpose of Iwi and Hapū Environmental Management Plans, which support iwi and hapū participation in resource management, planning, policy development, consenting and operational decision-making processes.
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 because endorsed Iwi and Hapū Environmental Management Plans may inform Council planning, policy, consenting and operational processes across the district where relevant. No Community Board decision is required. Community Board views have not been separately sought because the recommendation is for Council to endorse the plan as a reference document and does not affect Community Board delegations. Council staff will continue to work with relevant Community Boards and Te Patukeha on matters of mutual interest as required.
State the possible implications for Māori and how Māori have been provided with an opportunity to contribute to decision	The plan has been developed through a Te Patukeha-led process, including engagement and wānanga undertaken by Te Patukeha during preparation of the plan. Te Kuaka Te Ao Māori Committee considered the

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.	plan on 23 September 2025 and resolved to recommend that Council endorse it. Endorsement supports Council's obligations under Te Tiriti o Waitangi by recognising Te Patukeha as tangata whenua and supporting partnership, participation and protection through Council decision-making processes. The plan identifies matters relevant to Te Patukeha relationship with ancestral lands, waters, wāhi tapu, valued flora and fauna, and other taonga.
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).	Te Patukeha are the primary group affected by, and interested in, this decision. The wider community may have an interest where matters identified in the plan relate to planning, consenting, environmental management or engagement processes. These interests are addressed by endorsing the plan as a reference document while noting that future actions, funding or project commitments will be considered through the appropriate Council processes.
State the financial implications and where budgetary provisions have been made to support this decision.	There are no additional budget implications arising from the recommendation to endorse the plan. Development costs have been met through existing programme funding. Any future funding or project commitments would be considered through the appropriate Council budgeting and planning processes.
Chief Financial Officer review.	Chief Financial Officer review is not required because the recommendation does not create additional budget implications or commit Council to future expenditure. Any future funding or project commitments would be considered through the appropriate Council budgeting and approval processes.



Te Runanga O Patukeha
Roopu Mana Taiao

Hapū environmental management plan



PATUKEHA HAPŪ ENVIRONMENTAL MANAGEMENT PLAN 2024

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Acknowledgments

This plan is a wero from Patukeha - it echoes the aspirations, values and hopes of our whānau. Kāore e taea te whakaaro it could never have been realised without the unwavering faith and vision of our kaumātua, and kaitiaki.

To our kaumātua, those who walk beside us and those who guide us from te pō nui, te pō roa, te pō tangotango ngā mihi nui, nga mihi maioha, ngā mihi aroha. You are the poutokomanawa, the central post that upholds our whare. This is your legacy. You laid the foundations for this mahi, embedding the mātauranga and tikanga that guide our way. I roto i te ngākau, i te hinengaro, i te wairua o te whānau o Patukeha tēnei te kaupapa e takoto ana. You embraced this journey with patience and forever connected us to the mauri of our whenua and moana.

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And to our tamariki, our mokopuna: he mihi, he mihi, he mihi. You are the why, the reason we must endure. The words in this plan form the footprints nga tapuwae leading towards a future where you will stand tall and proud, as kaitiaki of your own destiny.

Nā reira, tēnei te mihi atu ki a koutou katoa. Kia tau te Rangimarie. Tihei Mauri Ora!

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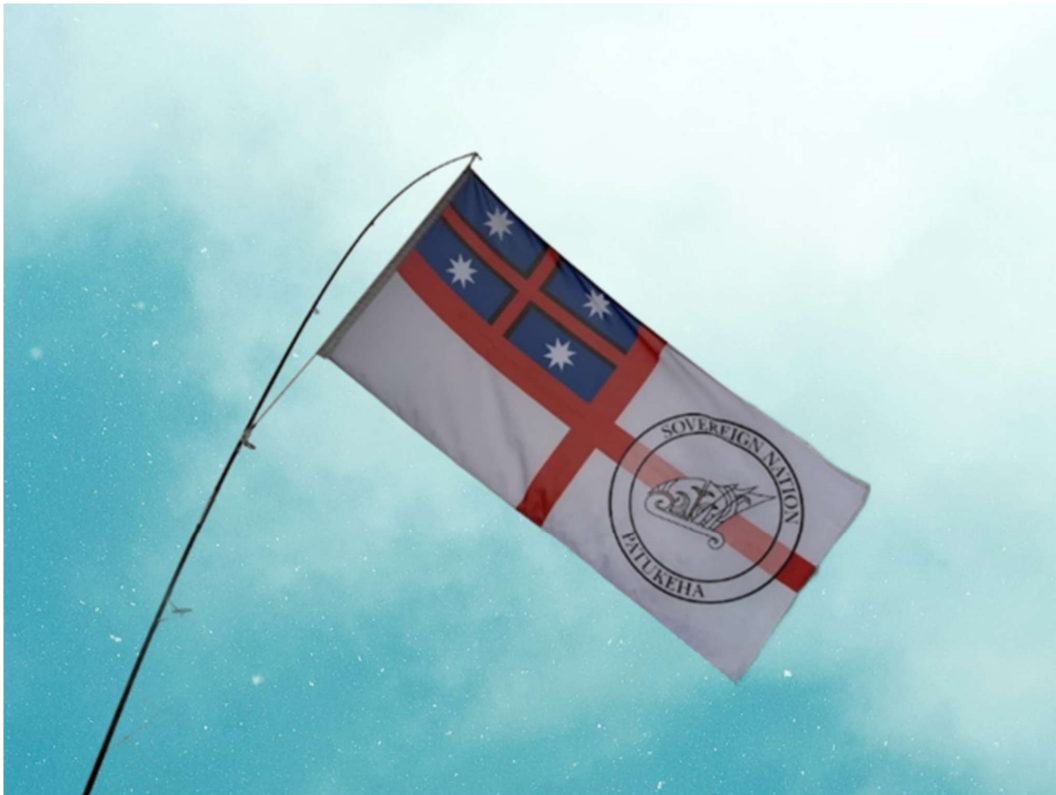
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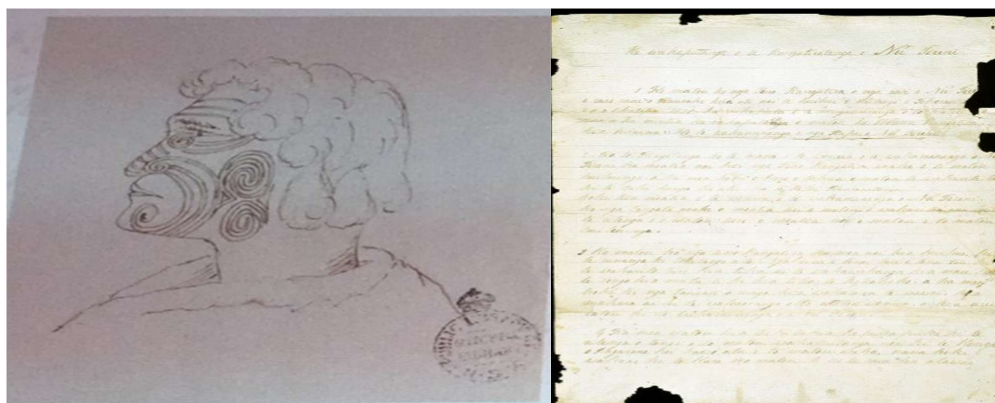
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*Kia ū te mana
kia kā te ahi o Patukeha
mo ake tonu atu*





PART I: INTRODUCTION

1.0 Mana Whenua

This plan is written on behalf of hapū and whanau of Patukeha. Over the last two decades in particular, the hapū have been faced with increasing pressure to respond and have input into a variety of issues such as the increased subdivision in our rohe, progression of treaty claims, resource management planning and customary fisheries issues. In recognition of the need to have a formalised strategy to deal with these matters this plan has been produced.

Kei Taupiri ki te Tonga, anga ki Motūkōkako ki te marangai, anga atu ki Tikitiki ki te hauraro, hoki atu ki Tāpeka ki Kororāreka ki te hauāuru.

Koia tēnei ko te takinga i whakakaupapatia mai rāno.

Our Past. The story of Patukeha begins with an event that changed the course of history for the Bay of Islands. It centres on the death of Te Auparo, the mother of three important Ngāpuhi leaders - Te Wharerahi, Rewa, and Moka. Te Auparo was killed in a garden at Waimate, in an area known for its cultivated keha (turnips). The act was carried out by members of the Ngare Raumati iwi, who held authority in the Bay of Islands at the time. This event would become a turning point - one that led to a response which reshaped the history of the region.

The brothers, led by Rewa, called on the strength of their people and launched a series of campaigns into the Bay of Islands. These actions were part of seeking utu - a way to restore balance and honour after the loss of their mother. Over time, their efforts led to the defeat of Ngare Raumati and the rise of Ngāpuhi-led hapū in the region.

The name Patukeha - combining patu (strike) and keha (garden) - was chosen to ensure that this story, and the reasons for their actions, would never be forgotten. It became the name of the hapū that settled in the Bay of Islands and continues to live there today.

Patukeha's rohe stretches from Taupiri in the south, to Motūkōkako in the east, to Tikitiki in the north, and Kororāreka in the west. The name endures as a reminder of the complex

histories of alliance, conflict, love, grief, and strength (J. Hakaraia-Hurikino, uri of Te Wharerahi, personal communication, September 4, 2025).

The Chiefs of Patukeha

Te Wharerahi (c.1770–1838?) (Hōri Kīngi Te Wharerahi), was the eldest of the three brothers and a paramount chief of Ngāi Tawake and Te Patukeha. He was a peacemaker and a diplomat, building alliances through marriage to navigate a changing world. At the time of the pakanga with Ngare Raumati, Te Wharerahi was wed to Pahū, the great-granddaughter of Tawheta, a leading rangatira of Ngare Raumati. Whenua at Orokawa is directly related to this moetanga (S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025).

His senior wife was Te Tari (Tari), sister of the formidable Hokianga chiefs Eruera Maihi Patuone and Tāmati Wāka Nene, who were children of the Ngāti Hao chief Tapua. This marriage cemented a critical strategic alliance between our Bay of Islands hapū and the Ngāti Hao people of Hokianga, extending his influence and kinship networks immeasurably (Rogers, 2019; Smith, 1942). Te Tari was the mother of his first children and central to his political standing in the Māori world.

Paremoko of Tainui was another marriage of peace between Ngāpuhi and Waikato. The descendants of Paremoko and Te Wharerahi live on the whenua at Orokawa, ahikā, mana moana, mana whenua, (S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025). Later in life, as Te Wharerahi engaged deeply with the Church Missionary Society (CMS), his diplomatic intervention saved the CMS mission at Paihia during an attack in 1828, and he was pivotal in establishing the mission station at Waimate in the early 1830s (Middleton, 2008).

Te Wharerahi was a signatory to He Whakaputanga in 1835 and, with Ereonora (a later wife), supported the signing of Te Tiriti o Waitangi in 1840, believing it would ensure peace and balance with the Crown (Orange, 1987). His primary residences were at Paroa Bay and later the Waimate mission. Te Wharerahi was initially buried on Urupukapuka but was later taken to Paripari urupā in Mataraua. Our whānau history, supported by the findings of the (Waitangi Tribunal, 2014, WAI 1040, Stage 1) on the alienation of Māori land, suggest his remains (to ensure their protection), were later moved to the secure hapū urupā Paripari, a consequence of the loss of our lands (S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025).

Rewa (Mānu) (c.1775-1862), the second eldest, was a chief of immense mana and a key military and political leader within the northern Ngāpuhi alliance. His status was fortified by his marriage to Te Koki of Ngāti Rēhīaa cousin of the chief Titore, anchoring a powerful connection within Ngāpuhi networks (NZ History, n.d.). Their daughter, Mātire Toha, married Kati Takiwaru, the younger brother of Pōtatau Te Wherowhero, as a peace gesture between Waikato and Ngāpuhi following the battle of Matakītaki in the early 1820s (NZ History, n.d.). Rewa's son Kerei Mangonui continued the mana of Te Patukeha following his father's passing, preserving Patukeha mana in Kororāreka and throughout the Bay of Islands (S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025).

Following the death of Hongi Hika in 1828, Rewa emerged as a primary leader alongside Tāreha, directing campaigns during the Musket Wars and engaging in complex diplomacy

(Crosby, 1999). Their partnership is seen in pivotal acts of sovereignty. In 1831, Rewa and his two brothers were among the chiefs who co-authored the letter to King William IV seeking his protection, a direct act of diplomacy (Williams, 1992; S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025). All three brothers signed He Whakaputanga in 1835 (NZ History, n.d.) and although Rewa signed Te Tiriti in 1840, he did so with deep caution, directly questioning Governor Hobson on whether Māori would retain true authority over their lands (Orange, 1987; Rogers, 2019).

He built the great meeting house Haratū at Kororāreka but later withdrew to Te Rāwhiti. It is a well-documented part of our history that upon his death on 1 September 1862, Rewa was buried on Urupukapuka. However, the island was lost through the injustices of the Native Land Court system. As the (Waitangi Tribunal, 2014, WAI 1040, Stage 1) found, the Crown's land-taking tactics, including the operation of the Court, "led to the widespread and permanent alienation of Māori land" and "eroded the traditional social structure."

A specific case, documented in the Northern Advocate (1927) and Native Land Court minutes (1866), describes how a large section of Urupukapuka was awarded to Pākehā businessman F. E. Manning to settle a store debt owed by another chief, Hori Waiti. This illegal alienation forced our whānau to act. In a solemn act of kaitiakitanga, his kōiwi and those of other tūpuna were exhumed and carried back to the safety and continual care of our urupā at Paripari, Mataraua, where he now rests with his brothers Moka and Te Wharerahi (S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025).

Moka Te Kainga-mataa (c.1790–1861), the youngest of the three brothers, was a revered and fearsome toa and a chief general under Hongi Hika during the Musket Wars. He fought in key battles including Matakītiki, Mokoia, Te Tōtara, Kaiwaka, and Urewera, distinguishing himself as a formidable warrior (NZ History, n.d.; Ballara, 2003). At the Battle of Te Ika-a-Rānginui (Kaiwaka) in 1825, he was shot at point-blank range but was saved by a European metal breastplate (pukupuku). He was thereafter known as Te Kainga-mataa, meaning "*struck by a bullet*" or "*eater of bullets*," a name that symbolises both his battlefield renown and the changing face of warfare (NZ History, n.d.; Rogers, 2019).

During a Ngāpuhi war raid into the Bay of Plenty, Moka took a wife, Noho Kupenga Tipare of Ngāti Ira, a hapū of Te Whakatōhea. Together they had children: Te Ahitapu, Rewiri Tarapata, Witeria Tāwhi, and Tipare Hōki Peata (Wikipedia, 2025; C. Sherman, uri of Moka and Rewa, personal communication, September 1, 2025). Tipare Hōki Peata, later baptised as Peata, became the first Māori Catholic nun, remembered in missionary writings as "*a chief's daughter*" who intervened to calm the fighting during the conflict at Kororāreka known as the "*Girls' War*" in 1830 (Colenso, 1890; Williams, 1867).

Catholic records later confirm her dedication as the first Māori woman to enter religious life, known as Sister Mary of St Joseph (Rogers, 2019; NZ History, n.d.). Whānau knowledge affirms that this chief's daughter referred to in missionary writings was indeed Peata, the daughter of Moka (R. Clarke, uri of Moka and L. Clarke of Ngāti Kuta, personal communication, 2024).

Moka was a staunch protector of our land and people, underscored by his role as an original signatory of the Declaration of Independence (He Whakaputanga) on 28 October 1835, asserting Māori sovereignty (NZ History, n.d.). On 30 January 1840, Moka attended Christ

Church at Kororāreka where Hobson read his Proclamations: extending New South Wales' jurisdiction to include New Zealand and prohibiting further private land purchases. Moka was the only rangatira to sign the proclamation document (NZ History, n.d.). This action highlighted both his awareness of Crown intentions and his determination to restrain rampant land alienation.

At the Waitangi debates a week later, on 5 February 1840, Moka challenged Hobson and the missionaries directly, saying: *"To thee, O Governor! This. Will you remedy the selling, the exchanging, the cheating, the lying, the stealing of the whites? No, no, they will not be restrained"* (Colenso, 1890). His opposition to Te Tiriti was therefore consistent with his lifelong stance as kaitiaki of Patukeha whenua.

True to his word, he refused to sign Te Tiriti o Waitangi. He lived at Te Rāwhiti, a staunch protector of our land, and upon his death in 1861, he was buried at Paripari. As with Rewa, the history of land alienation suggests his journey to Paripari may also have been part of our whānau's enduring mission to safeguard our tūpuna from desecration on whenua that was no longer under our full control (Waitangi Tribunal, 2014, WAI 1040, Stage 1; S. Hakaraia, uri of Te Wharerahi, personal communication, September 1, 2025).

The responsibility to protect our land and environment falls squarely on our shoulders as Patukeha descendants of these three brothers who each in their way safeguarded the mana of our people. Our tūpuna entrusted us with the stewardship of the whenua, not just as a resource but as a taonga – a living entity that carries the memories, history, and identity of our hapū. To be a guardian of this land is to honour the sacrifices of our ancestors and ensure that their legacy endures.

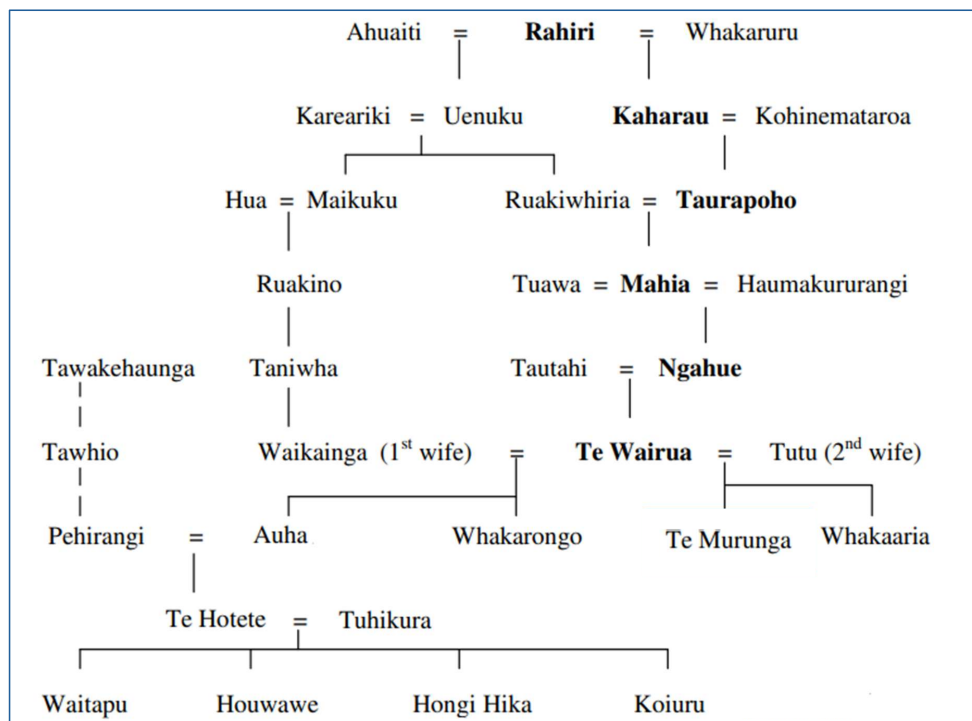
1.1 Te Timatanga – Patukeha

Te Patukeha origins is derived from the brothers connections to Ngāpuhi, Ngāi Tawake, Ngāti Tautahi, Te Uri-o-Ngongo. Tawakehaunga's descent from Nukutawhiti

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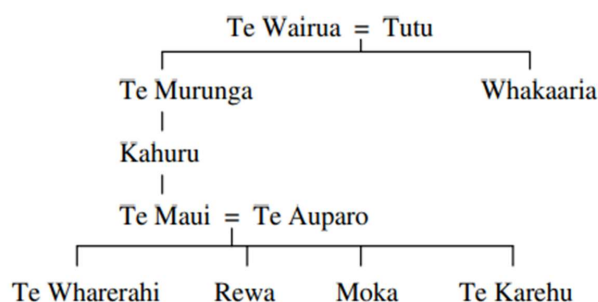
graph TD
    A[Nukutawhiti] --> B[Moerewa]
    B --> C[Tuwharepapa]
    C --> D[Tuwharekakaho]
    D --> E[Tokoterangi]
    E --> F[Tauritepo]
    F --> G[Tawakehaunga]
    
```


1.1.1 Ngāpuhi Descent Lines



Tawakehaunga, Taniwha, and Tautahi are the focal ancestors of Ngai Tawake, Te Uri o Hua, and Ngati Tautahi respectively. The conquest of Te Waimate by Auha and Whakaaria led to the formation of a political alliance between related tribes, including Ngai Tawake, Ngati Tautahi, Ngati Rahiri, Ngati Rehia, and Ngati Kuta. Over time, the hapū that made up the northern alliance became known collectively as Ngāpuhi (Ballara, 2003; Henare, 1981; Waitangi Tribunal, 2014, WAI 1040, Stage 1).

1.1.2 Whakapapa line of the brothers



1.1.3 Ahikaatanga

We acknowledge that in various areas we share mana whenua with other hapū, however we provide below a summarised version of our wider rohe, which includes:

Kei Taupiri ki te tonga, Anga ki Motūkōkako ki te marangai, Anga atū ki Tikitiki ki te hauraro, Hoki atū ki Tāpeka, ki Kororāreka kei te hauāuru



1.2 Purpose/ Kaupapa

This plan has been developed primarily for the following reasons:

- To ensure the appropriate engagement and participation of Patukeha in the planning and decision-making processes of councils, agencies, and developers with respect to our rohe.
- To assert our tino rangatiratanga and kaitiakitanga over our natural environment and all ancestral taonga; and
- To achieve the full intent of empowering legislative provisions such as those identified in section 1.6 below.
- To clearly identify the environmental management kaupapa of Patukeha.

1.3 Vision

Kia u te mana, kia ka te ahi o Patukeha mo ake tonu atu
Let the authority and the fire of Patukeha burn forever and ever

The mana that Moka, Rewa, and Te Wharerahi upheld in their time is the same mana we must uphold today, through the protection of our environment, the care of our whenua, and the strengthening of our cultural and spiritual ties to Te Rāwhiti and te rohe o Patukeha Ahikaatanga. In doing so we also seek to re-engage with korero from our tupuna and our past. With these aspirations, we articulate our approach in this plan.

1.4 Mission

Our Mission is simple:

To revitalise the mauri of our taonga suku iho.

1.5 The Cultural Framework

The manner in which Patukeha responds to resource management issues in our rohe is shaped by several key factors:

- A body of knowledge about our land, water, and resources, developed over generations.
- A holistic worldview that sees people as part of a familial and symbiotic relationship with nature, rather than as dominators of it.
- The desire to protect core cultural values and practices, such as mauri, tikanga, rāhui, and wāhi tapu, which are central to our identity, sense of place, and cultural well-being.

The dispossession of land following colonial settlement, the signing of Te Tiriti o Waitangi, and the subsequent confiscation of whenua, along with the acquisition of motu through flawed purchases, profoundly disrupted the spiritual, cultural, and traditional relationship between Patukeha and the environment. As the landscape changed, so too did tangata whenua's ability to access and manage the resources on which they had long relied.

1.5.1 Key Principles, Values and Practices

The following guiding values, principles or practices shape our view of on the environment and resource management. These are recurring themes throughout this plan and are also intended to guide us in the implementation of this plan:

Whakapapa	The foundation of our framework for managing resources, illustrating the interconnectedness of all elements of the world, including tangata whenua (Royal, 2003; Marsden, 2003; Waitangi Tribunal, 2014, WAI 1040, Stage 1).
Kaitiakitanga	Our duty of care and responsibility to protect and preserve our taonga tuku iho for future generations (Resource Management Act 1991, s 7(a); Waitangi Tribunal, 2014, WAI 1040, Stage 1).
Whanaungatanga	Building and nurturing ongoing, positive relationships within our whanau and community (Durie, 2001; Marsden, 2003)
Manaakitanga	Our ability to care for, sustain, and uplift our whanau and manuhiri, ensuring their well-being and hospitality (Mead, 2003; Royal, 2003).
Matauranga	The protection, revitalisation, enrichment, and application of our knowledge, exercising it in our role as kaitiaki (Resource Management Act 1991, s 7(a); Royal, 2003).
Mana Whenua	Our right and authority to exercise control over our rohe and the resources within it, based on ancestral stewardship (Te Tiriti o Waitangi, 1840, Article 2; Local Government Act 2002, s 4; (Waitangi Tribunal, 2014, WAI 1040, Stage 1).
Mauri	The protection of the 'life force' or vital essence in all things, places, species, minerals, ecosystems, within our rohe, also representing their health and vitality (Marsden, 2003; Resource Management Act 1991, s 5).
Tikanga	The preservation and application of the traditions and practices handed down by our tupuna in all our operations and actions (Mead, 2003; Marsden, 2003).

1.6 The Constitutional and Legislative Framework

CONSTITUTIONAL FRAMEWORK	COMMENT
Te Tiriti o Waitangi 1840 / the Treaty of Waitangi/ He Whakaputanga 1835	In our view He Whakaputanga o nga Rangatira o Niu Tireni (The Declaration of Independence 1835) and Te Tiriti o Waitangi (1840) must be read together (Orange, 2021; Waitangi Tribunal, 2014, WAI 1040, Stage 1). Hapū resource management for Patukeha is about maintaining the cultural and spiritual integrity of these founding documents. Through He Whakaputanga Maori sought and gained international support of an assertion of political, economic and social rights, acquired an international identity, national flag, and signed a declaration of independence. Te Tiriti o Waitangi further affirmed the protectorate principle and right to exist as a nation and people.

	Article II of Te Tiriti affirms the unqualified exercise of tino rangatiratanga, including authority over lands, resources, and taonga. Maori Text “Ko te Kuini o Ingarani ka wakarite ka wakaee ki nga Rangitira ki nga hapū – ki nga tangata katoa o Nu Tīreni te tino rangatiratanga o o ratou wenua o ratou kainga me o ratou taonga katoa [...]” (Te Tiriti o Waitangi, 1840, Article 2). Translation “The Queen of England agrees to protect the chiefs, the sub-tribes and all the people of New Zealand in the unqualified exercise of their chieftainship over their lands, villages and all their treasures [...]” (as cited in Orange, 2021, p. 258).
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LEGISLATIVE FRAMEWORK	COMMENT
Resource Management Act 1991 (RMA)	The RMA promotes sustainable management of natural resources (Resource Management Act 1991, s 5). Several sections of the RMA specifically reference the need to recognise and include tangata whenua issues, interests, and values. These provisions form the basis for consultation, collaboration, and participation, as well as the development of iwi management plans. They also guide the development and implementation of appropriate planning tools, processes, and systems for resource consent applications, planning, and policy. In achieving this purpose, three key sections require those exercising powers and functions under the Act to recognise and provide for iwi environmental interests and values. Part 2 Section 6: Matters of national importance In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance: a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development: b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development: c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna: ... e) recognition of the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga (Resource Management Act 1991, s 6(e)): f) the protection of historic heritage from inappropriate subdivision, use, and development: g) the protection of protected customary rights: h) the management of significant risks from natural hazards.

	Section 7: Other matters In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to – (a) regard for kaitiakitanga (Resource Management Act 1991, s7(a)) (i) the effects of climate change: (j) the benefits to be derived from the use and development of renewable energy. Section 8: Treaty of Waitangi In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, mandates consideration of Treaty principles (Resource Management Act 1991, s 8). Section 35A requires local authorities maintain records for each iwi and hapū within their area, including contact details and Iwi Management Plans. Clause 3A and 3B of the First Schedule require local authorities to consult with the tangata whenua of the area (through iwi authorities) during the preparation of a proposed policy statement or plan, and set out the criteria for this. Section 33 states that a local authority that has functions, powers, or duties under the Act may transfer any one or more of those functions, powers, or duties to another public authority, including an iwi authority; while Section 36B provides a framework for public authorities and iwi authorities to enter into joint management agreements about natural or physical resources. Section 88 requires resource consent applicants to undertake an assessment of effects on the environment, including cultural effects. Section 61: Matters to be considered by regional council (policy statements) (2A) When a regional council is preparing or changing a regional policy statement, it must deal with the following documents, if they are lodged with the council, in the manner specified, to the extent that their content has a bearing on the resource management issues of the region: (a) the council must take into account any relevant planning document recognised by an iwi authority; and (b) in relation to a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, the council must, in accordance with section 93 of that Act, - (i) Recognise and provide for the matters in that document, to the extent that they relate to the relevant customary marine title area; and (ii) Take into account the matters in that document, to the extent that they relate to a part of the common marine and coastal area outside the customary marine title area of the relevant group.
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	Section 66: Matters to be considered by regional council (plans) (2) In addition to the requirements of section 67(3) and (4), when preparing or changing any regional plan, the regional council shall have regard to – (a) any proposed regional policy statement in respect of the region; and Section 74: Matters to be considered by territorial authority (2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to – (b) Any – (i) Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and (2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district. Section 104 also provides an opportunity for increased recognition of Iwi Management Plans in local authorities' consideration of applications for resource consent.
Heritage New Zealand Pouhere Taonga Act 2014	Heritage New Zealand Pouhere Taonga is the government agency responsible for identifying, protecting, and promoting the unique historical and cultural heritage of New Zealand. It is an autonomous Crown entity under the Crown Entities Act 2004, supported by the Government and funded through Vote Arts, Culture and Heritage via the Ministry for Culture and Heritage. Its work, powers, and functions are prescribed by the Heritage New Zealand Pouhere Taonga Act 2014. Formerly known as the Historic Places Trust, it is co-governed by a Board and the Māori Heritage Council and guided by Tapuwae. Part 1 Section 7: Treaty of Waitangi (Te Tiriti o Waitangi) In order to recognise and respect the Crown's responsibility to give effect to Te Tiriti o Waitangi, this Act provides for – (d) in sections 42–48, the functions and powers of Heritage New Zealand Pouhere Taonga to ensure the protection of wāhi tūpuna, wāhi tapu, wāhi tapu areas, historic places, and historic areas of interest to Māori; and (e) in section 39, the power of Heritage New Zealand Pouhere Taonga to enter into heritage covenants over wāhi tūpuna, wāhi tapu, and wāhi tapu areas; and (f) in sections 66–79, the powers of Heritage New Zealand Pouhere Taonga to enter, or to determine applications to enter, wāhi tūpuna, wāhi tapu, and wāhi tapu areas on the New Zealand

	Heritage List/Rārangī Kōrero, and to review or remove such entries; and (g) in sections 42–48 and 66–79, measures that support processes and decisions relating to sites of interest to Māori or places on Māori land. in sections 42-48, the functions and powers of Heritage New Zealand Pouhere Taonga to ensure the appropriate protection of wāhi tūpuna, wāhi tapu, wāhi tapu areas, historic places, and historic areas of interest to Māori; and (h) in section 39, for the power of Heritage New Zealand Pouhere Taonga to enter into heritage covenants over wāhi tūpuna, wāhi tapu, and wāhi tapu areas; and (i) in sections 42-48, measures that are appropriate to support processes and decisions relating to sites that are of interest to Māori or to places on Māori land; and (j) in sections 66-79, the powers of Heritage New Zealand Pouhere Taonga to enter, or to determine applications to enter, wāhi tūpuna, wāhi tapu, and wāhi tapu areas on the New Zealand Heritage List/Rārangī Kōrero, and to review or remove such entries.
Local Government Act 2002 (LGA)	The Local Government Act 2002 (LGA) addresses a wide range of local government activities and functions, many of which impact Patukeha and our Roopu Whenua. Key aspects of this Act include: Section 4: Treaty of Waitangi In order to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes. Part 2: Purpose of local government, and role and powers of local authorities 14 Principles relating to local authorities (1) In performing its role, a local authority must act in accordance with the following principles: (d) a local authority should provide opportunities for Māori to contribute to its decision-making processes Part 6: Planning, decision-making, and accountability 75 Outline of Part (b) states the obligations of local authorities in relation to the involvement of Māori in decision-making processes: Under the LGA, both Northland Regional Council (NRC) and Far North District Council (FNDC) must produce Long-Term Council Community Plans (LTCCPs), which serve as a principal interface between councils and their communities. Te Rūnanga o Patukeha will become more actively involved in the preparation, review, and implementation of these plans.
Environmental Protection Authority Act 2011 (EPA)	This Act establishes the Environmental Protection Authority (EPA) and provides for a range of regulatory functions. These include assessing applications for major infrastructure projects, as well as managing matters under several environmental Acts, such as the Resource Management Act, the Hazardous Substances and

	New Organisms Act, the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act, and the Climate Change Response Act.
Conservation Act 1987	The Department of Conservation (Te Papa Atawhai) is responsible for the protection of New Zealand's natural and historic heritage, (Conservation Act 1987, s 4). Part 1 Section 4: This Act must be interpreted and administered to give effect to the principles of the Treaty of Waitangi.
Treaty of Waitangi (Fisheries Claims) Settlement Act 1992	In addition to settling claims to commercial fishing, the Treaty of Waitangi (Fisheries Claims) Settlement Act 1992 established Māori commercial and customary fishing rights. Customary fishing provisions are provided for under the Fisheries (Kaimoana Customary Fishing) Regulations 1998. Temporary closures to protect customary fisheries may be declared under the Fisheries Act 1996, s 186A. The Fisheries (Kaimoana Customary Fishing) Regulations 1998 were developed to uphold the customary fishing rights of tangata whenua, recognise their ability to exercise rangatiratanga over traditional fisheries, and formalise the relationship between tangata whenua and the places used for customary food gathering. These Regulations enable iwi and hapū to demarcate a rohe moana (coastal marine area) over which they hold mana moana status, and to select tangata kaitiaki. These tangata kaitiaki are then officially appointed by the Minister of Fisheries (now Ministry for Primary Industries) as guardians. Tangata kaitiaki can issue permits for customary fishing within the rohe moana. Tangata kaitiaki can also use customary management tools such as mātaihai reserves and taiāpure, which allow traditional fishing grounds to be protected as special management areas. These areas may either be designated as reserves or have specific rules or bylaws established for their management. Additionally, tangata kaitiaki can place a rāhui over sites using section 186A of the Fisheries Act to strengthen the customary closure process.
The State Owned Enterprises Act 1986 (SOE)	This Act is relevant because there are a significant number of land parcels within our rohe to which it applies. Section 27B provides for the resumption of land to Māori ownership, following a recommendation from the Waitangi Tribunal.
Te Ture Whenua Māori Act 1993 (TTWMA)	The TTWMA is administered by the Māori Land Court, whose key function is to facilitate and promote the retention, use, development, and control of Māori land as taonga tuku iho by Māori owners, their whānau, their hapū, and their descendants.

1.7 Tangata Whenua Planning Tools

A number of tools are made use of by Patukeha in the contemporary exercise of kaitiakitanga. These assist with incorporating cultural values and objectives into RMA processes and assessing the cultural health of our rohe. These tools include:

- Cultural Impact Assessments (CIA's)
- Cultural Values Assessments (CVA's)
- Cultural Health Monitoring (see section 3 for a description of Cultural Health Indicator Monitoring Framework for Patukeha)
- Sites of Significance Mapping introduction has begun, with more environmental monitoring work to be done in this space in the coming months. Below is a public link to a brief online history of Te Patukeha hapū and the work with maps being conducted around our rohe - <https://arcg.is/1mnaez0> -

1.8 Policy Development and Design

1.8.1 Development

This plan was developed using the following key steps (Waitangi Tribunal, 2014):

- Formation of a hapū "working party"
- Desktop review of existing plans
- Initial workshop and hui-a-hapū
- Four wānanga/workshops
- Development of draft provisions
- Hui-a-hapū ratification process
- Final review and presentation
- Presentation of the completed HEMP to Local Authorities and Agencies

1.8.2 Design

The environmental policy outlined in this document draws on several key sources (Patuharakeke Trust Board, 2014; Ngāti Hine, 2008; Ngā Uri o Hau, 2011; Ngāti Kuta, 2004). These documents build on earlier iterations of hapū and iwi plans, including those developed by the Ngātiwai Trust Board (n.d.) and various Ngāpuhi hapū (Ngāti Rehia, 2007).

A central focus of our Plan, as with the documents mentioned, is on fostering and maintaining strong, enduring relationships. We recognise that the effectiveness of our policies will rely on the strength of these relationships, both within our whānau and with others who engage with our rohe.

It is essential that Patukeha are acknowledged and empowered as kaitiaki, with the ability to practise kaitiakitanga over all resources within our rohe. Relationships and kaitiakitanga are fundamental to all aspects of environmental management. For this reason, we have placed the sections on kaitiakitanga and relationships at the beginning of this document, setting the framework for all the natural resource policies that follow.

1.8.3 Achieving the Baseline Standard

Here is a summary of the minimum baselines the hapū o Patukeha expect to achieve and work towards: ecosystem health, water quality, land management, visual quality, and human well-being. These baselines include: maintaining the health and integrity of both terrestrial and marine ecosystems; ensuring the quality of our freshwater and marine resources, safeguarding them for traditional food gathering and recreational use; implementing sustainable land use practices that preserve the fertility, productivity, and cultural value of our whenua; protecting the visual character of our environment, including landscapes and natural features, from inappropriate development or degradation; and promoting the well-being of our people by ensuring access to healthy land, water, and resources, while supporting cultural practices and community health. These baselines serve as a minimum standard and form the foundation of our precautionary approach to resource management.

1.8.3a Ecosystem Quality

Our commitment to maintaining the health and integrity of our ecosystems, including both terrestrial and marine environments.

Te Rūnanga o Patukeha has always recognised the environment as a system of interconnected parts (Marsden, 2003), where the health of one aspect affects the health of all. Our relationship with the land sustains us, and at the heart of our identity is the ability to gather kai - daily, not just for special occasions. This ability to provide for our whānau and manuhiri is the primary benchmark for environmental health: the capacity of the land to sustain us.

For us, a healthy ecosystem means a sustainable, safe supply of kai, which requires nurturing the environment and ensuring it can support its own vitality. Our management approach focuses on maintaining healthy ecosystems with minimal disturbances to plant, animal, and food sources.

Strict management measures must be implemented to protect the quality of our ecosystems, including regulating development, reducing contamination, and monitoring native habitats. Efforts should be directed at controlling pollution, safeguarding biodiversity, and ensuring that new developments do not disrupt these ecosystems' balance.

The decline of the kiwi's distinctive cry and the scarcity of kukupa in our skies serve as stark reminders of our ecosystems' deterioration. Once abundant, these birds are vital indicators of environmental health. Their absence signals that our ecosystems are not thriving, calling Te Rūnanga o Patukeha to action to protect and restore the environment.

1.8.3b Water Quality

Maintaining and improving the quality of our freshwater and marine resources, ensuring they are safe for traditional food gathering and recreational use.

Our waterways have long been vital sources of food (Waitangi Tribunal, 2016, WAI 1040, Stage 2), sustaining our people and supporting cultural practices. To protect our fisheries, we must first protect the water quality - the habitat of the fish. A decline in fish populations signals either excessive pressure on the resource or compromised water quality. In addition

to being essential for food, our waterways are also places of learning and connection for our children, where they develop a sense of belonging and heritage. The health of these taonga is directly linked to Te Rūnanga O Patukeha's ability to maintain a meaningful relationship with the land and water.

Our primary benchmarks are the health of our fisheries and the quality of our waterways. We cannot allow further degradation of water quality in our rohe. To ensure the health of both freshwater and saltwater environments, we will actively monitor all water bodies, combining traditional monitoring practices with scientific methods, such as regular water testing and habitat assessments. The presence of species like tuna in streams like Wairoa and Tangatapu has always been a clear indicator of healthy waterways. Their absence today signals trouble, and we must act urgently to restore and protect these taonga.

Key priorities for our waterways

- Ensure water remains suitable for consumption, supports wildlife, and is safe for recreational use.
- Monitor both freshwater and saltwater environments using a blend of traditional and scientific methods.
- Focus on restoring water quality and reversing any degradation.
- Implement strategies to prevent contamination and preserve healthy ecosystems.
- Maintain and enhance water quality for food sources, wildlife, and human use.
- By addressing both immediate and long-term needs, Te Rūnanga o Patukeha will ensure a sustainable, healthy environment for future generations.

1.8.3c Land Quality

Ensuring sustainable land use practices that preserve the fertility, productivity, and cultural value of our whenua.

As tangata whenua, Te Rūnanga o Patukeha understands that our connection to the land is not just a matter of ownership; it is fundamental to who we are (Waitangi Tribunal, 2014, WAI 1040, Stage 1). The land is the source of our whakapapa, history, and spiritual well-being. Severing this bond would be to sever our identity. The land is not merely a physical space; it is the foundation of our culture, values, and our relationship with the past, present, and future. Careless development damages not only the environment but also undermines our ability to thrive as a people.

While we recognise that development and human settlement inevitably cause some level of impact, we are committed to ensuring these impacts are carefully managed. The challenge is balancing community growth with the protection of the cultural, environmental, and spiritual values that define us. Our approach is rooted in our role as kaitiaki, ensuring that the land's essential character - its coastal rural outlook, large areas of native forest, rocky headlands, and uncluttered beaches - remains intact for future generations.

We acknowledge that some level of change is unavoidable with development. However, it is possible to manage these changes in a way that respects and preserves the land's cultural and environmental integrity. Therefore, the RMU will evaluate all applications for subdivision, land use, and development based on their impact on five key values:

- Environmental
- Spiritual

- Historical
- Cultural
- Visual

1.8.3d Visual Quality

Protecting the visual aspects of our environment, including landscapes and natural features, from inappropriate development or degradation.

1.8.3e Human Well-being

Promoting the well-being of our people by ensuring access to healthy land, water, and resources, while supporting cultural practices and community health.

We consider these baselines a minimum standard, and they form the foundation of our precautionary approach to resource management. We encourage feedback and collaboration to further refine these policies and ensure the long-term health and sustainability of our whenua.



PART II: PARTICIPATION IN RESOURCE MANAGEMENT PLANNING AND DECISION MAKING

2.0 Engagement

The participation of Patukeha in local government planning and decision-making processes was virtually non-existent prior to the enactment of the Resource Management Act 1991, due to the lack of recognition of tangata whenua and legislative mechanisms that acknowledged the relationship of tangata whenua with the natural environment. As a result, previous generations faced significant barriers in engaging with the respective resource management regimes, which hindered their ability to protect and manage their whenua effectively.

In the past twenty years, Te Rūnanga o Patukeha (TROP) has adopted various structures to better achieve its vision and mission. To do so, the organisation has focused on strengthening existing relationships and creating new, meaningful connections at multiple levels. These relationships extend within our own hapū and whanau, across our wider whanaunga hapū and iwi links in Tai Tokerau, and outwards to the community, developers, and agencies responsible for environmental management.

Some parties have a legal obligation to engage with TROP either as Treaty Partners and/or under statute (such as the Resource Management Act or Local Government Act), while with others, engagement is guided by best practice or tikanga Māori. Over time, TROP has entered into numerous agreements with agencies, industry, and developers, which have varied in their effectiveness. We continue to assess these partnerships to ensure they align with our evolving needs.

In the last decade, TROP has become increasingly active in its engagement with councils and various agencies and is in the process of developing several policy documents to outline our position on resource management and related issues. These documents will clarify the appropriate processes for consultation and engagement, ensuring that councils and other agencies receive Patukeha's input at the right time. This marks a shift from the previous norm,

where hapū members were often approached in a personal capacity to unwittingly provide consent for activities on behalf of Patukeha, leading to a more structured and transparent consultation process.

Despite having established several relationships, TROP remains primarily in a reactive position, often engaged as an afterthought by agencies once designs are completed and decisions have already been made. We strongly advocate for a shift towards proactive engagement, where Patukeha are actively consulted from the outset of any project or decision-making process.

2.1 Roopu Whenua | Land Management

This section outlines the organisational and policy frameworks established by Te Rūnanga o Patukeha for the administration and management of our land-based assets and resources, Roopu Whenua. It describes our operational approach, the roles and responsibilities of the teams involved, and the processes through which we engage with land and resource management.

As Te Rūnanga o Patukeha continues to develop and refine its plans and strategies, we prioritise a holistic and sustainable approach to managing whenua. This approach ensures that our stewardship honours our whakapapa, tikanga, and kaitiakitanga responsibilities. The following areas are covered in this section:

- 2.2 Rōpū Hāpai Puna Taonga | Resource Management Unit
- 2.3 Whakawhanuitanga mō te Hāpu | Capacity Building
- 2.4 Whakararangi Kaupapa | Hāpu Project Planning
- 2.5 Wahanga ki te Ture | Statutory Planning Processes and Instruments
- 2.6 Kaupapa Taiao hei Whiriwhiri | Resource Consent Consultation

2.1.1 Te Rūnanga O Patukeha's Land Management Approach

As we develop our first integrated resource management plan, Te Rūnanga o Patukeha acknowledges that some issues may not yet be fully identified, and our policies are still evolving. At this stage, the focus is on establishing minimum environmental standards to halt further degradation and safeguard our taonga for future generations.

As tangata whenua and kaitiaki, Te Rūnanga o Patukeha is entrusted with the guardianship of all whenua resources in our rohe. We recognise that effective environmental management is guided by both statutory obligations and best practices rooted in our kaitiaki principles. Achieving the best outcomes requires careful planning and the execution of well-considered projects. The RMU is committed to ensuring that our kaitiaki and ahi kā are actively engaged in the stewardship of our lands and resources, shaping the decisions that will impact our future.

This approach is precautionary, aiming to prevent practices that threaten the integrity of our environment. We encourage input and feedback from whānau, hapū, and other stakeholders to help refine the policies and baselines outlined in this plan.

2.2 Rōpū Hāpai Puna Taonga | Resource Management Unit (RMU)

The RMU is the operational body within Te Rūnanga O Patukeha, responsible for managing land, coastal, and island resources. As the primary point of contact for all matters relating to roopu whenua and resource administration, it oversees the day-to-day management of the roopu whenua section within our Hāpu Environment Management Plan.

2.2.1 Nga Kaitiaki | Guardians

The Kaitiaki are a collective responsible for overseeing and managing land-based resources within Patukeha's rohe. Structured as follows:

Manager	- Leads RMU operations
/ \	
Kaumatua/Kuia	- Provides cultural guidance
\ /	
Kaitiaki x Kaitiaki	- Oversees specific resources and land areas

The RMU operates under their collective leadership, ensuring that resource management reflects Patukeha's cultural values, priorities, and tikanga.

2.2.2 Roles of the RMU

The RMU has specific responsibilities to ensure effective management of Roopu Whenua. These include:

- Consultation: Engaging with the hāpu of Patukeha on land/resource management matters.
- Administration: Managing the roopu whenua section of the Hāpu Environmental Management Plan.
- Coordination: Overseeing day-to-day resource management issues.
- Resource Consents: Processing all resource consent and related applications.
- Environmental Projects: Initiating and overseeing land/resource management projects.
- Collaboration: Working with the roopu moana for integrated land and marine management.
- Policy Development: Creating policies and planning strategies for roopu whenua management.
- External Relationships: Building relationships with external agencies, stakeholders, and iwi whose activities impact or influence the management of our whenua and taonga.

Goal: Work collaboratively with Ngāti Kuta RMU and other resource management units in the future.

2.3 Whakawhanuitanga mō te Hāpū | Capacity Building

The RMU operates consistently, building strong relationships with agencies and collaborating with Regional and District Councils, Heritage New Zealand Pouhere Taonga, DOC, private development planners, engineers, and landscape architects, both locally and nationally. Established without external financial assistance, the RMU has developed effective partnerships with a wide range of organisations and continues to contribute positively to resource management processes.

Through ongoing training and collaboration, the RMU is dedicated to enhancing its capacity to actively engage in all resource management activities affecting our whenua, ensuring we remain proactive kaitiaki for future generations.

The RMU has achieved the following:

- Established and maintained a marae-based, fully operational unit
- Developed and implemented effective consultation processes with key agencies and stakeholders
- Gained recognition for our expertise from other iwi and hapū
- Built strong professional relationships across the public, private, and non-profit sectors
- Engaged consistently with government departments at local, regional, and national levels
- Built internal resources, including office capacity and administrative systems

2.3.1 He Kōrero Hei Whiriwhiri Katoa | Collaborative Consultation Policy

The RMU is committed to fostering expertise in resource management through active engagement with various stakeholders. We strongly encourage the following practices:

- **Early Engagement:** Any party involved in development or land management within our area should contact the RMU as early as possible. Early communication ensures a thorough and respectful consultation process, leading to a better understanding of each party's needs and issues.
- **Collaboration:** The RMU strives to work closely with other hapū and iwi resource management units, sharing knowledge and resources for better outcomes. Many issues are not exclusive to Patukeha Hāpu, and by working together, we can address them more effectively.

2.3.2 Maintaining and Building Capacity

To effectively manage our mana whenua and engage with the Crown and other stakeholders, Te Rūnanga o Patukeha must continue building the capacity of our RMU, kaitiaki, and hapū. This ongoing effort ensures we can meet the challenges of modern resource management and safeguard our environment for future generations.

Te Rūnanga o Patukeha will:

- Maintain and support the ongoing effectiveness of the RMU

- Provide educational and training opportunities for Kaitiaki to engage in technical resource management fields
- Continue to develop and manage databases to support resource management decisions
- Develop a comprehensive database of all recorded archaeological sites and begin recording unrecorded sites
- Develop a comprehensive database with associated maps and other relevant information
- Equip the RMU with modern tools and access to external databases and resources
- Achieve full-time paid employment status for Kaitiaki
- Ensure the best possible management and administration of our whenua and resources

2.4 Whakararangi Kaupapa | Hāpū Project Plans

Te Rūnanga O Patukeha, as tangata whenua and kaitiaki, is entrusted with the guardianship of all whenua resources in our rohe. We recognise that sound environmental management is guided by both statutory obligations and best practices rooted in kaitiaki and kaitiakitanga principles. To achieve the best outcomes, effective management requires thoughtful planning and the execution of specific, well-considered projects.

The RMU is committed to ensuring that our kaitiaki and ahi kā are fully engaged in the management and stewardship of our lands and resources, actively shaping decisions that will impact our future. Te Rūnanga o Patukeha has developed training initiatives to upskill our kaitiaki, ensuring they gain the expertise needed to lead and drive our hapū project plans. These project plans are central to our ongoing role in advocating for the health of our Roopu Whenua, ensuring that we are able to work collaboratively and transparently with all parties to protect and enhance the environment for current and future generations.

Policy

Collaboration with agencies	Collaborate with agencies like DOC, regional and district councils, and the Heritage NZ Pouhere Taonga Agency to develop Hāpū Project Plans that enhance and restore the native environment.
Focus Areas for Project Development	- Pest eradication on all islands and the coastal mainland. - Native tree planting and habitat restoration. - Establishing a Patukeha native tree nursery. - Installing composting toilets at Whangamumu. - Ecological restoration of DOC and Council areas in Rawhiti. - Protecting and enhancing wetlands. - Sealing of roads. - Control and eradication of noxious weeds.
Inviting Involvement of Others	Te Rūnanga o Patukeha invites any parties who wish to involve tangata whenua in practical work programmes.
Contact Point for Parties	Parties are encouraged to contact the Resource Management Unit (RMU) as their initial point of contact with Patukeha Hapū .
RMU Responsibilities	The RMU will remain responsible for negotiating and preparing these plans, which, once approved, will be implemented by the unit.

2.4.1 Consultation and Future Involvement

Te Rūnanga o Patukeha requests that this Hāpū Management Plan be considered during the preparation or review of all statutory and non-statutory instruments affecting our area. However, this Plan is not a substitute for direct consultation with Patukeha Hapū .

The RMU encourages:

- **Early Engagement:** All parties involved in resource management processes must engage with us as early as possible.
- **Kanohi ki te Kanohi:** We emphasise kanohi ki te kanohi (face-to-face) consultation to ensure mutual understanding and respect in all resource management decisions.
- **Clear Communication:** Where consultation has not occurred, we do not accept that silence or inaction signifies agreement.

2.5 Wahanga ki te Ture | Statutory Processes and Instruments

The management of Roopu Whenua assets and resources is governed by several Acts of Parliament, requiring Te Rūnanga O Patukeha's involvement in their administration. These statutory instruments ensure we are consulted in decision-making.

Statutory Instruments	Relevant Acts and Plans
Key Statutory Acts	Resource Management Act 1991, Conservation Act 1987, Heritage New Zealand Pouhere Taonga Act 2014.
Key Policy Statements and Plans	Conservation Management Strategy for Northland (DOC), Regional Policy Statement for Northland (NRC), Regional Coastal Plan (NRC), Regional Water and Soil Plan (NRC), Regional Air Plan (NRC), Regional Pest Management Strategies (NRC), District Plan (FNDC).
National Policies	New Zealand Coastal Policy Statement, New Zealand Biodiversity Strategy, New Zealand Oceans Policy, National Environmental Standards.
Local Government Act 2002 (LGA)	NRC and FNDC must produce Long-Term Council Community Plans (LTCCPs) which serve as a principal interface between councils and their communities. Te Rūnanga o Patukeha will become more actively involved in the preparation, review, and implementation of these plans.

Te Rūnanga o Patukeha seek to be more actively involved in the preparation, review, implementation, and monitoring of all statutory and non-statutory instruments that impact the management of our whenua. This includes but is not limited to:

Other Relevant Planning Documents	National Coastal Policy Statement, New Zealand Biodiversity Strategy, Northland Regional Policy Statement, Northland Regional Coastal Plan, Northland Regional Water and Soil Plan, Northland Regional Air Plan, Northland Regional Pest Strategy, Far North District Plan, Northland Conservancy Conservation Management Strategy, Long-Term Council Community Plans.
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Te Rūnanga o Patukeha requests that all agencies responsible for these instruments consult with us from the outset of the process, through our RMU and ensure that our involvement is facilitated. We also acknowledge the need for wider collective involvement, but we retain the right to be consulted directly and independently of such groups. It is important to note that previous lack of involvement should not be interpreted as consent or acceptance of plans or policies.

2.6 Kaupapa Taiao Hei Whiriwhiri | Resource Consent Consultation

Challenges

The Resource Management Act (RMA) governs the management, development, and use of natural and physical resources through a system of resource consents issued by regional and district councils. These consents are processed on a notified or non-notified basis, and in some cases, the Department of Conservation (DOC) is involved, particularly in issuing Coastal Permits. Te Rūnanga o Patukeha is engaged in the process of reviewing and administering these consents, alongside the Far North District Council (FNDC), Northland Regional Council (NRC), and the Heritage New Zealand Pouhere Taonga Department in accordance with legal and best-practice standards.

However, we are currently only notified of a limited number of consent applications within our rohe. This makes it difficult to protect our environment and cultural values, as we are often unaware of development proposals at the earliest stage. Without timely access to all consent-related documents, it is challenging for us to monitor activities and ensure compliance with our environmental priorities.

Resource Consent Policy

The Resource Management Unit (RMU) will review, on behalf of Te Rūnanga O Patukeha, all notified and non-notified resource consent and coastal permit applications for activities within our tribal boundaries. This includes all applications for tourism-related activities, concessions, and similar ventures. In reviewing these applications, our interests extend to, but are not limited to, assessing the potential or actual effects on:

Assessment Areas	Considerations
Our cultural values	Impacts on waahi tapu, cultural sites, and practices
The natural environment	Effects on flora, fauna, and ecosystems
Archaeological and wahi tapu matters	Protection of ancestral sites and artefacts
The suitability of proposed development sites	Impact on landscape and ecological features
Engineering assessments	Safety and environmental impact of construction
Building plans (height, width, length, etc.)	Fit with local character and tikanga
Earthworks and landscape plans	Impact on whenua and waterways
Colour schemes	Visual integration with environment
Intended use (e.g., private vs commercial)	Impacts on community and environment

The RMU will adopt a number of strategies to fulfil their role including:

Method	Description
Collaboration with Councils	We will work with Northland Regional and Far North District Councils, as well as the Department of Conservation, to establish agreed processes for keeping Te Rūnanga o Patukeha informed about all notified and non-notified resource consent and permit applications that affect our area or interests.
Site Visits and Assessments	We will establish mutually agreed timelines with the councils to conduct site visits and assessments before final decisions and consents are granted.
Early Engagement with Developers	We will engage with property developers early in the process, either directly or through their planners, to establish the process by which Te Rūnanga o Patukeha will consider and monitor the development. This will include conducting site visits and assessments prior to lodging resource consent applications with the councils.
Best Practice Standards and Guidelines	We will develop best practice standards and guidelines—either independently or in collaboration with other RMUs and agencies—for development processes and outcomes within our rohe. These will ensure that development aligns with our values and interests.
Standard Requests for Consent Applications	As part of our review process, we may provide a sample form detailing some of our standard requests, depending on the type of application being considered.

2.6.1 Te Rūnanga o Patukeha Hapū Information Request Form

Tēnā koe,

Te Rūnanga o Patukeha Resource Management Unit is responsible for administering Hapū consultation regarding your Resource Consent Application. In order for us to successfully review your application, we require the following details and supporting documents. Please submit this information at your earliest convenience so that we can process your application promptly.

Should you need assistance with any of the requested information, please feel free to contact us.

Please forward to:

Email: patukeha.office@gmail.com; rmukiterawhiti@outlook.com

Mobile: 021-102587021

Applicant Information:

- ☐ **Full Name and Address of Applicant**
- ☐ **Postal Address** (if different from above)
- ☐ **Contact Phone Number**
- ☐ **Email Address and Mobile Number**
- ☐ **Contact Person or Agent** (if any) and their Address
- ☐ **Resource Consent Application Number**
(Please indicate if you have applied for Resource Consent with FNDC / Northland Regional Council or if your request is for a preliminary assessment)
- ☐ **Applicant's Proposal** (in detail)
- ☐ **Location of Property for Development**
- ☐ **Property Address**
- ☐ **Activity Classification**
(Controlled, Restricted Discretionary, Discretionary)
- ☐ **Property Zoning**

Supporting Documents (please include any relevant documents):

- ☐ **Recorded Archaeological Sites** for the property and Archaeological Assessments
- ☐ **IxA3 & IxA4 Scale Copies** of the Scheme Plan
- ☐ **Copy of the Certificate of Title**
- ☐ **Telecom and Power Correspondence and Plan** (detailing the intended areas for construction)
- ☐ **DOC Advice** – Interpretation of NZAA Data
- ☐ **Printout of Cadastral Index** from TerraView
- ☐ **Engineer's Appraisal** (detailing stormwater runoff, site stability, etc.)
- ☐ **Neighbour's Approvals**
- ☐ **Sewage / Wastewater Scheme Plan** (inclusive of all design and performance specifications)
- ☐ **Building Plans** (inclusive of all design and measurement specifications)
- ☐ **Earthworks** (where applicable)
- ☐ **Landscape Plan** (inclusive of the types of trees/shrubs proposed for planting)

Additional Information:

If there are any other documents or details relevant to your proposal that have not been listed, please include them as well.

We look forward to receiving your completed application and supporting documents. Should you have any questions or need assistance, do not hesitate to contact us.

Ngā mihi nui,

Te Rūnanga o Patukeha Resource Management Unit

2.6.2 Utu Mo Nga Raupapa Mahi | Consent Consultation Fees

Justification

Our Resource Management Unit (RMU) incurs costs in the process of reviewing consents. As consultation requires significant time and resources from Te Rūnanga O Patukeha, we charge fees to cover the expenses associated with reviewing each application.

Policy

The RMU will continue to maintain and enhance its professional capacity and standards to deliver a high-quality service. To ensure the sustainability of this service, the RMU will recover its costs through a clearly defined fee structure.

Fee Schedule

The following Fee Schedule outlines the fees for different applications and identifies the associated costs. The RMU reserves the right to adjust this schedule without further notice.

Resource Consent, Concession Permit, and Licence Applications	
I. Standard Consultation (SC)	
Up to 16 hours:	\$TBC.00
II. Major Development Application (MDA)	
80 hours or more:	\$TBC.00
III. Major Development Consultation	
6 hours or more:	\$ TBC.00 per person, per hour
IV. Preliminary Cultural Assessment or Application Review	
	\$ TBC.00
	<i>(SC applies to assessments over 3 hours)</i>
IV. Monitoring Earthworks	
	\$ TBC.00 per hour, per person
	<i>(A maximum of two persons may monitor excavations)</i>
Multi-Iwi and/or Hapū Project Planning, Cultural Advice Consultation Meetings	
• Hourly Rate:	\$ TBC.00 per hour
	<i>(Including transport expenses, which are charged at 90c per kilometre)</i>
Breakdown of Fees and Associated Costs	
• General Administration Costs: Postage, photocopying, stationery	
• Office Expenses: Telecom, power, hardware maintenance	
• Koha to Marae:	
For consultation with hapū x 1:	\$ TBC (SC)
For consultation with hapū x 2-3:	\$ TBC - \$ TBC (MDA)
• Travel and Site Inspections: Out-of-town travel costs, including planning meetings	
• Research: Māori Land Court records, maps	
• Interviews with Kaumatua and Kuia: For history and tribal knowledge	
• Professional Independent Advice: As needed	
• Full Signed Report: Provided upon completion of consultation	
Payments:	
• All cheques payable to <i>Te Rūnanga o Patukeha</i>	
• Direct payments can be made to the Hapū Bank Account.	
Please Note:	
• Cash koha payments will not be accepted.	
• An invoice will be posted for all services provided.	

Our natural environment - our waters, coasts, oceans, flora, and fauna - and how we engage with them, are fundamental to our identity, our unique culture, and our ongoing ability to preserve our tikanga and mahinga kai practices.

This includes the commemoration of the places our tūpuna traversed in Te Tai Tokerau, and the specific mahinga kai resources and practices that sustained our ahi kā, anchoring our whakapapa to the land.

Wherever we are in the world, these entities form our tūrangawaewae - our home - a place to return and mihi to, grounding us and providing what we need to be sustained as Patukeha.



PART III: RESOURCE ISSUES

3.0 Kaitiakitanga

Kaitiakitanga is central to the relationship between Patukeha and the environment (Waitangi Tribunal, 2014, WAI 1040, Stage 1). As kaitiaki, Patukeha are responsible for both the knowledge (matauranga) and the practice (tikanga) of kaitiakitanga in managing resources. This responsibility is intergenerational - it is not a right, but a duty bound by culture, tradition, and whakapapa (Patuharakeke Trust Board, 2014; Ngātiwai Trust Board, n.d.). Our primary duty is to protect the mauri of the land, water, and all living things, ensuring a healthy environment for future generations.

However, the loss of kaitiakitanga knowledge - both the underlying principles and the practical methods - has been profound, driven by colonisation, land dispossession, and the growing influence of government control over resource management

Te Tiriti o Waitangi guarantees tangata whenua the right to fulfill their kaitiaki obligations (Resource Management Act 1991), including the care of taonga such as land, waterways, natural features, waahi tapu, and biodiversity within our rohe. Yet, there remain concerns about whether current laws and policies adequately support these relationships in line with the Treaty's principles (Waitangi Tribunal, 2016, WAI 1040, Stage 2). As tangata whenua with manawhenua, Patukeha's interest in resource management extends beyond that of stakeholders or community members. The principles of Te Tiriti establish mutual obligations between Patukeha and government agencies, reflecting the broader intent of the Treaty.

This Patukeha HEMP is a formal expression of kaitiakitanga, outlining how we will protect natural and physical resources according to our values, knowledge, and practices. This section presents an overarching policy on kaitiakitanga, relevant to all aspects of the Plan.

3.1 Recognition of Kaitiakitanga

3.1a Challenges

- a) Local authorities have not effectively recognised kaitiakitanga in natural resource management and governance processes (Waitangi Tribunal, 2014, WAI 1040, Stage 1).

- b) There is insufficient and meaningful involvement of Patukeha as kaitiaki in the sustainable management of our ancestral taonga, including water, soil, minerals, air, indigenous flora and fauna, and heritage (Ngāti Hine, 2008; Waitangi Tribunal, 2016, WAI 1040, Stage 2).

3.1b *Commitment*

- a) Patukeha will be acknowledged as kaitiaki of all resources within our rohe, actively engaging in decision-making, management, monitoring, and enhancement of these resources, including water, soils, minerals, air, flora, fauna, and heritage.
- b) The relationship between Patukeha and our ancestral taonga will be recognised as a matter of national importance by councils and other statutory agencies (Patuharakeke Trust Board, 2014).
- c) Mātauranga Patukeha will be acknowledged, protected, and integrated into resource management and decision-making processes (Ngāti Kuta, 2004; Waitangi Tribunal, 2016, WAI 1040, Stage 2).

3.1c *Action*

- a) Recognise Patukeha as kaitiaki of all resources within our rohe, and ensure active involvement in their management, decision-making, and monitoring.
- b) Ensure that local authorities have the institutional capacity to effectively recognise and support the principle of kaitiakitanga.
- c) Provide leadership within elected bodies and senior management to ensure staff engagement with Patukeha.
- d) Incorporate mātauranga Patukeha and traditional practices into decision-making processes, respecting the intellectual property rights associated with this knowledge.
- e) Recognise TROP as an interested and potentially affected party for any resource consent applications, ensuring adequate resources for monitoring and review of consent conditions.
- f) Ensure that local authorities recognise this Patukeha HEMP as a relevant planning document in accordance with the RMA.

3.1d *Method*

- a) TROP requests that all statutory agencies managing resources formally recognise Patukeha as kaitiaki within our rohe. TROP will monitor agencies' policies and practices to ensure that this recognition is upheld. TROP also requests that agencies:
 - i. Actively engage with tangata whenua during the pre-application stage of resource consent or permit applications as a best practice.
 - ii. Require all resource consent applications potentially affecting resources be lodged with a TROP Cultural Impact Assessment, approved by Patukeha as the relevant tangata whenua, including suggested consent conditions.
 - iii. Notify TROP of any resource consent or permit applications that concern or may affect resources within our rohe and provide adequate time and resources for TROP to respond.
 - iv. Provide TROP with copies of any infringement or abatement notices or details of Environment Court proceedings within our rohe.
- b) TROP, councils, and other agencies will collaborate to provide ongoing opportunities for instilling traditional values and knowledge in our rangatahi through involvement in restoration projects and customary mahinga kai practices.

3.2 Te Tiriti o Waitangi

TROP is the kaitiaki for claim WAI 1140, the blanket claim over our rohe on behalf of Te Patukeha Hapū to the Waitangi Tribunal (Waitangi Tribunal, 2016, WAI 1040, Stage 2). Other claims, including WAI 3300, WAI 3450, WAI 2022, and WAI 1958, have also been filed. TROP is working to resolve these claims quickly due to development pressures and the Crown and local government's push to sell remaining Crown assets in our rohe. The outcome of these claims will significantly impact resource management in our area.

Until resolved, significant management decisions should not undermine these ongoing claims. In any dispute over the version of the Treaty with mana, Patukeha policy affirms the Māori version takes precedence.

The Resource Management Act (RMA) 1991 requires decision-makers to take into account the principles of Te Tiriti o Waitangi. The Local Government Act 2002 mandates local authorities to involve Māori in decision-making, reflecting the Crown's duty to consider the Treaty (Resource Management Act 1991, s 8), The Conservation Act 1987 and Reserves Act 1977 also require giving effect to Te Tiriti. The Fisheries Settlement and Kaimoana regulations guarantee Māori rights in fisheries management, while other legislation like the Hazardous Substances and Heritage NZ Pohere Taonga Act also require local authorities to uphold the Treaty.

Patukeha is concerned that government agencies and local authorities lack understanding of Treaty obligations and fail to implement appropriate policies (Waitangi Tribunal, 2016, WAI 1040, Stage 2). The RMA's directive to merely "take into account" the Treaty trivialises its status.

Patukeha believes it is insufficient to just "take into account" the Treaty. Instead, Te Tiriti should define the relationship between Patukeha, the Crown, and local government. Giving effect to Te Tiriti allows local government to fulfil its obligations under Section 6(e) of the RMA, which requires recognition of Māori relationships with natural resources as a key consideration in decision-making. This ensures mana whenua can fully exercise their kaitiakitanga rights.

3.2a Challenges

- a) There has been insufficient recognition of Te Tiriti o Waitangi as the foundation for the relationship between Patukeha and local government, resulting in a failure to address Treaty obligations appropriately (Waitangi Tribunal, 2016, WAI 1040, Stage 2).
- b) Development pressures and the Crown's push to sell assets in our rohe have compounded existing concerns about the lack of resolution for Treaty claims (Waitangi Tribunal, 2016, WAI 1040, Stage 2), including WAI 1140 and others, which directly impact resource management.

3.2b Commitment

- a) Te Tiriti o Waitangi forms the basis for the relationship between Patukeha and both local and central government (Waitangi Tribunal, 2014, WAI 1040, Stage).

- b) The principles of Te Tiriti should be given full effect (Patuharakeke Trust Board, 2014), recognising its importance as the foundational agreement between Patukeha tūpuna and the Crown, as well as its relevance to contemporary governance (Waitangi Tribunal, 2016, WAI 1040, Stage 2).
- c) In giving effect to Te Tiriti, government agencies and local authorities must recognise and provide for kaitiakitanga and rangatiratanga, ensuring the active involvement of Patukeha in resource management decisions.

3.2c Action

- a) Local government and statutory agencies must acknowledge that Te Tiriti o Waitangi, originally an agreement between Patukeha tūpuna and the Crown, also places ongoing obligations on them to uphold Treaty principles.
- b) The articles of Te Tiriti o Waitangi must be given effect by local government, with due regard to the significance of the Treaty as the foundational document of Aotearoa New Zealand.
- c) As the tangata whenua with manawhenua in our rohe, Patukeha's interests in resource management must be recognised beyond those of general stakeholders and must include the full exercise of our kaitiakitanga rights and responsibilities.

3.2d Method

- a) TROP will work to ensure that all relevant government agencies and local authorities recognise Patukeha as the tangata whenua with manawhenua, and act in accordance with Te Tiriti's principles.
- b) TROP will monitor and assess the policies and practices of local authorities, ensuring that they incorporate Te Tiriti in resource management decisions, and ensure these align with the Crown's Treaty obligations.
- c) TROP will advocate for legislative changes where the current approach, such as that within the RMA, merely requires decision-makers to "take into account" the Treaty, and instead push for laws that "recognise and provide for" the relationship between Māori and natural resources.
- d) TROP will continue to advance the resolution of Treaty claims, particularly WAI 1140, and monitor development proposals within our rohe to ensure that they do not undermine ongoing Treaty negotiations or our rights as kaitiaki.
- e) TROP will work with local authorities to promote Māori participation in decision-making, as required by the Local Government Act 2002, ensuring that Patukeha's voice is included at all stages of resource management and governance.
- f) TROP will ensure that all relevant authorities provide the necessary resources for Māori-led monitoring and review of consent conditions, to uphold kaitiakitanga in accordance with the principles of Te Tiriti.

3.3 Kaitiaki Monitoring Tools

As kaitiaki and mana whenua, Patukeha must be involved in monitoring the health of our rohe across all aspects. To achieve this, the following needs to be addressed:

- Greater integration of monitoring efforts across agencies
- Increased use of community-based monitoring at the local level
- Recognition and incorporation of cultural indicators in monitoring processes

- Adequate resourcing for kaitiaki

A cultural monitoring framework for our health and wellbeing must acknowledge that:

- Patukeha's traditional foods, economic practices, and subsistence activities are interconnected, mutually supportive, and interdependent.
- The overall health and cultural wellbeing of Patukeha whānau and hapū depend on our ability to manage, harvest, prepare, and consume traditional foods, as well as continue cultural practices.
- Patukeha possess traditional knowledge and practices that, with the right technical support and resourcing, can address our economic and environmental needs and contribute to our wellbeing.
- It is essential for Patukeha to determine the methods for assessing the current state, changes, and rates of change in our environment, whether that be decline, destruction, improvement, or revitalisation. This assessment must involve full participation from our taumata and resource management practitioners.

We expect our cultural monitoring framework to evolve over time, in alignment with our ongoing participation. Patukeha have implemented the Coastal Cultural Health Index (CCHI), which was developed as part of a Ministry for the Environment project in 2010 (Ministry for the Environment, 2010). This tool focuses on monitoring the health of Tangaroa through indicators related to the takutai and mahinga kai.

In addition to using the CCHI, Patukeha are working on developing an overarching Cultural Health Index (CHI) methodology. This expanded framework will include indicators to monitor the cultural health of Papatuanuku, Tāne Mahuta, and Wai Māori, ensuring a more holistic approach to monitoring the wellbeing of our rohe (Waitangi Tribunal, 2016, WAI 1040, Stage 2).

3.3.1 Patukeha Coastal Cultural Health Indicator Chart

INDICATORS	UNHEALTHY				HEALTHY
Catchment land use	1 Land heavily modified (bush, wetlands etc lost)	2	3	4	5 Appears unmodified
Adjacent vegetation (MHWS plus 100m)	1 Little or no vegetation – neither exotic or indigenous	2	3	4	5 Complete cover of vegetation – mostly indigenous
Adjacent land use (MHWS plus 100m)	1 Margins heavily modified	2	3	4	5 Margins unmodified
Takutai condition (sediment)	1 Covered by mud/sand/slime	2	3	4	5 Clear of mud/sand/sediment
Changes to takutai	1 Evidence of modification (dredging, structures, erosion, reclamation)	2	3	4	5 Appears unmodified

Water quality	1 Appears polluted (foams, oils, slime, marine pests etc.)	2	3	4	5 No pollution evident
Water clarity	1 Water badly discoloured	2	3	4	5 Water is clear
How would you describe the overall health of the takutai at this site?	1 Very unhealthy	2	3	4	5 Very healthy
Comment					
Mahinga Kai Measure					
Abundance	While in the field a collated list of plant, bird and fish species is prepared for each site. A score of 1–5 is then made, depending on the total number of species present. Can also use catch per unit effort measure for specific species (eg how long does it take to fill a sack with pipi?) useful for comparison over time. Also note size of individuals eg. to evaluate whether there is a range of adults, juveniles etc				
Change	Comparison of species present today and mahinga kai species historically sourced from the site. Score 1-5				
Accessibility of the site	A score of either 1, 3 or 5 is given based on the legal and physical access tangata whenua have to the site: 1 No access to the site. 3 Either physical or legal barriers make access difficult. 5 Unimpeded easy access to the site.				

3.4 Patukeha Relationships | Fostering Meaningful Engagement

Key Relationships

Mana Whenua	- Kaingahoa Marae Trustees, Kaingahoa Marae Committee, Te Rawhiti Marae Trustees, Te Rawhiti Marae Committee, Patukeha whānau (local and abroad).
Hapū and Iwi	- Ngāpuhi, Ngāti Kuta, Ngātiwai, Ngāti Manu, Te Kapotai, Ngāti Rehia, Ngāi Tāwake, Ngāti Kawa, Ngāti Manuhiri, Ngāti Rehua, Ngāti Hine.
Community	- Rawhiti Works Trust, Schools, Kohanga, Wai Knot, Island Bird Song, Forest and Bird.
Developers/Industry	- Leisure Tours, Business Boi.

Government Agencies	- Northland Regional Council (NRC), Far North District Council (FNDC), MPI, MfE, DOC, HPT, EPA, Crown Research Institutes, Universities, NDHB, TPK, OTS.
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3.4a Challenges

Current relationships with external entities often limit Patukeha's full participation as equal partners in decision-making related to resource management within our rohe (Waitangi Tribunal, 2016, WAI 1040, Stage 2).

3.4b Commitment

Strengthen relationships by building meaningful, ongoing partnerships with neighbours, communities, developers, and agencies, while ensuring TROP actively participates in resource management and decision-making processes, and that Patukeha's perspectives are fully integrated at every stage (Ngāti Kuta, 2004; Waitangi Tribunal, 2014, WAI 1040, Stage 1).

3.4c Action [for Effective Relationships]

Community Engagement	Regular consultation with hapū, whānau, and marae, especially on significant matters.
Government Interaction	Advocate for Patukeha's participation in all relevant governmental decision-making processes.
Collaboration with Iwi	Foster relationships with neighbouring hapū and iwi, focusing on shared learnings and resource management practices.
Developer Engagement	Engage early with developers to assess potential impacts on Patukeha values and environment. Ensure development follows agreed protocols.
Science & Research	Establish research partnerships with Crown Research Institutes, universities, and experts to enhance kaitiakitanga

3.4d Method [to Strengthen Relationships]

Hapū and Iwi	Maintain open communication; share knowledge, experiences, and resources; collaborate on kaitiakitanga initiatives.
Community Groups	Engage proactively with all community groups and ensure Patukeha's status as tangata whenua is recognised.
Developers/Industry	Use the Resource Management Unit (RMU) to liaise with developers and advocate for early consultation.
Government Agencies	Actively participate in decision-making processes and seek formal agreements like Memoranda of Understanding.
Research Organisations	Build partnerships to integrate Patukeha values into research initiatives and promote the use of traditional knowledge.

3.4e Specific Policies [for Development & Resource Management]

Resource Consents	Ensure early consultation on proposals; require evidence of Patukeha consultation before accepting resource consent applications.
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Monitoring Development	Monitor impacts during and post-construction; develop protocols to protect wāhi tapu and other cultural sites.
Capacity Building	Advocate for the provision of resources to support Patukeha participation in planning and policy processes; provide training on the Resource Management Act (RMA).

3.4f *Joint Management [& Co-Management Proposals]*

Crown Assets	Engage Patukeha from the start in decisions related to Crown land, especially reserves and conservation estates.
Department of Conservation	Establish binding agreements for co-management of areas of cultural significance.
Local Authorities (FNDC, NRC)	Enter into joint management agreements with FNDC, NRC for reserves with significant cultural value.

3.4g *Capacity Building [for Patukeha]*

To ensure effective participation, TROP will:

- Develop training on the RMA and cultural inductions for agencies.
- Allocate resources to support Patukeha representatives' involvement in planning and policy processes.
- Promote cultural training within local authorities and government agencies to increase awareness of Patukeha's role as tangata whenua.

3.4h *Ongoing Monitoring [& Reporting]*

- Annual Reports: TROP will provide regular updates to Patukeha hapū on progress in resource management.
- Development Monitoring: TROP will monitor ongoing developments to ensure compliance with environmental and cultural protocols.
- Participation in Decision-Making: TROP will ensure Patukeha are consulted and actively participate in decisions affecting natural and cultural resources



4.0 Discharges to Air

Discharges to air can adversely affect local ecology, amenity values, and the health of our whānau living and working within this airshed. The lack of comprehensive monitoring, particularly in remote or less populated areas, means that we are still in the early stages of understanding the full scale of air pollution's impact on our environment and health. For example, there is no established monitoring for airborne nitrogen deposition in freshwater systems, creating a critical gap in understanding how such pollutants might affect the environment and cultural practices linked to mahinga kai and taonga species.

Patukeha acknowledges the need for more research and improved monitoring systems to address these gaps. Our Hapū Environment Plan focuses on protecting the mauri of our environment, including air quality, and ensuring that both environmental and cultural impacts are properly assessed and addressed. Strengthening the evidence base through research that integrates mātauranga Māori is essential to protecting the health of our whānau, ecosystems, and cultural practices for future generations.

4.0a Challenges

- a) The discharge of contaminants such as nitrogen, sulphur compounds, microplastics, and trace metals into the air threatens ecosystems, vegetation, and animal health, potentially impacting biodiversity in land, freshwater, and marine environments.
- b) Air pollution can harm taonga species and mahinga kai, which are essential to Patukeha food gathering practices and cultural traditions, thereby undermining both food security and cultural identity.
- c) Contaminants in the air risk degrading the mauri of the environment, including air, land, and water, which are foundational to the wellbeing of our rohe and the health of our people.
- d) Discharges to air can negatively affect waahi tapu and marae, sites of spiritual and cultural significance, which are central to the integrity of our community life.
- e) There is insufficient evidence on how air pollution specifically affects Patukeha cultural practices, particularly food gathering, highlighting the need for more research that incorporates mātauranga Māori.

4.0b *Commitment*

- a) The health of the air, like the health of water and land, is vital for the wellbeing of Patukeha. Protecting the mauri of the air from contaminants ensures the ongoing sustainability of our environment and cultural practices.
- b) Patukeha must have a voice in the policies and regulations that impact the quality of air in our rohe. As mana whenua, we have a right to participate in decisions that affect our environment and the health of our communities.
- c) Maintaining open lines of communication with industries that discharge contaminants to air is essential to ensure that Patukeha concerns, and cultural values are incorporated into their operations and practices.

4.0c *Action*

- a) Discharges to air must be strictly regulated to safeguard the mauri of air and prevent harm to the environment, public health, and the wellbeing of Patukeha whānau.
- b) The regional council must respect and incorporate Patukeha's cultural connection to air in air quality management, ensuring that the impacts on taonga species, mahinga kai, and waahi tapu are considered in all decision-making.
- c) Encourage the use of native plantings and ecological restoration to mitigate the effects of air pollution, improve environmental health, and enhance the quality of air, water, and land within our rohe.

4.0d *Method*

- a) Consultation on any resource consent applications seeking to discharge contaminants to air within our rohe is required to ensure that Patukeha interests, cultural considerations, and environmental protection measures are incorporated from the outset.
- b) Collaboration with industry will focus on developing cultural monitoring methodologies that complement existing air quality systems. This partnership will help assess the impact of air discharges on the environment, taonga species, and cultural practices more effectively. Cultural indicators based on mātauranga Māori will be incorporated into these monitoring systems to ensure they reflect the true state of our environment.
- c) Industry, academic institutions, and other stakeholders will be engaged to fund and support research into the impacts of air discharges on human health and the environment in Patukeha. Research will specifically focus on understanding the health impacts on Patukeha whānau, particularly those living or working near air pollution sources such as industrial areas or transport corridors.
- d) Relevant parties will be worked with to fund health impact assessments that specifically examine the effects of industrial air discharges on Patukeha whānau. This research will provide valuable insights into the links between air quality and the health outcomes of our communities.

4.1 *Climate Change*

Climate change is a reality, and the latest findings from the Intergovernmental Panel on Climate Change highlight alarming projections, with some impacts now irreversible. The adaptation required will present both challenges and opportunities for tangata whenua. Climate change poses significant risks to Māori communities, particularly as poor

communities, youth, women, and those in remote areas are disproportionately affected. Māori are well represented in these groups, making climate change likely to exacerbate existing inequities.

Projections indicate that Patukeha rohe will experience rising temperatures, more frequent rainfall, severe weather events, and rising sea levels. In the face of these changes, reaffirming traditional knowledge and adopting new strategies is vital to ensuring the long-term sustainability of our social, ecological, cultural, and economic systems. Early planning and increased resilience will better prepare us for the impacts of climate variability.

4.1a Challenges

- a) Climate change will impact the cultural, economic, social, and environmental wellbeing of Patukeha.
- b) The magnitude, timing, and nature of these effects on Patukeha and our taonga tuku iho have not been adequately assessed.
- c) Northland Regional Council has not taken a proactive lead in mitigating carbon emissions in the region.
- d) There is a lack of preparedness and planning for climate change adaptation in Tai Tokerau and Aotearoa as a whole.

4.1b Commitment

- a) Patukeha hapū and whānau have sufficient information to plan for the effects of climate change.
- b) The impacts of climate change on Takahiwai marae, papakāinga, and other significant sites are identified, and strategies for adaptation are developed.
- c) Our community is resilient and self-sufficient in response to events such as flooding, severe storms, tsunamis, and droughts.
- d) Patukeha whānau are empowered to take advantage of opportunities arising from a changing climate.
- e) Climate change considerations are incorporated into community-based integrated catchment management planning, led by tangata whenua.
- f) Northland's energy needs are met primarily by community-owned renewable energy resources generated locally.

4.1c Action

- a) TROP will collaborate with neighbouring hapū and iwi to provide tangata whenua perspectives in regional and national climate change policies.
- b) Local authorities and agencies must recognise and address the potential effects of climate change on resources and values important to Patukeha, including:
 - Sea level rise affecting our coastal marae, waahi tapu, and urupa.
 - Increased salinisation of rivers and estuaries, impacting mahinga kai.
 - Warming oceans and the effects on marine ecosystems.
 - Changes in rainfall and the impacts on aquifer recharge.
 - Habitat changes for indigenous flora and fauna, including taonga species.
 - Increased pressure on failing infrastructure.
 - Impacts on eco-tourism and changes in the tourism sector.
 - Rising transportation and energy costs.
 - Health impacts, such as the spread of tropical diseases.
- c) TROP supports reducing emissions through measures such as:

- Urban planning to reduce transport emissions.
- Use of solar water heating and energy-efficient technologies.
- Improved farming practices to reduce emissions.
- d) Climate change policies related to forests and carbon credits should encourage the protection and restoration of indigenous forests.
- e) Restoration planning for wetlands and lagoons must factor in the potential for future sea level rise.
- f) Local authorities must halt beachfront development in our rohe, whether industrial or residential.
- g) Local authorities should recognise and enable collaborative catchment management, led by tangata whenua, that incorporates responses to climate change.
- h) NRC must take proactive action now, avoiding the "head in the sand" approach currently adopted by central government.

4.1d Methods

- a) Patukeha will work proactively with all relevant agencies and individuals to find positive, pragmatic solutions to climate change.
- b) TROP will seek funding and support to assess the risks climate change poses, evaluate our vulnerability, and implement adaptive strategies to protect our community, values, and taonga tuku iho.
- c) TROP will not support development proposals in the coastal environment where climate change poses an undue risk.
- d) Patukeha will explore opportunities to reduce our carbon footprint, improve energy efficiency, and investigate renewable energy generation within our rohe.
- e) TROP strongly recommends that Northland Health and local government consider the potential health and social impacts of climate change on Patukeha in their strategic planning.



5.0 Kaupapa mō te Whenua | Land Management

Patukeha regard all land within our rohe to be ancestral. Since colonial settlement almost all of our land has been alienated, leaving only a small fraction. Some of this land is now privately owned, with other portions held by the Crown or local councils (e.g., recreation and road reserves). Approximately one percent of our original tribal estate remains, consisting of fragments of Māori land, Māori reserves, and small blocks of general land owned by Patukeha. The increasing number of beneficial owners, many of whom reside overseas, and the fragmentation of shares make land management decisions complex. Māori land generally cannot be used as security for capital, which hinders efforts to establish, maintain, or expand economic and social equity initiatives, such as housing, marae, or kāinga.

The changing use of land - through activities such as forest clearance, conversion to farmland, exotic forestry, coastal subdivision, and industrial development - has placed significant pressure on our land and water resources. The values that draw people to the region today are the same values our tūpuna held dear. However, development continues to undermine the integrity of pā, kāinga, wāhi tapu, and mahinga kai, as modern lifestyle choices clash with cultural values. While councils are tasked with ensuring that development does not cause harm, inadequate regulations and a relentless pursuit of development have resulted in poorly planned projects, insufficient infrastructure, and the degradation of our cultural landscape, natural resources, and community wellbeing.

5.0a Challenges

- a) Patukeha are tangata whenua, and our connection to this land is central to our identity. All land within our rohe is considered ancestral.
- b) The distinction between Māori land (held under Māori title) and land in general title is poorly recognised and inadequately addressed.
- c) Development continues to place increasing pressure on our land and water resources, threatening their integrity.

5.0b Commitment

- a) To return all Patukeha ancestral land currently held in Crown title to hapū ownership.

- b) To provide maximum protection for our ancestral land from the adverse effects of development.
- c) To ensure the true costs of development are borne by those profiting from it.

5.0c *Action*

- a) No further alienation of Māori land. Sustainable, long-term land use should be adopted where economically viable.
- b) Land development in our rohe should not compromise our relationship with the land, our culture, heritage, or environment.
- c) All development should be preceded by proper infrastructure planning.

5.0d *Method*

- a) TROP will support and encourage research into long-term sustainable land uses for Māori land, such as permanent cover indigenous forestry.
- b) TROP will request MLC and TPK to urgently investigate the adequacy of current management processes and address succession issues for Māori land shares.

5.1 Whare Noho | Marae and Kainga

Our marae at Kaingahoa and Te Rawhiti are central to hapū life within our rohe, and we are committed to strengthening their role as vibrant hubs of our community for future generations. The marae has always played an integral role, offering vital benefits to our people - such as providing shelter during natural disasters, hosting sporting teams, and supporting schools. These contributions should be acknowledged in all policies affecting the rating of marae land.

Papakāinga development provides an important opportunity for whānau to establish affordable housing. Unlike typical subdivisions or developments on general title land, papakāinga is designed specifically to meet the needs of Māori landowners and their whānau.

5.1a *Challenges*

- a) Kaingahoa marae is the cultural heart of our hapū.
- b) Kāinga, particularly those still in Māori ownership, are key to rebuilding hapū communities.
- c) Constraints such as land zoning, housing density regulations, and infrastructure provisions, along with multiple ownership, limit the ability to live on, utilise, and develop Māori land.
- d) The return of settlement assets will create future opportunities to re-establish kāinga and marae.

5.1b *Commitment*

- a) Our marae will continue to be a vibrant, living centre of our hapū community.
- b) Whānau will have the opportunity to return to and live on their whenua.

5.1c *Action*

- a) Our marae, kura buildings, and marae grounds are cultural treasures that should be recognised and preserved as heritage icons.
- b) TROP will support the Marae Committee and whānau in further developing and enhancing the marae.
- c) Papakāinga developments initiated by whānau will be supported to encourage the resettlement and re-connection of tangata and whenua. Council control over papakāinga should be limited to health and safety considerations, excluding 'reserve' land contributions.

5.1d *Method*

- a) TROP will advocate for agencies to incorporate and implement the policies outlined in this section.
- b) TROP will assist the marae committee and whānau in developing marae and kāinga in a sustainable manner, focusing on transforming the marae into a cultural centre, with energy-efficient building designs and environmentally sustainable systems.

5.2 Māori Land Rating

Historically, much Māori land has been lost due to inequitable local government rating policies. Patukeha believes that the specific characteristics of Māori land, such as its multi-shareholding nature and its cultural significance, have not been adequately recognised or addressed by local government. Māori land has often been treated the same as general title land, which fails to account for the different legal, social, and economic circumstances faced by Māori landowners. While we acknowledge the challenges faced by FNDC and NRC in resolving these issues, a fair and durable solution requires the active involvement of central, regional, and local governments, with MLC playing a critical role. The blanket approach to valuing Māori land based on general land market values places an unfair and disproportionate rate burden on Māori landowners. This occurs even when the land is unlikely to be sold, as it cannot generally be used as collateral or developed in the same way as general title land due to Māori land tenure restrictions. Additionally, the practice of valuing Māori land based on its potential market value is unrealistic, given the multi-shareholding nature of Māori land and our responsibility to preserve it within whānau for future generations, ensuring its connection to our tūpuna remains intact.

5.2a *Challenges*

- a) Māori land rating is a longstanding and contentious issue for Patukeha. The current system often fails to consider the unique challenges of Māori land, such as its fragmented ownership, lack of development potential, and cultural importance.
- b) The rapid expansion of the housing market in our coastal rohe has put immense pressure on land values, dramatically increasing the rateable value of properties. This surge in property value is often unrelated to the actual use or development potential of Māori land, making it harder for our community to afford rising rates.

5.2b *Commitment*

- a) Our commitment is to establish Māori land rating policies that are fair, equitable, and acknowledge the specific conditions and challenges of Māori land tenure. This includes ensuring that Māori land is not unfairly burdened by rate increases driven by external market forces that have no bearing on its actual use or value to Māori landowners.

5.2c *Action*

- a) Māori-owned land should be rated differently from general title land, with consideration given to the land's cultural and social context. Māori land is often held in multiple ownership, and its development potential is restricted by legal and cultural factors, which make it inappropriate to treat it like ordinary private land.
- b) The valuation and rating of Māori land should not be subject to the increase in market values driven by adjacent property development. If such developments increase the rateable values of neighbouring Māori lands, this should be mitigated through a development levy or other compensatory mechanisms.
- c) Local authorities should carry out a thorough review of Māori land rating policies, with an emphasis on understanding the long-term effects of current remission and postponement policies. This review must involve the full participation of TROP, TPK, and MLC to ensure Māori voices are central to the decision-making process.
- d) Local authorities across Tai Tokerau should collaborate to develop a unified, consistent approach to Māori land rating issues, ensuring that local governments are addressing Māori land rating concerns in a coordinated manner.

5.2d *Methods*

- a) TROP will actively engage with the relevant council processes to request a comprehensive review of Māori land rating policies. This process will also involve ensuring that local government staff responsible for setting and processing rates receive adequate training and education on the complexities of Māori land tenure and the unique challenges Māori landowners face.
- b) Where the development of general title land leads to an increase in Māori land rates due to the proximity of the development, TROP will seek to ensure that developers are held accountable through long-term mitigation agreements. These agreements would be designed to offset the increased rating burden on Māori land and ensure that Māori landowners are not unfairly penalised for the impacts of neighbouring developments.

5.3 Prospecting, Exploration, Mining | Soil and Minerals

Mineral resources are finite, and their sustainable management is critical to prevent long-term environmental degradation. This is not only about preserving the physical landscape but also about protecting the cultural significance of these resources, which are deeply intertwined with the Māori worldview. Māori traditionally view the resources in the land, including minerals, as belonging to the people. These resources, form part of a broader concept of taonga, seen as treasures that hold both environmental and cultural value. The principle of Tino Rangatiratanga, or Māori sovereignty, asserts that Māori have the inherent right to control and manage these resources according to their customs and needs, ensuring that they are used in a way that protects both the land and future generations.

Effective land use planning is essential to ensure resources are preserved for future generations. Poor land management, such as excessive extraction or inappropriate agricultural practices, can result in soil erosion and sedimentation, which adversely affect water quality. Protecting the mauri of these resources is not only vital for environmental sustainability but also for the well-being of the community. These resources, as taonga, hold significant cultural importance to Patukeha, embodying not just natural wealth, but the identity and connection to the land. Sustainable management of minerals and soil ensures that the land continues to provide for future generations, while mitigating harmful impacts on ecosystems and cultural heritage.

However, the Crown's claim over underground resources - such as gold, minerals, and other precious metals - has long been contested by Māori. The Crown Minerals Act 1991, and other laws assert that these resources belong to the Crown, despite Māori's deep connection to and authority over their lands and taonga. Mining companies' ability to prospect or extract resources beneath private or Māori land (e.g., through prospecting rights granted by the Crown) without explicit consent from the landowners or the affected iwi/hapū is seen as a violation of the Tino Rangatiratanga principle. This encroachment undermines Māori authority over their lands and resources, and Māori often argue that such activities breach the Crown's obligations under Te Tiriti o Waitangi to consult, respect, and protect Māori rights and taonga.

5.3a Challenges

- a) Extractive industries and poor land management practices have the potential to diminish or destroy the mauri of mineral and soil resources in our rohe, leading to detrimental environmental, cultural, and social effects.
- b) Soil and mineral resources are finite, and their depletion poses significant challenges for future generations.
- c) Mining and extraction activities can negatively impact areas of cultural significance to Patukeha, including wāhi tapu, waterways, mahinga kai, and culturally important landscapes.
- d) Soil erosion resulting from poor land management practices remains a persistent issue that exacerbates environmental degradation.
- e) Earthworks must be carefully managed to prevent damage to significant cultural sites, minimise erosion, and control sedimentation.
- f) Mining activities, particularly hard rock mining, create environmental risks such as toxic waste and long-term contamination of the land and waterways.
- g) Recent government efforts to fast-track mining proposals, often with minimal public notice or education, undermine meaningful community consultation and environmental safeguards.
- h) The ability of mining companies to prospect or extract resources beneath Māori land, without iwi or hapū consent, breaches the principles of Te Tiriti o Waitangi, particularly the right of Māori to exercise Tino Rangatiratanga over their lands, taonga, and resources.

5.3b Commitment

- a) To protect and enhance the mauri of mineral and soil resources through sustainable management practices, ensuring that these resources are available for future generations.

- b) To ensure that the use and management of mineral and soil resources is carried out sustainably, avoiding any adverse impacts on the environment or cultural heritage.
- c) To prohibit all mining activities, including prospecting, exploration, and extraction, within our rohe, in recognition of the irreparable damage caused by past practices and to uphold the principles of Te Tiriti o Waitangi.
- d) To actively defend Māori sovereignty over lands, resources, and taonga by opposing any activities that infringe upon Māori rights to self-determination, particularly those regarding underground resources.

5.3c *Action*

- a) Prospecting, exploration, and mining activities will not be permitted in areas that hold cultural significance to Patukeha.
- b) TROP supports the adoption of innovative, sustainable practices for mining and quarrying operations, with a strong emphasis on rehabilitation efforts to restore the land post-extraction.
- c) TROP advocates for an outright ban on mining activities in the rohe, acknowledging that these industries have caused extensive harm to the land and environment, which must now be restored.
- d) TROP opposes the Crown's claim over minerals and resources beneath Māori land, asserting that such practices are a violation of the principles of Te Tiriti, and advocates for the full restoration of control over taonga to the iwi and hapū concerned.
- e) Earthworks approved by local councils must meet stringent environmental standards to ensure they do not result in damage to the landscape or ecosystems.
- f) Applications for earthworks consent must include comprehensive management plans detailing erosion control measures, cultural site protection, and rehabilitation efforts.
- g) Patukeha will actively participate in decision-making processes related to contaminated land in our rohe, ensuring that cultural and environmental values are prioritised in remediation efforts.
- h) Any applications for mining or exploration must be subject to robust consultation processes with affected iwi, hapū, and local communities to ensure that their rights, interests, and cultural values are safeguarded.

5.3d *Methods*

- a) TROP will advocate for a stronger integration of the Crown Minerals Act and the Resource Management Act (RMA) processes, ensuring that activities are not permitted in culturally significant areas, and that rehabilitation plans are mandated for mining operations.
- b) TROP will work with permit holders to ensure that rehabilitation costs are fully covered by the permit holder and that effective erosion controls are implemented to prevent further environmental damage.
- c) TROP will work alongside national and local authorities to lobby for an amendment or repeal of the Crown Minerals Act, aiming to prevent any future mining activities on Māori land or within our rohe.
- d) TROP will engage with affected communities and legal advisors to ensure that mining companies cannot exploit legal loopholes or bypass community consent through fast-tracked processes.

5.4 Vegetation Clearance | Commercial and Exotic Forestry

Vegetation clearance is often undertaken for various land management purposes, including the development of pasture or residential subdivisions. However, when vegetation is removed without proper management, it can lead to long-term environmental degradation, such as soil erosion, water quality disruption, and loss of biodiversity. Additionally, deforestation contributes significantly to climate change by reducing the land's ability to sequester carbon. Sustainable management of vegetation is vital not only for maintaining ecosystems but also for ensuring the land remains productive for future generations.

Commercial forestry, especially the continued expansion of exotic forestry plantations, poses serious environmental risks. While these plantations may offer short-term economic value, they often come at the expense of biodiversity, soil quality, and the visual landscape. These monocultural plantations also contribute to the spread of invasive species, further complicating efforts to maintain the health of native ecosystems. Therefore, we stand staunchly against the development of any new commercial forests in our rohe, particularly exotic forestry. Instead, we advocate for the replanting of native forests, which offer greater ecological benefits, including enhanced biodiversity, improved water quality, and greater carbon sequestration.

5.4a Challenges

- a) Extensive land clearance has caused significant environmental damage, contributing to soil erosion, poor water quality, and the depletion of valuable ecosystems.
- b) Unregulated commercial forestry expansion, particularly in environmentally sensitive areas, poses risks to soil stability, local biodiversity, and cultural landscapes.
- c) Exotic forestry plantations, particularly pine forests, have often been established with minimal regard for the long-term environmental impacts, including the spread of invasive species and the loss of indigenous habitats.

5.4b Commitment

- a) To protect and sustainably manage land-based vegetation and ecosystems, prioritising native replanting to restore and enhance biodiversity.
- b) To oppose the expansion of commercial exotic forestry in our rohe and instead promote the planting and regeneration of native forests for ecological, cultural, and environmental benefits.
- c) To ensure that commercial forestry activities are conducted sustainably, minimising environmental degradation and respecting cultural value.

5.4c Action

- a) Vegetation clearance should only be permitted for essential land management purposes, with clear plans for rehabilitation and, where possible, the restoration of native vegetation.
- b) Commercial forestry operations should be restricted to existing sites, with a preference for planting native species to support the local ecosystem.
- c) New commercial forestry development, especially exotic plantations, will not be supported in our rohe due to the environmental harm they cause.

- d) We will advocate for local, regional, and national policy changes that prevent further expansion of commercial forestry and encourage native forest regeneration.
- e) The community will be involved in decision-making around forestry practices to ensure cultural and environmental considerations are fully respected.

5.4d *Methods*

- a) TROP will collaborate with local councils and environmental agencies to develop and implement policies that protect sensitive areas from further commercial forestry developments.
- b) TROP will work with local communities, iwi, and stakeholders to identify areas suitable for native replanting, supporting initiatives that promote the restoration of indigenous forests.
- c) We will lobby for stronger regulations that limit the growth of exotic forestry and incentivise the planting of native species to balance ecological and economic needs.
- d) TROP will continue to monitor the environmental and cultural impacts of forestry operations in our rohe, advocating for remediation where necessary and promoting sustainable, indigenous forestry practices..

5.4.1 Farming | Poisons, Pesticides & Weed Sprays

Farming activities in our rohe, including dairy, dry stock, sheep, poultry, pig, and other animal farming, have traditionally been low-key, with most of the farming conducted by longstanding residents. While these practices are generally well-managed, they do have their environmental impacts. Key concerns include the contamination of waterways from stock runoff, the overuse of chemical fertilisers and pesticides, and the issue of wandering livestock. The spread of non-native plants and invasive weeds also threatens the region's biodiversity, undermining local ecosystems.

The use of poisons, pesticides, and herbicides in farming, alongside the ongoing threat of noxious weeds, presents significant environmental risks. These chemicals can contaminate the land and water, harm local wildlife, and pose health risks to humans. The degradation of the environment through chemical use also undermines the mauri of the land, which directly impacts both the natural environment and Patukeha's deep spiritual and cultural connection to the land.

To address these challenges, we recognise the importance of balancing farming practices with efforts to protect and restore the environment. A crucial aspect of this is our support for the 100% Predator Free Programme, a government-led initiative aiming to eliminate key predators - stoats, rats, and possums - from New Zealand's ecosystems by 2050. These invasive species have caused the decline and extinction of many native birds, insects, and plants, and the programme seeks to reverse this damage. It promotes a range of pest control methods, including the use of toxins such as 1080 (sodium fluoroacetate) and other pesticides, applied in carefully controlled and monitored ways.

While the use of poisons is controversial, it is seen as one of the most effective ways to reduce predator populations rapidly in large areas, enabling native species to recover.

However, the application of poisons must be done responsibly. Strict guidelines ensure risks to non-target species are minimised, and poison use is often combined with other control measures, such as trapping and habitat restoration, to ensure long-term ecosystem health

In supporting this programme, we acknowledge the critical role that strategic, short-term poison use plays in protecting New Zealand's indigenous wildlife and ecosystems. At the same time, we remain committed to maintaining sustainable farming practices that minimise environmental harm, advocate for safer alternatives, and support the restoration of native biodiversity. Through these integrated approaches, we aim to balance agricultural productivity with the preservation of mauri, ensuring the environment is protected for future generations.

5.4.1a Challenges

- a) Farming practices, including stock runoff, have led to waterway contamination, and wandering livestock poses road safety risks.
- b) The widespread use of chemical fertilisers, pesticides, and herbicides in farming has negatively impacted ecosystems, water quality, and human health.
- c) Noxious weeds, often linked to farming, have exacerbated challenges to native biodiversity and ecosystem health.
- d) The introduction of invasive species, such as rats, stoats, and possums, has caused severe damage to native wildlife and created ecological imbalance.

5.4.1b Commitment

- a) promote environmentally sustainable farming practices that reduce the impact on waterways and ecosystems.
- b) To collaborate with local farmers to minimise the use of harmful chemicals and advocate for safer, more effective alternatives.
- c) To encourage the restoration of native plants and trees on farms, reversing the spread of invasive species and promoting biodiversity.
- d) To support the 100% Predator Free Programme through responsible and controlled poison use, ensuring the protection of native wildlife and ecosystem restoration.

5.4.1c Action

- a) Farming Practices:
 - Work with local farmers to implement water quality testing and land management practices that reduce stock runoff and chemical use.
 - Promote sustainable agricultural practices, encourage organic or alternative methods, and limit the use of chemical fertilisers and pesticides.
- b) Pest Control and Predator-Free Initiatives
 - Support the 100% Predator Free Programme by advocating for the strategic use of poisons to control invasive species, particularly in native reserves and conservation zones.
 - Encourage collaboration with agencies like DOC, NRC, FNDC and pest control organisations to ensure poisons are used responsibly, minimising risks to non-target species.
 - Consider smaller-scale, community-led predator control initiatives that are more manageable for the hapū, while still aligning with broader national objectives.
- c) Invasive Species Management

- Develop programmes to remove or control invasive species on farmland, focusing on restoring native biodiversity and ecosystem resilience.
- Promote the eradication of noxious weeds threatening both farming landscapes and native habitats.
- Work with relevant agencies such as the FNDC, NRC and DOC to identify the best practices for poison use and to promote pre- and post-monitoring programs.
- Advocate for the minimisation of poison applications and encourage monitoring programs to assess their effectiveness and environmental impacts.
- Focus on locally manageable projects, such as community-led weed eradication or pest control, that can be scaled based on available resources.

5.4.1d *Methods*

- a) Farming:
 - Facilitate workshops on sustainable land management and alternative farming methods to reduce chemical pesticide use and promote organic practices.
 - Collaborate with local councils to address wandering stock and improve road safety.
- b) Pest Control and Predator Free Initiatives:
 - Work with local agencies to ensure strategic, well-monitored poison use for pest control, protecting non-target species.
 - Advocate for predator-free areas that allow for safe poison applications, with careful monitoring of their environmental impact.
- c) Invasive Species Management
 - Collaborate with environmental groups and councils to restore native plant life on farms, replacing invasive species with native alternatives.
 - Support community-led projects to remove invasive pests and weeds from farmland and surrounding wildlife.
 - Focus on practical, small-scale programs that involve local farmers and residents, drawing on regional expertise and leveraging available funding or partnerships.

5.5 Subdivision | Development

Over the past fifteen years, our rohe has seen significant growth in coastal subdivisions and the expansion of industrial and commercial estates. While small-scale developments, particularly those led by individuals who are genuinely committed to the well-being of the area, tend to have minimal environmental impact, there is growing concern about the effects of larger-scale projects. These developments can pose serious threats to the long-term sustainability of our environment, often leading to the degradation of water quality, destruction of natural landscapes, and damage to culturally significant sites.

Te Rūnanga o Patukeha (TROP) is committed to opposing inappropriate coastal development, especially when it conflicts with the New Zealand Coastal Policy Statement (NZCPS) or undermines our cultural values and the integrity of our landscapes and seascapes. While development can provide opportunities to strengthen cultural connections, such as incorporating Patukeha names or cultural interpretations into designs, we believe that developments must be low-impact, sustainably designed, and involve meaningful engagement with tangata whenua at every stage. Effective collaboration, from planning to

post-consent monitoring, is crucial to ensuring that developments align with our values and objectives.

Te Rūnanga o Patukeha is committed to protecting the cultural and environmental integrity of our area and ensuring that development activities are managed responsibly, in line with our values. We will continue to engage actively in planning processes to safeguard our coastal and rural landscapes for future generations.

5.5a *Challenges*

The rapid increase in coastal subdivisions and commercial development within our rohe has had significant negative effects on Patukeha cultural values, including our sense of place, cultural identity, indigenous biodiversity, mahinga kai, and waahi tapu. Over the years, tourism-related ventures and residential expansion have altered the landscape, stressing natural resources and contributing to the degradation of key environmental assets. While small-scale developments can sometimes be managed sustainably, large-scale projects often threaten the cultural and environmental integrity of our rohe. The uncontrolled spread of these developments has exacerbated issues such as contamination of freshwater and coastal ecosystems, destruction of cultural landscapes, and reduced areas for customary use.

The processing of building and land use consents remains an ongoing concern. Consultation with Te Rūnanga o Patukeha is often overlooked or substandard. Even when we manage to impose controls on design, size, measurements, and colour—either through direct consultation or conditions on consents—these are frequently not monitored. The visual impact of poor housing design, particularly when viewed from the sea, is unsightly.

Te Rūnanga o Patukeha recognizes the growing trend of subdivisions within our area, where large farm blocks are increasingly being divided into smaller lots. This poses a significant threat to the preservation of our coastal and rural outlook, which are vital to our cultural, environmental, and spiritual well-being. As this development intensifies, TROP is committed to protecting our whenua and ensuring that these activities do not undermine the values we hold dear.

5.5b *Commitment*

- a) Protecting our cultural landscapes and seascapes from inappropriate or destructive development.
- b) Playing an active and influential role in urban planning and development processes that affect our whenua.
- c) Ensuring that all subdivision and development activities are low-impact, sustainable, and aligned with our cultural and environmental values.
- d) Ensuring that development proposals comply with the provisions of the Te Rūnanga o Patukeha Plan and maintain the integrity of our natural and native environments.
- e) Advocating for a precautionary approach to coastal development, especially when potential environmental and cultural effects are uncertain.

5.5c Action

- a) Work closely with councils and agencies to ensure that the cumulative impacts of subdivision and development on our cultural and natural landscapes are recognised and avoided, including:
 - Addressing the effects of incremental development on cultural landscapes.
 - Preventing further modifications that conflict with the cultural and environmental values of the area.
- b) Oppose the private ownership or effective privatisation of the foreshore resulting from coastal subdivision activities, as this undermines customary rights and public access.
- c) Advocate for the incorporation of Patukeha values in all coastal land development activities, including:
 - Protection of coastal headlands, skylines, and indigenous biodiversity, including remnant forests and endemic species.
 - Preservation of waahi tapu and other significant cultural sites.
 - Maintaining view shafts to significant natural landmarks.
 - Ensuring public access to coastal areas for customary use, such as gathering kai and engaging in cultural practices.
 - Supporting initiatives like mataitai reserves to protect coastal resources.
 - Addressing potential sedimentation and contamination of freshwater and coastal waters.
 - Recognising the increased pressure on existing water resources and community infrastructure caused by subdivision.
- d) Advocate for larger minimum lot sizes adjacent to the coast to protect rural vistas and limit the extent of subdivision near sensitive environmental areas.
- e) Ensure that subdivision and building consent applications include a landscape plan to assess the visual and environmental impacts, including:
 - Reducing the number of houses on the immediate coastline.
 - Restricting the erection of two-storey buildings on the immediate coastline to reduce visual impact.
 - Minimising building size and using shapes that do not compromise the natural outlook.
 - Negotiating appropriate colour schemes that blend into the surrounding natural environment.
 - Restricting the erection of buildings above the skyline and on ridges to preserve the natural character of the area.
- f) Monitor and review building designs and conditions on resource consents to ensure compliance, particularly concerning visual impacts from both land and sea. This includes ensuring that poor housing design, especially those visible from the sea, is avoided or mitigated.
- g) Ensure the protection of native plant species, particularly mature native trees. Increasingly, residential activities have led to the felling of these trees to improve views. TROP opposes this practice unless the tree poses a threat to human life or safety.
- h) Encourage the planting of native trees as policy within the area, especially eco-sourced local seed stock. TROP will support native tree planting programs on reserve land in partnership with DOC and councils.
- i) Establish a native tree nursery to raise seedlings for planting throughout the area, ensuring that local ecosystems are supported and restored.

5.5c *Methods*

- a) Work with local authorities to implement a consistent approach for identifying and addressing Patukeha interests in subdivision and development activities, including:
 - Encouraging early engagement with TROP in the planning process to identify cultural and environmental concerns.
 - Ensuring TROP is consulted during the Plan Change stage to assess potential impacts of proposed developments.
 - Requiring resource consent applications to assess cultural, social, environmental, and economic effects on Patukeha.
 - Ensuring that impacts on Patukeha values are avoided, remedied, or mitigated using culturally appropriate methods, as recommended by TROP.
- b) Develop guiding principles and design standards for subdivision and development that align with Patukeha values and environmental priorities.
- c) Actively monitor and engage in resource consent applications to ensure developments do not cause undue harm to the environment. TROP will oppose the establishment of commercial activities such as:
 - Restaurants and bars
 - Motels, lodges, cabins, and huts
 - Resorts
- d) If the Council is inclined to grant consent for such activities, TROP requests that this be done only with stringent conditions that protect the cultural and environmental values of our whenua.

5.6 Infrastructure | Development

In the past, Patukeha, as kaitiaki and tangata whenua, have not been fully engaged in decision-making processes regarding land and infrastructure developments within our rohe. Māori land has often been poorly serviced compared to other areas in the district. Over decades, Māori land has been taken under various acts, such as the Public Works Act, for infrastructure purposes, with little consideration for sustainable management post-acquisition.

5.6a *Historic*

- a) Increased development and population pressure have led to heightened demand for infrastructure, including roads, water supply, sewerage, stormwater systems, reserves, parks, and cultural facilities like libraries and museums.
- b) Agencies such as DOC and NRC have acquired significant areas of land for public reserves and infrastructure, yet the resources for managing these areas sustainably are often lacking.
- c) Current road networks within the area are substandard and unsafe. Some roads remain unsealed and contribute to silt runoff into waterways. Excessive dust levels pose health hazards and contaminate drinking water.

5.6b *Commitment*

- a) Being fully involved in decision-making processes regarding the planning, development, and management of utilities, amenities, and infrastructure within our rohe.
- b) Advocating for the provision and maintenance of a safe road network for people and industry and increasing the percentage of sealed roads.

5.6c *Action*

- a) Participate actively in all decision-making processes regarding infrastructure planning and development within our rohe. This engagement will start at the early stages of any planning or business cycle.
- b) Encourage innovative infrastructure solutions, such as algae farming for biofuels on sewerage treatment ponds or using effluent to support indigenous forestry.
- c) Ensure that new developments contribute to the full and true cost of infrastructure.
- d) Advocate that public infrastructure for greenfield developments does not come at the expense of existing community needs.
- e) Ensure that public reserves are adequately resourced for sustainable management.
- f) Negotiate with agencies for the development of a schedule of public reserves to facilitate joint or sole management arrangements with full participation of ahi kaa and kaitiaki.
- g) Work with the New Zealand Transport Agency and Far North District Council to:
 - Assess the overall road network and identify methods for improvement.
 - Evaluate the condition of drains, natural water flows, and safety hazards, particularly dangerous spots and accessibility for emergency services.
 - Assess the adequacy of road signage and the costs of repairs, upgrades, and sealing.
 - Investigate the impacts of unsealed roads on coastal, wetland, and river ecosystems, especially those affecting traditional food sources.
 - Develop a strategic plan to address roading issues and prioritise necessary actions.

5.6d *Method*

- a) Continue to advocate that relevant agencies recognise and adhere to the policies outlined above.
- b) Request the development of a schedule and process for negotiating joint management agreements over public reserve lands, which should be included in any Memorandum of Understanding (MOU), agreement, or co-management arrangements.
- c) Discuss with Far North District Council a method to ensure all road contributions paid from developments within the area are set aside in a separate holding account for redistribution on road infrastructure projects in the area.
- d) Continue working with the New Zealand Transport Agency and Far North District Council to improve the condition of roads, prioritise safety, and ensure infrastructure development meets both the current and future needs of our communities.

5.7 Public Access

Patukeha, as tangata whenua and kaitiaki, have long been excluded from meaningful involvement in decision-making processes related to land and infrastructure development within our rohe. Māori land has often been underserved compared to other areas in the district, and over the years, it has been taken under various legislative provisions, such as the Public Works Act, for infrastructure projects. These acquisitions were made with little regard for sustainable management or the long-term cultural and environmental impacts. As a result, many Māori communities continue to lack access to essential services, and our ability to protect and manage our whenua according to our values has been undermined.

5.7a *Challenges*

- a) Development Pressure - As our rohe faces ongoing growth, there is increasing demand for infrastructure such as roads, water supply, sewerage systems, stormwater management, parks, reserves, and cultural facilities like libraries and museums.
- b) Under-resourced Land Management – While government agencies like the Department of Conservation (DOC) and Northland Regional Council (NRC) manage significant areas of land, these lands often lack the resources needed for sustainable management. Without adequate funding and expertise, the opportunity for effective environmental stewardship and cultural protection is often missed.

5.7b *Commitment*

- a) Active Participation – We are committed to ensuring that Patukeha is involved in every stage of decision-making related to the planning, development, and management of infrastructure, amenities, and utilities within our rohe.
- b) Cultural Integration – It is our priority to ensure that infrastructure development respects and incorporates Patukeha cultural values, traditional knowledge, and aspirations.
- c) Sustainable Development – We advocate for infrastructure projects that prioritise long-term sustainability and environmental responsibility.

5.7c *Action*

- a) Engage Early – We will actively participate from the outset in all infrastructure planning and decision-making processes to ensure our cultural and environmental priorities are considered.
- b) Support Innovative Solutions – We encourage the development of creative and sustainable infrastructure solutions, such as algae farming for biofuels or using effluent for indigenous forestry projects.
- c) Full Cost Contribution – We will ensure that new developments contribute to the full cost of infrastructure, considering both the immediate and long-term environmental, cultural, and social impacts.
- d) Equitable Infrastructure – We advocate for greenfield developments to meet their infrastructure needs without compromising the needs of existing communities.
- e) Sustainable Reserve Management – We aim to ensure public reserves are adequately resourced for their long-term, sustainable management.
- f) Joint Management of Reserves – We are committed to negotiating joint or sole management agreements for public reserves, allowing for full participation by ahi kaa and kaitiaki in land stewardship.

5.7d *Method*

- a) Advocate for Agency Adherence – We will continue to work with relevant agencies to ensure they follow these policies in all infrastructure planning and development processes.
- b) Negotiation of Joint Management – We will seek the development of a schedule and formal process for negotiating joint management agreements over public reserve lands, which should be incorporated into any Memorandum of Understanding (MOU) or co-management arrangement.
- c) Cultural Impact Assessments – We will ensure that developers and local authorities engage with Patukeha early in the planning process, commissioning Cultural Impact

Assessments (CIAs) to identify and address potential cultural and environmental concerns.

- d) Monitoring and Advocacy – We will actively monitor resource consent applications and participate in planning processes to protect Patukeha values in all land-use decisions.

5.8 Overseas Investment | Land Purchases

Patukeha is committed to restoring our cultural and traditional ties to the land, which includes regaining access to significant sites and protecting waahi tapu. However, the sale of land to overseas investors can disrupt these efforts. Such transactions often occur without consideration of the land's cultural importance, leaving tangata whenua further disconnected from our ancestral lands. Overseas investors may not fully recognise or respect the cultural values tied to the land they acquire, which can lead to further disenfranchisement of Māori. For this reason, the Overseas Investment Office (OIO) must formally acknowledge and consider the cultural values of the land in its decision-making, alongside the other criteria set out in section 10(1)(a) of the Overseas Investment Act.

That said, overseas investment also presents an opportunity to recognise Patukeha's connection to specific areas, particularly for the protection and access to sites of cultural significance. For such investment to benefit tangata whenua, formal processes must be established to ensure our rights and interests are respected and included in any decision-making process.

5.8a Challenges

- a) Overseas investments and land purchases can negatively impact Patukeha's connection to ancestral lands, waterways, wāhi tapu, and other taonga. These transactions may sever our cultural ties and restrict access to sites of spiritual and historical significance.

5.8b Commitment

- a) Ensuring that any overseas investors are fully aware of the cultural significance of the land they purchase within our rohe, and that they actively work to protect culturally important sites and provide access to them.

5.8c Action

- a) Advocate for the retention of land within Māori ownership and the preservation of ancestral land in local ownership as a means of safeguarding our cultural and spiritual ties.
- b) Ensure that the OIO formally recognises Patukeha's cultural, historical, and spiritual interests in all overseas investment applications, including:
 - Acknowledging our relationship with the land,
 - Protecting cultural values associated with the land, and
 - Ensuring continued access to significant cultural sites.

5.8d *Methods*

- a) Work with the OIO to engage directly with overseas investors, securing a first right of refusal for lands purchased within our rohe, and ensuring that tangata whenua are part of the decision-making process regarding land transactions.
- b) Collaborate with the OIO, local councils, and relevant agencies to require that Cultural Value Reports are prepared by TROP, to assess the cultural, environmental, and spiritual importance of land and identify potential risks or concerns related to proposed land purchases.
- c) Advocate for the inclusion of cultural information in Land Information Memorandums (LIMs), Property Information Memorandums (PIMs), and land titles to ensure prospective buyers are aware of the cultural significance of the land.
- d) Work with councils and agencies to ensure that appropriate consent conditions are established for the protection, conservation, and restoration of cultural heritage sites, and that access to these sites for cultural purposes is maintained during development.

5.9 Waste Management

As our society increasingly focuses on sustainability, waste management plays a critical role in protecting environmental health and reducing strain on existing infrastructure. Communities such as Raglan, Kaitia, and Kaikoura have demonstrated that community-based waste management approaches can significantly reduce landfill waste by up to 70%, benefiting both the environment and local economies. Waste minimisation aligns directly with the cultural values we seek to protect in this plan. Reducing the volume of solid waste and wastewater will ease pressure on infrastructure and help preserve both our environmental and cultural values.

5.9a *Challenges*

- a) The excessive volume of waste produced in modern society is unsustainable and places a growing burden on ecosystems and resources.
- b) The state of sewage treatment and disposal in our rohe is a significant concern for Te Rūnanga O Patukeha. Many areas are vulnerable to contamination from inadequate sewage systems, leading to pollution of freshwater and coastal waterways. Current land-based sewage systems are insufficient for the effective treatment and disposal of wastewater.

5.9b *Commitment*

- a) Achieving a zero-waste rohe for future generations, making waste minimisation a core component of environmental protection and sustainability.
- b) Transitioning to zero-waste practices across marae, kohanga, kainga, and other communal spaces, with a focus on reducing landfill reliance.

5.9c *Action*

- a) Advocate for local authorities and agencies to adopt waste minimisation strategies and zero-waste policies in our rohe.
- b) Lead by example by implementing zero-waste practices at Patukeha marae, kohanga, kura, and papakainga, including composting, recycling, and waste diversion.

- c) Support community-driven initiatives that focus on sustainable waste management, particularly those that create local green businesses or promote waste-to-energy technologies.
- d) Promote and encourage local recycling initiatives to reduce landfill waste and increase awareness of sustainable practices.

5.9d *Methods*

- a) Advocate for councils and agencies to adopt zero-waste policies that align with both environmental sustainability and cultural values.
- b) Lead by example, incorporating zero-waste practices in Patukeha communities, using composting, recycling, and other diversion techniques at marae, kohanga, kura, and papakainga.
- c) Work with local authorities and industry to explore innovative waste management solutions, such as:
 - Waste-to-energy systems that convert organic waste into energy.
 - Using treated wastewater for irrigation of non-food crops, reducing pressure on freshwater resources.
 - Promoting the use of native wetlands for natural wastewater filtration.
- d) Identify and promote composting sites to manage organic waste and encourage community participation in waste diversion.
- e) Work with local councils to identify areas that require waste bins, particularly in high-traffic or rural areas, to reduce fly-dumping.

5.9e *Funding Contributions Proposal*

- a) Requiring commercial and industrial establishments without land-based sewage systems to contribute an annual sewage fee to FNDC, which will be dedicated to installing, maintaining, and upgrading land-based sewage systems in the rohe.
- b) Funds raised from the sewage contributions will be allocated transparently to improve local infrastructure, ensuring systems are effective, sustainable, and culturally appropriate.

5.10 Raweke Ira Tangata | Genetic Engineering

The decisions regarding genetic engineering (GE) have far-reaching and irreversible consequences on our environment, species, food systems, and future generations. Given the potential risks to Patukeha's cultural and environmental values, we will adopt a precautionary approach to avoid GE within our rohe. GE contamination can spread across regions, and therefore this issue should be managed at a national level. The current regulatory frameworks are inadequate in addressing the potential harm GE poses to the mauri of species, as well as Patukeha's cultural, social, and environmental well-being.

Patukeha opposes the introduction of GE due to its potential to undermine whakapapa, biodiversity, and the protection of Māori taonga. While we recognize the ongoing global debate surrounding GE and acknowledge the presence of genetically modified organisms in the global food supply, we assert that any use of GE within our rohe must be approached with extreme caution.

5.10a *Challenges*

- a) Genetic engineering poses significant risks to Patukeha's cultural and environmental values, particularly in relation to whakapapa and the mauri of species. Current national and local regulatory frameworks are insufficient in managing these risks.
- b) Genetically modified crops, such as larger fruits and pest-resistant varieties, have been part of the agricultural landscape for years. However, the full scope of genetic engineering's impact on the environment, native species, and food systems remains unclear.
- c) Patukeha has traditionally sourced native plants for environmental restoration from their own ngahere to maintain the integrity of the mauri of their ecosystems. The introduction of plants from commercial outlets or outside regions, which may be genetically altered, poses a potential threat to the native environment.

5.10b *Commitment*

- a) Patukeha is committed to maintaining a GE-free rohe to safeguard the cultural, environmental, and spiritual integrity of our lands, waters, and ecosystems.
- b) Any proposal to introduce GE organisms within Patukeha's rohe must undergo a comprehensive consultation process that includes hapū, iwi, and the wider community, ensuring transparency and full participation in decision-making.
- c) Patukeha will actively oppose the introduction of GMOs within our rohe and advocate for the protection of our lands, waters, taonga, and future generations from the risks associated with genetic engineering.

5.10c *Action*

- a) Oppose the introduction or release of genetically modified organisms (GMOs) within our rohe due to the potential risks they pose to the environment, species mauri, and whakapapa.
- b) Advocate for Te Tai Tokerau to remain a GE-free zone.
- c) Ensure that any potential release of GMOs within our rohe undergoes full consultation with Te Rūnanga O Patukeha, as well as with other affected iwi and the wider public.
- d) Ensure that any changes to national policy that allow GMOs in our rohe are communicated to Te Rūnanga o Patukeha and require full consultation before any decisions are made.

5.10d *Methods*

- a) Collaborate with local authorities, including NRC and FNDC, to advocate for regional GMO prohibitions.
- b) Work with national networks such as the Māori National Network (MNN) and the Environmental Protection Agency (EPA) to ensure that Māori cultural values are respected in consultation processes related to GE.
- c) Stay informed on scientific research and policy changes related to GE and review our stance accordingly to adapt to any significant scientific advancements.
- d) Educate Patukeha community members on the risks of GE and encourage active participation in advocacy efforts to maintain a GE-free rohe.



6.0 Wai Māori

Freshwater is a taonga of paramount importance to Patukeha. Its quality and availability are essential for our cultural, social, economic, and environmental wellbeing. Our key waterways and their tributaries hold deep cultural significance and are vital for sustaining our practices as kaitiaki. We are committed to restoring the health of these freshwater resources to ensure their preservation for future generations.

However, ongoing degradation, driven by deforestation for pastoral use, poor land management, agricultural runoff, and industrial discharges, has led to the loss of vital mahinga kai such as tuna, inanga, koura, and watercress. These food sources are increasingly unsafe due to contamination (Northland Regional Council [NRC], 2022). Our cultural health monitoring programme has shown that many kai sources are no longer suitable for gathering.

Water allocation remains another critical issue. Many water bodies, particularly in areas like [insert area], are over-allocated. Treating water permits as property rights, without regard for the finite nature of the resource or its cultural significance, exacerbates the problem. Patukeha has lost control over water resources, leading to their exploitation for economic gain, with little benefit returned to tangata whenua. The management of our waterways is fragmented, with multiple agencies (e.g., NRC, DOC, Fish and Game) involved in decision-making. This lack of coordination among stakeholders, coupled with limited Patukeha participation in decision-making processes under the National Policy Statement for Freshwater Management (New Zealand Government, 2020), results in a reactive and inadequate approach to addressing the root causes of environmental degradation.

6.0a Challenges

- a) Water has long been treated as a public resource, diminishing its sacredness as a taonga tuku iho and our collective responsibility to protect it (Waitangi Tribunal, 2014, WAI 1040, Stage 1). This has contributed to the erosion of our cultural relationship with water.
- b) The mauri of our freshwater resources is in serious decline, and the degradation of our waterways has severely impacted Patukeha's ability to gather traditional kai, such as tuna, inanga, and koura, essential for nourishing our whanau.

- c) Over-allocation and contamination are increasingly jeopardising mana whenua's access to clean drinking water (NRC, 2022), further undermining our control over freshwater resources and limiting our ability to maintain cultural practices, such as kai gathering and rituals.
- d) Patukeha has been inadequately represented in freshwater management decisions in Te Tai Tokerau, which has hindered our ability to advocate for the protection of our cultural values and sovereignty over water resources.
- e) We reject the notion of water as a "common resource" to be exploited for economic gain. While water resources have been commercially exploited, Patukeha has not benefited, as these resources have been historically controlled by external parties.

6.0b *Commitment*

- a) Patukeha is committed to the restoration and protection of freshwater resources, recognising water as a sacred taonga that sustains the physical, spiritual, and cultural wellbeing of our whanau, hapū, and iwi. We will:
- b) Value and Restore Freshwater: Treat water as a taonga, committing to restore the mauri of our waterways to support the health of our whanau and ecosystems. This includes ensuring that all mahinga kai sites are managed and revitalised by Patukeha as kaitiaki, with culturally appropriate water quality standards developed and enforced.
- c) Ensure Integrated Management: Advocate for and implement freshwater management on an integrated catchment basis, led by Patukeha, to ensure long-term ecological, cultural, and social sustainability. This will involve working with councils and stakeholders to develop catchment management strategies, restore riparian margins, and address the root causes of water degradation, rather than temporary fixes.
- d) Ensure Full Involvement in Decision-Making: Actively participate in all decision-making processes relating to water management and allocation in our rohe, ensuring that the cultural values and ecological sustainability of Patukeha are prioritised. We will advocate for water quality standards that support future generations, so that they do not need treated water.
- e) Protect and Reclaim Water Rights: Defend Patukeha's customary ownership of water resources, ensuring the rights to access clean, safe water for our people, and assert that water allocation is managed sustainably.

6.0c *Action*

- a) Advocate for Sustainable Water Use: Challenge over-allocation of water resources and advocate for policies that ensure sustainable use, with water allocation managed according to cultural values and resource availability. This includes opposing water extraction permits where sustainability is not guaranteed and pushing for strong regulatory measures to protect water quality from industrial, agricultural, and urban pollution.
- b) Ensure Effective Water Quality and Monitoring: Implement comprehensive monitoring of water quality across our rohe, including training kaitiaki to take regular water samples for contaminants. We will develop and maintain a waterway quality database and work with councils to restore waterways using cultural health indicators.
- c) Oppose Harmful Practices: Take a firm stance against practices that degrade water quality, such as the discharge of untreated or treated human effluent directly into water bodies. We will advocate for wastewater treatment to be directed through land-based systems and protect wetlands and natural systems that support healthy water quality.

- d) **Defend Cultural Practices:** Ensure that the degradation of our freshwater resources does not prevent Patukeha from carrying out cultural practices, such as gathering kai and performing rituals (Resource Management Act 1991, s6(e)). We will support policies that protect access to clean, safe water and enable Patukeha to practice kaitiakitanga.
- e) **Collaborate on Restoration Efforts:** Collaborate with local councils and agencies to restore the mauri of freshwater systems, with a focus on preventing further damage and restoring mahinga kai. This includes enhancing riparian margins, using indigenous plant species, and limiting stock access to waterways.

6.0d *Methods*

- a) **Integrated Catchment Management:** Patukeha will work with councils and local stakeholders to develop and implement integrated catchment management plans, ensuring a holistic approach to water quality and allocation that reflects Patukeha values.
- b) **Cultural Health Monitoring:** We will continue to monitor the cultural health of freshwater systems through active participation in groups ensuring that Patukeha perspectives and needs are included in all water management decisions.
- c) **Regulatory Advocacy:** Advocate for stronger regulations that prevent activities that harm water quality, such as intensive farming near waterways, industrial discharges, and land development. We will also ensure that the FNDC and NRC enforces stricter water quality standards and that all water extraction is done in accordance with sustainable and precautionary principles.
- d) **Training and Capacity Building:** Equip our kaitiaki with the tools, knowledge, and capacity to monitor water quality across our rohe. This includes regular sampling, developing a waterway quality database, and training kaitiaki to respond to contamination issues effectively.



7.0 Tāne Mahuta Native Forests

Patukeha's forests and waterways once formed a vital ecosystem, home to many species now threatened, endangered, or extinct in our rohe, such as the brown kiwi, longfin tuna, koura, kokopu, and kukupa. Today, only small remnants of secondary forests, mostly kanuka and manuka, remain, overrun by pests like possums, wild goats, pigs, and invasive plants. The once-dense lowland forests, rich with totara, kahikatea, kowhai, and other native trees, have largely been replaced by narrow strips, often grazed by cattle and infested with weeds like Chinese privet, Jerusalem cherry, and crack willow.

These forests were not only sources of kai but also essential for rongoā plants, weaving materials, and spiritual artefacts. Most wetlands have been drained, and much of the biodiversity we once relied on is now under threat. Indigenous plants and animals, shaped by generations of whakapapa from ngā Atua, formed a holistic system where humans played an integral role. Māori understood sustainability through active stewardship, not conservation as it is often viewed today. The survival of these taonga was intrinsically linked to the wellbeing of our people.

Before European settlement, Patukeha managed land and waterways using sophisticated ecological knowledge passed down through generations. Our ancestors understood the interdependence of all living things and practised sustainable harvesting and planting, such as rāhui, in alignment with the seasons. However, from the mid-19th century, the Crown began a period of land alienation and destructive practices, including deforestation, unregulated hunting, and the introduction of pests. These actions caused the degradation of vital ecosystems and the loss of many species.

From 1850 onward, much of Te Tai Tokerau's land and waterways were taken without consent or fair compensation, and Patukeha was excluded from decisions regarding the management of our resources. The Crown assumed responsibility for resource management, leading to mismanagement and the catastrophic loss of 80% of indigenous vegetation. Development further harmed mature native trees, often seen as expendable when in the way of housing, roads, or scenic views. Wetlands were drained for agriculture, and cattle grazed along riverbanks and in the remaining pockets of native bush.

The introduction of Kauri dieback disease has become a significant concern, especially in Kororareka (Russell), where kauri trees are not only an essential part of the natural environment but also hold cultural significance. Kauri dieback, caused by the *Phytophthora agathidicida* pathogen, threatens to devastate these taonga trees and the surrounding ecosystem. As part of our broader efforts to protect biodiversity, Patukeha is committed to supporting initiatives to prevent the spread of Kauri dieback. This includes working with agencies like Tiakina Kauri (2022) to ensure hygiene protocols are followed in our forests.

Patukeha has a history of collaboration with organisations such as DOC, FNDC, NRC, and local community groups like Island Birdsong, Guardians of the Bay, to restore and protect biodiversity. We recognise that biodiversity encompasses both land and waterways, which are deeply interconnected in sustaining healthy kai. The preservation of native species, including kauri, is critical to our cultural identity, with customary food gathering and rongoā practices relying on the health of these ecosystems. Sustainable management also presents economic opportunities, such as eco-tourism, sustainable forestry, and conservation work, all of which can help restore our taonga for future generations.

Given the threat of Kauri dieback, ongoing vigilance and cooperation are essential. We must ensure that iwi, government agencies, and environmental groups are aligned in their efforts to protect these iconic trees and our forests. Through collective action, Patukeha aims to safeguard the integrity of our ngahere, prevent further environmental degradation, and honour the legacy of our ancestors in preserving these taonga for future generations.

7.0a Challenges

- a) The mauri of indigenous flora and fauna is increasingly threatened by land use, development, disease, and pests, leading to significant biodiversity losses.
- b) All indigenous species are taonga tuku iho for Patukeha, and the decline of key species like tuna, kukupa (Department of Conservation [DOC], 2021), and kauri has cultural, social, health, and economic impacts.
- c) The loss of access to vital sites and resources, coupled with the erosion of traditional practices, threatens Mātauranga Māori and our ability to maintain kaitiakitanga.
- d) Effective weed and pest control is critical to restoring and protecting indigenous biodiversity.
- e) Current management systems often overlook the kaitiaki role in protecting indigenous species, especially when they are commercially exploited.

7.0b Commitment

- a) To protect and enhance the mauri of indigenous ecosystems, ensuring Patukeha's physical, social, cultural, and economic wellbeing.
 - b) To work towards a pest-free rohe for future generations.
 - c) To restore and expand both natural and managed indigenous forests within our rohe.
 - d) To sustain an abundance of kai and cultural materials from well-managed ecosystems.
 - e) To maintain healthy mahinga kai, enabling Patukeha to harvest key species for sustenance and customary use, while ensuring these resources are sustainably managed and Patukeha are the decision-makers.
- To support the use of Mātauranga Māori in the sustainable management of biodiversity.

7.0c *Action*

Patukeha will honour our role as kaitiaki of Atua Tāne Mahuta through practical expressions of kaitiakitanga.

- a) TROP will support initiatives that benefit indigenous biodiversity, focusing on those that:
 - Prioritise eradication over control or management.
 - Use a variety of tools and methods, avoiding a one-size-fits-all approach.
 - Encourage cross-agency collaboration for maximum success.
 - Minimise the use of hazardous substances and favour natural solutions.
 - Limit the impacts on mahinga kai and cultural values.
 - Consider cultural, environmental, and community costs on par with economic costs.
 - Follow the precautionary principle where risks are uncertain.
 -

Any proposed activity impacting indigenous flora or fauna must be preceded by a comprehensive biological audit to assess species and potential effects.

- b) Patukeha will only withdraw objections to activities once effective engagement, remediation, or mitigation measures have been agreed upon, with clear timelines for implementation.
- c) TROP will actively seek to involve kaitiaki in weed and pest management.
- d) Patukeha will not compromise our customary harvesting rights to meet Crown policies or objectives.
- e) Crown agencies and local authorities must uphold the kaitiaki relationship and protect Mātauranga Māori, as guaranteed by Te Tiriti o Waitangi.

7.0d *Commercial Use of Indigenous Species*

- a) Researchers and bio-prospectors must seek Patukeha's consent before using Mātauranga Māori or indigenous species.
- b) Commercial use of taonga species or Mātauranga Māori must result in tangible benefits for Patukeha (WAI 262 Claim, 2011).

7.0e *Methods for Biodiversity and Pest Management*

- a) Patukeha will promote a pest-free rohe and collaborate with others to control predators and pests in our rohe.
- b) Patukeha will advocate for the use of locally sourced seeds and plants in revegetation and landscaping.
- c) TROP will prioritise the enhancement of indigenous flora and fauna and work with parties advancing habitat restoration.

TROP requests that statutory authorities:

- Provide incentives for landowners who protect and enhance indigenous biodiversity.
- Require new subdivisions and land use consents to include conditions that protect indigenous biodiversity, such as using locally sourced plants and protecting wildlife corridors.
- Ensure pest control is coordinated at the community level for maximum efficiency.
- Allow Patukeha to use indigenous trees felled due to natural causes or development for customary purposes, such as carving.

- d) Patukeha will continue and expand our cultural health monitoring programme, including:
 - Conducting audits of waterways, ngahere, mahinga kai, and other sites to track habitat improvements.
 - Identifying innovative approaches to enhance habitats.
 - Using Mātauranga Māori and cultural indicators in monitoring.
 - Offering education and training for kaitiaki to strengthen the programme.
 - Seeking support from Crown partners to fund and implement the programme.
 - Monitoring national and regional biosecurity programmes, such as the Kauri Dieback Joint Agency Response.
- e) TROP will seek to integrate customary practices into planning and sustainable management.
- f) TROP will pursue decision-making authority over key biological resources and their habitats through mechanisms such as s.33 transfers under the RMA and relevant sections of the Reserves Act 1977.



8.0 Ahuatanga mō ngā Wahi Tapu | Cultural | Spiritual | Historical | Archaeology

This section addresses Patukeha's cultural heritage, including waahi tapu, mahinga kai, and other sacred sites, alongside both traditional and contemporary landscapes. These elements are integral to our identity and connected to the whenua, resources, and knowledge of our ancestors.

This policy applies to all sites, including those unregistered with the Heritage NZ Pouherehese places are repositories of stories, whakapapa, and spiritual significance. Colonisation led to widespread destruction and loss of access to these sites, severing our spiritual connections and ancestral ties - a loss that continues today, as much of the knowledge about these places has been diminished.

While the large-scale destruction of waahi tapu ceased with the enactment of the RMA and HPA in 1993, these laws do not fully recognise the broader cultural significance of our ancestral landscapes. Many sites are defined in narrow Western terms, overlooking their deeper cultural and spiritual meanings. Current protections focus on individual archaeological sites, often neglecting the cultural landscape as a whole (Heritage New Zealand Pouhere Taonga [HPT], 2019). The expertise of kaitiaki and tangata whenua, who maintain the ahi kaa, should be central to the protection and management of these places, rather than relying solely on external experts.

Patukeha also recognises that many sites are at risk due to inadequate supervision during development, with contractors often unaware of their significance. Our tupuna were intimately familiar with all aspects of our rohe, from homes and gardens to battle sites, fishing grounds, and burial places. These places were named and imbued with cultural and spiritual significance. Many of these names were altered or erased during colonisation, severing the connection between the land and its original meaning.

Restoring these names is vital for preserving our identity and connection to the land. Traditional place names and other cultural expressions must be used only with consultation and approval from Patukeha, ensuring they are honoured in accordance with our tikanga. We are also committed to working with developers and local councils to prevent damage to

waahi tapu sites and to ensure that any archaeological or cultural assessments are conducted in consultation with Patukeha. The RMU will work with responsible landowners and developers to ensure the adequate and appropriate protection of waahi tapu and other sites of significance when these sites are threatened with disturbance or harm.

The RMU should be contacted at the earliest opportunity if any development or activity can or may impact the cultural and spiritual values of Patukeha. Where there is an actual or potential impact, the RMU is responsible for further consultation within the structures of Te Rūnanga o Patukeha on these issues.

Patukeha requests that all work cease immediately if any activity results in the disturbance of a site. All relevant authorities, including the RMU, should be contacted, and work or activities causing the disturbance should not recommence until appropriate action has been agreed upon by all relevant parties, including Te Rūnanga O Patukeha.

8.0a Challenges

Issue	Description
Ongoing damage and mismanagement	Continued destruction and mismanagement of waahi tapu and sites of cultural significance in our rohe.
Narrow definitions of cultural sites	Cultural sites are often defined in narrow, Western terms (e.g., "archaeological"), excluding broader cultural contexts (HPT, 2019).
Need for comprehensive mapping	There is a need for accurate mapping and data to document and protect significant sites.
Access restrictions	Changes in land ownership and use have restricted Patukeha's access to waahi tapu and culturally significant sites.
Lack of consultation on place names	Patukeha have rarely been consulted regarding the naming of places within our rohe.
Misuse of Māori cultural elements	The use and interpretation of Māori traditions, tikanga, values, and symbols within the rohe often lack consultation and cultural accuracy.

8.0b Commitment to Protecting Cultural Heritage

Commitment	Description
Protection of cultural sites	Protect and enhance areas and sites of cultural value, including cultural landscapes.
Collaboration with agencies	Councils, DOC, and Heritage New Zealand (HPT) must work with Patukeha to prioritise the protection and management of cultural landscapes and waahi tapu.
Completion of mapping project	Complete the Patukeha Sites of Significance Mapping (SOSM) project and ensure it is integrated into planning and protection frameworks.
Continued access to cultural sites	Patukeha must have ongoing access to culturally significant sites within our rohe.
Integration with RMA and Building Act	Councils should establish linkages between the Building Act and RMA to prevent accidental damage to cultural landscapes.

8.0c *Actions to Protect Cultural Heritage*

- a) Recording and support: Councils will support the recording of cultural landscapes and seascapes.
- b) Advocacy and education: Councils will advocate for landowners and developers to understand the value of sites of customary significance, in consultation with TROP RMU.
- c) Cultural landscape prioritisation: Cultural landscapes should be given equal priority to other landscape values in resource management processes.
- d) Collaborative landscape assessments: Resource consent applications will include cultural landscape assessments in collaboration with TROP RMU to ensure cultural aspects are properly considered.
- e) Monitoring responsibilities: Ahi kaa and kaitiaki will be responsible for monitoring cultural landscapes and waahi tapu. This responsibility should be formally transferred to TROP RMU with appropriate resourcing.

The RMU will work with relevant groups to develop:

- a) A register of all digger/earthwork owners/operators residing or operating within the area.
- b) An archaeological information fact sheet to distribute to all residents and earthwork operators within Taumarere.
- c) An archaeological site record manual for the Q05 area for local earthwork owners/operators.
- d) The development and promotion of guidelines for all earthwork operations to ensure sufficient supervision.
- e) Developing and initiating assessment and monitoring processes before, during, and after development. These assessments will be carried out by Te Rūnanga O Patukeha, or in collaboration with NZHPT and/or independent archaeologists.

8.0d *Objectives for Managing Cultural Heritage*

Objective	Action
Naming places	The original names given by our tupuna must be used in maps, charts, plans, and other records. Consultation with Patukeha is required when naming new places or features.
Cultural interpretation	Interpretation of Patukeha's values and history will be managed by TROP RMU, with appropriate resourcing.
Cultural symbols	Encourage the use of Māori cultural symbols in public spaces, including markers, designs, and naming of buildings or features.

8.0e *Methods to Protect and Manage Sites of Significance*

- a) **Cultural Landscapes and Seascapes Priority:** TROP RMU will ensure that councils and relevant agencies prioritise cultural landscape and seascape values when preparing plans, policies, and considering resource consent applications.
- b) **Patukeha Sites of Significance Mapping:** TROP RMU will complete the mapping of cultural landscapes and waahi tapu, including marine cultural heritage, as part of the Sites of Significance Mapping Project (SOSM). Councils will adopt this mapping in their planning maps.

8.0f *Protection of Waahi Tapu*

For any proposal affecting waahi tapu or culturally significant sites (especially those identified in the SOSM), the following actions are required:

Required Actions	Details
Cultural Impact Assessment (CIA)	A CIA or Cultural Values Assessment (CVA) is required.
Site visit	A site visit to assess the potential impact on the site.
Archaeological assessment	An archaeological assessment must involve both a qualified archaeologist and tangata whenua representative.
Cultural monitoring	Cultural monitoring is required during excavation to oversee tikanga for handling cultural materials.
Contractor inductions	Contractors undertaking earthworks must undergo cultural inductions.
Accidental Discovery Protocol (ADP)	An ADP agreement must be in place.
Archaeological Authority	An Archaeological Authority from the New Zealand Historic Places Trust is required.

8.0g *Response to Unforeseen Discoveries*

If any of the following occur, relevant activities must cease, and the site manager must notify TROP RMU:

Scenario	Action
Unrecorded archaeological sites discovered	All activities in the area must stop immediately.
Koiwi (human remains) or death during construction	The area must remain undisturbed until TROP RMU is notified.

8.0h *Archaeological Authority Applications*

- Engagement with TROP RMU: Any application for an Archaeological Authority to damage or modify a waahi tapu site must involve consultation with TROP RMU.
- Authority conditions: If granted, TROP RMU will set conditions, including cultural monitoring and induction training for contractors.

8.0i *Access to Sites of Significance*

Patukeha must have unrestricted access to waahi tapu and other culturally significant places, particularly on Crown land within our rohe. Efforts to increase access to sites on private land may include:

Access Strategies	Details
Engage with landowners	Work with landowners to develop access arrangements.
Management plans	Develop management plans to protect sites while ensuring access.

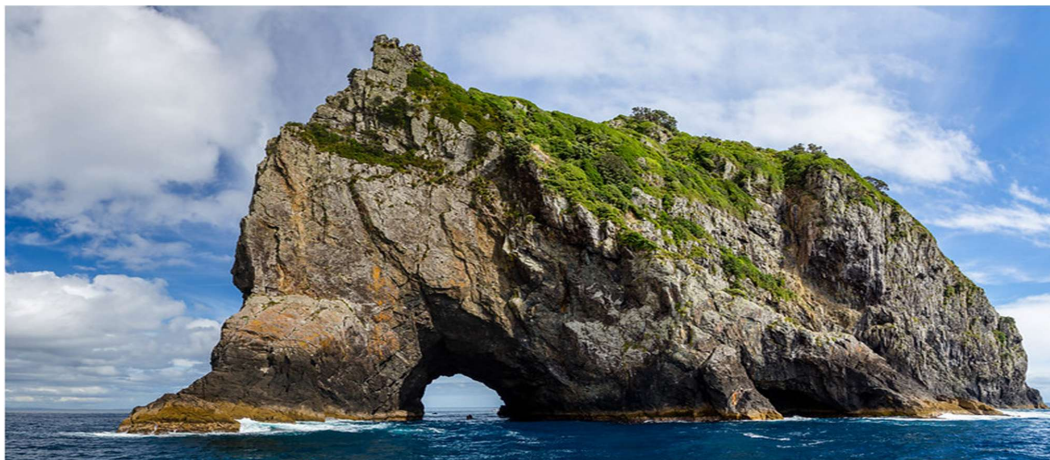
Access Strategies	Details
Oppose restrictive development	Oppose developments that restrict access to culturally significant sites.
Site registration	Register sites with the NZHPT or create reserves to protect them.

8.0.1 Assessment For Applications To Destroy Damage or Modify Archaeological Sites

To enable tangata whenua to process applications to Heritage New Zealand Pouhere Taonga (the Historic Places Trust) to destroy, damage, or modify archaeological sites, please complete every section. Please ensure that each site is clearly identified and states what type of activity will affect each site. A separate form must be used for each application.

APPLICANT DETAILS
☐ Applicant Name:
☐ Contact Details:
- Phone:
- Email:
- Postal Address:
HERITAGE NEW ZEALAND APPLICATION NUMBER:
(Please provide the reference number for your application to Heritage New Zealand Pouhere Taonga.)
SITE ONE
☐ NZAA Site No: 005
☐ Property Legal Description: (Please provide the legal description of the property where the site is located, e.g., Lot 12, DP 123456.)
☐ Description of Activity Likely to Affect the Site: (Please describe the proposed activity, e.g., excavation, construction, development, that will impact the site.)
☐ Has this site already been disturbed?
- Yes / No (circle one)
☐ If Yes, please describe how the site has been disturbed: (E.g., modified, damaged, or destroyed – please provide details of previous impacts.)
SITE TWO
☐ NZAA Site No: 005
☐ Property Legal Description: (Please provide the legal description of the property where the site is located, e.g., Lot 12, DP 123456.)
☐ Description of Activity Likely to Affect the Site: (Please describe the proposed activity that will affect the site.)
☐ Has this site already been disturbed?
- Yes / No (circle one)
☐ If Yes, please describe how the site has been disturbed: (E.g., modified, damaged, or destroyed – please provide details of previous impacts.)
SITE THREE
☐ NZAA Site No: 005
☐ Property Legal Description: (Please provide the legal description of the property where the site is located.)

☐ Description of Activity Likely to Affect the Site: (Please describe the proposed activity that will affect the site.)
☐ Has this site already been disturbed?
- Yes / No (circle one)
☐ If Yes, please describe how the site has been disturbed: (E.g., modified, damaged, or destroyed – please provide details of previous impacts.)
SITE FOUR
☐ NZAA Site No: 005
☐ Property Legal Description: (Please provide the legal description of the property where the site is located.)
☐ Description of Activity Likely to Affect the Site: (Please describe the proposed activity that will affect the site.)
☐ Has this site already been disturbed?
- Yes / No (circle one)
☐ If Yes, please describe how the site has been disturbed: (E.g., modified, damaged, or destroyed – please provide details of previous impacts.)
ADDITIONAL INFORMATION
(Please include any further details that may assist in processing your application, such as potential mitigation measures, or the cultural significance of the sites involved.)
Applicant's Signature: (Please sign to confirm the accuracy of the information provided.)
Date: (Please enter the date of application.)
Please ensure that the completed form is submitted to the appropriate local authority or Heritage New Zealand Pouhere Taonga for review. If you have any questions or need further assistance, feel free to contact us.



9.0 Tangaroa – Coastal Water Quality

Te Rūnanga o Patukeha (TROP) and Ngāti Kuta, in collaboration with the Far North District Council (FNDC) and Northland Regional Council (NRC), have been actively working to address the Caulerpa infestation in Omakiwi Bay of the Bay of Islands. This effort, which has been ongoing since the discovery of Caulerpa in 2023, is part of a larger initiative focused on restoring the health of our waters and safeguarding the taonga that sustain our community.

For generations, Patukeha have been kaitiaki of the waters around Ipipiri (Waitangi Tribunal, 2014, WAI 1040, Stage 1), a region central to our cultural and spiritual practices. These waters have long been a source of kaimoana and mahinga kai, but their health has deteriorated over time due to both natural and human impacts. The arrival of Caulerpa in Omakiwi Bay in 2023 underscores the urgent need for action.

9.0a Challenges

- a) Contaminant discharges including untreated wastewater and stormwater, as well as agricultural runoff (Northland Regional Council [NRC], 2023).
- b) Sedimentation and coastal reclamation, which have smothered vital habitats like seagrass beds and reduced species diversity (Ministry for the Environment, 2022).
- c) Pollution from industrial and urban activities, which continues to degrade water quality. Encroachment of mud and mangroves, which has displaced traditional shellfish beds and further compromised the mauri of our moana.
- d) These issues, compounded by invasive species like Caulerpa, have significantly disrupted our relationship with the land and sea.
- e) Our ability to sustain ourselves from these resources has been eroded, and as tangata whenua, we have been excluded from key decision-making processes related to coastal management.

9.0b *Commitment: Restoring the Mauri of Our Waters*

Patukeha are committed to restoring the health of our coastal waters and ensuring the ongoing protection of our taonga. This commitment is underpinned by the following principles:

- a) **Cultural Value:** The Bay of Islands and its estuaries are taonga that must be protected not just for their ecological value, but for their cultural significance. The health of these waters is fundamental to our wellbeing and connection to the land.
- b) **Kaitiaki Leadership:** As kaitiaki, Patukeha must play a central role in the management, monitoring, and restoration of coastal water quality (Resource Management Act 1991, s6(e)). Our expertise and traditional knowledge must be recognised and integrated into the management of these resources.
- c) **Sustainable Water Management:** The development and implementation of water quality standards must be guided by the principles of sustainability and intergenerational care. These standards should reflect the elevated quality of water that we seek, not settle for the bare minimum.

9.0c *Action: Collaborative Efforts to Eradicate Caulerpa*

The discovery of Caulerpa in Omakiwi Bay has sparked an immediate, coordinated response. Over the past year, TROP and Te Rawhiti Works Trust, alongside FNDC and NRC, have been working together to find ways to eradicate this invasive species while ensuring the long-term health of the broader marine environment.

- a) **Monitoring and Surveillance:** Regular surveys of Caulerpa populations to track their spread and assess the effectiveness of eradication efforts.
- b) **Public Engagement:** Educating the local community, including tangata whenua, landowners, and the wider public, about the risks associated with Caulerpa and the importance of preventing its spread.
- c) **Eradication Techniques:** Collaborating with marine scientists to explore and implement appropriate methods for removing Caulerpa, including physical removal and potential chemical treatments.
- d) **Regulatory Measures:** Advocating for stronger controls on activities that contribute to the spread of Caulerpa and other invasive species, while calling for policies that support the restoration of native ecosystems.

9.0d *Methods: Long-Term Restoration of the Moana*

In addition to addressing the immediate threat of Caulerpa, Patukeha, FNDC, and NRC are focused on implementing long-term methods to restore the health of our coastal waters and ecosystems. This includes:

- a) **Cultural Health Monitoring:** Developing and using cultural health indicators to assess water quality, habitat health, and the status of kaimoana species. Tools like the Cultural Health Index (CHI) and GIS mapping will be used to track the state of our waters and identify areas that require restoration.
- b) **Integrated Catchment Management:** TROP, FNDC, and NRC are working together to develop integrated catchment management strategies that consider the full range of activities impacting water quality across our rohe. These strategies will focus on improving water quality and mitigating the effects of sedimentation and nutrient pollution.
- c) **Pollution Prevention:** We are committed to reducing the sources of pollution entering our waters. This includes advocating for the elimination of direct discharges of wastewater,

agricultural effluent, and stormwater into coastal waters, as well as enforcing stronger controls on sewage disposal from boats and other vessels.

- d) Public Education and Collaboration: Ongoing community outreach will play a key role in ensuring that local residents and businesses understand the importance of protecting our moana. This includes informing landowners and developers of their responsibility to prevent the spread of invasive species like Caulerpa and to take steps to reduce pollution.

9.1 Caulerpa | Pioneering the Eradication of Caulerpa

In April 2024, Viki Heta and Arana Rewha from Ngā Hapū o Te Rāwhiti, Ngāti Kuta, and Patukeha were awarded the Te Uru Kahika Māori Award and the Supreme Award at the Supreme New Zealand Biodiversity Awards, held at Parliament (Department of Conservation, 2024). These prestigious awards recognised over a decade of environmental restoration and pest eradication work across Te Tai Tokerau. Their efforts, which have included reintroducing native species, eradicating invasive pests, and tackling environmental threats such as myrtle rust, have had a profound impact on the region.

A significant achievement has been their leadership in addressing the spread of Caulerpa, an invasive seaweed, which threatens the health of local waterways and the marine environment. The discovery of Caulerpa in Omākiwi Bay in May 2023 was made by local resident Arana Rewha, who promptly notified Biosecurity New Zealand. This swift response led to immediate action from Northland Regional Council (NRC), mana whenua, and local authorities, marking the beginning of a collaborative effort to mitigate and eventually eradicate the threat.

By June 2023, a response team had been formed to assess the scope of the infestation. In July, a delegation travelled to Wellington to meet with government officials, where a commitment was made to support technology trials for eradication and education initiatives. A Controlled Area Notice (CAN) and Rahui were implemented to restrict access to affected areas, and divers were deployed to assess the extent of the outbreak.

Recognising the importance of a technological solution, NRC tendered for a dredging system capable of removing the seaweed from the seafloor. Johnson Brothers of Opua won the tender to develop the mechanical dredge, which has shown promising results in early trials (Biosecurity New Zealand, 2024). The dredge uses a suction method to remove Caulerpa, with ongoing improvements being made to enhance its effectiveness.

In parallel with technological efforts, an education programme was launched, where mana whenua, including Viki and Arana, played an active role in educating the community. Ambassadors were stationed at boat ramps and on the water to inform boat skippers and visitors to the Bay of Islands about the CAN and Rahui, ensuring they understood the importance of the restrictions in place.

Given the scale of the infestation and the limitations of government funding, mana whenua and the local community established a community-driven team to ensure the continuation of the eradication efforts. In April 2024, the government announced \$5 million in funding to accelerate the eradication work, which will be used to scale up the dredging operation and refine the technology.

The mechanical suction dredge developed by Johnson Brothers is seen as a groundbreaking solution. With the funding boost, the dredging operation is set to expand, initially focusing on Omākiwi Cove, but with plans to scale the technology for use in other affected areas, such as Aotea (Great Barrier Island), where Caulerpa has also been found. The technology is expected to be scalable and transferable to other regions, positioning New Zealand as a leader in the global fight against Caulerpa and similar marine pests.

This collaboration between mana whenua, local councils, government agencies, and the community is a prime example of how partnerships can drive meaningful change. The successful development of the mechanical dredge marks the first time such technology has been created specifically to address Caulerpa in New Zealand, and it could become the world's first solution to eradicate the invasive seaweed at scale.

Viki, Arana, and their team's leadership exemplifies how traditional knowledge, community involvement, and modern technology can work together to protect and restore the environment. As the dredging technology continues to evolve, it has the potential not only to restore the health of the Bay of Islands but also to provide a model for addressing marine invasive species worldwide.

This initiative serves as a beacon for future generations, demonstrating the critical role of kaitiaki in ensuring the health of the moana and protecting the taonga of Te Tai Tokerau for years to come.

9.2 Foreshore and Seabed

Patukeha hold manawhenua, manamoana, and mana takutaimoana over the foreshore and seabed in Ipipiri, from Kororareka to Tikitiki, across to Motukokako, and down to Taupiri Bay. Despite this inalienable right, successive local governments have continually overlooked Patukeha's authority, a situation further entrenched by the Marine and Coastal Area (Takutai Moana) Act 2011. This ongoing neglect has resulted in the degradation of our foreshore, seabed, harbour, and waterways, diminishing the wellbeing of these areas for both Patukeha and the wider community. Most importantly, it has hindered our ability to fulfil our responsibilities as tangata whenua and kaitiaki, leading to the destruction of vital kaimoana beds, bird roosting sites, tauranga waka, waahi tapu, and nohoanga sites due to industrialisation and reclamation.

While the Takutai Moana Act 2011 offers some progress compared to the Foreshore and Seabed Act 2004, it still fails to adequately recognise Patukeha's longstanding rights and interests over these lands and waters. We assert that we are the rightful owners of the foreshore and seabed within our rohe, as we were before 6th February 1840, a title we have never relinquished (Waitangi Tribunal, 2004). The Crown's position suggests that the Act's mechanisms - such as iwi management plans and customary interests - are a basis for partnerships. However, these tools have not resulted in genuine partnerships or allowed Patukeha to meaningfully exercise our rights, particularly within the frameworks of the Resource Management Act (RMA 1991) and the Local Government Act (LGA 2004).

Furthermore, the notion of ‘public domain’ effectively cloaks Crown ownership, with the Crown controlling these areas as if it were the owner, while areas in private ownership, largely by non-Māori, remain untouched. Although the reinstatement of the right to claim customary title in the High Court represents progress, the burden of proof should lie with the Crown to disprove our claims, rather than requiring tangata whenua to prove the existence of our rights. The criteria for proving territorial or non-territorial interests remain impractical, particularly when the "exclusive use and occupancy" of our lands and waters has been undermined by breaches of Te Tiriti o Waitangi.

9.2a *Historical Impact and Continuing Challenges*

The historical loss of our foreshore and seabed rights has had profound cultural, environmental, social, and economic consequences for Patukeha, many of which persist today due to the failure to formally recognise our customary rights. This erosion of rights has directly impacted our ability to uphold traditional practices and sustainably manage resources. Moving forward, we seek formal recognition and a genuine partnership in managing the foreshore and seabed, particularly in relation to port activities, reclamation, and other developments within our takutai moana.

9.2b *Action*

Patukeha will continue to pursue just outcomes through the Waitangi claims process, advocating for equitable partnership arrangements that reaffirm our role as kaitiaki. We will advocate for adequate resource allocation to ensure we can manage and protect our rohe, addressing ongoing challenges such as industrialisation, pollution, and invasive species. We will also assert our customary rights over specific sites and areas within our takutai moana, ensuring that our traditions, cultural practices, and environmental responsibilities are acknowledged and respected. These rights must be reflected in both local and national policies, particularly regarding land use, port activities, and reclamation projects.

9.2c *Methods*

Action Point	Description	Action Steps
1. Development of a Comprehensive Foreshore and Seabed Management Plan	Develop a hapū-led management plan for the foreshore and seabed that integrates traditional ecological knowledge with contemporary environmental science.	Establish a working group involving environmental experts, iwi leaders, and local stakeholders to develop the management plan.
2. Partnerships for Restoration Projects	Partner with government agencies, local councils, NGOs, and private sector groups to restore damaged areas such as kaimoana beds and bird roosting sites.	Seek funding and resources for large-scale restoration projects, leveraging government grants, philanthropic organisations, or community fundraising.
3. Advocacy for Legal Reform	Advocate for legal reforms to better reflect Patukeha's ownership and kaitiaki responsibilities over the foreshore and seabed.	Engage with legal experts and political leaders to propose amendments to existing laws or create new legislation that protects Patukeha's rights.

Action Point	Description	Action Steps
4. Cultural Impact Assessments for Development Projects	Establish a proactive system to assess the cultural and environmental impacts of developments within the takutai moana.	Set up a formal protocol for conducting cultural impact assessments in collaboration with other iwi and environmental organisations.
5. Promotion of Māori Leadership in Local Governance	Advocate for increased representation of Patukeha in local governance bodies, particularly those affecting the foreshore and seabed.	Advocate for a Patukeha representative or a Māori advisory body within local governance structures, particularly in port authorities and environmental management boards.
6. Engagement with the Private Sector on Sustainable Development	Work with private landowners, developers, and businesses to ensure sustainable practices in the rohe.	Establish a working group to engage with private sector stakeholders and develop guidelines for sustainable development within the rohe.
7. Ongoing Education and Awareness Campaigns	Educate the wider public about Patukeha's rights and responsibilities as kaitiaki, highlighting the cultural and environmental significance of the foreshore and seabed.	Launch an awareness campaign using media, public events, and community outreach to highlight Patukeha's role and educate the public on preserving the foreshore and seabed.
8. Collaborative Marine Conservation Initiatives	Partner with other iwi and conservation groups to create a regional marine conservation programme addressing overfishing, pollution, and invasive species.	Join or form a regional marine conservation group that includes iwi, local councils, NGOs, and other stakeholders to coordinate conservation efforts.
9. Developing Monitoring and Enforcement Systems	Establish monitoring systems for the health of the foreshore, seabed, and waterways, particularly in culturally significant areas.	Set up a community-led monitoring network and work with local authorities to enforce environmental protections.
10. Encourage Sustainable Tourism Practices	Develop a sustainable tourism framework to ensure tourism supports the health of the foreshore and seabed while respecting cultural values.	Collaborate with local tourism operators to implement sustainable tourism practices that protect the environment and promote cultural awareness.

9.3 Kaupapa mō te Taha Moana me te Taiwhenua | Coastal and Rural Management

Over the past 170 years, Patukeha's access to the coastal environment for gathering mahinga kai and fulfilling kaitiaki responsibilities has been significantly reduced. This has been caused by the degradation of sites, loss of mahinga kai resources, physical access restrictions, and competing uses. Customary access is a right, not a privilege, meaning that tangata whenua

must have unimpeded physical access to the coastal marine area. This right includes ensuring that public and recreational access is balanced with our need to carry out our customary practices, such as the collection of kai and the maintenance of cultural sites.

While there are valid reasons to restrict public access to sensitive areas to protect habitats and breeding grounds for indigenous species, it is crucial that customary access is not unduly limited. There must be a balance between protecting the environment and ensuring that Patukeha can carry out our responsibilities as kaitiaki. This means that Patukeha's right to access sites and resources in the coastal environment for customary and kaitiaki purposes must be recognised and provided for, independent of general public access. Further, land purchasers adjacent to the coast should not be able to claim ownership of the foreshore, whether real or perceived, to block access.

Te Rūnanga o Patukeha acknowledges the importance of providing assurance to everyone with an interest, particularly ensuring that both public and customary access is secured for current and future generations. There is also a need for compulsory esplanade areas to be created along the coast through mechanisms such as esplanade reserves, strips, or conservation areas. These should apply to all coastal properties upon subdivision consent, ensuring appropriate public access to these areas.

A disconnect between the agencies responsible for managing the coastal marine area (such as DOC, FNDC, NRC, MPI, and the Police) has made it difficult to create cohesive policies, set effective bylaws, and enforce them. Collaborative management between these agencies, Patukeha, and the community is essential to protect our coastal resources, natural character, landscape values, and public amenity. This approach will help address current access issues while safeguarding the environment for future generations.

9.3a *Challenges*

- a) Over time, Patukeha's access to the coastal marine area and customary resources has been severely restricted and degraded.
- b) Unrestricted public access, including by vehicles and horses, can negatively impact kaimoana, taonga species, waahi tapu, and public safety and amenity values.

9.3b *Commitment*

- a) Patukeha is committed to promoting the health of dune and beach ecosystems, ensuring public safety, and protecting significant sites, natural character, and amenity values through collaborative management with relevant agencies.
- b) Customary access to coastal resources will be protected and enhanced.
- c) Vehicular access to the beach will be limited to the following purposes:
 - Customary management and kaitiaki monitoring (e.g., mahinga kai and policing of bylaws) by Patukeha
 - Emergency and lifeguard services
 - Scientific or ecological research or monitoring in conjunction with Patukeha.

9.3c *Action*

- a) Customary access to the coastal environment is a right, not a privilege, and must be recognised and provided for independently of general public access.

- b) Policies and plans developed by statutory agencies must recognise Patukeha's rights to access:
 - All waahi tapu
 - Kai harvesting and collection
 - Taonga for traditional, customary, and cultural uses
 - Kaitiaki and cultural health monitoring.
- c) Te Rūnanga o Patukeha will continue to collaborate with relevant agencies to find practical solutions to public access issues in our rohe.
- d) TROP will oppose any coastal land use or development that leads to further loss of customary access to the coastal marine area, including any activities that result in the private ownership of the foreshore.

9.3d *Methods*

- a) Patukeha will continue to advocate for the recognition of these policies by the relevant agencies.
- b) TROP will work closely with agencies involved in public access policies to ensure Patukeha is fully engaged in decision-making processes.
- c) Patukeha will seize opportunities to educate the community about our cultural values related to the coast and encourage positive attitudinal change.
- d) Councils issuing consents that could affect customary access will include conditions that protect and enhance customary access.
- e) TROP will continue to advocate for the appointment of a kaitiaki monitor to patrol beaches and other significant areas on a full-time basis. The kaitiaki monitor would perform the following activities:
 - Monitoring kaimoana beds and adherence to fishing restrictions
 - Coastal cultural health surveys
 - Monitoring sites of cultural significance
 - Monitoring wildlife
 - Observing dog and horse bylaws; and
 - Engaging in education and advocacy with the general public.

9.4 Offshore Oil Exploration and Mining

The past century of reliance on oil has now reached a turning point, demanding urgent attention. The 2010 BP Deepwater Horizon oil spill in the Gulf of Mexico starkly highlighted the devastating consequences of our ongoing dependence on oil. As easily accessible oil sources deplete, companies are increasingly turning to more remote and risky areas that were previously considered too difficult or dangerous to exploit. Our coastlines have now become a focus for these efforts, with the government appearing intent on accommodating large oil and mining interests.

The current regulatory regime, including the Crown Minerals Act 1991 and the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act), is overly complex, difficult for iwi to engage with, and ineffective. While prospecting and exploration for petroleum and minerals are classified as "permitted activities," drilling requires a permit. However, decisions made by the Environmental Protection Authority (EPA) have proceeded despite significant gaps in key information, particularly regarding oil spill modelling and

emergency response capabilities. For these activities to proceed in our waters, the highest environmental standards, full liability coverage, and guaranteed cleanup capacity must be in place - none of which are currently assured. Furthermore, recent government legislation has restricted opposition at sea, further undermining our civil rights and tino rangatiratanga.

Patukeha supports the position of Te Whānau ā Apanui in their resolute defence of our ancestral lands and waters from the destructive practice of deep-sea oil drilling. As they have said, this issue is not only for us but for all New Zealanders: “We are resolute in our defence of our ancestral lands and waters, and we call on all those who support our opposition to stand with us in defence of what we all treasure.”

9.4a *Challenges*

- a) The lack of appropriate environmental policy to protect Tangaroa’s realm from the harmful effects of offshore petroleum exploration and mining.

9.4b *Commitment*

- a) Offshore petroleum exploration and mining will not be permitted within the boundaries of Patukeha’s gazetted rohe moana, extending eastward from our landward coastal boundaries to the outer limits of New Zealand’s Exclusive Economic Zone (EEZ).

9.4c *Action*

- a) Patukeha will oppose any offshore petroleum exploration and mining proposals within our gazetted rohe moana, extending eastward to the limit of New Zealand’s EEZ.
- b) The Crown and petroleum or mining companies must engage in early and good faith consultation with Patukeha before seeking any prospecting, exploration, or drilling licenses within our rohe moana or extending eastward to the EEZ.

9.4d *Methods:*

- a) TROP will collaborate with hapū and iwi to continue opposing these activities and advocate for statutory changes to protect our coastline.
- b) TROP will explore the use of Section 15(3) of the Crown Minerals Act 1991 and provisions within the Minerals Programme for Petroleum (2005) to protect culturally significant areas from being included in offshore exploration permit blocks or mineral programs.

9.5 Customary Fisheries

The waters of Ipipiri and our estuaries are taonga gifted by our tūpuna. As kaitiaki, we are responsible for protecting and restoring this taonga for our mokopuna. These waters once teemed with kaimoana such as kuku, tipa, kina, paua, tuatua, kokota, huwai, pipi, pupu, papaka, kumukumu, pioke, kahawai, tuna, kanae, wheke, whai, tamure, aua, patiki, and parore. However, poor management over the past century has caused a significant decline in marine species due to degraded water quality, habitat loss, and over-harvesting. This decline is compounded by the erosion of traditional knowledge and cultural practices that once sustained these resources.

Our mana as tangata whenua is diminished when we cannot practise manaakitanga—our traditional practice of gathering kaimoana for our families and visitors. This not only affects our cultural wellbeing but also has economic consequences, as we are unable to provide kaimoana to support our whānau. Historically, this practice supplemented low incomes and provided essential nutritional benefits.

The current fisheries model has failed to protect or sustain our mahinga kai and taonga species. Despite the Treaty of Waitangi (Fisheries Claims) Settlement Act 1992 (TOWFSA), the benefits have not flowed effectively to Patukeha through Mandated Iwi Organisations (MIOs) (Waitangi Tribunal, 2018). Today, we rely on customary management and recreational harvests for whānau sustenance. Overfishing, pollution, bycatch, and the over-allocation of fishing rights continue to make customary harvesting unsustainable. In the past five years, only a handful of customary take permits have been issued by our Rohe Moana Committee due to the depletion of kaimoana resources.

The Roopu Moana team works alongside other agencies, such as NIWA, to monitor the health of our mahinga kai using cultural health indicators (CHI) (NIWA, 2023). However, implementing fisheries management tools like Taiapure and Mataitai Reserves remains a challenge. Establishing these reserves is a time-consuming and resource-intensive process, which highlights the need for a more unified and integrated approach to fisheries management.

Our rohe moana and tangata kaitiaki were gazetted in May 2009 under the Kaimoana Fisheries Regulations 1998. Although our traditional interests extend further, limited resources have slowed our progress in establishing more mataitai reserves. Our focus is on finding solutions to protect our coastal ecosystems, including improving land-based management and ensuring water quality standards are met for customary rights to be exercised safely.

9.5a Challenges | Concerns Regarding Marine Reserves

As a Treaty partner, Te Rūnanga o Patukeha reserves the right to have the first option at implementing a customary management tool that allows for the gathering of kaimoana for customary and food gathering purposes. We view marine reserves as a confiscation of potential sites for implementing customary Māori management tools such as mataitai, taiapure, and rahui.

As tangata whenua, we believe we should not have our choices limited by the Department of Conservation (DOC) locking up prime fishing areas within our rohe as no-take marine reserves forever. Until all of our customary areas have been identified and suitable tools applied to achieve our objectives, we do not accept the Crown imposing area controls within our rohe that could prevent, or limit customary take, or our choice of areas for this take.

If, after a reasonable amount of time, a marine reserve fails to achieve its stated objectives, it should revert to normal status to provide for the needs of Patukeha hapū. The markers for this baseline must be developed in collaboration with stakeholders, and we welcome feedback and input to assist in this process.

Our rohe faces several challenges:

- a) Discharges from industrial activities, biosecurity risks, and over-harvesting further threaten our mahinga kai.
- b) Loss of Traditional Knowledge: The erosion of traditional knowledge affects our ability to sustainably manage fisheries and to pass this knowledge on to future generations.

9.5b *Commitment to Action*

- a) Protecting and Restoring Fisheries: We will continue our efforts to restore the diversity and abundance of mahinga kai in our rohe moana. This includes ensuring that resources are uncontaminated, healthy, and accessible for customary gathering.
- b) Ensuring Customary Management Tools Are Prioritised: We firmly believe that as tangata whenua, Patukeha should have the first option to apply tikanga-based fisheries management tools, such as mataitai, taiapure, rahui, and tangata tiaki, to achieve the same conservation objectives as marine reserves, but without losing control of these important areas.
- c) Advocating for Transparent and Inclusive Processes: The process for establishing marine reserves needs to be more transparent and inclusive, ensuring a full analysis of the objectives, costs, and benefits of a marine reserve. As tangata whenua, we must have the opportunity to use our customary tools to meet these objectives.

9.5c *Action*

- a) Engage in Transparent Dialogue: We will engage with DOC, MPI, and other stakeholders to ensure a more transparent and inclusive process for establishing marine reserves. This will include a full analysis of the objectives and the implications of each proposed reserve.
- b) Test the Impact of Marine Reserves: Every marine reserve or customary fishing area that is implemented must undergo a test to determine whether it would have an undue impact on commercial fishers' ability to catch their quota within the Quota Management Area (QMA). We are committed to ensuring that no area is locked away without a full assessment of its impact on our traditional fishing rights and commercial operations.

9.5d *Method*

- a) Finalise the Rohe Moana Management Plan: This plan will set clear guidelines for managing customary fisheries in our rohe, ensuring it integrates both tikanga Māori and modern fisheries management principles.
- b) Expand Customary Fisheries Boundaries: We will investigate the possibility of extending our rohe moana boundaries to better reflect traditional fishing grounds and practices, ensuring we have full management of our customary areas.
- c) Research and Monitoring: We will continue partnerships with agencies like NIWA and other research organisations to monitor the health of our fisheries and mahinga kai. Cultural Health Indicators (CHI) will guide this work, helping us assess the effectiveness of our management strategies.
- d) Water Quality Management: Collaborating with the Northland Regional Council (NRC) and other local authorities, we will ensure that water quality in our rohe meets the necessary standards to support sustainable customary fisheries. This includes advocating for improvements in land management to protect water quality.
- e) Customary Fisheries Restoration Projects: We will pursue reseedling projects and other restoration initiatives to restore kaimoana stocks in areas where resources have been depleted, ensuring long-term sustainability for future generations.

Species	Taonga Species	Taonga Species
Ururoa (hammerhead shark)	Papahu (dolphin)	Tipa (scallops)
Mango shark	Tohora (whales/orca)	Pipi o Tuatua
Albacore tuna	Tamure (snapper)	Pupu (periwinkle)
Swordfish, marlin	Ara ara (trevally)	Kawiriwiri (large periwinkle)
Matata red snapper	Tarakihi	Karengo (seaweed)
Parrot fish	Gurnard	Papaka (crab)
Cod (Pakirikiri)	Porae	Tuna (freshwater eel)
Moke	Maomao	Ngaroa (eel)
Parore (mangrove fish)	Takeke (piper)	Paua
Pakarua/whi stingray	Warehunga (kingfish)	Tio (oysters)
Koheru (mackerel)	Kanae (mullet)	
Kokiri (leatherjacket)	Kahawai	
Ika paihau (red mullet)	Patiki (flounder)	
Pakirikiri (spotty)	Hapū ka	
Wheke (octopus)	Uai (herring)	
Yabby prawns	Koura (crayfish)	
Barracuda (Mangaa)	Kina	
Kotore (sea anemone)	Kutai (mussels)	
Limpets		

9.6 Aquaculture

Tangata whenua have practised aquaculture for centuries, using methods like shellfish seeding and storing kaimoana in rock pools or beneath piles of rocks for on-growing until needed. These traditional practices, now classified as aquaculture, continue to be vital for sustainable kaimoana management. Patukeha are interested in developing marae-based or customary aquaculture for non-commercial purposes, such as enhancing or restoring depleted kaimoana beds, ensuring future generations can continue gathering kaimoana sustainably.

Recent legislative changes have impacted the aquaculture planning framework. The 2004 reforms required regional councils to establish Aquaculture Management Areas (AMAs), in line with the Maori Commercial Aquaculture Claims Settlement Act 2004 (MCACSA), which entitled iwi with a coastal rohe to 20% of any new space created in AMAs (Ministry for Primary Industries, 2020). However, the AMA process was complex, and reforms in 2011 replaced it with a “first come, first served” model for marine farming space allocation. Amendments to MCACSA introduced regional agreements, allowing iwi to receive either 20% of new space or the equivalent in cash or other forms of compensation.

Aquaculture development in Patukeha’s rohe is now guided by agencies like Northland Inc., which formed the Northland Aquaculture Development Group (NADG) to develop a regional strategy. Patukeha must be actively involved in decision-making to ensure that aquaculture aligns with their values and aspirations.

Inappropriate or unsustainable aquaculture could threaten Patukeha's cultural landscapes, taonga species, and mahinga kai. While sustainable aquaculture could offer cultural, social, and economic benefits to Patukeha and the wider community, each proposal must be carefully evaluated, particularly for impacts on traditional mahinga kai sites and other cultural values.

9.6a *Challenges*

- a) Patukeha have specific rights and interests regarding aquaculture activities in their rohe moana, coastal waters, and on-shore facilities.
- b) Aquaculture can impact values important to Patukeha, such as cultural landscapes, taonga species, and mahinga kai, requiring careful management.
- c) Sustainable aquaculture can contribute positively to Patukeha's cultural, social, and economic wellbeing.

9.6b *Commitments*

Patukeha's rights and interests in aquaculture must be recognised and protected, ensuring their involvement in the management of coastal waters and aquaculture activities.

9.6c *Action*

- a) Agencies must ensure Patukeha are included in decisions about the allocation and use of coastal space for aquaculture in their rohe moana and coastal waters.
- b) Applicants, including Mandated Iwi Organisations, must engage with Patukeha early in the planning stages of marine farming projects.
- c) Patukeha should share in the economic benefits of sustainable aquaculture ventures that align with their values.
- d) Collaboration with Te Rūnanga o Patukeha to explore marae-based or customary aquaculture for non-commercial purposes, focused on enhancing kaimoana resources.

9.6d *Methods*

- a) Councils will require a Patukeha Cultural Impact Assessment (CIA) for any aquaculture proposals within their rohe moana and coastal waters to ensure environmental and cultural considerations are addressed.
- b) Te Rūnanga o Patukeha will continue engaging with the NADG and other relevant groups to promote sustainable aquaculture aligned with Patukeha aspirations.
- c) Each aquaculture proposal will be assessed on a case-by-case basis, considering:
 - Location and size of the proposed aquaculture area
 - Species to be farmed, ensuring alignment with local ecological and cultural priorities
 - Consistency with Patukeha aspirations and potential long-term environmental effects
 - Potential impacts on cultural heritage, seascapes, and mahinga kai
 - Visual impact from land and water perspectives
 - Effects on customary fishery resources and kaimoana availability
 - Monitoring provisions to ensure sustainability
 - Cumulative and long-term environmental effects
 - Impacts on local biodiversity and ecosystems
 - Effects on off-site species, including those critical to Patukeha's cultural heritage



10.0 Kaupapa mō ngā Moutere | Island Management

The islands within the rohe of Te Rūnanga o Patukeha are of immense cultural, spiritual, and historical significance. They are regarded as taonga that require careful protection, restoration, and sustainable management (Waitangi Tribunal, 2014, WAI 1040, Stage 1). For generations, Patukeha have maintained a close relationship with these islands, both in terms of cultural practices and historical interactions (Royal, 2005). While acknowledging the ownership rights of the Crown and private landowners, the iwi also recognises the Department of Conservation's (DOC) role in managing these areas (DOC, 2020).

Te Rūnanga O Patukeha, in partnership with Ngāti Kuta Hapū, DOC, and the Guardians of the Bay of Islands (GOBI), has initiated a successful pest eradication programme. This programme, involving a combination of aerial drops of Brodifacoum and mainland trapping, aligns with DOC's Pest Free 2050 strategy (DOC, 2021) has led to the creation of pest-free islands, now undergoing ecological regeneration. These efforts have revitalised the islands and created local employment opportunities for hapū members.

Te Rūnanga o Patukeha is committed to maintaining an active role in future decision-making processes concerning island management. This includes working closely with DOC and other stakeholders to protect, enhance, and preserve the unique values of these islands for future generations.

10.0a Challenges

The islands within our rohe hold profound cultural, spiritual, and historical significance. They have long been integral to our traditions, whakapapa, and customs. While some islands are owned by the Crown or private entities, DOC administers many, managing them in alignment with conservation principles.

Historically, Te Rūnanga o Patukeha has engaged with these islands, but past management decisions often excluded tangata whenua from key processes. This lack of full involvement

has limited consideration of our cultural needs and aspirations. Despite these challenges, significant progress is being made, particularly through collaborative efforts with DOC and the Guardians of the Bay of Islands in pest control and ecological restoration.

10.0b *Commitment*

- a) Ensuring full involvement in the decision-making processes regarding island management.
- b) Collaborating with DOC, local authorities, and private landowners to safeguard the cultural, spiritual, and ecological values of the islands.
- c) Advocating for the restoration of Māori ownership and involvement in island management where applicable.
- d) Supporting pest eradication, ecological restoration, and the protection of cultural values on the islands.
- e) Developing management strategies that reflect the collective objectives of Te Rūnanga O Patukeha, Ngāti Kuta Hapū, DOC, and other relevant stakeholders.

10.0c *Action*

- a) Actively engage in all island management decisions, ensuring that tangata whenua perspectives are integral to the planning and implementation processes.
- b) Continue supporting pest eradication efforts and island restoration in collaboration with DOC, including ongoing maintenance programmes for pest-free islands.
- c) Focus on the protection and restoration of wāhi tapu (sacred sites) and ensure that these areas receive the appropriate respect and attention in island management.
- d) Develop strategies for managing tourism on the islands, ensuring that visitor activities do not negatively impact their ecological and cultural values.
- e) Advocate for the return of Motukiekie Island to public ownership and work towards policies that prevent islands from falling into private hands.
- f) Address key issues on each island, such as waste management, sewerage disposal, pest control, and the restoration of native flora and fauna.
- g) Collaborate with DOC to review and update management strategies for islands such as Urupukapuka, Moturua, and Motuarohia, which attract significant tourist activity.

10.0d *Method*

- a) Partner with DOC and private landowners to ensure that effective management strategies are in place, particularly on islands that attract large numbers of visitors, such as Urupukapuka and Moturua.
- b) Develop and enforce policies to protect the cultural heritage of the islands, including the reintroduction of culturally significant species like the kokako on Motukokako (The Hole in the Rock).
- c) Advocate for the inclusion of Māori names for all islands on national maps, ensuring that traditional names like Toka Okuia (Shag Rock) and Orerewai (Hat Island) are promoted and embraced.
- d) Initiate reviews of island management for smaller islands such as Poroporo, Motuoi, and Rangiatea, aiming to implement conservation strategies and safeguard their ecological integrity.
- e) Explore sustainable commercial opportunities, such as tourism royalties, to fund ongoing island management and restoration efforts.

- f) Develop and implement a robust monitoring system to assess the success of pest eradication and ecosystem restoration programmes, adjusting management practices as needed.

By taking these steps, Te Rūnanga o Patukeha aims to ensure the protection and sustainable management of these islands, preserving their cultural, spiritual, and historical significance for future generations.

10.0.1 History of the Islands in the Area

The islands within the rohe of Te Rūnanga o Patukeha are central to the traditions, customs, and livelihoods of tangata whenua. These islands have been integral to Māori life for centuries, and they continue to hold cultural, historical, and spiritual significance. Below is a brief history of each island, including traditional Māori names where applicable.

Urupukapuka

Urupukapuka Island is the largest and most visited island in the Bay of Islands. It holds a rich history, both pre- and post-colonisation, and has been a significant site for Māori settlement, fishing, and resource gathering (Phillips, 2000). The island has numerous wāhi tapu and is renowned for its abundant natural resources. Urupukapuka is a popular tourist destination, attracting visitors with its stunning views, hiking tracks, and cultural significance. The island's wāhi tapu are protected under the Heritage New Zealand Pouhere Taonga Act 2014, and its ecological restoration follows DOC's Island Conservation Plan (DOC, 2019).

Key Issues:

- Protection of wāhi tapu.
- Sewerage disposal and environmental management.
- Pest control.
- Native fauna and flora restoration.
- Tourism regulation and management.
- Protection of native bird nesting areas.

Okahu

Okahu Island is currently under review for its cultural and ecological management. It has significance for local iwi, particularly in terms of its historical use as a resource site and its role in Māori settlement patterns. Efforts are underway to assess its ecological health and develop management strategies that align with both cultural values and environmental conservation.

Key Issues:

- Pest eradication.
- Ecological restoration.
- Cultural site protection.

Waewaetorea

Like Okahu, Waewaetorea Island's management is also under review. The island has cultural and historical importance, with ties to traditional Māori navigation, resource harvesting, and settlement. Te Rūnanga o Patukeha is working to identify key issues and develop strategies for the island's management.

Key Issues:

- Native flora and fauna restoration.
- Pest control and eradication.
- Visitor management.

Motukiekie (formerly known as Motu Kieke)

Motukiekie Island, which has recently fallen into private ownership, holds considerable cultural and historical importance for Te Rūnanga O Patukeha. Motukiekie Island's shift to private ownership contradicts Treaty of Waitangi principles on Māori land retention (Waitangi Tribunal, 2014). The iwi advocates for its return under the Public Works Act 1981. The island is valued for its scenic beauty, but also for its cultural and spiritual significance.

Key Issues:

- Reclaim ownership through collaboration with the Government.
- Develop sustainable management plans with the current private owners.

Moturua

Moturua Island is primarily Crown land administered by DOC, though it also includes private landholdings. The island has historical significance, with Māori occupation dating back to pre-colonisation. During World War II, Moturua was used as a hospital by the New Zealand Army. It also holds numerous wāhi tapu protected under the Resource Management Act 1991.

Key Issues:

- Protection of wāhi tapu.
- Pest eradication and ecosystem restoration.
- Track maintenance and public safety.
- Native tree and weed removal.

Motuarohia (Robertson Island)

Motuarohia Island, also known as Robertson Island, is culturally and historically significant for Māori. The island is managed by DOC, with portions of the island being privately owned. The three lagoons on the island are of particular ecological interest, providing a sanctuary for various native bird species.

Key Issues:

- Pest eradication and protection of native bird species.
- Restoration of native trees and plant species.
- Visitor management and public safety.
- Maintenance of public amenities and facilities.

Motukokako (The Hole in the Rock)

Motukokako, also known as "The Hole in the Rock," is the most iconic island in the Bay of Islands. It remains in Māori ownership and holds deep spiritual, cultural, and historical value. The island is an internationally recognised landmark and symbolises Māori heritage and traditional navigation.

Key Issues:

- Protect and enhance native species, including the potential reintroduction of the kokako.
- Develop sustainable tourism practices and generate revenue through commercial royalties.
- Implement a native restoration programme for flora and fauna.
- Protect the island's cultural and spiritual significance.

Poroporo and Other Small Islands

Motu	Toka
Poroporo	Oturoi, Toka Te Kauri, Toka Otarepo, Nga Toka Te Kuru, Nga Toka Tikitiki
Motuoi	Motu Titi, Motu Hikurangi, Toka Hikurangi, Nga Toka Kiekie, Raepaoa
Motutara	Nga Toka Parangi, Nga Kiri Parauri, Toka Okuririki, Toka Karuri, Toka Otawake
Rangiatea	Toka Orarua, Toka Hoanga, Uruhope, Toka Motu, Nga Toka Raraka
Motungarara	Toka Rahirahi, Kapurarahurahu, Ohope, Toka Rerewai, Orerewai
Te Nunuhe	Orerewainui, Toka Hikuru, Toka Hikuro, Paparoa, Whakaripia
Pakatahi	Pukoni, Toka Rahirahi
Kuiamokimoki	
Mahenotiti	
Tawiriwiri	
Motukauri	
Te Ao	

Te Rūnanga o Patukeha acknowledges the importance of numerous smaller islands in the Bay of Islands, such as Poroporo, Motuoi, Motutara, Rangiatea, and others. Many of these islands are uninhabited but hold significant cultural and ecological value.

Te Rūnanga o Patukeha will continue to advocate for the recognition and conservation of these islands, including the application of traditional Māori names on national maps.

Key Issues:

- Recognition of traditional names.
- Environmental restoration and pest control.
- Protection of cultural and spiritual sites.

Island Names and Current Status

Ingoa Māori	Ownership Status	Management Agency
Urupukapuka	Crown, Private	DOC
Okahu	To be reviewed	To be reviewed
Waewaetorea	To be reviewed	To be reviewed
Motukiekie	Private	Private, Te Rūnanga o Patukeha
Moturua	Crown, Private	DOC
Motuarohia	Crown, Private	DOC
Motukokako	Māori	Māori ownership
Poroporo, Motuoi, etc.	Various	Under review

10.1 Tapoi | Tourism

The Bay of Islands, renowned for its breathtaking natural beauty and rich cultural history, continues to attract a growing number of visitors each year. While the tourism industry plays a crucial role in supporting local businesses and driving economic growth, Te Rūnanga o Patukeha recognises the importance of balancing economic benefit with the preservation of the region's cultural, environmental, and historical values.

Russell, often regarded as the gateway to the Bay of Islands, exemplifies this balance. As the primary service hub for the wider Te Rawhiti and Waikare areas, it caters to both day-trippers and overnight visitors. However, it is essential that the Bay of Islands remain mindful of its past and future. The local iwi acknowledges the necessity of tourism in sustaining the economy but remains steadfast in ensuring that the growth of the industry does not compromise the region's inherent cultural and natural treasures.

The area's value to tangata whenua cannot be overstated. The Bay of Islands is a scenic destination and a place of profound ancestral significance, deeply connected to the tūpuna of Te Rūnanga o Patukeha. The Bay of Islands' tourism industry should balance economic growth with cultural preservation (Hall, 2019). Russell's historical role as Kororāreka is well-documented (Binney, 2007), and its modern tourism model reflects Māori principles of kaitiakitanga (Harmsworth & Roskrug, 2014).

10.1a Challenges

The Bay of Islands holds centuries of history that shape the worldview of Te Rūnanga o Patukeha. For our tūpuna, the Bay of Islands was not just a geographical area - it was a vibrant hub of settlement, resource harvesting, and social and cultural exchange. From the early arrival of Māori ancestors, the islands were strategically chosen for their natural resources and sheltered harbours, becoming critical sites for fishing, navigation, and trade.

The historical role of Russell, once known as Kororāreka, offers a clear example of how our ancestors foresaw the importance of this region in facilitating both Māori and European interaction. Kororāreka was designated as a "free-trade zone" in the early 19th century, allowing whaling and sealing ships to dock, and later becoming a centre for European settlers and missionaries. This foresight was part of a broader understanding of how trade and contact could be harmoniously integrated into Māori life.

Today, Te Rūnanga o Patukeha sees Russell as more than a commercial hub - it is the modern reflection of the tūpuna's ability to navigate the complexities of interaction, commerce, and cultural preservation. The town's continued role in facilitating tourism to the region mirrors the original purpose of Kororāreka, though now with a focus on sustainable practices and respectful engagement with both visitors and the environment.

As Te Rawhiti remains a largely untouched area at the eastern end of the Bay, it preserves the rural, natural qualities that were so important to our ancestors. It is this rural character that Te Rūnanga o Patukeha seeks to maintain - promoting a tourism model that respects the natural world, values sustainability, and ensures the continuation of ancestral customs and practices for future generations.

10.1b Commitment | Protecting Cultural and Ecological Heritage

Te Rūnanga o Patukeha is resolutely committed to ensuring that the Bay of Islands remains a place where cultural, ecological, and historical values are not only respected but actively protected. The tūpuna's deep connection to this area serves as the foundation for our stewardship, and it is a responsibility we carry forward today.

Central to this commitment is the collaboration with the Department of Conservation (DOC), local authorities, and other key stakeholders. While tourism remains an important part of the local economy, the hapū understands that the values visitors seek - natural beauty, rich cultural heritage, and historical landmarks - must be safeguarded. This is a shared responsibility between the iwi, local communities, and conservation entities, all working towards the same goal of preserving the region's integrity.

The Resource Management Unit (RMU) within Te Rūnanga o Patukeha plays a pivotal role in ensuring that tourism practices align with the iwi's values. By promoting responsible and sustainable tourism, the RMU works to ensure that the growth of the industry does not come at the expense of the environment or cultural practices. The RMU's "back-to-nature" approach aligns with the New Zealand Tourism Strategy 2025 (MBIE, 2019), emphasising low-impact activities. DOC concessions are assessed under the Conservation Act 1987 to ensure cultural and environmental protection.

10.1c Action | A Sustainable Responsible Approach to Tourism

Te Rūnanga O Patukeha's approach to tourism in the Bay of Islands revolves around the principle of sustainability—both environmentally and culturally. The RMU will advocate for a "back-to-nature" tourism model, emphasising activities that enhance, rather than diminish, the rural and natural character of the Te Rawhiti area and the wider Bay of Islands.

This sustainable approach ensures that the region remains a sanctuary for wildlife, a place for spiritual reflection, and a site where Māori culture continues to be celebrated. By prioritising eco-tourism, low-impact activities, and cultural tourism, Te Rūnanga o Patukeha aims to ensure that tourism contributes to the local economy while respecting the sacredness of the land and waters.

The RMU will also play a critical role in assessing all tourism-related concessions applied for with DOC and local government bodies. It is essential to evaluate the environmental and cultural impacts of tourism ventures before they are approved, ensuring that new developments are compatible with the area's long-term protection and stewardship goals.

In addition to concession assessments, the RMU will actively monitor the impact of tourism in key areas such as Maunganui Bay. With the increased interest in the newly introduced wreck site, it will be necessary to ensure that infrastructure—such as toilets and waste facilities—does not disrupt the delicate balance of the area's ecosystem. Hapū members will play an integral role in monitoring both electronically and physically to ensure that the region's integrity is upheld.

10.1d Method | Collaborative and Inclusive Management

The success of Te Rūnanga O Patukeha's tourism management strategy will depend on ongoing collaboration with DOC, local government, tourism operators, and other

stakeholders. Ensuring that Māori perspectives and values are embedded in decision-making processes is essential for achieving a sustainable future for the Bay of Islands.

Te Rūnanga o Patukeha will continue to engage with all stakeholders in the region to ensure that tourism practices are aligned with our cultural values. This collaboration will include advocating for the inclusion of Māori cultural practices and stories in the tourism experience, ensuring that visitors leave with a deeper appreciation for the history and significance of the Bay of Islands.

By working together with local businesses, government agencies, and tourism operators, Te Rūnanga o Patukeha seeks to create a model of tourism that supports the local economy while also preserving the cultural, environmental, and historical integrity of the region.

10.2 Hau Takiwa | Air Resources and Telecommunications

With the continuous growth of telecommunication technologies, the demand for better connectivity in rural and remote areas like the Bay of Islands is increasing. The region's mountainous terrain often obstructs clear cellular reception, and the introduction of new telecommunication infrastructure, such as cellular towers, has become a topic of significant debate. While these developments are necessary for improving communication, Te Rūnanga o Patukeha is mindful of the potential impact on the environment, the landscape, and the cultural fabric of the area. Telecommunication infrastructure must avoid wāhi tapu and comply with the National Environmental Standards for Telecommunications Facilities (MfE, 2016). Electromagnetic effects on wildlife are monitored under the Wildlife Act 1953 (DOC, 2020).

10.2a *Historic*

Telecommunication infrastructure plays an essential role in modern life, but Te Rūnanga o Patukeha stresses the importance of thoughtful and responsible planning. The hapū is not inherently opposed to new technologies or infrastructure but insists that developments must be carefully managed to mitigate any negative effects on the Bay of Islands' natural environment and cultural heritage.

10.2b *Commitment | Responsible Development with Cultural Sensitivity*

Te Rūnanga o Patukeha is committed to ensuring that telecommunications developments in the Bay of Islands balance technological advancement with the preservation of the region's cultural and environmental values. The hapū believes that responsible development requires full consideration of the area's visual and ecological landscape, alongside consultation with tangata whenua. Any infrastructure project must reflect the aspirations of the community and ensure that the land remains respected for future generations.

As with other development activities in the region, Te Rūnanga o Patukeha insists that a precautionary approach be taken, with thorough assessments and clear safeguards in place. This commitment extends to ensuring that any infrastructure complements the natural beauty and the rural character of the area, protecting it from unsustainable or damaging developments.

10.2c Action | A Proactive and Cautious Approach

Te Rūnanga o Patukeha will carefully assess all telecommunication infrastructure proposals on a case-by-case basis. The primary goal is to ensure that any new developments are in harmony with the natural landscape, cultural heritage, and environmental priorities of the Bay of Islands.

The Resource Management Unit (RMU) will be involved in the early stages of every proposal to evaluate its potential impacts. This proactive approach ensures that the hapū's values are fully integrated into the decision-making process. Key factors for assessment will include:

- **Visual Impact:** Ensuring that towers and infrastructure do not obstruct key scenic views or alter the natural aesthetics of the area. This includes evaluating tower design, height, and placement to minimise their visibility.
- **Environmental Protection:** Assessing the potential effects on local ecosystems, including native wildlife and plants. The hapū will not support developments that could damage sensitive habitats or disturb endangered species.
- **Electromagnetic Concerns:** Monitoring the potential effects of electromagnetic emissions on both local wildlife and human health, especially in areas of ecological significance.
- **Cultural and Historical Sites:** Any new infrastructure should avoid culturally significant sites, including wāhi tapu (sacred sites) and traditional landmarks. It is critical that telecommunications towers do not encroach on areas of ancestral importance.
- **Infrastructure and Access:** Considering the construction of access roads and other infrastructure needed to service the telecommunication towers. Any development must avoid unnecessary disruption to the land and its natural state.
- **Environmental Compensation:** Te Rūnanga o Patukeha may request a commercial environmental levy to help fund conservation efforts and offset any potential damage caused by new infrastructure.

10.2d Method | Collaborative Consultation

Te Rūnanga o Patukeha will continue to take a collaborative approach to telecommunication infrastructure development. Early consultation with the hapū, through the RMU, is essential to ensure that all concerns and cultural perspectives are integrated into the planning process. The RMU will receive all relevant information about any proposed development, allowing them to assess potential impacts before decisions are made.

This consultation process will assess not only the environmental and visual impact but also the long-term cultural implications. Te Rūnanga o Patukeha will work with developers and other stakeholders to find solutions that respect both the need for connectivity and the importance of preserving the region's natural and cultural integrity.

By ensuring that telecommunications developments are carefully considered and aligned with the values of Te Rūnanga O Patukeha, the hapū aims to create a balance where technology can thrive without compromising the Bay of Islands' unique environment and heritage. This approach aligns with the broader goal of maintaining the region's cultural identity, aesthetic beauty, and environmental sustainability—much like the thoughtful management of tourism in the area.

10.3 Noise Control

Noise pollution has become an emerging concern within the Te Rawhiti and Russell areas. As the community grows and visitors flock to the region, activities such as off-road driving, late-night gatherings on beaches, and increased helicopter traffic have begun to impact the peace and serenity that define the area. These disturbances not only affect residents but also disrupt the natural environment that is integral to the area's cultural and ecological value.

Noise regulations follow the Resource Management Act 1991 and Northland Regional Council Noise Rules (NRC, 2018). Helicopter pad controls are informed by Civil Aviation Authority guidelines (CAA, 2021).

10.3a Challenges

Historically, the Te Rawhiti and Russell areas have been recognised for their tranquility and natural beauty. These qualities have made the region highly valued by both local iwi and visitors. Our tūpuna understood the importance of the natural environment in shaping the well-being of the community, and the preservation of this peaceful atmosphere has remained a core value. However, as the area experiences growth in both population and tourism, the natural quietude is increasingly threatened by various forms of noise pollution.

10.3b Commitment

Te Rūnanga o Patukeha is committed to maintaining the natural harmony and cultural integrity of the area by ensuring that noise management is prioritised in future development and activities. We are dedicated to working with local authorities and agencies to manage noise pollution, balancing the needs of the community with the environmental and cultural values that make the Bay of Islands so special. Our goal is not only to preserve the area's peace but also to ensure that residents, visitors, and businesses can coexist in a manner that respects the natural surroundings.

10.3c Action

To address the issue of noise pollution, Te Rūnanga o Patukeha will take a proactive approach in collaboration with local authorities, businesses, and residents. We will work to implement clear guidelines for noise management, ensuring that all parties are aware of their responsibilities and the potential impacts of their activities. By taking a cooperative and informed approach, we aim to maintain the peaceful character of the region while accommodating growth and development in a sustainable manner.

10.3d Method

Local Noise Control Officer	A designated officer will be appointed to manage noise complaints and ensure adherence to local noise regulations. This will involve working closely with residents and visitors to address concerns as they arise.
Regulation of Helicopter Landing Sites	Te Rūnanga o Patukeha will advocate for stricter controls on the establishment of helicopter pads and landing sites, ensuring they are subject to iwi-led conditions in the resource consent process. This will help manage the environmental and cultural impact of increased aerial traffic.

Community Engagement	A public awareness campaign will be launched to educate the community and visitors about noise control measures and the importance of preserving the natural quietude of the area. This will encourage responsible behaviour, particularly during peak tourist seasons.
Collaboration with Local Authorities	Te Rūnanga o Patukeha will collaborate with local councils and other relevant agencies to implement noise management strategies. This includes the regulation of vehicle noise on unsealed roads and managing activities that cause disturbance, such as late-night events and public gatherings.

Through these measures, Te Rūnanga o Patukeha will work to ensure that noise pollution is managed effectively, preserving the unique tranquillity of the region for future generations. By engaging the community in this process, we aim to strike a balance between development and the protection of the environment, ensuring that the values we hold dear are upheld as the area grows.

10.4 Moorings, Wharves, Jetties and Boat Ramps

The growth in marine infrastructure, including moorings, wharves, jetties, and boat ramps, is becoming increasingly important in the Bay of Islands. However, such developments can have a range of environmental and cultural impacts if not properly managed. In particular, the lack of adequate services, such as rubbish collection, can lead to pollution and environmental degradation.

Existing legislation does not always align with the specific needs of our area, and as such, stronger management objectives are necessary to maintain the Bay of Islands' integrity. Marine infrastructure is governed by the Marine and Coastal Area Act 2011. The proposed environmental levy mirrors similar schemes in Kaikōura (ECAN, 2020).

Te Rūnanga o Patukeha is committed to ensuring that the development and use of marine structures are carefully managed to prevent adverse impacts. We believe that these developments should balance accessibility and sustainability while respecting the region's natural and cultural values.

10.4a Commitment

Te Rūnanga o Patukeha is dedicated to actively engaging in the planning, design, and management of moorings, wharves, jetties, and boat ramps within our rohe. While acknowledging the value of such facilities for both recreational and commercial use, we seek to minimise their negative impacts on the environment, local communities, and our cultural heritage.

We request to be consulted at the earliest opportunity on all development proposals concerning marine infrastructure. Our involvement ensures that the development aligns with our values and supports the long-term sustainability of the region.

10.4b Action

The Resource Management Unit (RMU) will play a key role in reviewing proposals for moorings, wharves, jetties, and boat ramps. Applications will be carefully assessed to identify potential effects on the environment, visual amenity, and cultural significance. Key factors considered will include:

- a) **Vessel Size and Ownership:** The scale of the development will depend on the size and type of vessels intended for use. It is important to understand the demand on infrastructure.
- b) **Residency and Accessibility:** Whether the applicant is a permanent or part-time resident, and the ease of access to existing facilities, will inform the planning of new structures. This helps avoid overburdening specific areas.
- c) **Intended Use:** Distinguishing between recreational and commercial use allows us to tailor the infrastructure to the needs of the user and mitigate potential impacts on local communities and the environment.
- d) **Current Developments and Capacity:** Assessing the capacity of existing infrastructure ensures that new developments do not exacerbate existing pressures on local resources or the environment.
- e) **Environmental, Visual, and Cultural Impacts:** We will carefully evaluate the potential for any development to negatively affect native ecosystems, the visual landscape, or culturally significant sites.
- f) **Public Benefit:** Developments must provide clear benefits to the wider public, ensuring equitable access and community support.

10.4c Method | Managing Development for Long-Term Sustainability

Te Rūnanga o Patukeha advocates for a strategic approach to the placement of moorings, wharves, jetties, and boat ramps. Rather than permitting widespread development, we seek to concentrate these activities within designated areas that minimise environmental impact and preserve the character of our coastlines.

To ensure these developments contribute positively to the community and the environment, we propose establishing an annual environmental levy for coastal marine structures. This levy will fund ongoing monitoring, maintenance, and conservation efforts, ensuring that developments do not compromise the health of the Bay of Islands' ecosystems.

10.5 Whakatupato Mo Te Katoa | Public Safety

Te Rūnanga o Patukeha places great emphasis on the safety and well-being of our community, particularly in the face of natural hazards and emergencies. Our geographical location, with its remoteness and coastal nature, makes us particularly vulnerable to a range of natural disasters, including flooding, storms, and road erosion. Given the isolation of our communities, and the high number of retirees, children, and vulnerable individuals, ensuring that we are prepared for emergencies is paramount.

The Te Rāwhiti Community Resilience Project aligns with the National Civil Defence Emergency Management Plan (MCDEM, 2019). Bi-monthly fire drills follow Fire and Emergency New Zealand protocols (FENZ, 2021). This section outlines our commitment to

public safety through effective fire control, civil defence preparedness, and community resilience initiatives. By supporting local fire brigades and working alongside civil defence agencies, we aim to enhance community safety and preparedness for any potential emergency.

10.5a Challenges | Resilience and Community Preparedness

The marae has long served as the natural focal point for our communities during times of emergency. It is where whānau gather for collective action, such as responding to natural disasters or civil emergencies. This tradition of resilience is integral to our identity and has been particularly relevant in events like Cyclone Gabrielle, when the local Rural Fire Brigade, alongside community volunteers, conducted health checks for whānau and the elderly.

The Te Rawhiti Community Resilience Project emerged as a direct response to these experiences, aiming to enhance the overall resilience of the community in the face of ongoing challenges, including poor telecommunications, unsealed roads, and heightened vulnerability to natural hazards.

10.5b Commitment | Enhancing Community Safety and Preparedness

Te Rūnanga o Patukeha is committed to ensuring that public safety is prioritised, particularly in our rural, coastal communities. We support the efforts of the Russell and Te Rawhiti fire brigades and the ongoing development of the Te Rawhiti Community Resilience Project. By working with local marae, hapū, and emergency response agencies, we seek to improve both emergency response capabilities and the community's ability to prepare for and respond to crises.

In particular, we are focused on:

- a) Supporting fire brigades to ensure adequate rural fire response and equipment.
- b) Endorsing civil defence initiatives and maintaining effective communication channels during emergencies.
- c) Strengthening the community's preparedness for natural hazards through initiatives like the Te Rawhiti Community Resilience Project.

10.5c Action | Strengthening Our Emergency Response Framework

Rural Fire Control

Te Rūnanga o Patukeha will continue working in close partnership with the Russell and Te Rawhiti fire brigades, ensuring they have the necessary resources and support to provide a prompt and effective response to rural fire emergencies. This will involve ongoing training and regular equipment checks.

Civil Defence Support

We fully endorse the work of civil defence agencies and will continue to collaborate with them in preparing for and responding to emergencies. This includes providing hands-on support during crises, assisting in the development of contingency plans, and ensuring the community is informed about emergency procedures.

Community Resilience Projects

The Te Rawhiti Community Resilience Project, which directly addresses the challenges posed by our rural and isolated nature, is an essential initiative for strengthening community preparedness. The project aims to mitigate vulnerabilities related to telecommunications, infrastructure, and natural hazards, ensuring the safety of vulnerable individuals in our community.

10.5d Method | Practical Solutions for a Safer Future

Fire Safety and Equipment Management

The Te Rawhiti Fire Brigade conducts regular bi-monthly checks to ensure all fire safety equipment is fully operational and up to date. A formal Memorandum of Understanding (MoU) to be established between the local agencies to maintain and care for all acquired equipment.

Civil Defence and Emergency Preparedness

We have developed and lodged a comprehensive emergency preparedness plan with Northland's Civil Defence sector. The plan includes provisions for:

Emergency Container	Civil defence gear, tools, shelving, and workspace supplies
Communication Equipment	Starlink Satellite System, VHF radios, hand-held radios
Medical Supplies	Defibrillators, first aid kits
Shelter & Survival Gear	Tents, weatherproof jackets, cooking equipment
Food & Water Supplies	Over 500 servings of meals, clean drinking water

Community Education and Collaboration

We will continue engaging with our communities to raise awareness of emergency preparedness. This involves fostering an understanding of the key roles and responsibilities each person has during an emergency. Regular community meetings and educational initiatives will ensure everyone is well-prepared.

Training and Drills

Bi-monthly training sessions and emergency drills will be carried out, ensuring fire brigades and the wider community are prepared. Collaboration with civil defence agencies will guarantee that response strategies are consistent and effective.

Enhanced Communication Networks

In areas with limited telecommunications, we will expand alternative communication channels, such as satellite systems, to ensure the community can stay connected during emergencies.

Through these actions, Te Rūnanga o Patukeha aims to empower our community to take control of its own safety. While we face unique challenges due to our geographical location, the strength of our collective efforts will ensure that we are always prepared to meet any emergency with resilience and readiness.

Contact Information for Public Safety Inquiries:

Rural Fire Control:

- **Fire Chief:** Rana Rewha
- **Te Rawhiti Fire Brigade**
- **Phone:** 09 403 8850
- **Email:** [Insert email if available]

Civil Defence:

- **Te Rawhiti Marae Civil Defence Coordinator**
- **Phone:** 09 403 7409
- **Email:** [Insert email if available]

Emergency Preparedness:

- **Te Rawhiti Community Resilience Project Coordinator:** Viki Heta
- **Phone:** 027 288 9157
- **Email:** viki.heta12@gmail.com



11.0 Hapū Environmental and Cultural Values Survey 2025

This chapter presents the findings of the Patukeha Hapū Environmental and Cultural Values Survey 2025. The survey provides insight into the values, priorities, and aspirations of our whānau in relation to our environment, cultural heritage, and development pressures. Responses were modest in number but represent a broad cross-section of ages and genders within our hapū. The survey results are therefore considered a representative expression of hapū perspectives.

11.1 Ngā Whakautu Rangahau | Survey Results

The data shows our hapū has a deep, abiding connection to its rohe, a strong sense of cultural resurgence, and significant concerns about environmental degradation and external development pressures.

11.1a *Te Hononga o te Whānau ki te Rohe | Whanau Profile Connection to the Rohe*

Areas of Connection: Our whānau reported a strong connection across our entire Patukeha rohe, with Rawhiti, Kaingahoa, and Omakiwi being the most frequently mentioned specific areas.

Connection to Moana: The entire Ipipiri was the most significant body of water for our whānau, followed by specific bays like Oke Bay and Kaingahoa.

Current Connection: Responses included a mix of whānau who live in the rohe permanently, visit regularly for holidays or hapū mahi, and those who are occasional visitors.

11.1b *Te Kaha me Oranga Ahurea o te Hapū | Hapū Strength & Cultural Vitality*

There is a strong positive sentiment among our whānau regarding the strength of our hapū compared to 20–30 years ago.

Te Patai: *Our Patukeha Hapū presence is stronger than it was 20 - 30 years ago?*

Strongly Agree – 76%

Agree – 17%

Neutral/Don't know – 3%

Supporting this growth within our hapū:

Papakāinga & Whānau Housing: 83% agreed that whānau houses and papakāinga have increased.

Hapū-Led Events: 69% agreed that hapū-led events happen often, with comments highlighting events like Matariki and Puanga celebrations.

Tikanga and Kawa: 66% agreed these are regularly practised, particularly on our marae and within our environmental projects.

A key quote from our whānau: *“Proactive leadership reclaiming our tino rangatiratanga.”*

11.1c *Te Āhua o te Taiao | State of the Environment*

Our survey reveals deep and widespread concern among our whānau about the health of our environment, particularly our moana.

Te Patai: *There is less kaimoana than when I was younger.*

Strongly Agree – 69%

Agree – 21%

Te Patai: *The health of the moana has declined in my lifetime.*

Perception of Moana Health

Strongly Agree – 69%

Agree – 24%

Slightly Agree – 3%

Major Environmental Threats Identified by Our Whānau:

Caulerpa: Universally recognised as a “serious threat” that is “suffocating our seabed and killing our kai Moana.”

The Waipiro Marina Proposal: Overwhelmingly seen as having “negative impacts,” bringing “more pollution,” and “destroy[ing] unique ecosystems.”

Climate Change: Noted through observations of changing seasons, erosion, rising sea levels, and hotter summers.

Pests: Both in our moana (e.g., Australian squirt, fanworm) and on our whenua (e.g., possums, rats, invasive weeds).

A key quote from one of our younger whānau: *“I have seen the shorelines change, cliffs eroded and mass clearing of our Whenua.”*

11.1d *Ngā Waahi Tapu me te Whakawhanaketanga | Waahi Tapu & Development*

Protection of Waahi Tapu: 79% agreed that our waahi tapu are respected and protected, though comments noted this is often due to our hapū efforts and that external threats exist.

Awareness of Threats: 83% were aware of threats to these sites, citing the Fast-Track process and private land ownership as key concerns.

Views on Development: Support was conditional. Whānau supported hapū-led development that creates jobs and housing for our whānau. There was strong opposition to large-scale, externally led projects like the marina, mining, and seabed extraction.

A key quote from our whānau: *“The fast-track process is an affront to democracy... should be repealed.”*

11.1e *Te Kaupapa o te Marina o Waipiro | The Waipiro Marina Proposal*

Sentiment among our whānau is overwhelmingly negative. 79% agreed the marina would have negative impacts, concerns centre on;

Environmental Damage: Unacceptable impacts on scallop and pipi beds, marine mammals, and water quality.

Increased Vessel Traffic: Safety concerns and the potential to spread marine pests like Caulerpa.

Lack of Benefit: Seen as catering to “the rich” and not for our local whānau.

Process Failure: 76% disagreed that the Fast-Track process respected our hapū voice.

A key quote from our whānau: *“The marina worries me, we already see an increased amount of boats during summer that would increase tenfold... This would impact all aspects of our environment.”*

11.1f Te Whakarite Whawhati Tata | Emergency Preparedness

Opinions were mixed on current preparedness levels, but there was agreement that our Civil Defence capability needs improvement.

Suggestions included:

More frequent community drills and annual CD meetings.

Better resourcing (household ready kits), relocation of fire station, moving CD container currently on low-lying land.

Clear, well-communicated plans for tsunamis and storms.

11.1e Ngā Whakaarotau Matua me Ngā Whakaaro ā mua | Top Priorities thoughts for the Future

When asked for top priorities, three key themes emerged:

Environmental Restoration: Eradicating Caulerpa, protecting our moana, and restoring native biodiversity.

Hapū Development & Infrastructure: Building papakāinga, creating local jobs, and developing our marae and community facilities.

Mana Motuhake: Advancing our Treaty settlements, securing hapū-led governance, and strengthening cultural practices.

A final whakaaro from our whānau: *“We must always remember, the old people united for the benefit of the collective not the individual, Kia tū tika ai te whare tapu o Ngāpuhi.”*

11.2 Te Tātari ā-Roopū Iti | Subgroup Analysis

Younger Whānau (15–39 years old)

Frequently cited dramatic environmental changes already witnessed in their lifetimes (*“In my lifetime I have seen the shorelines change, cliffs eroded”*).

Priorities included urgent environmental action, better community facilities, and reconnection for those living outside the rohe.

Tone: urgent, focused on tangible action.

Middle-Aged Whānau (40–69 years old)

Most vocal about systemic issues such as Fast-Track, mining, and government policy.

Concerns about loss of kaimoana and intergenerational transfer of knowledge.

Priorities included hapū autonomy, economic development, and cultural strengthening.

Tone: strategic, political, focused on resilience.

Kaumātua (70+ years old)

Concerned about fewer whānau physically available.

Focused on protection, preservation, and practical kaitiakitanga such as pest eradication and marae maintenance.

Tone: pragmatic, solutions oriented.

Gender Analysis

Wāhine: Focused on collective wellbeing, intergenerational care, and detailed examples of environmental change.

Tāne: More focused on authority, enforcement, and structural solutions, often using direct language in opposition to government and developers.

While all our whānau share a deep love for our rohe and concern over its degradation, their framing and priorities differ significantly. Our younger members see an emergency requiring immediate action. Our middle-aged members see a political struggle requiring strategic autonomy. Our kaumātua see a need for practical maintenance and sustainable enterprise. Our wāhine often emphasise community cohesion, while our tāne emphasise structures and authority. Understanding these nuances is key for our hapū leadership in engaging all our members effectively.

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6.5 FAR NORTH HOLDINGS LTD - STATEMENT OF INTENT

File Number: A5946116

Author: Amber Wihongi-Alderton, Executive Assistant to the Group Manager

Authoriser: Charlie Billington, Group Manager - Corporate Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

To seek Council's decision, under section 65(2) of the Local Government Act 2002, on the final Statement of Intent for the year ended 30 June 2027 delivered by Far North Holdings Limited.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Far North Holdings Limited (FNHL) is a council-controlled trading organisation (CCTO) wholly owned by Council. It delivered its final Statement of Intent (SOI) for the year ended 30 June 2027, within the statutory deadline.
- Section 65(2) of the Local Government Act 2002 (LGA) requires Council, as soon as practicable after the SOI is delivered to it, to either agree to the SOI or take all practicable steps to require it to be modified.
- Staff provided feedback on the final SOI to Te Koekoea Committee for Council Controlled Organisations (Te Koekoeā) on 18 August 2026, and Te Koekoeā made a recommendation to Council to agree the SOI.
- The final SOI lifts the minimum dividend for 2026/27 from \$0.7 million to \$1.2 million and sets a rising operating profit track, reaching \$2.9 million by 2028/29.

TŪTOHUNGA / RECOMMENDATION

That Council agrees to the Far North Holdings Limited Statement of Intent for the year ending 30 June 2027, which covers the period 1 July 2026 to 30 June 2029, in accordance with the Local Government Act 2002.

1) TĀHUHU KŌRERO / BACKGROUND

FNHL is a limited liability company incorporated under the Companies Act 1993 and a CCTO under section 6 of the LGA. It is wholly owned by Council. Each year FNHL prepares an SOI under section 64 and Schedule 8 of the LGA. The SOI covers a three-year period and sets the objectives, performance targets, and dividend policy that Council holds FNHL accountable against.

Statutory framework

Schedule 8 requires the FNHL board to deliver a draft SOI by 1 March, to consider shareholder comments made by 1 May, and to deliver the completed SOI before the financial year starts. Section 65(2) then requires Council, as soon as practicable after delivery, to either agree to the SOI or take all practicable steps to require it to be modified. Section 64(9) requires Council to publish the SOI on its website within one month of adoption.

This year's cycle ran as follows:

- 25 February 2026: Council issued its Letter of Expectations (LoE) to FNHL.
- 27 February 2026: FNHL delivered its draft SOI.
- 1 May 2026: Council provided shareholder feedback on the draft, setting out the matters it required to be resolved before it could accept the SOI.
- 30 June 2026: FNHL delivered its final SOI.
- 18 August 2026: Te Koekoeā reviewed the final SOI.

The SOI period began on 1 July 2026. Agreeing to the SOI would mean Council is satisfied it is an adequate accountability document for the three-year period. It would not endorse every forecast assumption, and it would not limit Council's oversight through quarterly reporting and Te Koekoeā.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Te Koekoeā recommendation

Te Koekoeā considered the final SOI, together with the staff assessment against Council's response letter, at its meeting of 18 August 2026 and resolved:

That Te Koekoeā recommends that Council agrees to the Far North Holdings Limited Statement of Intent for the year ending 30 June 2027.

Te Koekoeā reviews council-controlled organisation Statements of Intent and makes recommendations to Council. The decision to agree to an SOI rests with Council.

Staff assessment

Staff assessed FNHL changes from in SOI from draft to final in context of requirements outlined in Council's response letter and presented to Te Koekoeā. This assessment these as met or substantially met. It was found that every matter Council required to be resolved was addressed, with the exception of several residual items which could be managed through quarterly reporting. Staff concluded that the final SOI is a materially stronger accountability document than the draft.

It is noted that the minimum dividend for 2026/27 rises from \$0.7 million in the draft to \$1.2 million, with minimums of \$0.7 million in 2027/28 and \$0.9 million in 2028/29. Operating profit targets, which the draft held flat at \$2.0 million across all three years, now rise to \$2.5 million and then \$2.9 million. The SOI also adds the financial measures Council required, being an interest cover target and separate return on assets targets for each asset class, and it discloses how the portfolio is split between commercial, strategic, and regional economic development assets.

Staff suggest quarterly monitoring includes the development pipeline into contracted projects, movement in debt and covenant headroom, and performance against the profit and dividend targets.

Options

Option 1 (recommended): agree to the SOI and publish it on Council's website.

Advantages

- Puts an agreed accountability framework in place for a financial year that has already started, and meets the requirement to act as soon as practicable.
- Secures the improved commitments, including the higher 2026/27 dividend and the new financial measures.

Disadvantages

- The residual matters would be managed through monitoring rather than resolved in the document itself.

Option 2: decline to agree, provide further feedback to FNHL, and take steps to require the SOI to be modified.

Advantages

- Could resolve the residual matters in the document itself.
- Gives the strongest signal of Council's expectations.

Disadvantages

- Prolongs the period without an agreed SOI in a year already under way.
- Clause 6 requires Council to consult the FNHL board first, and any required modification must be lawful and consistent with the objectives of FNHL's constitution.
- Staff assess the residual matters as disclosure and calibration issues that do not justify this step.

Take Tūtohunga / Reason for the Recommendation

FNHL has addressed the matters Council required to be resolved, and the residual matters are not manageable through ongoing reporting. Agreeing to the SOI would put the accountability framework in place for a year that has already started, while quarterly reporting, the Te Koekoeā work programme, and the 2027/28 LoE would preserve Council's ability to follow through.

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

The SOI sets minimum dividends to Council of \$1.2 million in 2026/27, \$0.7 million in 2027/28, and \$0.9 million in 2028/29, paid in line with FNHL's dividend policy. The 2026/27 minimum is \$0.5 million higher than the \$0.7 million included in the 2026/27 Annual Plan, which was based on the draft SOI available when that plan was adopted.

ĀPITI HANGA / ATTACHMENTS

1. Far North Holdings Ltd Statement of Intent FY27 - A5896881 [↓](#)

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low. This is a statutory accountability step under sections 64 and 65 of the Local Government Act 2002, and is consistent with the Long Term Plan 2024-27.
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.
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 matter has district-wide relevance and sits outside Community Board delegations.
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 specific implications for Māori arising from this decision. The Statement of Intent notes Far North Holdings Limited's commitment to integrate Te Pae o Uta framework into its business practices.
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).	Far North Holdings Limited, its Board and its staff; ratepayers and residents as the beneficial owners of the company; and the communities in which Far North Holdings Limited operates.
State the financial implications and where budgetary provisions have been made to support this decision.	See Section 3. The Statement of Intent sets minimum dividends to Council. The decision itself has no cost and requires no budgetary provision.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.



STATEMENT OF INTENT

for the year ending
30 June 2027



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Introduction

Kupu Whakataki

Far North Holdings Limited (FNHL) is a limited company pursuant to the Companies Act 1993 and is a Council Controlled Trading Organisation (CCTO) pursuant to Section 6 of the Local Government Act 2002 (LGA).

FNHL is wholly owned by the Far North District Council (FNDC/the Shareholder).

This Statement of Intent (SOI) is prepared to meet the requirements of Section 64 and Schedule 8 of the LGA. It outlines the activities and intentions of FNHL and its subsidiaries (the Company) and the agreed objectives to which those activities will contribute. Performance targets and measures are specified, along with FNHL's policies relating to governance and other matters.

The SOI is reviewed annually with FNDC and covers a three-year period.

Purpose of Statement of Intent

Te Take mō Te Tauāki Whāinga

This SOI is presented by FNHL in accordance with Section 64(1) of the Local Government Act 2002. This SOI takes the Shareholder's comments into consideration and states the objectives, nature and scope of activities and performance targets by which FNHL is to be measured as the basis of accountability.

This SOI is for the period from 1 July 2026 to 30 June 2029.

PURPOSE NGĀ WHĀINGA

To contribute to the sustainable prosperity and well-being of the Far North through astute commercial development, investment and management of assets and infrastructure.

Kia tautoko i te oranga tonutanga me te whai rawa o Te Hiku o te Ika mā te whakawhanake pakihi, te haumi me te whakahaere i ngā rawa me ngā tūāhanga.



Far North Holdings Limited Statement of Intent - year ending 30 June 2027

GUIDING PRINCIPLES *NGĀ MĀTĀPONO ARATAKI*

We prioritise the Health, Safety and Wellbeing of our people and the public in everything we do

We manage and develop key strategic assets enabling them to support prosperity, economic growth, resilience and wellbeing of our communities in the Far North District

We support Regional initiatives, delivering infrastructure and assets that meet the needs of Northland's Territorial Authorities, NRC and Central Government

We act in a manner which is consistent with FNDC's recognition of He Whakaputanga o te Rangatiratanga o Niu Tirenī and Te Tiriti o Waitangi

We build and maintain strong relationships and act as a valued partner, advisor and contributor to our shareholder, central and local government, tangata whenua, our communities and other stakeholders

We focus on delivering sustainable commercial value to our shareholder



Far North Holdings Limited Statement of Intent – year ending 30 June 2027

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VALUES NGĀ UARA

Ambitious for our people and communities

Ko temanawanui ki ō tātou tangata me tehapori

Listen and support tangata whenua

Ko te whakarongo me te tautoko i te tangata whenua

Teamwork driven excellence

Ko te kairangi nā te mahi tahi

Deliver on our commitments

Ko te whakatutuki i a mātou herenga

Transparent and accountable partnership

He honongapono, he haepapapono

Nature and Scope of Activity | Te Āhua me te Whānuitanga o ngā Mahinga

We consider Far North Holdings to be an enabler of FNDC's Vision for the Far North "He Whenua Rangatira - A District of sustainable prosperity and well-being", and our strategic direction reflects this and the Mission of "He Ara Tāmata - creating great places, supporting our people". In setting our strategy, where appropriate, we also seek to align with FNDC's 2024-27 three year Long Term Plan (LTP), related Annual Plans and the Far North 2100 strategy; and in the spirit of "no surprises", we will communicate openly and transparently with FNDC on any changes to the strategic direction in the SOI. Far North Holdings will integrate the Te Pae o Uta framework into its business practices and act in accordance with FNDC's Climate Action Policy adopted 11th December 2023.

Over the period of the SOI, FNDC will provide Far North Holdings with any other documents that it should have knowledge of, whether they be in the consultation stage or have been formally adopted, that reflect any changes to FNDC's vision or aspirations that Far North Holdings needs to align with.

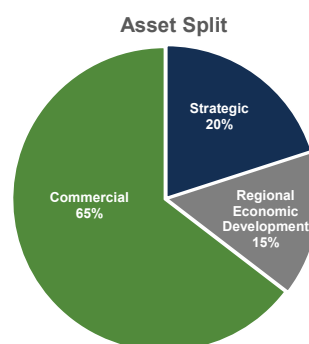
Strategy Framework FNHL PURPOSE <i>To contribute to the sustainable prosperity and well-being of the Far North through astute commercial development, investment and management of assets and infrastructure.</i> <i>Kia tautoko i te oranga tonutanga me te whai rawa o Te Hiku o te Ika mā te whakawhanake pakihi, te haumi me te whakahaere i ngā rawa me ngā tūāhanga.</i>				
OPERATING AREAS	HOUSING & COMMERCIAL PROPERTY DEVELOPMENT	COMMERCIAL BUSINESS OPERATIONS	REGIONAL ECONOMIC DEVELOPMENT	STRATEGIC ASSET MANAGEMENT
STRATEGIC OBJECTIVES	Accelerate development growth, optimising returns and capital deployment	Effectively manage our operations to provide commercial, sustainable returns	Invest in initiatives that maximise regional impact while maintaining financial discipline	Deliver efficient stewardship of strategic assets to safeguard and maximise value for our shareholder and community
FOCUS	To generate revenue and increase asset base by: - To grow community housing provision across the Region. - Enabling our partners to be successful - Developing commercial and residential property at scale	To generate ongoing revenue: - From retaining property holdings - By providing marina and boatyard services - Other services that effectively leverage our capabilities	To support regional economic growth: Owning or otherwise participating in the development and management of assets, on a commercial footing enabling them to support regional prosperity, resilience, and wellbeing	To invest, own and manage: Strategic assets effectively and efficiently in a way that is financially, socially, culturally, and environmentally sustainable
WHERE WE PLAY	- Community and Private Housing - Marine infrastructure - Commercial property development - Tourism accommodation - Ngawha Innovation Park – commercial tenants	- Marina/maritime operations - Property portfolio - Property management - Project Management - Cruise ship industry	- Ngawha Innovation Park - Tourism infrastructure facilitation - Central and local government infrastructure - Maritime Infrastructure	- Kerikeri and Kaitiaki Airports - Ngawha Innovation Park - Parking facilities - Commercial wharves - FNDC maritime assets

Far North Holdings aims to actively manage its existing portfolio to generate increasing profitability, grow asset values ensuring increased returns to FNDC and the community over time through commercial development opportunities. We will achieve this by increasing the focus of our resources in developments across Northland that provide higher commercial returns and economic value for the region in the sectors that match our expertise and proven track record, such as housing and commercial property development.

We will continue to actively develop and strengthen key stakeholder relationships, in accordance with Far North Holdings Significance and Engagement Policy, with central and local government, tangata whenua, our communities and other stakeholders.

Far North Holdings holds a mixed portfolio including commercial assets, regionally strategic assets and assets held to support regional economic development and growth.

Performance of commercial assets are benchmarked against returns of similar portfolios, while returns on assets held for strategic or regional economic development purposes are expected to be lower than typical commercial benchmarks, reflecting broader contribution and long-term benefits to the Far North.



Far North Holdings SOI and performance measures are based on projects where funding is confirmed or sufficiently advanced to be considered likely. However, in line with our strategy, Far North Holdings is actively pursuing commercial development opportunities, including working alongside FNDC and other third party partners, in order to deliver higher dividends to FNDC than those achievable through normal operating profits, which are presented in the Group Performance Measures. Far North Holdings will provide regular updates regarding pipeline opportunities to the Te Koekoeā Committee, and where appropriate, update the SOI to reflect new opportunities.

Decisions for Which Prior FNDC Approval is Required | Ngā Whakatau me Whakaae e FNDC

The Company will seek approval from the Shareholder:

- Before entering any arrangements that provide commercial or infrastructural assets outside of the District;
- For decisions which will affect the Council Controlled Trading Organisation's (CCTO's) ability to meet any statutory responsibility;
- For any decisions which will significantly impact on any agreed service levels for a CCTO activity delivered to FNDC;
- For any decisions which will commit FNDC to future provision of funding;
- For any decisions which are not based on a "full arm's length" commercial basis requiring FNDC approval to be shown in the accounts as such;
- Prior to divestment of any assets agreed by Far North Holdings and FNDC as strategic regional assets as listed below:
 - Bay of Islands Airport;
 - Paihia Car Park and ex-Countdown Property;
 - Ngawha Innovation & Enterprise Park;
 - Carpark adjoining Ministry of Education site, Kaitaia;
 - Wharves and Ramp Infrastructure at Russell, Opuā, Mangonui and Paihia;
 - Te Hononga and ātea; or
 - Prior to divestment of those assets where FNDC holds the first right to acquire upon disposal by Far North Holdings.

In respect of any other material asset disposals the Company will notify the Shareholder of its intention to sell, for transparency purposes.

In addition, the Company will:

- Consult with the Shareholder on any changes to the structure of the Company;
- Provide a report providing assurance that any such change will not adversely affect the profitability and risk profile of the Company.

Group Performance Measures | Ngā Hua me ngā Inenga Mahi ā-rōpū

In our Quarterly Report, the Company will record its performance relating to its goals and objectives, which will be reviewed annually.

During the past few years, there have been significant macro-economic headwinds and changes in central government policy and decisions which directly impact previous performance commitments.

Specifically:

- Subdued economic conditions and reduced government funding opportunities have made further development of the Ngawha Park through attraction of new tenants challenging;
- Review, and subsequent change to government policy to support housing delivery has meant no new housing initiatives have been approved for Far North Holdings during the current government term.

Recent housing policy announcements are encouraging for the Far North, and we are optimistic this will create further opportunity in the short to medium term. However, performance measures have been adjusted to reflect the economic and political context, and to ensure we are taking appropriate action to be well-positioned to take advantage of improving economic conditions and government direction.

Performance Objective	Group Performance Target		
	2026/27	2027/28	2028/29
Financial			
Effective financial management to deliver profitability	Operating profit ¹ before tax > \$2.0 million	Operating profit ¹ before tax > \$2.5 million	Operating profit ¹ before tax > \$2.9 million
Pay dividends to FNDC in line with dividend policy (operating dividend from prior year operating profit)	A minimum paid of \$1.2 million, with any additional amounts agreed based on the development pipeline	A minimum paid of \$0.7 million, with any additional amounts agreed based on the development pipeline	A minimum paid of \$0.9 million, with any additional amounts agreed based on the development pipeline
Comply with LGFA financial covenants	Meet financial covenants	Meet financial covenants	Meet financial covenants
Interest cover	>1.5	>1.5	>1.5
Shareholders' funds/assets ratio	>45%	>45%	>45%
Return on Assets ²			
• Commercial assets	>5.0%	>5.0%	>5.0%
• Strategic assets	>0.5%	>0.5%	>0.5%
• Regional economic development assets	>1.0%	>1.0%	>1.0%

¹ Defined as 'profit before other non-operating movements' in the Consolidated Statement of Financial Performance and distributions received from Associates.

² Defined as earnings before interest and tax / opening balance sheet asset valuations

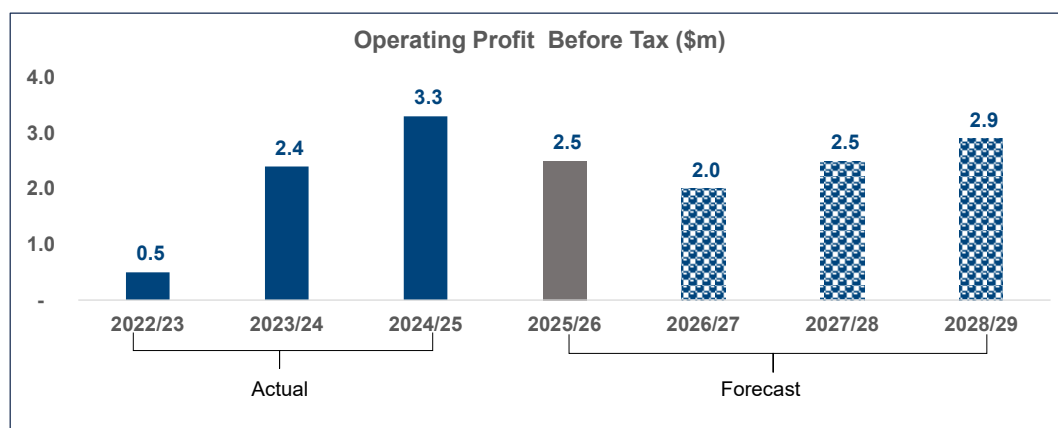
Performance Objective	Group Performance Target		
	2026/27	2027/28	2028/29
Strategic Pillar 1 - Housing & Commercial Property Development			
Identify opportunities to deliver social housing to meet local needs in partnership with Community Housing Providers (CHP's)	Establish a development pipeline of 50 housing units, including securing the necessary land	Maintain a development pipeline of 50 housing units per annum	Maintain a development pipeline of 50 housing units per annum
Secure commercial property and infrastructure pipeline to improve returns to shareholders	Report on the development pipeline	Report on the development pipeline	Report on the development pipeline
Strategic Pillar 2 – Commercial Business Operations			
Achieve and maintain Clean Marina certification	Achieved	Achieved	Achieved
Strategic Pillar 3 – Regional Economic Development			
Ngawha Park developed to grow economic and employment opportunities in the Far North (delivering increased returns)	Show the strategic plan has been adhered to and implemented, and record outcomes of this	Show the strategic plan has been adhered to and implemented, and record outcomes of this	Increase the number of businesses operating at the park to more than the existing 7, this acknowledges a 2-year lead in period 26/27 and 27/28 to secure and thereafter develop new premises
Strategic Pillar 4 – Strategic Asset Management			
Kaitia Airport: Provide project management services to deliver agreed remediation project within time and budget	Project completed	N/A	N/A
Kaikohe Library: Provide project management services and achieve agreed deliverables within time and budget.	Project completed	N/A	N/A
Civil Aviation Authority Certification maintained for the BOI Airport	Achieved	Achieved	Achieved
BOI airport runway extension to futureproof operations (delivering increased returns)	Business case for runway extension	Funding secured	Runway extension complete
Enablers			
To make safety our priority to ensure health, safety and wellbeing of all employees and contractors in the Group	Health Safety & Wellbeing Objectives and identified target areas being actioned	Health Safety & Wellbeing Objectives and identified target areas being actioned	Health Safety & Wellbeing Objectives and identified target areas being actioned

Performance Objective	Group Performance Target		
	2026/27	2027/28	2028/29
Comply with our living wage policy for all permanent employees	Achieved	Achieved	Achieved
Implement FNDC's Te Pae o Uta programme across Far North Holdings	Te Pae o Uta action plan set and on target	Te Pae o Uta action plan set and on target	Te Pae o Uta action plan set and on target
Commit to tangible action to measure climate impact and target reductions based on best practice	Measure carbon footprint across the wider business in line with generally accepted standards and prepare an emissions reduction plan	Progress emissions reduction plan	Progress emissions reduction plan
Encourage positive relationships with the community by having transparent engagement policies and monitoring key stakeholder perceptions	Undertake a stakeholder perceptions survey	Undertake a stakeholder perceptions survey	Undertake a stakeholder perceptions survey

Financials | Ngā Ahumoni

Operating Profit 3-year Forecast | Matapae Hua Whakahaere mō ngā tau e toru

The Company is committed to delivering on its strategy to increase dividends through active development to support FNDC's objectives. However, the financial forecasts presented below reflect business-as-usual operations and only include projects where funding is confirmed or sufficiently advanced to be considered likely. Development activities involve long lead times, higher risk, and uncertain returns, and are therefore only incorporated into forecasts once they are more certain. The graph below illustrates actual operating profit for the past three years alongside the forecast for the SOI period.



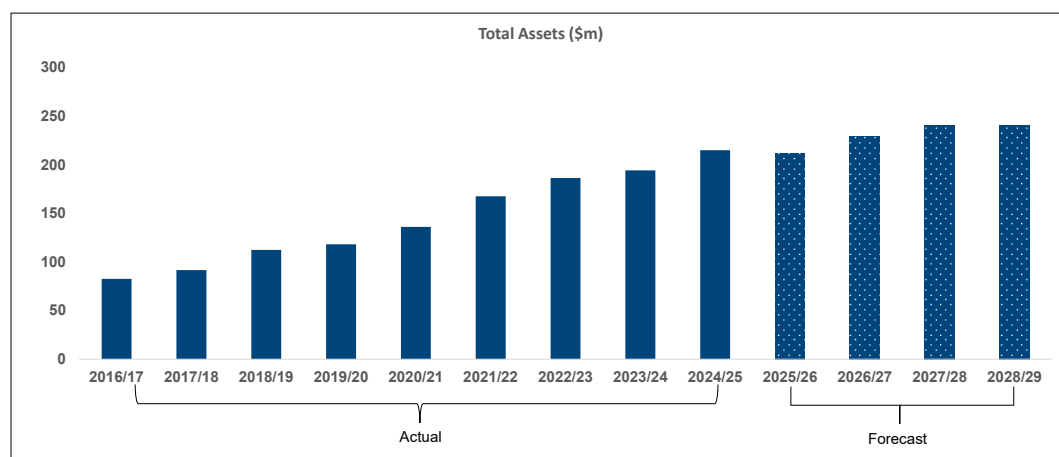
Financial results for 2024 and 2025 reflect the financial upside from completed community housing projects, delivered under previous government policy, and one-off gains from property sales. The 3-year forecast reflects the following:

- Central government changes, and resulting policy shifts, have meant no new housing projects have been approved in recent years, and while we continue to review our portfolio for opportunities to realise value, we are not actively marketing a significant number of properties at present and do not forecast material one-off gains in the next few years;
- The current economic and political climate has resulted in some challenging conditions, and we expect these headwinds to continue for some time;
- Alongside general inflationary pressure, airport operations are being impacted by reduced flights as airlines respond to higher fuel costs and reduced domestic travel challenges, which also results in reduced revenues from our tourism facing businesses;
- Fewer cruise ships are visiting with increased regulation and cost impacting the attractiveness of the New Zealand market, and the marine sector is experiencing increased consumer price sensitivity and market competitiveness due to the broader economic conditions;
- Until 2026, Far North Holdings was delivering project management services for a number of central and local government funded regional economic development and infrastructure projects, including on behalf of FNDC, which have now completed. Investment at the historical levels is not anticipated within our forecasts.

Given this context, Far North Holdings is continuing to manage fiscal costs and investment prudently, in order to maximise the efficiency and returns from underlying business operations.

Consolidated Shareholder's Funds and Total Assets | Ngā Pūtea a ngā Kaipupuri hea ko Whakakotahitia me ngā Rawa Katoa

For the year ended 30 June 2025, consolidated Shareholder's Funds, as a ratio to total assets³ was 48.2%. The Company's Annual Report shows equity was \$103.61 million and total assets were \$214.88 million. The graph below shows total asset growth over the last 10-years and forecast for the SOI period.



³ Defined as total equity / total assets, as reported in the Statement of Financial Position prepared under GAAP (generally accepted accounting practice)

The ratio of consolidated Shareholder's Funds to total assets is not expected to reduce below 45% for the period covered by this SOI.

The Directors review the appropriateness of this target ratio annually, or as required due to material changes in business operations.

Dividend Policy | Te Ture Wāwāhi Pūtea

The Far North Holdings Board will approve and pay dividends to the shareholder subject to meeting the requirement to meet the solvency test under the provisions of the Companies Act 1993 and Directors' obligations to act in the best interests of Far North Holdings.

Far North Holdings' distribution strategy is based on consideration of the following key factors:

- Financial performance, in particular profitability and cash flows from operations;
- Future cash flow requirements including future investment plans and profitability;
- Meeting funding covenants and board-set treasury ratios (current and forecast).

Far North Holdings will typically target an ordinary dividend payout ratio of 50% of Net Profit After Tax adjusted for non-cash items and dividends received from Associates, depending on the matters outlined above. The ability to pay special dividends will be enabled by development and will also consider the key factors outlined above.

Far North Holdings aims to maximise dividend returns to FNDC while maintaining an appropriate balance between distributions and reinvestment to support future growth, development activity, and balance sheet strength.

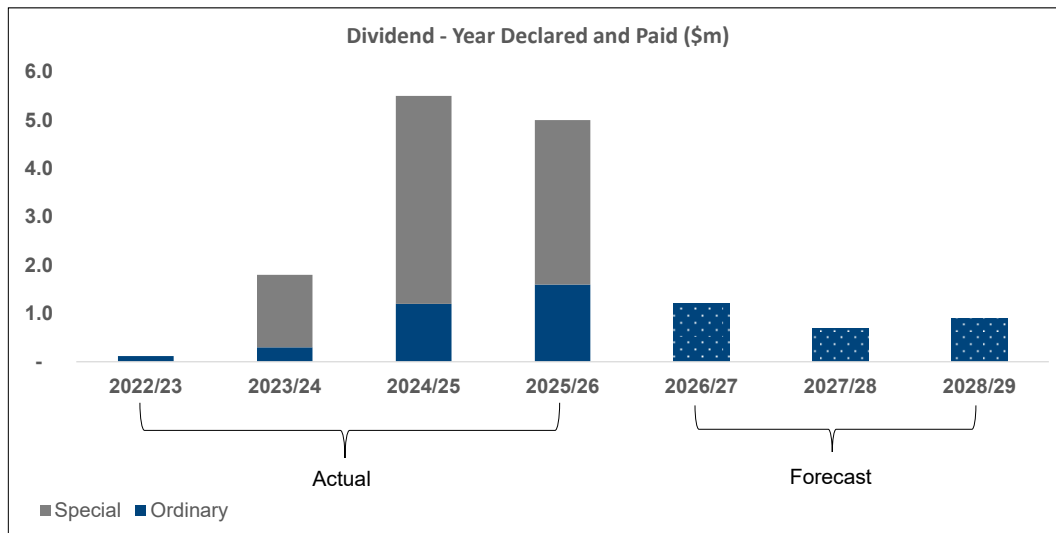
The Company is transitioning to a tax-paying position as historic tax losses are utilised and development activity increases. As a result, future dividends will be calculated on a post-tax basis rather than the previous pre-tax approach. This shift reflects the need to retain sufficient cash to meet tax obligations and is expected to reduce dividend payments in the medium term relative to historical levels.

Dividends will primarily be funded from operating cash flows generated across the Group, including earnings from commercial assets and distributions from associates. Where appropriate, and subject to maintaining prudent financial ratios and covenant compliance, the Board may also consider the use of borrowings to support dividend payments or optimise capital management.

In addition to operating cash flows, higher dividend levels over the longer term will be supported by active development and asset recycling. Far North Holdings has a long-term objective of delivering annual dividends of approximately \$5 million. Achieving this target will require sustained development activity of around \$50 million per annum generating commercial returns. Delivering this level of development is dependent on securing a robust pipeline of land and projects, obtaining the necessary consents, and successfully delivering construction programmes. These activities typically involve a lead time of 18–24 months for planning and approvals, followed by a further 18–24 months for construction. Accordingly, a lead-in period of approximately three years is expected before materially higher dividend levels can be realised.

Far North Holdings will continue to regularly review its dividend payout ratio to ensure it remains appropriate having regard to the Company's financial performance, cash flow generation, capital expenditure requirements, development pipeline, balance sheet strength, and compliance with debt covenants. This review will be undertaken as part of the annual planning and SOI process, and through ongoing Board monitoring via quarterly financial reporting. Where material changes in market conditions, government policy, or business performance occur, the Board may adjust the payout ratio to ensure the Company maintains financial resilience while continuing to deliver sustainable returns to the Shareholder.

The ordinary dividend will be declared and paid to the Shareholder during February in the following financial year, unless there is agreement to an alternative use of these funds that has commercial or future benefit. Any declared Special Dividends will typically be paid in June. This will be in the most tax efficient manner, and after consultation with the Shareholder. Should a dividend not be paid in any year, we will provide an explanation as to the causes behind it.



Accounting Policies | Ngā Ture Tiaki Pūtea

Far North Holdings is a for-profit Tier 2 entity that has adopted accounting policies that are consistent with the New Zealand International Financial Reporting Standards and generally accepted accounting practice.

The financial statements of the Company are prepared in accordance with the requirements of the Local Government Act 2002, Part 5, Section 67 which includes the requirement to comply with New Zealand Generally Accepted Accounting Practice ("NZ GAAP"). They comply with New Zealand equivalents to International Financial Reporting Standards - Reduced Disclosure Regime ("NZ IFRS (RDR)").

Additional disclosures are required to meet the needs of the Shareholders reporting requirements.

Significant Accounting Policies can be found on the Far North Holdings website.

[Annual Reports – Far North Holdings Ltd \(fnhl.co.nz\)](https://fnhl.co.nz)

Board's Approach to Governance | Te Ritenga Whakahaere a Te Pōari

Pursuant to Section 57 LGA, the Board of Directors is appointed by the Shareholder to govern and direct the activities of the Company in accordance with the Appointment and Remuneration of Directors for Council Organisations Policy. All Directors are required to comply with a formal Code of Conduct, which is based on the New Zealand Institute of Directors' Code of Ethics. The Directors' role is defined in Section 58 of LGA. This section states that all decisions relating to the operation of the CCTO shall be made pursuant to the authority of the directorate of the organisation and its SOI. The Board consults with the Company's Shareholder in preparing and reviewing the Statement of Intent.

Current Board Membership | Ngā Mema o te Pōari nei

- Sarah Petersen (Chair, term ends 31 March 2027)
- Nicole Anderson (Deputy Chair, Chair Audit & Risk Committee, term ends 28 March 2027)
- Kevin Drinkwater (term ends 1 November 2026)
- Jane Frances (Chair Remuneration Committee, term ends 1 November 2026)
- Tony Sewell (term ends 28 June 2028)

In undertaking its activities, the Board of Far North Holdings will exhibit and ensure:

1. Sound business practice in its commercial undertakings, operating as an efficient and effective business;
2. Ethical and good behaviour in dealing with all parties, and in managing any conflicts of interest that may exist from time to time;
3. An active partnership approach with Māori, and all other people in business throughout the Far North, promoting effective communication where appropriate;
4. To comply with all relevant legislative requirements including those relating to the principles of the Te Tiriti o Waitangi;
5. In the spirit of “no surprises”, keep the Shareholder informed on significant events and issues, including those sensitive to publicity that may arise due to FNDC being a political organisation;
6. Operate according to the best practice statements produced from time to time by the Institute of Directors in New Zealand;
7. Company policies are in place to appropriately manage risk and business performance;
8. That Council's vision and aspirations are considered whilst conscious that Far North Holdings needs to contribute to the overall financial performance of FNDC;
9. Far North Holdings is a good employer in accordance with the legislative guidelines set by Government;
10. The Board will undertake a biennial board skills assessment to inform succession planning and alignment with current and future strategic goals; and
11. Periodically undertake an independent review of board performance for Far North Holdings Ltd and its subsidiaries on a biennial basis.

The Board will adopt the following approach to its fiduciary responsibilities to ensure good governance:

- Define its organisation structure and individual accountabilities by ensuring management have clearly defined job descriptions;
- Set corporate budgets, and regularly monitor performance against these;
- Delegate both responsibility and authority to its Chief Executive;
- Hold regular board meetings to monitor progress towards the Company's goals and objectives, and manage risks;
- Ensure a director's skills matrix is regularly updated with a view to preparing a succession plan that will be provided to Council on a periodic basis; and
- Act in accordance with the Company's Constitution and SOI.

Reporting and Engagement with Shareholder | Te Pūrongo me te Whai Wāhi atu ki ngā Kaipupuri hea

Far North Holdings will provide Quarterly Reports to its Shareholder in accordance with Section 66 of the LGA, and an Annual Report in September. Quarterly reports will provide an update on progress of performance relating to goals and objectives. They will include a Group Statement of Financial Performance

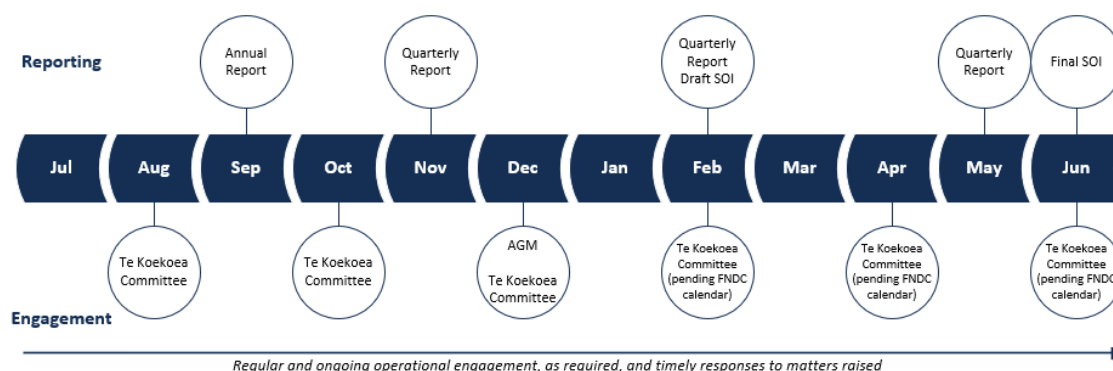
Far North Holdings Limited Statement of Intent – year ending 30 June 2027

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and Statement of Financial Position, with prior year comparatives and commentary of performance against budget. In addition, it will provide other additional information as agreed between the parties.

Far North Holdings and our Shareholder agree that regular and transparent communication is essential to ensure the implementation of good governance within Far North Holdings and the Shareholder. Accordingly, both parties agree to maintain a high level of communication between each other, the Chief Executives, and their respective management teams. They will use their best endeavours to communicate in a timely manner and raise any issues to ensure a “no surprises” approach.

The below summarises the regular reporting and communication between FNHL and FNDC, which incorporates both the statutory requirements and other ‘touchpoints’ intended to maintain strong, open and regular lines of communication between the organisations.



In addition, management representatives from Far North Holdings will meet with Community Board representatives at least once a quarter to update them on current projects and plans that affect their Ward and will have regular communication with the relevant board when physical works are to commence on those projects within their Ward.

Far North Holdings will attend iwi and hapū forums, where invited, and is available to attend community or FNDC sessions where appropriate, or invited, should agenda items require our presence.

Transactions with FNDC | Ngā Whakawhitinga ki FNDC

In transactions with FNDC for the provision of goods and/or services, Far North Holdings will seek trading terms and conditions applicable to external customers.

Acquisition of Shares | Te Whiwhinga o ngā Hea

If Far North Holdings wishes to acquire shares in another company or organisation, it will notify its Shareholder at least 30 days in advance.

Commercial Value of Shareholder’s Investment | Te Uara Arumoni o ngā Haumitanga a ngā Kaipupuri hea

The Directors estimate the commercial value of the Shareholder’s investment to be no less than the Shareholder’s Funds.

The value ascribed to Shareholder's Funds will be that stated in the annual Statement of Financial Position of the Company as at the end of the financial year preceding each SOI. This value is reviewed annually as part of year-end financial reporting processes.

Shareholder Funds in the Annual Report as at 30 June 2025 stood at \$103.61 million.

Commitment of the Shareholder | Te Whakaū a te Kaipupuri Hea

The Board aims to ensure that the Shareholder is informed in a timely manner of all major developments affecting the Company's situation. The Shareholder is consulted with on the review of the Company's SOI and is responsible for the appointment of Far North Holdings Directors. Information is communicated to the Shareholder in the Annual Report, Quarterly Reports, Governance Meetings and other meetings where required.

The Shareholder is expected to:

- Deal with issues by the Company in a prompt and expedient manner;
- Maintain a high level of communication with the Company on relevant matters; and
- Ensure transparent and collaborative relationships are maintained with the Company.

Appendix I Forecast Financial Statements | Apititanga | Ngā Tauākī Pūtea Matapae

\$m	FY27	FY28	FY29
Profit or Loss			
Income	21.8	23.2	24.6
Operating profit before net finance costs	5.0	5.7	6.5
Finance costs & revaluations	0.0	2.5	(3.6)
Profit before income tax	5.0	8.2	2.9
Income tax expense	1.2	2.1	0.7
Net profit after tax	3.8	6.1	2.2
Financial Position			
Equity	103.3	108.7	110.3
Assets	228.7	239.9	240.6
Liabilities	125.3	131.2	130.3
Cash Flows			
Net operating cash flows	3.2	5.4	2.5
Net investing cash flows	(14.6)	(8.6)	(0.4)
Net financing cash flows	10.8	3.2	(2.2)

Far North Holdings SOI and performance measures are based on projects where funding is confirmed or sufficiently advanced to be considered likely. The Company will work with Council and other stakeholders to progress a development pipeline that will deliver returns in excess of the operating profit forecasts. Forecast revaluations are in respect of development projects expected to complete during forecast year.

6.6 IAF KAIKOHE WASTEWATER AND WATER RETICULATION PROJECTS**File Number: A5942162****Author: Dave Collins, DC Civil Services****Authoriser: Tanya Proctor, Head of Infrastructure****TAKE PŪRONGO / PURPOSE OF THE REPORT**

To seek Council approval for a Variation to Contract for the Kaikohe Wastewater Reticulation Infrastructure Accelerated Fund (IAF) Project and the allocation of the current LTP 24/27 budgets required to complete the Kaikohe Wastewater and Water Reticulation Upgrade projects

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

The Kaikohe Wastewater and Water Reticulation Upgrades are key components of the Infrastructure Acceleration Fund (IAF) programme designed to enable housing growth within Kaikohe. These projects are nearing completion; however, forecast final costs exceed the approved IAF project budgets and previously approved contingency allowance.

Key matters addressed in this report are:

- Additional wastewater infrastructure upgrades were required to support housing developments and growth outcomes associated with the IAF programme.
- To meet Infrastructure Acceleration Fund milestone and requirements, and maintain programme delivery timeframes, the project was tendered prior to completion of detailed design. As the design was finalised during construction additional scope requirements were identified and incorporated into the works.
- Unforeseen utility conflicts, including restrictions imposed by Top Energy, required redesign and construction changes.
- Significant ground improvement works were required at the new Wihongi Street Pump Station that were not designed or allowed for within the original tender scope.
- An increase to Contract 7/25/023 Kaikohe Wastewater Reticulation Upgrades of \$2,700,000 is required to provide sufficient contract authority to complete the works in progress.
- Of the \$2,700,000 increase, \$1,400,000 will be funded from within the IAF budget. The remaining \$1,300,000 will be funded through the reallocation of available funding identified within the current LTP budgets.
- The water reticulation project has resulted in an overspend during the detailed design stage due to increased requirements of the existing network. The construction stage has been completed within budget. The net overspend for this project is \$600,000.
- LTP 24/27 budgets for Kaikohe reticulation have been identified as available to reallocate to the Kaikohe IAF Project to cover the additional scope of works.
- The Te Kōukōu Committee for Transport and Infrastructure considered this matter on 16 September 2026 and resolved to recommend it to Council.

TŪTOHUNGA / RECOMMENDATION

That Council:

- a) **approve a variation to Contract 7/25/023 (Kaikohe IAF Wastewater Reticulation Upgrades) for additional wastewater reticulation upgrade works to meet the IAF project scope valued at \$2,700,000, and**
- b) **increase the total contract value to \$ 14,011,276.00, and**
- c) **delegate to the Chief Executive authority to execute this variation, and**
- d) **the reallocation of LTP24/27 water and wastewater project budgets to support the completion of the IAF water and wastewater upgrades, being:**

I. wastewater \$1,198,500**II. water \$600,000.****1) TĀHUHU KŌRERO / BACKGROUND**

The Kaikohe Infrastructure Acceleration Fund programme was established to provide water and wastewater infrastructure necessary to enable housing growth within Kaikohe. The wastewater reticulation project forms a significant component of the overall programme.

Contract 7-25-023 Kaikohe Wastewater Reticulation Upgrades was awarded (Resolution 2025/58) in public exclusion by Council on 05 June 2025.

The project includes construction of wastewater pipelines, rising mains and associated pump station infrastructure required to increase wastewater network capacity and support planned housing developments within Kaikohe.

Council previously approved project contingency funding of \$1,255,000 within the wider IAF programme consisting of three projects under Resolution 2025/58.

The project is currently forecast to complete in October 2026, with the new Wihongi Street Pump Station remaining the critical path activity.

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS**Options Analysis****Option 1 (Recommended) - Approve the LTP Budget Reallocations and Contract Variation**

Approve:

- A reallocation of \$1,798,500 from LTP 24/27 budgets is proposed. These funds were originally allocated for the renewal of water and wastewater assets within the Kaikohe area and are funded through depreciation. The funding will continue to be applied for the purpose for which it was provided in the LTP with the works being delivered as part of the IAF programme.
- An increase of \$2,700,000 to Contract 7/25/023.

This option enables completion of the project and delivery of the wastewater capacity required to support planned housing growth in Kaikohe. The project was tendered before completion of detailed design to meet Infrastructure Acceleration Fund milestone requirements. Subsequent design development, additional growth-related infrastructure, utility conflicts with Top Energy assets, and unforeseen ground conditions at the new Wihongi Street Pump Station have contributed to increased project costs. Two of the three completed Kaikohe IAF projects have been delivered within budget, allowing available funding to be reallocated to offset part of the wastewater project overspend.

Option 2 - Do Not Approve Budget Reallocations and Contract Variation

This option is not recommended, as it would adversely affect the completion of works already under construction, delay the delivery of housing-enabling infrastructure, and increase the risk of Council being unable to meet its contractual obligations to both the contractor and the funder, including its commitments under the Infrastructure Acceleration Fund (IAF) Delivery Plan.

Option 3 – Approve the Contract Variation without Reallocating Budgets

This option is not recommended as renewal budgets for the purpose and location have been identified in the LTP 24/27 and an additional \$1,798,500 of loan funding will be required.

Risk and Mitigation

The primary risk is insufficient funding to complete the project.

Approval of the recommended option mitigates this risk and enables delivery of the intended project outcomes.

Implications for Māori

The recommended option enables completion of infrastructure required to support housing growth within Kaikohe. The increased wastewater capacity will provide benefits to Māori residents, whānau and future housing developments by supporting the delivery of housing and community outcomes anticipated under the IAF programme.

TAKE TŪTOHUNGA / REASON FOR THE RECOMMENDATION

Approval of the recommended project budget reallocations and contract amendment will enable completion of critical water and wastewater infrastructure required to support housing growth within Kaikohe and deliver the outcomes anticipated under the IAF programme.

The forecast cost increase has resulted from additional scope identified through detailed design development, infrastructure upgrades required to support housing growth, unforeseen utility conflicts and unexpected ground conditions encountered during design. The recommended funding approach utilises available IAF programme savings together with Council water and wastewater renewals funding to ensure project completion while maintaining the benefits of the wider programme.

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

The Kaikohe Wastewater Reticulation Upgrade is forecast to exceed the approved project budget and previously approved contingency allowance.

- An increase of \$2,700,000 to Contract 7/25/023 contract authority

The additional funding requirement will be met from:

- the reallocation of available IAF funding from underspent Kaikohe IAF projects; and
- the reallocation of \$1,798,500 from depreciation funded water and wastewater project budgets identified in LTP 24/27.

This approach ensures completion of the project without the requirement for additional borrowing and retains the overall programme benefits associated with the Infrastructure Acceleration Fund investment.

ĀPITI HANGA / ATTACHMENTS

Nil

Hōtaka Take Ōkawa / Compliance Schedule:

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

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

He Take Ōkawa / Compliance Requirement	Aromatawai Kaimahi / Staff Assessment
State the level of significance (high or low) of the issue or proposal as determined by the Council's Significance and Engagement Policy	Low significance. The recommendation relates to additional budget allocation and contract authority for an existing Council-approved infrastructure project. The proposal does not alter levels of service, strategic direction, or project outcomes previously approved by Council.
State the relevant Council policies (external or internal), legislation, and/or community outcomes (as stated in the LTP) that relate to this decision.	The recommendation aligns with the Local Government Act 2002, Council Procurement Policy, Infrastructure Acceleration Fund Funding Agreement requirements, and Council's Long Term Plan objectives to provide resilient infrastructure and enable housing growth within the district.
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 primarily relates to infrastructure investment within Kaikohe and is not considered to have district-wide significance. The project supports growth and housing outcomes within the Kaikohe community.
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 option enables completion of wastewater infrastructure required to support housing growth and community development within Kaikohe. The increased network capacity will provide benefits for Māori residents, whānau and future housing developments by supporting the delivery of housing and infrastructure outcomes anticipated under the Infrastructure Acceleration Fund programme.
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).	Interested parties include National Infrastructure Funding and Finance (NIFF), Kaikohe residents, developers, affected property owners, future residents, wastewater customers and ratepayers. The project has been subject to ongoing stakeholder engagement, land access agreements and regular communications throughout delivery.
State the financial implications and where budgetary provisions have been made to support this decision.	Approval is sought for an additional project budget of \$500,000 and an increase of \$2,700,000 to the United Civil Construction Limited contract authority. Funding will

	be provided through reallocation of available IAF funding from underspent projects and Council wastewater renewal depreciation funding.
Chief Financial Officer review.	The Chief Financial Officer has reviewed this report.

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 COMMITTEE AND JOINT COMMITTEE MINUTES - AUGUST AND SEPTEMBER 2026

File Number: A5951768

Author: Imrie Dunn, Democracy Advisor

Authoriser: Aisha Huriwai, Manager - Democracy Services

TAKE PŪRONGO / PURPOSE OF THE REPORT

This report highlights recent Council and Joint Committee meetings and the availability of minutes for reference.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

Recent meetings are listed below, with links to minutes included where available at the time of publication.

Far North District Council Committee Meetings:

- **18 August 2026 – Te Koekoeā Committee for Council Controlled Organisations**
- **19 August 2026 – Te Koukou Committee for Transport and Infrastructure**
- **9 September 2026 – Te Kūkupa Committee for Strategy Policy and Regulation**

Note: Minutes not available at the time this agenda was prepared will be included in a future report once published.

Note: Any recommendations from Committee meetings will be presented separately on the Council agenda for consideration.

TŪTOHUNGA / RECOMMENDATION

That Council receive the report Committee and Joint Committee Minutes August and September 2026.

TĀHUHU KŌRERO / BACKGROUND

Council operates several Committees that meet regularly but on different cycles:

- Te Huia Committee for Chief Executive Performance
- Te Kuaka Committee for Māori Strategic Relationships
- Te Koekoeā Committee for Council Controlled Organisations
- Te Koukou Committee for Transport and Infrastructure
- Te Kūkupa Committee for Strategy, Policy and Regulation
- Te Miromiro Committee for Assurance, Risk and Finance
- Te Pīpīwharau Committee for External Appointments.

Agendas and minutes for these meetings are publicly available at <https://infocouncil.fndc.govt.nz/>

Council also has appointed representatives to joint and external committees in partnership with Northland Regional Council (NRC):

- Te Oneroa-a-Tōhe Beach Board
- Joint Regional Economic Development Committee
- Joint Climate Change Adaptation Committee
- Civil Defence Emergency Management Committee

- Regional Transport Committee

Further details, including Terms of Reference, can be found on the [NRC Website](#). Agendas and minutes are updated on the NRC [Agendas and Minutes](#) page.

MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND NEXT STEPS

This report provides a summary of recent meeting activity and identifies where agendas and minutes are available.

Any recommendations arising from these meetings will be reported separately to Council for formal consideration.

Te Koekoeā Committee for Council Controlled Organisations made a recommendation to Council in relation to Northland Waters Shareholdings. Members will note that a separate report is not on the agenda to seek a final decision from Council. Staff have requested that it be sought from Council at a later stage.

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

This report has no financial implications.

ĀPITIHINGA / ATTACHMENTS

1. **2026-08-18 Te Koekoeā Committee for Council Controlled Organisations Minutes - A5918924** [↓](#)
2. **2026-08-19 Te Koukou Committee for Transport and Infrastructure Minutes - A5922097** [↓](#)
3. **2026-09-09 Te Kūkupa Committee for Strategy Policy and Regulation Minutes - A5951204** [↓](#)

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Te Koekoeā Committee for Council Controlled Organisations Meeting
Minutes

18 August 2026

**MINUTES OF FAR NORTH DISTRICT COUNCIL
TE KOEKOEĀ COMMITTEE FOR COUNCIL CONTROLLED ORGANISATIONS MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON TUESDAY, 18 AUGUST 2026 AT 10:02AM**

PRESENT: Chairperson John Vujcich, Deputy Chairperson Gordon Shaw, Cr Rachel Baucke, Cr Ann Court (online), Cr Davina Smolders, Cr Felicity Foy (online), (Ex-officio Member) Kahika - Mayor Moko Tepania, Cr Kelly Stratford.

IN ATTENDANCE: Mark Osbourne, Paul Linton and Suzanne Duncan (Northland NZ Representatives).

STAFF PRESENT: Charlie Billington (Group Manager – Corporate Services), Kate Ivicheva (Group Manager – Planning & Policy), Jacine Warmington (Group Manager – Strategic Relationships), Hilary Sumpter (Group Manager – Delivery & Operations), Ken Macdonald (Chief Financial Officer), Aya Morris (Net Zero & Sustainability Programme Lead), Esther Powell (Manager – Climate Action & Resilience), Guy Holroyd (Chief Executive Officer), Marysa Maheno (Democracy Advisor), Aaron Taikato (Manuhautu Te Hono – Group Manager Te Hono).

1 KARAKIA TIMATANGA / OPENING PRAYER

Kahika-Mayor Moko Tepania commenced the meeting with karakia.

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

Chair John Vujcich noted the online attendance from Crs Ann Court and Felicity Foy.

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

3.1 CONFIRMATION OF PREVIOUS MINUTES

Agenda item 4.1 document number A5891824, pages 8 - 12 refers

RESOLUTION 2026/9

Moved: Cr Kelly Stratford

Seconded: Chairperson John Vujcich

That Te Koekoeā Committee for Council Controlled Organisations confirm the minutes of the meeting held 16 June 2026 are true and correct.

Abstained: Cr Davina Smolders

CARRIED

4 NGĀ PŪRONGO / REPORTS

4.1 GREENHOUSE GAS EMISSIONS REDUCTION CONSIDERATIONS FOR COUNCIL-CONTROLLED ORGANISATIONS

Agenda item 5.1 document number A5840213, pages 13 - 20 refers

MOTION

Moved: Cr Kelly Stratford

Seconded: Kahika-Mayor Moko Tepania

That Te Koekoeā Committee recommends to Council:

a) GHG emissions reduction targets and requirements for GHG emissions measurement be

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Te Koekoeā Committee for Council Controlled Organisations Meeting
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mandated (established) through the statement of expectations for the new CCO, Northland Waters Limited, for the portion of GHG emissions which relate to FNDC; (can we mandate a CCO that doesn't exist)	
b)	GHG emissions reduction targets and requirements for GHG emissions measurement be mandated (established) for Far North Holdings Ltd; (skip/remove)
c)	GHG emissions reduction targets and requirements for GHG emissions measurement be mandated (established) for the portion of Northland Inc (Northland NZ) GHG emissions which relate to FNDC.
The amendment became the substantive motion.	
RESOLUTION 2026/10	
Moved: Cr Davina Smolders	
Seconded: Cr Rachel Baucke	
That Te Koekoeā Committee for Council Controlled Organisations recommend to Council;	
a) that greenhouse gas emissions measurement requirements be developed for the relevant CCOs, and that any recommendation to mandate emissions-reduction targets be deferred until Council receives;	
i)	a Chief Financial Officer-reviewed assessment setting out the expected costs, benefits, infrastructure and dividend impacts, reasonably practicable alternatives, and the comparative cost of offsetting emissions; and
ii)	a legal opinion, including clarification of the statement that FNDC “will be exposed to the costs of offsetting sequestration”.
<u>In Favour:</u>	Crs Rachel Baucke, Ann Court, Felicity Foy and Davina Smolders
<u>Against:</u>	Chairperson John Vujcich, Cr Kelly Stratford and Kahika-Mayor Moko Tepania
<u>Abstained:</u>	Deputy Chair Gordon Shaw
CARRIED	

The meeting adjourned at 10:59AM and resumed at 11:11AM.

5 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

5.1 FUTURE ECONOMIC DEVELOPMENT INVESTMENT AND RESOURCING - FAR NORTH DISTRICT COUNCIL LONG TERM PLAN 2027 - 2037

Agenda item 6.1 document number A5895009, pages 21 - 23 refers

RESOLUTION 2026/11	
Moved: Cr Kelly Stratford	
Seconded: Chairperson John Vujcich	
That the Te Koekoeā Committee for Council Controlled Organisations receive the report Future Economic Development Investment and Resourcing - Far North District Council Long Term Plan 2027 - 2037.	
CARRIED	

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Te Koekoeā Committee for Council Controlled Organisations Meeting
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5.2 NORTHLAND NZ STATEMENT OF INTENT 2026-27

Agenda item 6.2 document number A5859298, pages 24 - 83 refers

RESOLUTION 2026/12

Moved: Cr Kelly Stratford

Seconded: Chairperson John Vujcich

That the Te Koekoeā Committee for Council Controlled Organisations receive the report Northland NZ Statement of Intent 2026-27.

CARRIED

6 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED

RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION 2026/13

Moved: Chairperson John Vujcich

Seconded: Cr Kelly Stratford

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
7.1 - Confirmation of Previous Minutes - Public Excluded	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
7.2 - Alteration of resolution 2026/6 from Te Koekoeā Committee Meeting held 16 June 2026	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
7.3 - Far North Holdings Limited - Board Appointment Update	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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Te Koekoeā Committee for Council Controlled Organisations Meeting
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7.4 - Far North Holdings Ltd - Statement of Intent	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(f)(i) - free and frank expression of opinions by or between or to members or officers or employees of any local authority s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

7 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

Kahika-Mayor Moko Tepania closed the meeting with karakia.

8 MEETING CLOSE

The meeting closed at 1:06PM.

The minutes of this meeting will be confirmed at the Te Koekoeā Committee for Council Controlled Organisations Meeting held on 13 October 2026.

.....
CHAIRPERSON

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
Minutes

**MINUTES OF FAR NORTH DISTRICT COUNCIL
ORDINARY TE KOUKOU COMMITTEE FOR TRANSPORT AND INFRASTRUCTURE MEETING
HELD AT THE COUNCIL CHAMBER, MEMORIAL AVE, KAIKOHE
ON WEDNESDAY, 19 AUGUST 2026 AT 10:05 AM**

PRESENT: Cr Felicity Foy, Cr Rachel Baucke, (Ex-officio Member) Kahika - Mayor Moko Tepania, Kohepū-Deputy Mayor Chicky Rudkin, Cr Ann Court, Cr Tāmāti Rākena, Cr John Vujcich, Cr Arohanui Allen

IN ATTENDANCE: Bay of Island – Whangaroa Community Board Chairperson Belinda Ward, External Advisor Vic Hensley

STAFF PRESENT: Tanya Proctor (Head of Infrastructure), Charlie Billington (GM Corporate Services), Jacine Warmington (GM Strategic Relationships), Guy Holroyd (CEO), Hilary Sumpter (GM Delivery and Operations), Emma Healy (Chief of Staff), Scott Smith (Manager-Waters), Michelle Rockell (Executive Projects Lead), Ken Lewis (Manager-Communications and Engagement), Matt Richardson (Transportation Network Manager), Mary Moore (Manager-Infrastructure Services), Aaron Taikato (GM Te Hono), Kim Hammond (Contracts Lead), Jodi Langbein (Contract Management Specialist), Margriet Veenstra (Manager-Property Information and Business Compliance), Shelley Wharton (Manager-Infrastructure Engineering), Simone Elsmore (Team Leader-Infrastructure Consenting), Ivan Ashby (Manager-Property and Facilities Management)

1 KARAKIA TIMATANGA / OPENING PRAYER

Cr Rachel Baucke commenced the meeting with a prayer.

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

2 APOLOGY

RESOLUTION 2026/39

Moved: Cr Felicity Foy

Seconded: Cr Rachel Baucke

That Te Koukou Committee for Transport and Infrastructure receive apology from Cr Hilda Halkyard-Harawira and grant leave of absence.

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

No deputations.

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Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
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4 TE WHAKAAETANGA O NGĀ MENETI O MUA / CONFIRMATION OF PREVIOUS MINUTES**4.1 CONFIRMATION OF PREVIOUS MINUTES**

Agenda item 4.1 document number A5762181, pages 8 - 9 refers

RESOLUTION 2026/40

Moved: Cr Rachel Baucke

Seconded: Kohepū - Deputy Mayor Chicky Rudkin

That Te Koukou Committee for Transport and Infrastructure confirm the minutes of the meeting held 15 July 2026 are true and correct.

Abstained: Cr John Vujcich

CARRIED

5 NGĀ PŪRONGO / REPORTS**5.1 KAITĀIA AND WHATUWHIWI WASTEWATER DESLUDGING UPDATE**

Agenda item 5.1 document number A5897418, pages 19 - 38 refers

RESOLUTION 2026/41

Moved: Cr Felicity Foy

Seconded: Cr John Vujcich

That Te Koukou Committee for Transport and Infrastructure:

- a) **Uplift Item 6.3 Kaitāia Wastewater Treatment Plant Desludging Programme Variation left to lie at the 15 July 2026 Te Koukou Committee meeting; and**
- b) **Endorse the prioritising of desludging Whatuwhiwi wastewater treatment plant ponds following an open market procurement process.**

CARRIED

5.2 ELECTION OF DEPUTY CHAIRPERSON

Agenda item 5.2 document number A5901706, pages 39 - 44 refers

RESOLUTION 2026/42

Moved: Cr Felicity Foy

Seconded: Cr Ann Court

That Te Koukou Committee for Transport and Infrastructure elect Cr Rachel Baucke as Deputy Chairperson for the remainder of the triennium (to October 2028), in accordance with Standing Orders.

CARRIED

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
Minutes

5.3 ANALYSIS OF OPTIONS FOR THE FUTURE USE OF THE CURRENT KAIKOHE LIBRARY BUILDING

Agenda item 5.3 document number A5816779, pages 45 - 88 refers

RESOLUTION 2026/43

Moved: Cr Felicity Foy

Seconded: Cr Rachel Baucke

That Te Koukou Committee for Transport and Infrastructure leave this item to lie for the period of 3 months while staff explore other options.

CARRIED

At 10:40am, Cr Tāmati Rākena left the meeting.

At 10:47am, Cr Tāmati Rākena returned to the meeting.

5.4 PACKAGING OF THE THREE WATERS PROGRAMME OF WORKS

Agenda item 5.4 document number A5901095, pages 90 - 94 refers

RESOLUTION 2026/44

Moved: Cr Felicity Foy

Seconded: Cr John Vujcich

That Te Koukou Committee for Transport and Infrastructure approves the package of works for \$2,582,500 from the FY26/27 budget to Far North Waters in accordance with the Water Services Alliance Agreement to enable the delivery of Council's Long Term Plan Capital programme.

CARRIED

At 11:07am, Kohepū - Deputy Mayor Chicky Rudkin left the meeting.

At 11:10am, Kohepū - Deputy Mayor Chicky Rudkin returned to the meeting.

5.5 CONTRACT 7/26/044 - COMMERCE STREET STORMWATER RENEWALS - RISK ALLOWANCE INCREASE APPROVAL

Agenda item 5.5 document number A5878928, pages 95 - 100 refers

RESOLUTION 2026/45

Moved: Cr John Vujcich

Seconded: Cr Felicity Foy

That Te Koukou Committee:

- a) **Approve an increased contract value for Contract 7/26/044 – Commerce Street Stormwater Pipe Renewals of \$260,000 (excluding GST), increasing the total approved risk value from \$225,300 to \$485,300 (excluding GST);**
- b) **Delegate authority to the Engineer to Contract to approve expenditure from the contract risk allowance, provided the total contract value remains within the approved budget and delegation limits.**

Against: Crs Ann Court and Tāmati Rākena

CARRIED

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
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At 11:27am, (Ex-officio Member) Kahika - Mayor Moko Tepania left the meeting.

At 11:30am, (Ex-officio Member) Kahika - Mayor Moko Tepania returned to the meeting.

At 11:39am, Kohepū - Deputy Mayor Chicky Rudkin left the meeting.

At 11:40am, Kohepū - Deputy Mayor Chicky Rudkin returned to the meeting.

5.6 WATER SERVICES FINANCIAL YEAR 2027 CONTRACT VALUE

Agenda item 5.6 document number A5906987, pages 106 - 111 refers

RESOLUTION 2026/46

Moved: Cr Felicity Foy

Seconded: Cr John Vujcich

That Te Koukou Committee receive this supplementary report and note the additional assurance and validation work undertaken since the FY27 Contract Value report was left to lie on the table.

CARRIED

6 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

6.1 INFRASTRUCTURE CONSENTING STATUS

Agenda item 6.1 document number A5793028, pages 112 - 118 refers

RESOLUTION 2026/47

Moved: Kohepū - Deputy Mayor Chicky Rudkin

Seconded: Cr Rachel Baucke

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure Consenting Status.

CARRIED

6.2 INFRASTRUCTURE - CAPITAL WORKS PROGRAMME UPDATE

Agenda item 6.2 document number A5846898, pages 119 - 121 refers

RESOLUTION 2026/48

Moved: Cr Felicity Foy

Seconded: Cr Arohanui Allen

That the Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure - Capital Works Programme Update.

CARRIED

At 1:28pm, Cr John Vujcich left the meeting.

At 1:31pm, Cr John Vujcich returned to the meeting.

At 1:32pm, (Ex-officio Member) Kahika - Mayor Moko Tepania left the meeting.

At 1:39pm, Kohepū-Deputy Mayor Chicky Rudkin left the meeting.

At 1:43pm, Kohepū-Deputy Mayor Chicky Rudkin returned to the meeting.

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
Minutes

6.3 INFRASTRUCTURE COMPLIANCE

Agenda item 6.3 document number A5852862, pages 129 - 132 refers

RESOLUTION 2026/49

Moved: Cr Rachel Baucke

Seconded: Cr Tāmati Rākena

That Te Koukou Committee for Transport and Infrastructure receive the report Infrastructure Compliance.

CARRIED

6.4 WATER SERVICES OPERATIONS MONTHLY REPORT

Agenda item 6.4 document number A5895094, pages 135 - 135 refers

RESOLUTION 2026/50

Moved: Cr Felicity Foy

Seconded: Cr Rachel Baucke

That Te Koukou Committee for Transport and Infrastructure receive the report Water Services Operations Monthly Report.

CARRIED

At 1:56pm, Kohepū-Deputy Mayor Chicky Rudkin left the meeting.

At 1:57pm, Kohepū-Deputy Mayor Chicky Rudkin returned to the meeting.

At 1:58pm, Cr Tāmati Rākena left the meeting.

At 2:00pm, Cr Tāmati Rākena returned to the meeting.

At 2:11pm, Cr Tāmati Rākena left the meeting.

At 2:28pm, Cr Tāmati Rākena returned to the meeting.

6.5 COMMUNITY FACILITIES MAINTENANCE SERVICES CONTRACT, CITYCARE PROPERTY LIMITED - JUNE 2026

Agenda item 6.7 document number A5877301, pages 147 - 154 refers

RESOLUTION 2026/51

Moved: Cr Ann Court

Seconded: Cr Tāmati Rākena

That the Te Koukou Committee for Transport and Infrastructure receive the report Community Facilities Maintenance Services Contract, Citycare Property Limited - June 2026

CARRIED

At 2:42pm, Cr Arohanui Allen left the meeting.

At 2:50 pm, Cr Arohanui Allen returned to the meeting.

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
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6.6 KAIKOHE IAF - PROGRESS UPDATE

Agenda item 6.5 document number A5896015, pages 140 - 143 refers

RESOLUTION 2026/52

Moved: Cr Tāmati Rākena

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That the Te Koukou Committee for Transport and Infrastructure receive the report Kaikohe IAF - progress update.

CARRIED

6.7 KAWAKAWA IAF - PROGRESS UPDATE

Agenda item 6.6 document number A5896052, pages 144 - 146 refers

RESOLUTION 2026/53

Moved: Cr Felicity Foy

Seconded: Cr John Vujcich

That the Te Koukou Committee for Transport and Infrastructure receive the report Kawakawa IAF - Progress Update.

CARRIED

At 3:08pm, Cr Rachel Baucke left the meeting.

At 3:09pm, Cr John Vujcich left the meeting.

6.8 TRANSPORTATION - OPERATIONS AND ROAD SAFETY UPDATE

Agenda item 6.8 document number A5898053, pages 155 - 158 refers

RESOLUTION 2026/54

Moved: Kohepū-Deputy Mayor Chicky Rudkin

Seconded: Cr Felicity Foy

That Te Koukou Committee for Transport and Infrastructure receive the report Transportation - Operations and Road Safety Update.

CARRIED

Secretarial Note: External Advisor, Vic Hensley gave a verbal update on Transport Capital Works.

UNCONFIRMED

Ordinary Te Koukou Committee for Transport and Infrastructure Meeting 19 August 2026
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6.9 MEETING CLOSED

RESOLUTION 2026/55

Moved: Cr Felicity Foy

Seconded: Kohepū-Deputy Mayor Chicky Rudkin

That the meeting of Te Koukou Committee for Transport and Infrastructure be closed and the remaining item, 7.1 – Confirmation of Previous Minutes – Public Excluded, be left to the September meeting.

CARRIED

7 MEETING CLOSE

The meeting closed at 3:24pm with karakia from Cr Tāmati Rākena.

The minutes of this meeting will be confirmed at the Ordinary Te Koukou Committee for Transport and Infrastructure Meeting held on 16 September 2026.

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CHAIRPERSON

UNCONFIRMED

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting 9 September 2026
Minutes

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

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

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

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

1 KARAKIA TIMATANGA / OPENING PRAYER

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

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

APOLOGY

RESOLUTION 2026/38

Moved: Chairperson Kelly Stratford

Seconded: Kohepū - Deputy Mayor Chicky Rudkin

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

CARRIED

3 NGĀ TONO KŌRERO / DEPUTATION

There were no deputations.

4 NGĀ KŌRERO A TE HEAMANA / CHAIRPERSON ANNOUNCEMENTS

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

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

UNCONFIRMED

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

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

5.1 CONFIRMATION OF PREVIOUS MINUTES

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

RESOLUTION 2026/39

Moved: Chairperson Kelly Stratford

Seconded: Kohepū - Deputy Mayor Chicky Rudkin

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

Abstained: Cr Davina Smolders

CARRIED

6 NGĀ PŪRONGO / REPORTS

6.1 LOCAL ALCOHOL POLICY - APPROVAL OF DRAFT FOR PUBLIC CONSULTATION

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

RESOLUTION 2026/40

Moved: Chairperson Kelly Stratford

Seconded: Cr Hilda Halkyard-Harawira

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

- Approve the proposed Draft Local Alcohol Policy in Attachment One for public consultation;**
- Approve the Statement of Proposal for a new Local Alcohol Policy in Attachment Two to be released for public consultation to meet the requirements of section 83 of the Local Government Act 2002;**
- Approve a minimum one-month period for making written submissions on the Statement of Proposal;**
- Delegate authority to the Chair of Te Kūkupa to decide on the date and arrangements for any oral presentation/s of submissions;**
- Direct Council staff to make all necessary logistical arrangements for submitters to be heard in person or online via Microsoft Teams;**
- Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Draft Local Alcohol Policy and attached supporting documents to correct errors or omissions prior to public release; and**

UNCONFIRMED

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting 9 September 2026
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g) Amend the policy to include marae as sensitive sites and ensure the questions are asked around places of worship and marae in consultation.

Against: Cr Davina Smolders

CARRIED

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

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

6.2 FNDC HOUSING STRATEGY - DRAFT FOR APPROVAL

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

RESOLUTION 2026/41

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Arohanui Allen

That Te Kūkupa recommend that Council:

- a) **adopt the *He Kāinga Mana Housing Strategy* at Attachment 1**
- b) **authorise the Chief Executive to make any necessary minor drafting amendments to the strategy document to correct errors or omissions.**

Against: Cr Davina Smolders

CARRIED

7 NGĀ PŪRONGO TAIPITOPITO / INFORMATION REPORTS

7.1 SPORT NORTHLAND REPORT 2025-2026

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

RESOLUTION 2026/42

Moved: Chairperson Kelly Stratford
Seconded: Deputy Chairperson Arohanui Allen

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

CARRIED

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

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

This item was deferred to the October meeting.

UNCONFIRMED

Ordinary Te Kūkupa Committee for Strategy, Policy and Regulation Meeting 9 September 2026
Minutes

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

8 MEETING CLOSE

The meeting closed at 11:30 am.

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

.....
CHAIRPERSON

7.2 COUNCIL OPEN RESOLUTIONS AND ACTIONS UPDATE - SEPTEMBER 2026**File Number: A5951793****Author: Imrie Dunn, Democracy Advisor****Authoriser: Aisha Huriwai, Manager - Democracy Services****TAKE PŪRONGO / PURPOSE OF THE REPORT**

To provide Council with an overview of outstanding open resolutions and action items arising from Council meetings.

WHAKARĀPOPOTO MATUA / EXECUTIVE SUMMARY

- Open resolutions are a mechanism to communicate progress against decisions/resolutions.
- Future reporting on open resolutions and actions will take place during monthly operational briefing meetings.

TŪTOHUNGA / RECOMMENDATION

That Council receive the report Council Open Resolutions and Actions Update September 2026.

1) TĀHUHU KŌRERO / BACKGROUND

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

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

2) MATAPAKI ME NGĀ KŌWHIRINGA / DISCUSSION AND OPTIONS

Group Managers will assist in recording and following up outstanding open resolutions and action points with staff where appropriate, and occasionally, may be in a position to provide a further verbal update at meetings following the printing of an agenda. Democracy Services staff will support the process by generating reports.

The outstanding tasks are often multi-facet projects that take longer to fully complete.

In the previous term updates were provided at formal meetings. To allow sufficient time and focus on decision making items, future reporting on open resolutions and actions will take place during monthly operational briefing meetings. These will be livestreamed, with updates provided by Group Managers.

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

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

ĀPITIHINGA / ATTACHMENTS

1. **Open Resolution Report September - A5960721** [↓](#)
2. **Council Outstanding Action Items - A5960710** [↓](#)

		Division: Committee: Council Officer:	Date From: Date To: Printed: Friday, 11 September 2026 9:39:28 AM
Action Sheets Report			
Meeting	Officer/Director	Section	Subject
Council 11/08/2022	Group Manager - Delivery and Operations Johnson, Kevin	Reports	Russell Landfill Options Report
RESOLUTION 2022/61 Moved: Deputy Mayor Ann Court Seconded: Cr Kelly Stratford That Council: a) approve in principle, the permanent closure of Russell Landfill (Option One). b) approve staff commence the resource consent application Northland Regional Council to close the Russell Landfill c) request staff bring back to Council the terms of the resource consent and investment required to close the landfill d) approve staff commence the community consultation process and report to Council the outcome of that consultation e) delegate to the Chief Executive, or his nominee, the negotiation, agreement and signing of contract variations with Northland Waste Ltd to provide on-going transport and disposal of waste from the Russell facility whilst Council progress the resource consent and consultation process. <u>In Favour:</u> Mayor John Carter, Deputy Mayor Ann Court, Crs David Clendon, Dave Collard, Felicity Foy, Mate Radich, Rachel Smith, Kelly Stratford, Moko Tepania and John Vujcich <u>Against:</u> Nil CARRIED			
03 Aug 2026 9:28am Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 03 Aug 2026 9:28am Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor 11 Aug 2026 9:58am Executive Assistant to Group Manager - Delivery & Operations Russell Landfill Closure Project Update, • Council adopted permanent closure of the Russell Landfill in 2022. The upper site continues to operate as a transfer station, and landfill discharges are managed under an interim resource consent until 2028, with ongoing monitoring and maintenance requirements., • Investigations completed since 2024 have informed the draft Assessment of Environmental Effects, which concludes that environmental effects are less than minor. The investigations also indicate that a targeted cap improvement approach may provide a more cost-effective closure solution than full engineered capping., • Ongoing due diligence, including site investigations and vegetation control, has improved understanding of site conditions, reduced project risk, and supports informed decision-making., • Next steps include completion of the final concept design and updated construction cost estimate, a community information session, and lodgement of the long-term closure consent application., Report is anticipated for November 2026 08 Sept 2026 10:17am Executive Assistant to Group Manager - Delivery & Operations Report is still anticipated for November 2026. No update at this time.			
Meeting	Officer/Director	Section	Subject

Action Sheets Report		Division: Committee: Council Officer:	Date From: Date To: Printed: Friday, 11 September 2026 9:39:28 AM
Council 24/08/2023	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Rangitoto Reserve, Mangonui
RESOLUTION 2023/98 Moved: Cr Hilda Halkyard-Harawira Seconded: Kōwhai - Deputy Mayor Kelly Stratford That Council: - approve the initiation of a public consultation process under Section 16 of the Reserves Act 1977 to classify Rangitoto Reserve (Allot 71 PSH of Mangonui East) as a Historic Reserve. - appoint Te Hiku Community Board to hear any submissions received in response to the consultation process and to make recommendations to the Council in respect of the reserve classification. - staff develop a Management Plan under s41 of the Reserves Act to eradicate the invasive wattle trees and moth plants. CARRIED <i>NOTE: Kahika/Mayor Tepania requests a briefing paper on how many reserves Council has, what their classifications are, how many have reserve management plans and how many can be sold.</i> 12 Sept 2023 11:24am Te Kuaka Committee Coordinator At the meeting held 24 August 2023 Council resolved to: a) approve the initiation of a public consultation process under Section 16 of the Reserves Act 1977 to classify Rangitoto Reserve (Allot 71 PSH of Mangonui East) as a Historic Reserve; b) appoint Te Hiku Community Board to hear any submissions received in response to the consultation process and to make recommendations to the Council in respect of the reserve classificatio; and c) staff develop a Management Plan under s41 of the Reserves Act to eradicate the invasive wattle trees and moth plants., This is a continued work in progress which will be monitored by staff. 08 Oct 2023 2:42pm Parks and Reserves Planner Work continuing on project plan. Initial public consultation will be from mid-January to avoid overlap with Summer holidays. 01 Nov 2023 11:57am Greenwood, Ellie Robin Rawson: Work continuing on project plan. 23 Nov 2023 1:46pm Parks and Reserves Planner Project plan complete and engagement plan drafted and circulated to project team. Cultural assessments are being worked on. 22 Jan 2024 10:54am Parks and Reserves Planner Project work continuing. Public consultation expected to start February. 22 Feb 2024 1:43pm Parks and Reserves Planner Consultation for classification of Rangitoto Reserve started 14 February and remains open until 14 March. This is on website, and stakeholders have also been advised. 26 Mar 2024 9:51am Parks and Reserves Planner Consultation for classification of Rangitoto Reserve has concluded with 12 submissions in support and 4 opposed. 2 submissions in support of the proposal wish to speak at a hearing to be organised. 24 Apr 2024 10:43am Parks and Reserves Planner Classification of the reserve will be considered at the May meeting of the Te Hiku Community Board. Further work on the reserve management plan will proceed when cultural values assessments have been received. 27 May 2024 12:35pm Parks and Reserves Planner Further to public consultation, Te Hiku Community Board resolved at the May meeting to recommend that Council classify Rangitoto Reserves as a Historic Reserve. A report will be taken to Council in July for a resolution under the Reserves Act to approve classification. , Further to a scope of works and quote, funding has been allocated for initial weed removal works to take place at Rangitoto Reserve this Winter. 24 Jun 2024 2:57pm Democracy Advisor An update will be provided to the August meeting. 18 Jul 2024 1:41pm Parks and Reserves Planner			

	Division: Committee: Council Officer:	Date From: Date To:
Action Sheets Report		Printed: Friday, 11 September 2026 9:39:28 AM
Preparation is being made for public consultation for the reserve management plan. It is expected that a one month consultation period will start in August. 27 Aug 2024 8:53am Parks and Reserves Planner A hapū reference group for the Rangitoto Reserve reserve management plan is being set up with the assistance of Te Hono staff. When consultation messages are agreed with the reference group public consultation will proceed. 09 Oct 2024 6:51pm Democracy Advisor Currently on hold awaiting a meeting with the hapū reference group and relevant staff. 22 Oct 2024 10:34am Parks and Reserves Planner The status of Rangitoto Reserves as a historic reserve was gazetted on 21 October. 04 Dec 2024 1:23pm Parks and Reserves Planner Discussions are continuing with hapu on representation on the hapu reference group. 23 Jan 2025 8:31am Parks and Reserves Planner The Working Group for the Rangitoto Historic Reserve reserve management plan has been established as a partnership between Ngāti Ruaiti, Matarahurahu, and Council, with a further agreement that all written communications will be circulated to Ngāti Kahu ki Whaingaroa. The initial focus is on messages to be included in the first round of public consultation. 24 Feb 2025 4:14pm Parks and Reserves Planner The Rangitoto Reserve reserve management plan working group are finalising messages for public consultation for the reserve management plan. The initial public consultation phase will take place in May to fit in with Communications staff resources and other consultations. 24 Mar 2025 9:04am Parks and Reserves Planner Consultation messages for public consultation have been agreed by the working group, and staff are preparing for consultation to start at the beginning of May. 29 Apr 2025 10:43am Parks and Reserves Planner The request for comments to inform the reserve management plan has been advertised and will be live on the website on Friday 2 May. 15 May 2025 4:36pm Parks and Reserves Planner A consultation portal is open on the website until 2 June for comments to inform the draft reserve management plan. Letters or emails have also been sent to neighbours, DOC and HNZPT. 12 Jun 2025 1:23pm Executive Assistant to Group Manager Corporate Services - Reallocation Action reassigned to Head of Strategic Reform Initiatives by Executive Assistant to Group Manager Corporate Services - Reallocated to GM as requested 23 Jun 2025 9:33am Head of Strategic Reform Initiatives Public consultation for the reserve management plan closed on 2 June, and 31 submissions were received. The Rangitoto Reserve - Reserve Management Plan Working Group are now considering the submission information, and a working group meeting is being planned. 08 Jul 2025 9:39am Executive Assistant to Group Manager - Planning & Policy The Rangitoto Reserve - Reserve Management Plan Working Group are now considering the submission information, and a working group meeting is being planned. 08 Aug 2025 11:41am Executive Assistant to Group Manager - Planning & Policy Currently on hold awaiting a meeting with the hapū reference group and relevant staff. 03 Sept 2025 10:46am Executive Assistant to Group Manager - Planning & Policy The working group for the reserve management plan will be reinstated in September after a new representative from Ngāti Ruaiti has been decided at a Waiaua Marae Meeting to be held on the 13th of September. 17 Oct 2025 1:23pm Executive Assistant to Group Manager - Planning & Policy Reinstatement of working group is pending confirmation of Waiaua Marae representative. A local Archaeologist has been contracted to undertake site mapping with initial site visit to be undertaken with representative from Matarahurahu Hapū. 10 Nov 2025 2:37pm Executive Assistant to Group Manager - Planning & Policy Staff have been able to reconvene the working group, necessary to progress development of the draft RMP, with a site visit scheduled for week commencing 28 October. 01 Dec 2025 10:17am Executive Assistant to Group Manager - Planning & Policy Staff are having hui with the working group and obtaining specific site survey data to support this stage of developing the draft RMP. 14 Jan 2026 11:46am Executive Assistant to Group Manager - Planning & Policy A Lidar survey of Rangitoto Reserve has been completed and a draft archaeological management plan has been prepared by a consultant Archaeologist. Recommended management options will be considered by Hapū representatives and staff and included in the reserve management plan being drafted. 06 Mar 2026 9:37am Executive Assistant to Group Manager - Planning & Policy Staff are continuing to develop the draft RMP. 26 Mar 2026 10:56am Democracy Advisor - Reallocation Action reassigned to Wooster, Tammy by Democracy Advisor - Acting GM		

Action Sheets Report	Division: Committee: Council Officer:	Date From: Date To: Printed: Friday, 11 September 2026 9:39:28 AM
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17 Apr 2026 8:57pm Executive Assistant to Group Manager - Planning & Policy
 Draft RMP currently with mana whenua for comment, once received the draft RMP will be reported to the THCB for endorsement to take out for public consultation.

22 May 2026 1:52pm Democracy Advisor - Reallocation
 Action reassigned to Ivicheva, Kate by Democracy Advisor

28 May 2026 12:17pm Executive Assistant to Group Manager - Planning & Policy
 A report is being written to the 29 June meeting of Te Hiku Community Board for public consultation on the draft reserve management plan.

25 Jun 2026 1:12pm Executive Assistant to Group Manager - Planning & Policy
 Report will be taken to the 03 August meeting to approve the draft reserve management plan for Rangitoto Reserve for public consultation.

20 Jul 2026 2:12pm Executive Assistant to Group Manager - Planning & Policy
 Report to approve public consultation on the draft Rangitoto Reserve Management Plan is included in agenda for the 3 August meeting.

10 Aug 2026 9:06am Executive Assistant to Group Manager - Planning & Policy
 THCB approved public consultation on the draft RMP, consultation is currently being planned to commence in September.

01 Sept 2026 1:03pm Executive Assistant to Group Manager - Planning & Policy
 Ongoing planning for consultation which is expected to start mid-September.

Meeting	Officer/Director	Section	Subject
Council 8/02/2024	Group Manager - Delivery and Operations Johnson, Kevin	Reports	New Ground Lease to Playcentre Aotearoa - Russell Playcentre over 12 Church Street, Russell
RESOLUTION 2024/12			
Moved: Kōwhai - Deputy Mayor Kelly Stratford			
Seconded: Cr Tāmāti Rākena			
That Council:			
a) grant a new ground lease to Playcentre Aotearoa over the Local Purpose (Playcentre) Reserve being approximately 736 square meters of Lot 6 DP 7147, 12 Church Street, Russell, held in New Zealand Gazette 1984 page 3528 and vested in Far North District Council as Local Purpose Reserve. The terms of the lease shall be: 30 years (10+10+10) - Rental: as per FNDC Fees and Charges schedule for a community lease. \$118 plus GST for 2023/2024 and reviewed annually in conjunction with the FNDC Fees and Charges schedule. b) with further conditions negotiated and agreed upon by the Group Manager Delivery and Operations, and Playcentre Aotearoa.			

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Action Sheets Report		
23 Apr 2024 2:20pm Beresford, Fleur New Lease is with Playcentre for review. 27 May 2024 12:49pm Beresford, Fleur Lease still with Playcentre for review - followed up by FNDC Staff on 15th May 2024 24 Jun 2024 3:09pm Steen, Tania Lease still with Playcentre as at 24th June 24 23 Jul 2024 2:28pm Democracy Advisor Lease still with playcentre for review. 20 Aug 2024 3:04pm Executive Projects Lead As above, no chages since previous update 03 Oct 2024 1:04pm Democracy Advisor As above, no changes 30 Oct 2024 11:20am Executive Projects Lead Disputes in regard to building ownership, sitting with legal to clarify 02 Dec 2024 11:59am Executive Projects Lead Sitting now with the tenant to sign lease 24 Jan 2025 9:24am Executive Projects Lead Tenant does not want to take ownership of the building. Discussions with legal have produced 3options: FNDC carry out a building condition assessment and either; 1. dismantle the draft lease and negotiate a new commercial lease on commercial terms (to cover cost of the building) , 2. tenant decides they do not want to enter into a new lease and we work towards other optiosn of use for the building and or green space, 3. tenant decides to take over ownership of the building and we continue with existing negotiations., , Currently sitting with the tenant to decide before we take further action 24 Feb 2025 4:19pm Executive Projects Lead Have requested update from tenant, no reply as of yet 21 Mar 2025 1:34pm Executive Projects Lead As above, no changes 28 Apr 2025 12:55pm Executive Projects Lead Reply from tenant is that key personnel are on leave and unfortunately have not been able to determine an outcome yet. 16 May 2025 9:01am Democracy Advisor - Reallocation Executive Projects Lead: clarifying with legal services if ownership of building is to revert to FNDC as per expired lease held my Mid Northland Playcentre Association., Action reassigned to Taylor, Brooke by Democracy Advisor 16 Jun 2025 12:08pm Manager - Democracy Servicces - Reallocation Action reassigned to Garcia, Ruben by Manager - Democracy Servicces - reassigning - this is an outstanding task that was sitting with Brooke Taylor. 24 Jun 2025 12:01pm Executive Assistant to Group Manager - Delivery & Operations Currently in negotiations on the next steps for this project between playcentre legal and FNDC legal who have been assisting with the communications. , We are likely to be bringing this to the community board in the coming months once we have investigated the best outcome for the community and have a better understanding from playcentre NZ 18 Jul 2025 12:14pm Executive Assistant to Group Manager - Delivery & Operations We have been in discussions with tenants' legal team who are still to decide on what the playcentre board would like to do regarding the lease and/or ownership of the building. To date, they have not had a response from their board on the outcome for next steps. Once this is received, we will progress in the appropriate direction to get this resolved. 29 Jan 2026 1:54pm Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor 19 Feb 2026 11:49am Executive Assistant to Group Manager - Delivery & Operations We have contacted Playcentre Aotearoa's solicitor at Zone Law and advised them of an indicative timeframe for providing a substantive response to the draft lease. Playcentre has agreed to take ownership of the building and we're currently negotiating the lease. 11 May 2026 8:49am Executive Assistant to Group Manager - Delivery & Operations Discussions with Playcentre Aotearoa and their solicitor at Zone Law remain ongoing regarding the draft lease and transfer of building ownership. Progress on this matter has been delayed due to current team capacity , constraints. This matter remains a priority and will be progressed within the next fortnight. 03 Jul 2026 8:32am Executive Assistant to Group Manager - Delivery & Operations Discussions with Playcentre Aotearoa and its solicitor at Zone Law remain ongoing regarding the draft lease and the transfer of building ownership. Progress on this matter has been slower than anticipated due to		

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current resourcing and capacity constraints.

06 Aug 2026 9:16am Executive Assistant to Group Manager - Delivery & Operations
Discussions with Playcentre Aotearoa and its solicitor at Zone Law remain ongoing regarding the draft lease and the transfer of building ownership. Progress on this matter has been slower than anticipated due to current capacity constraints.

Meeting	Officer/Director	Section	Subject
Council 14/03/2024	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Options Analysis for Financial Contributions
RESOLUTION 2024/19 Moved: Cr Felicity Foy Seconded: Kōwhai - Deputy Mayor Kelly Stratford That Council approve the development of a draft financial contributions chapter. CARRIED			
26 Mar 2024 10:08am Hopkins, Nadine Work progressing to develop a chapter on financial contributions. Elected member working to occur as part of that development on 27 March.			
23 Apr 2024 4:05pm Hopkins, Nadine Work continuing with developing a chapter on financial contributions and associated s32 evaluation. Workshop in May 2024 with Te Kuaka to advise of the work occurring on the chapter and to discuss exemptions.			
28 May 2024 2:27pm Beresford, Fleur - Reallocation Action reassigned to Wooster, Tammy by Beresford, Fleur - Reallocated by Nadine Hopkins			
30 May 2024 1:16pm Wooster, Tammy work is still underway to complete a draft chapter for a further district plan change to include FC			
01 Oct 2024 9:59am Wooster, Tammy Elected Members via a briefing paper have been advised that staff recommend financial contributions are introduced after Council decisions on the Proposed District Plan. This has also been advised in the CEO Quarterly update. Work is still progressing on the development of a chapter.			
06 Nov 2024 7:07pm Wooster, Tammy work is proceeding on creating a draft chapter, but wanting to also see what direction is being provided from elected members on the DC policy work to ensure integration and non duplication of work			
29 Jan 2025 3:38pm Wooster, Tammy Working with the Development Contributions team to ensure we are not conflicting. Awaiting some direction from that project team			
13 Mar 2025 8:59am Wooster, Tammy Working with the Development Contributions project team to ensure we are looking at the interdependences and creating a framework that works together			
23 Apr 2025 4:06pm Wooster, Tammy Working with the Development Contributions project team to ensure we are looking at the interdependences and creating a framework that works together			
16 May 2025 5:00pm Wooster, Tammy Collaborating with the Development Contributions project team to ensure interdependencies are thoroughly considered and that we are developing a complementary framework. Work still in progress			
16 Jun 2025 12:03pm Manager - Democracy Services - Reallocation Action reassigned to Head of Strategic Reform Initiatives by Manager - Democracy Services - reassigning - this is an outstanding task that was sitting with Tammy Wooster.			
23 Jun 2025 8:46am Head of Strategic Reform Initiatives The introduction of Financial Contributions will be via a Council initiated plan change post the adoption of the Proposed District Plan. A decision from Council on PDP is due in May 2026. This will come after Development Contributions with a draft of the DC policy due to the August 2025 Council meeting.			

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11 Jul 2025 4:43pm Executive Assistant to Group Manager - Planning & Policy Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the outcome of the August council meeting where a decision will be made on the draft DC Policy.
12 Aug 2025 9:41am Executive Assistant to Group Manager - Planning & Policy Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the outcome of the public consultation of the draft Development Contributions Framework.
08 Sept 2025 3:56pm Executive Assistant to Group Manager - Planning & Policy Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the outcome of Council decision on the draft Development Contributions Framework. This decision should occur at the September Council meeting.
13 Nov 2025 7:56am Executive Assistant to Group Manager - Planning & Policy The resolution passed by Council when adopting Utu Whakawhanake Development Contributions Policy at the 7 October 2025 Council meeting, included a clause that stated that the Chief Executive explore including parks and reserves, libraries, sportsfields and public toilets in the Utu Whakawhanake Development Contributions Policy and report back to Council in June 2026 on options. Relevant staff from the planning and policy group are working together on this matter to determine what impact the adoption of the DC policy and the resolution has on proceeding with a financial contributions plan change.
01 Dec 2025 10:15am Executive Assistant to Group Manager - Planning & Policy Status unchanged – we remain working with the Development Contributions team to determine what impact the adoption of the DC policy and the resolution has on proceeding with a financial contributions plan change.
15 Jan 2026 3:55pm Executive Assistant to Group Manager - Planning & Policy The government through its RMA reform bill has removed the ability to introduce financial contributions into a district plan. An update on the bill implications, and what it will mean for this requested piece of work will be provided to Council at the workshop on January 28th.
13 Mar 2026 9:09am Executive Assistant to Group Manager - Planning & Policy A workshop on Council's submission on the RMA reforms was held in January 2026. Staff are keeping a watching brief on the reform bills as they progress through parliament to become law. Council will be updated as new information becomes available. At this stage it is going through the select committee process and selected submissions are being heard.
26 Mar 2026 10:57am Democracy Advisor - Reallocation Action reassigned to Wooster, Tammy by Democracy Advisor - Acting GM
17 Apr 2026 9:05pm Executive Assistant to Group Manager - Planning & Policy Staff are keeping a watching brief on the reform bills as they progress through parliament to become law. Council will be updated as new information becomes available.
22 May 2026 1:52pm Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor
02 Jun 2026 1:15pm Executive Assistant to Group Manager - Planning & Policy Staff are keeping a watching brief on the reform bills as they progress through parliament to become law. Council will be updated as new information becomes available.
06 Jul 2026 9:51am Executive Assistant to Group Manager - Planning & Policy Staff are keeping a watching brief on the reform bills as they progress through parliament to become law. The Select Committee report has been delayed till 20 July. Council will be updated as new information becomes available.
10 Aug 2026 8:26am Executive Assistant to Group Manager - Planning & Policy It is anticipated that the Bill will be passed in either August or September. An update will be provided in due course.
08 Sept 2026 10:47am Executive Assistant to Group Manager - Planning & Policy It is anticipated that the Bill will be passed in September. At this stage it appears financial contributions will not be included in the legislation. An update will be provided post enactment of the legislation.

Meeting	Officer/Director	Section	Subject
Council 13/06/2024	Proctor, Tanya Proctor, Tanya	New Item	ALTERNATIVE MOTION
ORIGINAL MOTION			
That Council:			
c10) approve the line item designated to "Upgrade main to Heritage bypass" in water supply targeted rate be reclassified to Turner Centre Stormwater YR 1-			

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1,000,000 YR 2 5,905,654 and YR 3 5,232,500. ALTERNATE MOTION Moved: Cr Penetaui Kleskovic Seconded: Cr Tāmati Rākena That Council: c10) approve the line item designated to “Upgrade main to Heritage bypass” in water supply targeted rate be reclassified to Turner Centre Stormwater YR 1 1,000,000 YR 2 5,905,654 and YR3 5,232,500 allocation of YR3 be reclassified to Roading specifically for Pawarenga, Motuti, Whangape, Wainui, and Panguru Slips. <u>In Favour:</u> Crs Penetaui Kleskovic and Mate Radich <u>Against:</u> Crs Moko Tepania, Kelly Stratford, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Babe Kapa, Steve McNally, Tāmati Rākena and John Vujcich LOST 2/9 RESOLUTION 2024/93 Moved: Kōwhai - Deputy Mayor Kelly Stratford Seconded: Kahika - Mayor Moko Tepania That Council: c10) request CEO to provide a report to Te Koukou- Transport and Infrastructure Committee to update Elected Members on the stormwater project called “ Turner Centre sub-catchment and Upgrade to Heritage Bypass, Kerikeri Water” for decision on capital investment. CARRIED 05 Jul 2024 4:34pm Democracy Advisor - Reallocation Action reassigned to Chief of Staff by Democracy Advisor 29 Jul 2024 12:07pm Democracy Advisor - Reallocation Action reassigned to Proctor, Tanya by Democracy Advisor 03 Sept 2024 1:43pm Bullen, Maria - Reallocation Action reassigned to Stacey, Elizabeth by Bullen, Maria 29 Apr 2025 11:50am Democracy Advisor The new Waters Manager will provide an update to the June Council meeting. 30 Apr 2025 2:46pm Democracy Advisor - Reallocation Action reassigned to Smith, Scott by Democracy Advisor 16 May 2025 11:40am Democracy Advisor - Reallocation		

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Action reassigned to Proctor, Tanya by Democracy Advisor

03 Jun 2025 9:24am Beresford, Fleur

Tanya Proctor: Initial design received. Work will continue on design and this matter will need to move into Local Waters Done Well (LWDW).

01 Jul 2025 10:14am Beresford, Fleur

Tanya Proctor: Original budget for engineering work done as part of LWDW was initially to increase pipe capacity. However this work has revealed that the Plant itself is in need of upgrading. Consideration is being given to which work should be given the higher priority.

21 Aug 2025 2:42pm Beresford, Fleur

Tanya Proctor: Status Quo

Meeting	Officer/Director	Section	Subject
Council 13/02/2025	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Initiation of public consultation on disposal of sections of Kerikeri reserve
RESOLUTION 2025/5			
Moved: Kōwhai - Deputy Mayor Kelly Stratford			
Seconded: Cr Tāmāti Rākena			
That Council:			
a) approve the initiation of a public consultation process under Section 24 of the Reserves Act 1977 to revoke small parts of Recreation Reserve (Lot 10 DP 62588 – owned by the Far North District Council) underlying an existing retaining wall owned by Woolworths Ltd;			
b) appoint Bay of Islands-Whangaroa Community Board to hear any submissions received in response to the consultation processes and to make recommendations to the Council in respect of the reserve classification and revocation.			
CARRIED			
28 Feb 2025 11:10am Parks and Reserves Planner			
The applicant is preparing an application for a licence to occupy and proceeding with further engineering detailing.			
25 Mar 2025 8:49am Parks and Reserves Planner			
A licence to occupy has been received and is being processed by Council staff. The applicant advises that once this is finalised they will seek resource consent including a boundary adjustment and building consent.			
30 Apr 2025 10:32am Parks and Reserves Planner			
Licence to occupy in progress, application for reserve revocation not yet received			
15 May 2025 4:40pm Parks and Reserves Planner			
Draft agreement for licence to occupy has been prepared and is expected to be signed by end of May. Easement application has not been received yet.			
16 Jun 2025 12:09pm Manager - Democracy Services - Reallocation			
Action reassigned to Head of Strategic Reform Initiatives by Manager - Democracy Services - reassigning - this is an outstanding task that was sitting with Robin Rawson.			
24 Jun 2025 9:37am Executive Assistant to Group Manager - Planning & Policy			
Easement application has not been received yet.			
08 Jul 2025 9:28am Executive Assistant to Group Manager - Planning & Policy			
Easement application has not been received yet. Legal Services and the Applicant are still discussing details of the LTO.			
08 Aug 2025 11:41am Executive Assistant to Group Manager - Planning & Policy			
Easement application has not been received yet. Legal Services and the Applicant are still discussing details of the LTO.			
03 Sept 2025 10:40am Executive Assistant to Group Manager - Planning & Policy			

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Easement application has not been received yet. 17 Oct 2025 1:24pm Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 10 Nov 2025 2:38pm Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 01 Dec 2025 10:18am Executive Assistant to Group Manager - Planning & Policy Status unchanged from most recent update. 14 Jan 2026 11:51am Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 06 Mar 2026 9:46am Executive Assistant to Group Manager - Planning & Policy No change from last update 26 Mar 2026 10:58am Democracy Advisor - Reallocation Action reassigned to Wooster, Tammy by Democracy Advisor - Acting GM 17 Apr 2026 8:53pm Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 22 May 2026 1:53pm Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 28 May 2026 12:21pm Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 25 Jun 2026 1:10pm Executive Assistant to Group Manager - Planning & Policy Easement application has not been received yet. 20 Jul 2026 2:14pm Executive Assistant to Group Manager - Planning & Policy In discussions with Planning Agent for Applicant 16/7. It is understood that construction drawings are nearing completion. Recommended to agent that application for reserve revocation be applied for soon so that public consultation can be done to meet Reserves Act requirements for reserve revocation. 10 Aug 2026 9:08am Executive Assistant to Group Manager - Planning & Policy Applicant advises information suitable for public consultation will be available this week. 01 Sept 2026 1:04pm Executive Assistant to Group Manager - Planning & Policy Preparation for consultation of plans which is expected to start October.		

Meeting	Officer/Director	Section	Subject
Council 13/02/2025	Group Manager - Delivery and Operations Johnson, Kevin	Reports	Initiation of public consultation on the granting of a ground lease over 36 Recreation Road, Kaikohe - Sportsville
RESOLUTION 2025/4 Moved: Cr John Vujcich Seconded: Kōwhai - Deputy Mayor Kelly Stratford That Council: a) commence the public consultation process on the granting of a new ground lease to Kaikohe & Districts Sportsville Incorporated (over approximately 485.7m2 of land being Lot 31 DP 10045 and 7,067.5m2 of land being part Lot 3 DP 22327) vested in Far North District Council as recreation reserve, located at 36 Recreation Road, Kaikohe.			

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The terms of the proposed lease shall be:

Term: 30 years (10+10+10) – allowed for under the Reserves Act 1977

Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule.

- b) **appoint the Kaikohe-Hokianga Community Board to hear any submissions received in response to the consultation process and to make recommendations to Council.**
 - c) **grant an immediate Licence to Occupy to Kaikohe & District Sportsville Incorporated to enable them to function in their management role.**
- CARRIED**

24 Feb 2025 4:20pm Executive Projects Lead

Public consultation approved, working with engagement team to progress. Team are drafting LTO as per Council resolution

07 Mar 2025 12:55pm Executive Projects Lead

LTO sent to Sportsville for their review

24 Mar 2025 8:34am Executive Projects Lead

Public consultation to go live on 4 April for 4 weeks

30 Apr 2025 2:45pm Executive Projects Lead

Public consultation closing tomorrow 1 May

16 May 2025 9:01am Democracy Advisor - Reallocation

Executive Projects Lead : Public Consultation completed and report will be presented to the Kaikohe-Hokianga Community Board in July, Action reassigned to Taylor, Brooke by Democracy Advisor

16 Jun 2025 12:08pm Manager - Democracy Services - Reallocation

Action reassigned to Garcia, Ruben by Manager - Democracy Services - reassigning - this is an outstanding task that was sitting with Brooke Taylor.

03 Jul 2025 8:20am Executive Assistant to Group Manager - Delivery & Operations

Report will be presented at the Kaikohe-Hokianga Community Board meeting set for 11 July 2025

18 Jul 2025 12:12pm Executive Assistant to Group Manager - Delivery & Operations

This report is being tabled at the Kaikohe-Hokianga Community Board meeting – 8 August 2025

29 Jan 2026 1:55pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor

19 Feb 2026 1:53pm Executive Assistant to Group Manager - Delivery & Operations

The draft lease is currently with our legal team for review. We expect to receive the finalised version shortly, at which point it will be forwarded on to Kohukohu Bowling Club Incorporated for their consideration.

11 May 2026 8:44am Executive Assistant to Group Manager - Delivery & Operations

Property Management and Technical Operations met with the Board of Kaikohe & Districts Sportsville Incorporated on the 6th May, we're currently negotiating the Lease and Reserve Management Plan. , We'll be meeting with again on the 13th May. Anticipate having it signed by the end of May.

03 Jul 2026 8:35am Executive Assistant to Group Manager - Delivery & Operations

Property Management and Technical Operations have been meeting with the Board of Kaikohe & Districts Sportsville Incorporated, we're currently negotiating the Lease and Reserve Management Plan, we'll be meeting with again on the 08 July. Anticipate having it signed by the end of the month.

06 Aug 2026 9:15am Executive Assistant to Group Manager - Delivery & Operations

Property Management and Technical Operations met with the Board of Kaikohe & Districts Sportsville Incorporated on the 05 August, following negotiations, a final draft of the lease will be sent to them by next week for signing. Maintenance had been a point of discussion. The Board have also provided the missing annual returns for the last three years for submission.

Meeting	Officer/Director	Section	Subject
Council 10/04/2025	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Application for Easement Over a Russell Esplanade Reserve

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RESOLUTION 2025/35 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Ann Court That Council as the administering body of the Local Purpose (Esplanade) Reserve, Lot 5 DP 79476, (without title) and pursuant to its powers under section 48(1) Reserves Act 1977: determine under section 48(3) Reserves Act 1977 that public notice is not required as the reserve will not be materially altered, and public use and access is not affected; and approve the granting of a stormwater drainage easement (shown as B on Plan 24495) over the local purpose reserve, subject to it: meeting Reserves Act 1977 requirements, at no cost to Council having a condition imposed that requires the applicant to use materials and design that protect the amenity values of the beach area. CARRIED 30 Apr 2025 10:33am Parks and Reserves Planner Processing waiting on clarification of fees payable 19 May 2025 11:05am Parks and Reserves Planner Legal Services are now preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 16 Jun 2025 12:09pm Manager - Democracy Services - Reallocation Action reassigned to Head of Strategic Reform Initiatives by Manager - Democracy Services - reassigning - this is an outstanding task that was sitting with Robin Rawson. 24 Jun 2025 12:45pm Executive Assistant to Group Manager - Planning & Policy The easement agreement between the parties has been drafted, it is in the queue for peer review. Once reviewed it will be issued to the customer for consideration and signature. 08 Jul 2025 9:25am Executive Assistant to Group Manager - Planning & Policy Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged. 08 Aug 2025 11:40am Executive Assistant to Group Manager - Planning & Policy Legal Services are expecting to complete agreement for easement in August. 03 Sept 2025 10:43am Executive Assistant to Group Manager - Planning & Policy A draft agreement has been sent to the applicant to review. 17 Oct 2025 1:25pm Executive Assistant to Group Manager - Planning & Policy Waiting on Applicant's approval / agreement of or comments on easement documentation. 10 Nov 2025 2:51pm Executive Assistant to Group Manager - Planning & Policy Waiting on Applicant's approval / agreement of or comments on easement documentation. 01 Dec 2025 10:19am Executive Assistant to Group Manager - Planning & Policy Status unchanged from most recent update. 14 Jan 2026 11:53am Executive Assistant to Group Manager - Planning & Policy Awaiting confirmation that the applicant has paid the invoice required in order for staff to progress the easement. 06 Mar 2026 9:40am Executive Assistant to Group Manager - Planning & Policy No change from last update. 26 Mar 2026 10:58am Democracy Advisor - Reallocation Action reassigned to Wooster, Tammy by Democracy Advisor - Acting GM		

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20 Apr 2026 10:27am Executive Assistant to Group Manager - Planning & Policy

This matter is sitting with applicant.

22 May 2026 1:54pm Democracy Advisor - Reallocation

Action reassigned to Ivicheva, Kate by Democracy Advisor

28 May 2026 12:21pm Executive Assistant to Group Manager - Planning & Policy

The agent has advised that the easement location is being reconsidered further to redesign following recent storm damage, and will update Council when design is complete.

25 Jun 2026 1:11pm Executive Assistant to Group Manager - Planning & Policy

Amended application has not been received yet.

20 Jul 2026 2:13pm Executive Assistant to Group Manager - Planning & Policy

Amended application has not been received yet.

10 Aug 2026 9:08am Executive Assistant to Group Manager - Planning & Policy

Amended application has not been received by Council yet.

01 Sept 2026 1:04pm Executive Assistant to Group Manager - Planning & Policy

Agent advises work on amended application not yet finished, amended application will be sent in when complete.

Meeting	Officer/Director	Section	Subject
Council 10/04/2025	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Application for Easement Over Waipapa Esplanade Reserve
RESOLUTION 2025/38 Moved: Cr Ann Court Seconded: Kōwhai - Deputy Mayor Kelly Stratford That Council as the administering body of the Local Purpose (Esplanade) Reserve, Lot 3 DP 376253, (held in CFR 318792) and pursuant to its powers under section 48(1) Reserves Act 1977: determine under section 48(3) Reserves Act 1977 that public notice is not required as the reserve will not be materially altered, and public use and access is not affected; and approve the granting of a stormwater drainage easement (shown as A on LT Plan 605935) over the local purpose reserve, subject to it: meeting Reserves Act 1977 requirements, at no cost to Council including a condition that requires the landowner benefiting from the easement to provide at their costs an access structure over the drain, if the reserve becomes part of an accessible network. CARRIED			
30 Apr 2025 10:34am Parks and Reserves Planner Processing of easement waiting on clarification of fees payable			
15 May 2025 4:41pm Parks and Reserves Planner Legal Services are now preparing an agreement that covers the preparation of the easement including the process and fees to be charged.			
16 Jun 2025 12:09pm Manager - Democracy Services - Reallocation			

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Action reassigned to Head of Strategic Reform Initiatives by Manager - Democracy Services - reassigning - this is an outstanding task that was sitting with Robin Rawson.

24 Jun 2025 9:42am Executive Assistant to Group Manager - Planning & Policy
Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged.

08 Jul 2025 9:25am Executive Assistant to Group Manager - Planning & Policy
Legal Services are preparing an agreement that covers the preparation of the easement including the process and fees to be charged.

08 Aug 2025 11:42am Executive Assistant to Group Manager - Planning & Policy
Legal Services are expecting to complete agreement for easement in August.

05 Sept 2025 5:13pm Executive Assistant to Group Manager - Planning & Policy
A draft easement agreement has been forwarded to the applicant for consideration.

17 Oct 2025 1:24pm Executive Assistant to Group Manager - Planning & Policy
Easement documentation has now been agreed between Council and Applicant.

13 Nov 2025 8:05am Executive Assistant to Group Manager - Planning & Policy
Easement documentation has now been agreed between Council and Applicant.

01 Dec 2025 10:18am Executive Assistant to Group Manager - Planning & Policy
Status unchanged from most recent update.

14 Jan 2026 11:54am Executive Assistant to Group Manager - Planning & Policy
Easement application has not been received yet.

06 Mar 2026 9:40am Executive Assistant to Group Manager - Planning & Policy
No change from last update.

26 Mar 2026 10:58am Democracy Advisor - Reallocation
Action reassigned to Wooster, Tammy by Democracy Advisor - Acting GM

17 Apr 2026 8:52pm Executive Assistant to Group Manager - Planning & Policy
Easement application has not been received yet.

22 May 2026 1:53pm Democracy Advisor - Reallocation
Action reassigned to Ivicheva, Kate by Democracy Advisor

28 May 2026 12:22pm Executive Assistant to Group Manager - Planning & Policy
Fees on this easement application have been paid, and legal services are progressing the easement documentation for execution.

25 Jun 2026 1:13pm Executive Assistant to Group Manager - Planning & Policy
The applicant and Council's Legal Services are progressing the easement documentation.

20 Jul 2026 2:13pm Executive Assistant to Group Manager - Planning & Policy
The application has now been progressed to Council signature to allow registration of the agreed easement.

10 Aug 2026 9:07am Executive Assistant to Group Manager - Planning & Policy
Authorised documents are now with the Applicant for registration, and Council's role in this easement application is now finished. No further progress updates to be provided going forward.

01 Sept 2026 1:05pm Executive Assistant to Group Manager - Planning & Policy
Applicant provided new title and other details in August showing that Easement Instrument13647834.(drainage) was registered on the title in July. Easement process now complete, no further updates to be provided.

Meeting	Officer/Director	Section	Subject
Council 31/07/2025	Chief of Staff Holroyd, Guy	Reports	Housing for the Elderly Review of Rent Settings and Options for Public Consultation

RESOLUTION 2025/92

Moved: Kōwhai - Deputy Mayor Kelly Stratford

Seconded: Cr Ann Court

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That Council:

- a) **Adopt the Proposal in Attachment 3 to be released for public consultation to meet the requirements of section 82 of the Local Government Act 2002.**
- b) **Approve that the period for making written submissions on the proposal will be a minimum of 4 weeks.**
- c) **Delegate authority to the Mayor to decide on the date of oral presentation/s of submissions.**
- d) **Authorise the Chief Executive to make any necessary minor drafting or presentation amendments to the Proposal to correct errors or omissions, or to reflect the decisions made by the Council prior to final publication and public release.**

CARRIED

04 Aug 2025 5:07pm Manager - Democracy Services - Reallocation

Action reassigned to Chief of Staff by Manager - Democracy Services

21 Aug 2025 4:48pm Executive Assistant to Group Manager Corporate Services

Hopkins, Nadine: Consultation documents being amended as per discussion at council meeting, with an update on timelines to be provided to elected members this month.

04 Sept 2025 12:32pm Chief of Staff

Review of rental settings underway. Briefing on this and the work programme to occur with the incoming Council.

19 Nov 2025 4:48pm Executive Assistant to Group Manager Corporate Services

Briefing session for incoming Council scheduled for November, with paper to Council anticipated in December

13 Aug 2026 9:35am Chief of Staff

As of 1 April 2026, the new rent settings have been implemented for all new and existing Housing for the Elderly tenants. The Housing for the Elderly Policies and Information 2010 was updated in December 2025."

Meeting	Officer/Director	Section	Subject
Council 31/07/2025	Group Manager - Strategic Relationships Group Manager - Strategic Relationships	Notice of Motion	Notice of Motion - Elected Members Expenses Policy
RESOLUTION 2025/82			
Moved: Cr Tāmati Rākena			
Seconded: Cr Hilda Halkyard-Harawira			
That Council:			
a) Amend the Elected Members' Expenses Policy to reflect the provisions of the Local Government Members (2025/26) Determination 2025, including but not limited to entitlements relating to the reimbursement and/or direct payment of security systems installed at a location of the elected member's choosing.			

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- b) Direct the Chief Executive to ensure all necessary templates, processes, and administrative supports are in place to enable elected members to access the entitlements set out in the 2025 Determination, including:
- i. Pre-approved templates for claims;
 - ii. Clear guidance and point-of-contact for elected members;
 - iii. A streamlined process that enables forward payment of security system invoices or quotes on behalf of members;
 - iv. Dedicated staff assistance to ensure timely processing and support;
 - v. Incorporation of any new or additional entitlements introduced in the Determination.
- c) Require full implementation of the above by Monday, 13 October 2025.
- d) Direct the Chief Executive to deliver a workshop for elected members outlining the changes introduced in the Local Government Members (2025/26) Determination 2025, including clear explanation, guidance, and practical application of the updated entitlements.

CARRIED

04 Aug 2025 5:08pm Manager - Democracy Services - Reallocation

Action reassigned to Group Manager - Strategic Relationships by Manager - Democracy Services

08 Aug 2025 12:17pm Executive Assistant to Group Manager Corporate Services

Staff are working on these items to ensure they are implemented in alignment with the effective date of this legislation after the election. A workshop has been scheduled with elected members in mid-September, during which this topic will be discussed to support development an implementation of tools and administrative supports.

13 Nov 2025 3:36pm Group Manager - Strategic Relationships

Updated policy will be presented at December Council Meeting alongwith processes and any necessary templates.

28 Jan 2026 1:42pm Group Manager - Strategic Relationships

Final review underway. Policy will be presented to March 2026 Council meeting.

13 Apr 2026 7:47am Group Manager - Strategic Relationships

Report moved to 29 April council meeting due to heavy March & early April agendas.

08 Sept 2026 8:02am Group Manager - Strategic Relationships

Policy to be workshopped with Council pending space on workshop days - aiming for Oct / Nov.

Meeting	Officer/Director	Section	Subject
Council 28/08/2025	Group Manager - Delivery and Operations Johnson, Kevin	Reports	Recommendation on the Granting of a Ground Lease Over 36 Recreation Road, Kaikohe - Sportsville
RESOLUTION 2025/106 Moved: Cr John Vujcich Seconded: Cr Penetaui Kleskovic			

Division: Committee: Council Officer:		Date From: Date To: Printed: Friday, 11 September 2026 9:39:28 AM
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That Council: a) grant a new ground lease to Kaikohe & Districts Sportsville Incorporated, over approximately 485.7m2 of land being Lot 31 DP 10045 and 7,067.5m2 of land being part Lot 3 DP 22327, vested in Far North District Council as recreation reserve, located at 36 Recreation Road, Kaikohe. <u>The terms of the proposed lease shall be:</u> Term: 30 years (10+10+10) – allowed for under the Reserves Act 1977 Rental: \$121 plus GST for 2024/25 and reviewed annually in conjunction with the FNDC Fees and Charges Schedule. b) authorises the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council. <i>Absent: Cr Tāmāti Rākena</i> CARRIED 19 Feb 2026 11:48am Executive Assistant to Group Manager - Delivery & Operations We are currently awaiting the Board of Sportville's review of the lease. I have followed up with board member Solomon Dalton and will continue to liaise with the Board to support their consideration and keep the process progressing. Further updates will be provided as the review advances. 11 May 2026 10:16am Executive Assistant to Group Manager - Delivery & Operations Property Management and Technical Operations met with the Board of Kaikohe & Districts Sportsville Incorporated on the 6th May, we're currently negotiating the Lease and Reserve Management Plan. , We'll be meeting with again on the 13th May. Anticipate having it signed by the end of May. 03 Jul 2026 8:36am Executive Assistant to Group Manager - Delivery & Operations Property Management and Technical Operations have been meeting with the Board of Kaikohe & Districts Sportsville Incorporated, we're currently negotiating the Lease and Reserve Management Plan, we'll be meeting with again on the 08 July. Anticipate having it signed by the end of the month. 03 Aug 2026 9:27am Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor 06 Aug 2026 9:12am Executive Assistant to Group Manager - Delivery & Operations Property Management and Technical Operations met with the Board of Kaikohe & Districts Sportsville Incorporated on the 05 August, following negotiations, a final draft of the lease will be sent to them by next week for signing. Maintenance had been a point of discussion. The Board have also provided the missing annual returns for the last three years for submission.		
Meeting	Officer/Director	Section
Council 28/08/2025	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports
Subject		
Application for easement over Mangakahia Road Reserve (Lot 14 DP 38215)		
RECOMMENDATION:		
That Council, in its role as the administering body of the recreation reserve Lot 14 DP 38215 (without title) and pursuant to its powers under sections 48(1) and 48(3) of the Reserves Act 1977:		
a) grants a right of way (shown as F on LT Plan 5980201) over the recreation reserve, subject to it meeting Reserves Act 1977 requirements, at no cost to Council		

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b) endorses processing of the easement without public notice as the reserve will not be materially altered, and public use and access is not affected. RESOLUTION 2025/105 Moved: Cr John Vujcich Seconded: Cr Steve McNally That Council leave this item to lie until written confirmation of iwi or hapū consultation and agreement is provided, noting that the report references verbal agreement. <u>Abstained:</u> Cr Foy <u>Absent:</u> Cr Tāmati Rākena CARRIED 03 Aug 2026 9:21am Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor 10 Aug 2026 10:33am Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 20 Aug 2026 3:09pm Executive Assistant to Group Manager - Planning & Policy Monitoring is now investigating the area of access that does not have an easement.		

Meeting	Officer/Director	Section	Subject
Council 25/09/2025	Group Manager - Delivery and Operations Johnson, Kevin	Reports	New Ground Lease to Kohukohu Bowling Club Incorporated over 22 Beach Road, Kohukohu
RESOLUTION 2025/118 Moved: Cr John Vujcich Seconded: Cr Hilda Halkyard-Harawira That Council: a) approve a new ground lease to Kohukohu Bowling Club Incorporated, over approximately 2,555.4 square metres being Part Lot 2 DP 23934 and Pt Sec 81 Blk X Mangamuka SD, vested in Far North District Council as recreation reserve, located at 22 Beach Road, Kohukohu. b) approve the lease being for: i. a term of 30 years (10+10+10) – allowed for under the Reserves Act 1977; ii. an amount of \$124 plus GST for 2025/26, adjusted annually as per the Fees and Charges Schedule.			

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- c) **authorise the Group Manager Delivery and Operations to negotiate the final terms and conditions of the lease and execute the lease on behalf of Council.**

CARRIED

16 Oct 2025 3:59pm Executive Assistant to Group Manager Corporate Services - Reallocation

Action reassigned to Garcia, Ruben by Executive Assistant to Group Manager Corporate Services - Reassigned to GM

29 Jan 2026 1:57pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor

19 Feb 2026 1:55pm Executive Assistant to Group Manager - Delivery & Operations

The draft lease is currently with our legal team for review. We expect to receive the finalised version shortly, at which point it will be forwarded on to Kohukohu Bowling Club Incorporated for their consideration.

19 Feb 2026 1:57pm Executive Assistant to Group Manager - Delivery & Operations - Reallocation

Action reassigned to Proctor, Tanya by George, Executive Assistant to Group Manager - Delivery & Operations - Paper from Jeanette in Infrastructure

11 May 2026 1:03pm Leaf, Catherine

11/05/2026 Update from Jeanette paper to be provided by Dallas Apimerika - Team Leader Property Management, please assign to District Facilities

19 Aug 2026 4:02pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor - Reallocating as requested in previous update

Meeting	Officer/Director	Section	Subject
Council 25/09/2025	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Simson Park Domain - Public consultation on reserve classification of adjoining reserve and delegation for Reserves Act Hearings
RESOLUTION 2025/117			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Ann Court			
That Council:			
a) approve the initiation of a public consultation process under Section 16(4) of the Reserves Act 1977 to classify Lot 35 DP 51470 as a recreation reserve.			
b) endorse the Bay of Islands-Whangaroa Community Board's decision to initiate a public consultation process under Section 41(6) the Reserves Act 1977 on the draft reserve management plan for Simson Park Domain.			
c) appoint the Bay of Islands-Whangaroa Community Board to hear any submissions received in response to the consultation process associated with the classification of Lot 35 DP 51470 and to make recommendations to the Council in respect of the Reserve Classification under section 16(1) of the Reserves Act 1977.			
d) appoint the Bay of Islands-Whangaroa Community Board to hear any submissions received in response to consultation associated with the development of a reserve management plan under section 41(6)(d) of the Reserves Act 1977.			
CARRIED			

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16 Oct 2025 3:58pm Executive Assistant to Group Manager Corporate Services - Reallocation

Action reassigned to Head of Strategic Reform Initiatives by Executive Assistant to Group Manager Corporate Services - Reassigned to GM

17 Oct 2025 3:17pm Executive Assistant to Group Manager - Planning & Policy

Public consultation on the draft reserve management plan for Simson Park Domain and classification of adjoining parcel started today and will conclude 17/12/25.

10 Nov 2025 2:31pm Executive Assistant to Group Manager - Planning & Policy

Public consultation in accordance with resolution 2025/117 a) and b) commenced on 17 October and will run for 2 months, closing on 17 December 2025.

01 Dec 2025 10:14am Executive Assistant to Group Manager - Planning & Policy

Status unchanged – we're still out for public consultation.

14 Jan 2026 12:02pm Executive Assistant to Group Manager - Planning & Policy

Consultation on the draft reserve management plan and the reserve classification has concluded. Staff are analysing submissions and working on next steps including amendments to the draft reserve management plan.

06 Mar 2026 9:34am Executive Assistant to Group Manager - Planning & Policy

Staff continue to work on amendments to the draft RMP.

17 Apr 2026 8:51pm Executive Assistant to Group Manager - Planning & Policy

Draft plan in final stages of preparation, which will be shared with stakeholders in April. Staff are commencing organisation of a hearing to be held by BOIWCBC on the final RMP in mid-2026.

02 Jun 2026 3:43pm Executive Assistant to Group Manager - Planning & Policy

Staff are continuing work on organising the hearing, targeting for July.

26 Aug 2026 1:58pm Executive Assistant to Group Manager - Planning & Policy

a. Consultation on classification of Lot 35 DP 51470 completed December 2025 b. Consultation on draft reserve management plan completed December 2025 c. & d. Hearing held 6 August 2026. RMP will have graphics work done and then will hopefully go to Council for final approval in October.

01 Sept 2026 1:07pm Executive Assistant to Group Manager - Planning & Policy

Council's Graphic Designer will complete finishing work on plan by mid September and a report will be taken to Council for final approval of reserve management plan on 29 October.

Meeting	Officer/Director	Section	Subject
Council 7/10/2025	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Land Drainage Bylaw - Analysis of Submissions and Adoption of Amended Bylaw
RESOLUTION 2025/135 Moved: Kahika - Mayor Moko Tepania Seconded: Cr John Vujcich That Council: a) Leave the report Land Drainage Bylaw – Analysis of Submission and Adoption of Amended Bylaw item to lie until after the Proposed District Plan deliberations to enable the new Council to decide if they wish to have the maps and rules in the district plan for land drainage. b) Request the Chief Executive explore the inclusion of land drainage areas and rules via the District Plan. c) Request the Chief Executive explore the opportunity of Northland Regional Council taking over the management of land drainage and report back to Council by March 2026. <u>Abstained:</u> Cr Foy			

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CARRIED 08 Oct 2025 11:49am Executive Assistant to Group Manager Corporate Services - Reallocation Action reassigned to Head of Strategic Reform Initiatives by Executive Assistant to Group Manager Corporate Services - Reallocated to GM 17 Oct 2025 1:06pm Executive Assistant to Group Manager - Planning & Policy Staff are preparing a briefing paper to present to EMs re resolution b) and c). 10 Nov 2025 2:18pm Executive Assistant to Group Manager - Planning & Policy Staff are preparing a briefing paper to present to EMs re resolution b) and c). 28 Nov 2025 6:17pm Executive Assistant to Group Manager - Planning & Policy Staff are preparing a briefing paper to present to EMs re resolution b) and c). 21 Jan 2026 2:13pm Executive Assistant to Group Manager - Planning & Policy Staff are preparing a briefing paper to present to EMs re resolution b) and c). 06 Mar 2026 9:38am Executive Assistant to Group Manager - Planning & Policy Staff are preparing a briefing paper to present to EMs re resolution b) and c). 17 Apr 2026 8:36pm Executive Assistant to Group Manager - Planning & Policy Council decisions on the Proposed District Plan are targeted for 11 June 2026. An update will be provided after those decisions have been confirmed. 28 May 2026 9:43am Executive Assistant to Group Manager - Planning & Policy Council decisions on the Proposed District Plan are targeted for 11 June 2026. An update will be provided after those decisions have been confirmed. 10 Aug 2026 9:15am Executive Assistant to Group Manager - Planning & Policy Awaiting PDP appeals period to close - 12 August 2026 before advancement can occur on next steps. 07 Sept 2026 5:35pm Executive Assistant to Group Manager - Planning & Policy An appeal was received on this section of the PDP. Staff are analysing potential impacts for the bylaw.

Meeting	Officer/Director	Section	Subject
Council 26/11/2025	Group Manager - Delivery and Operations Johnson, Kevin	Reports	New Ground Lease to Waipapakauri Sports Complex Incorporated over 24 Waipapakauri Domain Road
MOTION: RESOLUTION 2025/126 Moved: Cr Hilda Halkyard-Harawira Seconded: Cr Kelly Stratford That Council <u>leave this item to lie</u> until Ngāi Takoto have met for discussion and provided feedback (<i>anticipated to take place in late December 2025</i>). CARRIED			
25 May 2026 1:35pm Executive Assistant to Group Manager - Delivery & Operations A report will be brought back to Council, and Property Management will meet with Ngāi Takoto to obtain and provide an update on their feedback. 28 May 2026 2:35pm Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor			

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03 Jul 2026 8:32am Executive Assistant to Group Manager - Delivery & Operations

This has been progressed by Property Management. The process has been discussed with Kelvin Horford, and the previously drafted report now requires updating to recommend that Council commence public consultation. A longer lease term will be recommended, as Waipapakauri Sports Complex Incorporated will need significant funding repair the roof. The organisation has been advised of the indicative timeframes for the process and that progress may take longer due to capacity constraints.

06 Aug 2026 9:14am Executive Assistant to Group Manager - Delivery & Operations

Property Management has continued working with Kevin Horford on this matter and has provided the requested correspondence to support Waipapakauri Sports Complex Incorporated's funding application. The organisation has also been advised of the indicative timeframes for the lease renewal process and that progress will be impacted by current capacity constraints. We anticipate this going before Council in September.

Meeting	Officer/Director	Section	Subject
Council 26/11/2025	Proctor, Tanya Proctor, Tanya	Reports	Kaitāia Recovery & Recycling Centre Access Bridge Upgrade
RESOLUTION 2025/129			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Kelly Stratford			
That Council:			
a) Approve a new capital budget of \$215,000 for the upgrade of the access bridge to the Kaitāia Recovery & Recycling Centre; and			
b) Approve this new budget be funded from loan funding.			
c) That staff provide a post-project review report identifying causes of the budget shortfall, asset register omissions, and recommended controls to prevent recurrence, to be reported back to Te Koukou Committee for Transport and Infrastructure within 90 days of project completion.			
<u>Abstained:</u> Cr Felicity Foy			
CARRIED			
03 Aug 2026 9:19am Democracy Advisor - Reallocation			
Action reassigned to Group Manager - Corporate Services by Democracy Advisor			
03 Aug 2026 11:20am Democracy Advisor - Reallocation			
Action reassigned to Proctor, Tanya by Democracy Advisor			

Meeting	Officer/Director	Section	Subject
Council 26/11/2025	Group Manager - Delivery and Operations Johnson, Kevin	Reports	New Lease to Hihi Beach Holiday Park over 63 & 53 Hihi Beach Road, Hihi
RESOLUTION 2025/125			

Division:

Committee:

Officer:

Council

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Moved: Cr Ann Court

Seconded: Kahika - Mayor Moko Tepania

That Council leave this item to lie until further information is made available to Council to support a decision.

CARRIED

25 May 2026 1:36pm Executive Assistant to Group Manager - Delivery & Operations

A report will be brought back to Council with the inclusion of the requested information for Council's decision. We anticipate this will be actioned by July 2026.

28 May 2026 2:35pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor

03 Jul 2026 8:34am Executive Assistant to Group Manager - Delivery & Operations

A report will be brought back to Council with the inclusion of the requested information for Council's decision. We anticipate this will be actioned by August 2026.

06 Aug 2026 9:13am Executive Assistant to Group Manager - Delivery & Operations

The previous report is currently being amended, this will now be deferred until September.

Meeting	Officer/Director	Section	Subject
Council 11/12/2025	Group Manager - Corporate Serices Group Manager - Corporate Serices	Reports	Response to Notice of Motion for the Sealing of Marae & Kōhanga Reo Roads

RESOLUTION 2025/132

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Hilda Halkyard-Harawira

That Council:

a) Endorse the strategic approach of the Unsealed Roads Strategy for unsealed roads:

i. Agree to include the identified Marae and Kōhanga Reo sites in the prioritised programme for road sealing and dust mitigation

ii. Direct the Chief Executive to continue working closely with Waka Kotahi NZTA to secure funding for dust mitigation at high-risk sites, including those affecting Marae and Kōhanga Reo, and to report back on the outcome of these funding discussions.

iii. Direct the Chief Executive to finalise the Unsealed Roads Strategy and present the updated dust risk findings and Draft Dust Control Policy for Council approval by mid-2026.

iv. Direct the Chief Executive to incorporate budgetary requirements into the next Annual Plan and LTP.

Abstained: Cr Davina Smolders

CARRIED

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The Mover of this Notice of Motion was satisfied with the staff response provided in *item 7.8 Response to Notice of Motion for the Sealing of Marae & Kōhanga Reo Roads* (document number A5483419, pages 21 - 62 of the Supplementary Agenda) and hereby rescinds this Notice of Motion.

07 Jan 2026 1:26pm Te Kuaka Committee Coordinator - Reallocation

Action reassigned to Group Manager - Corporate Serices by Te Kuaka Committee Coordinator - Hi Charlie, I'm reassigning this action Item, and any follow-up related to this item, to you as the responsible SLT/GM member.

21 Apr 2026 9:02pm Group Manager - Corporate Serices

Development of the Far North District Council Activity Management Plan (AMP) for submission to NZTA Waka Kotahi is well progressed. The sites noted in the Notice of Motion are included in the analysis, and a briefing paper update will be provided on eligibility of NZTA funding.

Meeting	Officer/Director	Section	Subject
Council 11/12/2025	Chief of Staff Holroyd, Guy	Reports	Analysis of Public Consultation and Decision on the Housing for the Elderly Rent Setting Options
RESOLUTION 2025/141			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Kelly Stratford			
That Council:			
a) adopt the following changes to the Housing for the Elderly Policies and Information 2010:			
i) that the rent settings be changed from being based on annual Consumer Price Index fluctuations to market rates across all units, and apply a cap so that a maximum weekly rent payable by a tenant will be the lesser of the amount calculated as;			
1) 60% market rate, or			
2) 30% NZ Superannuation (net, after tax at the 'M' rate) plus the maximum amount of accommodation supplement applicable to the unit area as defined by Work and Income.			
ii) couples to pay an additional \$20 per week across all units on top of the maximum payable rent.			
iii) annual rent reviews to occur yearly on 1 July as follows:			
o market valuation rent reviews to occur every 2 years, with the next being for the year 2027/2028.			
o apply CPI adjustment to rents in alternate years.			
iv) implementation of 2 yearly reviews of the rent settings to ensure these continue to be fit for purpose and report the findings to Council.			
b) approve that the changes to the Housing for the Elderly Policies and Information 2010 be implemented using the market rent figures in the			

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7.3 GREENHOUSE GAS EMISSIONS REDUCTION OPTIONS Agenda item 7.3 document number A5595398, pages 41 - 50 refers. MOTION Moved: Kahika - Mayor Moko Tepania Seconded: Cr Ann Court That Council adopts : a) Option 3 - emissions reduction is discontinued & investigate redirecting funding towards adaptation. <u>In Favour:</u> Cr Davina Smolders <u>Against:</u> Kahika Moko Tepania, Kohepu Chicky Rudkin, Crs Arohanui Allen, Rachel Baucke, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Tāmati Rākena, Kelly Stratford and John Vujcich LOST 1/10 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Ann Court b) Develop rates reduction policy for areas of indigenous biodiversity that are carbon sinks- such as indigenous bush and wetlands be created for inclusion in the long term plan; and <u>In Favour:</u> Kahika Moko Tepania, Kohepu Chicky Rudkin, Crs Arohanui Allen, Rachel Baucke, Felicity Foy, Hilda Halkyard-Harawira, Tāmati Rākena, Kelly Stratford and John Vujcich <u>Against:</u> Crs Ann Court and Davina Smolders CARRIED 9/2 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Ann Court c) Investigate the investment in solar infrastructure for our offices and other buildings to enable sustainable power generation and also overall cost savings, as part of this. <u>In Favour:</u> Kahika Moko Tepania, Kohepu Chicky Rudkin, Crs Arohanui Allen, Rachel Baucke, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Tāmati Rākena, Davina Smolders, Kelly Stratford and John Vujcich <u>Against:</u> Nil		

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		CARRIED	
Moved: Kahika - Mayor Moko Tepania Seconded: Cr Ann Court d) Endorse Option 1, the adoption of science-aligned emissions reduction targets to support progress toward the net zero target for FNDC, and e) Recommend the inclusion of resources and funding for emissions reduction actions within the Long-Term Plan for public consultation. In Favour: Kahika Moko Tepania, Kohepu Chicky Rudkin, Crs Arohanui Allen, Rachel Baucke, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Tāmāti Rākena, Kelly Stratford and John Vujcich Against: Davina Smolders CARRIED Note: Councillors requested the visibility of costs throughout this process. 22 May 2026 1:56pm Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 22 May 2026 2:39pm Executive Assistant to Group Manager - Planning & Policy The intermediate emissions reduction targets have been adopted and have informed the 2024-2025 emissions inventory audit. The audit has been completed, staff are due to receive the finalised audit report on 1 July 2026. This is covered by existing council policy, rates remissions are already in place for land under conservation covenants. Quotes have been received for solar infrastructure for both Kaiakohe Memorial Hall and Russell Hall. The battery systems priced offer 30% faster return on investment, and guarantee monthly payments back to FNDC in addition to powering the halls. 06 Jul 2026 10:40am Executive Assistant to Group Manager - Planning & Policy No change to the previous update that the intermediate emissions reduction targets have been adopted and have informed the 2024-2025 emissions inventory audit. The audit has been completed, staff are due to receive the finalised audit report on 1 July 2026. This is covered by existing council policy, rates remissions are already in place for land under conservation covenants. Quotes have been received for solar infrastructure for both Kaiakohe Memorial Hall and Russell Hall. The battery systems priced offer 30% faster return on investment, and guarantee monthly payments back to FNDC in addition to powering the halls. The finalised audit is expected by mid-July. 10 Aug 2026 5:04pm Executive Assistant to Group Manager - Planning & Policy The audit has been completed; staff have received the finalised audit report, and this will be presented to Te Kūkupa Committee for Strategy, Policy and Regulation on 12 August 2026. Staff are working through the feasibility for the installation of solar infrastructure for council buildings with the intent for this to be included in the LTP process. 08 Sept 2026 11:13am Executive Assistant to Group Manager - Planning & Policy The finalised GHG emissions inventory audit report has been presented to Te Kūkupa Committee for Strategy, Policy and Regulation on 12 August 2026. Data from the three inventories completed to date is being used to identify key areas for emissions reduction work and scope these for LTP inclusion. , Staff have presented at a workshop with members of Te Koekoē Committee for Council Controlled Organisations (CCO) to recommend the consideration of greenhouse gas (GHG) emissions produced by CCO as the largest share of Council's GHG emissions are produced through the operation of waters services infrastructure which will be transferred to Northland Waters Ltd before the commencement of the next LTP. , Staff are working through the feasibility for the installation of solar infrastructure for council buildings with the intent for this to be included in the LTP process.			
Meeting	Officer/Director	Section	Subject
Council 1/04/2026	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Local Government reform programme
RESOLUTION 2026/18			

Division: Council Committee: Officer:	Date From: Date To: Printed: Friday, 11 September 2026 9:39:28 AM
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Moved: Cr Kelly Stratford
 Seconded: Cr Tāmāti Rākena

That Council:

- a) Approves the establishment of a staged programme for Local Government Reform as set out in this report.
- b) Approves the governance structure set out in this report, including the establishment of a Local Government Reform Steering Group and External Advisory Group.
- c) Endorse the Mayor of Whangārei District Council as Chair of the Local Government Reform Steering Group.
- d) Notes the Mayor and two councillors as members of the Local Government Reform Steering Group to be determined by Standing Orders item 5.6 under Voting System B.
- e) Approve the Draft Terms of Reference for the Local Government Reform Governance Steering Group (Attachment 1).
- f) Approve the Draft Terms of Reference for the Local Government Reform External Advisory Group (Attachment 2) on the provision that each Council appoints an observer with speaking but not voting rights.
- g) Approve the indicative timeline set out in this report, which subject to detailed planning once the programme is established, would enable a new governance structure(s) to be in place for the October 2028 local government election.
- h) Approve the allocation of \$31,250 to meet FNDC's share of programme costs for the remainder of the 2025/26 financial year.
- i) Approve the allocation of \$250,000 to meet the placeholder budget of \$1,000,000 in its 2026/27 Annual Plan, noting that this amount is indicative only and subject to further detailed planning and refinement.
- j) Agree to proceed with the proposed programme and to fund a third of the costs, as outlined in this report, rather than a quarter if only three Northland councils are participating.
- k) Agree that the programme approach needs to be reviewed if fewer than three Northland Councils agree to proceed with the programme as proposed.

CARRIED

Note: By majority votes Cr Stratford and Foy have been voted as members of the Local Government Reform Steering Group.

03 Sept 2026 11:35am Head of Strategic Reform Initiatives
 This action can be closed. All resolutions covered off for the TOR for the EMSG and TOR for the EAG which was not established. This was subsequently superseded by the Head Start Proposal on 5 May 2026.

Meeting	Officer/Director	Section	Subject
Council 1/04/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Reserves adjoining Simson Park Domain - Reserves Act Classification

RESOLUTION 2026/19

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Moved: Cr Kelly Stratford
 Seconded: Kahika - Mayor Moko Tepania

That the Far North District Council:

- a) Approves the reclassification of Lot 25 and Lot 26 DP 51470 as Recreation Reserves under section 24 of the Reserves Act 1977 by delegation of the Minister of Conservation; and
- b) Approves the classification of Lot 35 DP 51470 as a Recreation Reserve under Section 16 of the Reserves Act 1977 by delegation of the Minister of Conservation.

CARRIED

10 Aug 2026 10:32am Democracy Advisor - Reallocation

Action reassigned to Ivicheva, Kate by Democracy Advisor

20 Aug 2026 3:06pm Executive Assistant to Group Manager - Planning & Policy

Being processed by the Legal Services Team.

01 Sept 2026 1:07pm Executive Assistant to Group Manager - Planning & Policy

Both parcels gazetted as Recreation Reserves April 2026. Classification process now complete and all tasks for this resolution have been actioned. No further updates will be provided.

Meeting	Officer/Director	Section	Subject
Council 29/04/2026	Thomas, Maggie Johnson, Kevin	Reports	Kaikohe Library and Civic Hub Steering Group: Terms of Reference Endorsement
RESOLUTION 2026/28			
Moved: Kohepu - Deputy Mayor Chicky Rudkin			
Seconded: Cr Kelly Stratford			
That Council approve the adoption of the updated Terms of Reference (included as Appendix 1) for the Kaikohe Library and Civic Hub Steering Group.			
Abstained: Cr Ann Court			
03 Aug 2026 9:26am Democracy Advisor - Reallocation			
Action reassigned to Garcia, Ruben by Democracy Advisor			
06 Aug 2026 9:18am Democracy Advisor - Reallocation			
Action reassigned to Thomas, Maggie by Democracy Advisor			
24 Aug 2026 1:47pm Democracy Advisor - Reallocation			
Action reassigned to Garcia, Ruben by Democracy Advisor			
26 Aug 2026 8:05am Executive Assistant to Group Manager - Delivery & Operations - Reallocation			
Action reassigned to Thomas, Maggie by Executive Assistant to Group Manager - Delivery & Operations - Sits with Ruben			

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Meeting	Officer/Director	Section	Subject
Council 1/05/2026	Chief of Staff Holroyd, Guy	Reports	Options to Strengthen Governance Assurance and Public Confidence
RESOLUTION 2026/33 Moved: Kahika - Mayor Moko Tepania Seconded: Cr John Vujcich That Council: a) Receive the report “Options to Strengthen Governance Assurance and Public Confidence”, and CARRIED <u>Against:</u> Cr Davina Smolders			
RESOLUTION 2026/34 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Felicity Foy b) Resolve to: iii. Implement governance transparency and process enhancements subject to a workshop to understand opportunities for improvements of management, governance, delivery of functions or duties, needing resolution. CARRIED <u>Against:</u> Cr Davina Smolders			
04 Aug 2026 3:43pm Chief of Staff Workshop scheduled 20 August 2026			
Meeting	Officer/Director	Section	Subject
Council 28/05/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Broadway Kaikohe Placemaking Plan
RESOLUTION 2026/28 Moved: Kahika - Mayor Moko Tepania Seconded: Cr Kelly Stratford That Council :			

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- a) endorse the Broadway Kaikohe Placemaking Plan;
- b) direct the Chief Executive to work with community, hapū, government agencies, private sector partners and other stakeholders to pursue funding and implementation opportunities (subject to reporting back to Council) for priority projects identified in the plan; and
- c) report back to the Kaikohe-Hokianga Community Board and Te Kūkupa Committee for Strategy, Policy and Regulation on progress on a six-monthly basis.

CARRIED

06 Jul 2026 9:52am Executive Assistant to Group Manager - Planning & Policy

Staff are currently investigating options to give effect to Councils resolution.

03 Aug 2026 9:29am Democracy Advisor - Reallocation

Action reassigned to Ivicheva, Kate by Democracy Advisor

10 Aug 2026 8:25am Executive Assistant to Group Manager - Planning & Policy

Staff are currently investigating options to give effect to Councils resolution.

08 Sept 2026 10:46am Executive Assistant to Group Manager - Planning & Policy

Staff are continuing to investigate options to give effect to Councils resolution.

Meeting	Officer/Director	Section	Subject
Council 28/05/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Review of Dog Management Bylaw and Policy
RESOLUTION 2026/27 Moved: Cr Kelly Stratford Seconded: Cr Felicity Foy That Council: a) determines, under section 155(1) of the Local Government Act 2002, that a bylaw is still the most appropriate way of addressing dog-related problems in the Far North District; b) determines, under section 155(2) of the Local Government Act 2002, that the current form of the Dog Management Bylaw 2018 is not the most appropriate form; c) determines, under section 155(3) of the Local Government Act 2002, that the current Dog Management Bylaw 2018 gives rise to implications under the New Zealand Bill of Rights Act 1990 that are justified as reasonable limitations on these rights; d) agrees that the statutory review of the Dog Management Bylaw 2018 has been completed by making the determinations in a) to c) above; e) approves the Dog Management Bylaw 2018 continuing with amendment; f) determines that the current form of the Dog Management Policy 2018 is not the most appropriate form; g) approves the Dog Management Policy 2018 continuing with amendment.			

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			CARRIED
03 Aug 2026 9:25am Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 10 Aug 2026 9:15am Executive Assistant to Group Manager - Planning & Policy Staff are progressing the engagement and drafting of the amended Dog Control Bylaw and Policy. 07 Sept 2026 5:33pm Executive Assistant to Group Manager - Planning & Policy Staff are progressing the engagement and drafting of the amended Dog Control Bylaw and Policy.			

Meeting	Officer/Director	Section	Subject
Council 28/05/2026	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Council Participation in the Joint Northland Resource Management Reform Programme
RESOLUTION 2026/23 Moved: Kohepu - Deputy Mayor Chicky Rudkin Seconded: Cr John Vujcich That Council: a) Approve the establishment of the Northland joint Resource Management Reform Work Programme as set out in this report. b) Approve the proposed governance and programme delivery structure, including the establishment of a Resource Management Joint Committee. c) Approve the Draft Terms of Reference for the Resource Management Joint Committee (attachment 1). d) Nominate Cr Felicity Foy and Kohepu Chicky Rudkin as members of the Local Resource Management Joint Committee. e) Approve its quarter share of funding for the establishment and delivery of the programme, being an indicative contribution of \$15,000 in 2025/26 and \$125,000 in 2026/27. \$15,000 in 2025/26 funded from the existing Policy and Planning budget \$100,000 identified in the draft Annual Plan for 2026-27 f) Approve Northland Regional Council acting as the sponsoring and host council for the RM Reform Work Programme on behalf of participating councils. CARRIED <i>Note: Cr Kelly Stratford nominated Cr Felicity Foy and Kohepu Chicky Rudkin</i>			

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03 Sept 2026 11:40am Head of Strategic Reform Initiatives

This action can be closed; Council approve the establishment of the Northland joint Resource Management Reform Work Programme, Council approved the governance and programme delivery structure, including the establishment of a Resource Management Joint Committee., Council approved the Terms of Reference for the Resource Management Joint Committee, Council nominated Cr Felicity Foy and Kohepu Chicky Rudkin as members of the Local Resource Management Joint Committee., Council approved the funding for the establishment and delivery of the programme, being an indicative contribution of \$15,000 in 2025/26 and \$125,000 in 2026/27 to be funded from the following; \$15,000 in 2025/26 funded from the existing Policy and Planning budget, \$100,000 identified in the draft Annual Plan for 2026-27, Council approved Northland Regional Council acting as the sponsoring and host council for the RM Reform Work Programme on behalf of participating councils.

Meeting	Officer/Director	Section	Subject
Council 11/06/2026	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Far North District Councils participation in the Local Government Reform Head Start Pathway Process
RESOLUTION 2026/34			
Moved: Kohepu - Deputy Mayor Chicky Rudkin			
Seconded: Cr John Vujcich			
That Council:			
a) Approves the Council's continued participation, alongside Northland Regional Council, Whangārei District Council and Kaipara District Council, in the Government's Head Start pathway for local government reform;			
b) Agrees that further analysis is progressed on structural options, including:			
i) a single unitary authority; and			
ii) two sub-regional unitary authorities;			
CARRIED			
03 Sept 2026 11:50am Head of Strategic Reform Initiatives			
This action can be closed; Council approved its continued participation, alongside Northland Regional Council, Whangārei District Council and Kaipara District Council, in the Government's Head Start pathway for local government reform and agreed that further analysis is progressed on structural options, including; i) a single unitary authority; and, ii) two sub-regional unitary authorities;			

Meeting	Officer/Director	Section	Subject
Council 25/06/2026	Group Manager - Delivery and Operations Johnson, Kevin	Reports	Proposal to amend Te Kūpapa Committee for Strategy Policy and Regulation Terms of Reference
RESOLUTION 2026/36			
Moved: Cr Ann Court			

Division:	Council	Date From:	
Committee:		Date To:	
Officer:		Printed:	Friday, 11 September 2026 9:39:28 AM
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Seconded: Cr Davina Smolders

That Council:

- a) Delegate the power to hear and determine objections under the Dog Control Act 1996; to independent commissioners for hearings.

Against: Crs Felicity Foy, Tāmami Rākena, Kelly Stratford and John Vujcich

CARRIED 6/4

14 Aug 2026 12:36pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Strategic Relationships by Democracy Advisor

18 Aug 2026 4:16pm Democracy Advisor - Reallocation

Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor - Reassigning to Group Manager of Delivery and Operations to provide an update.

Meeting	Officer/Director	Section	Subject
Council 16/07/2026	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Local Government Reform Head Start Proposal – Decision on Preferred Model
RESOLUTION 2026/39			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Kelly Stratford			
That Council:			
a. Notes the options analysis for local government reform in Northland, provided by Morrison Low Advisory (Attachment 1).			
b. Notes the results of the public surveys for local government reform conducted by each of the Northland Councils (Attachment 2).			
c. Notes the recommendations outlined in this report from the local government reform elected member steering group, following the meeting held 6 July 2026.			
d. Agree to progress the development of a Head Start proposal for Northland using the staged transition model as outlined in Attachment 1 except that the transition period is to be determined during the detailed design phase of the programme and that the Far North District be one of the unitary council boundaries and Whangārei and Kaipara Districts together make up the other unitary Council's boundaries.			
e. Notes that the local government reform elected member steering group will progress the development of a final Headstart Pathway Proposal with staff and make a recommendation back to councils in early August 2026 for submission prior to 9 August 2026.			
<u>In Favour:</u> Kahika-Mayor Moko Tepania, Kohepu Chicky Rudkin, and Crs Arohanui Allen, Felicity Foy, Hilda Halkyard-Harawira, Kelly Stratford and John			

Division: Committee: Council Officer:		Date From: Date To:	
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Vujcich			
<u>Against:</u>	Crs Rachel Baucke, Ann Court and Davina Smolders		
<u>Abstained:</u>	Cr Tāmati Rākena		
CARRIED 7/3			
03 Sept 2026 11:53am Head of Strategic Reform Initiatives			
This action can be closed; Council noted (i)the options analysis for local government reform in Northland, provided by Morrison Low Advisor (ii) the results of the public surveys for local government reform conducted by each of the Northland Councils (ii) the recommendations outlined in this report from the local government reform elected member steering group, following the meeting held 6 July 2026 and (iv) the local government reform elected member steering group will progress the development of a final Headstart Pathway Proposal with staff and make a recommendation back to councils in early August 2026 for submission prior to 9 August 2026., Council agreed to progress the development of a Head Start proposal for Northland using the staged transition model except that the transition period is to be determined during the detailed design phase of the programme and that the Far North District be one of the unitary council boundaries and Whangārei and Kaipara Districts together make up the other unitary Council's boundaries.			

Meeting	Officer/Director	Section	Subject
Council 22/07/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Scoping Report and Community Panels' Terms of Reference - Stage One Community Adaptation Planning
Moved: Cr Kelly Stratford			
Seconded: Cr Tāmati Rākena			
That Council:			
a) Adopt the scoping report for Stage One Community Adaptation Planning.			
b) Adopt the Terms of Reference for Community Panels for Stage One Community Adaptation Planning.			
c) That the Chief Executive Officer direct the Climate Team to present potential collaboration options for this project to the RMA Working Group, including options for all Northland councils to align budgets and work programmes.			
In Favour:	Kahika – Mayor Moko Tepania, Kohepū – Deputy Mayor Chicky Rudkin and Crs Arohanui Allen, Ann Court, Felicity Foy, Hilda Halkyard-Harawira, Tāmati Rākena, Kelly Stratford and John Vujcich		
Against:	Crs Rachel Baucke and Davina Smolders		
CARRIED			
14 Aug 2026 1:03pm Democracy Advisor - Reallocation			
Action reassigned to Ivicheva, Kate by Democracy Advisor			
24 Aug 2026 4:59pm Executive Assistant to Group Manager - Planning & Policy			
Staff are progressing with stage one of the adaptation programme. Community panels are being established to undertake the next phase of the project.			

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Meeting	Officer/Director	Section	Subject
Council 22/07/2026	Chief of Staff Holroyd, Guy	Reports	Request to undertake public consultation on the disposal of a portion of park land at 1936 State Highway 10, Waipapa - home of Te Pūawaitanga
RESOLUTION 2026/61 Moved: Cr Kelly Stratford Seconded: Cr Ann Court That Council: a) Approve that public consultation shall run for a period of 4 weeks, commencing 31 July 2026. b) Approve public consultation in accordance with section 138 of the Local Government Act 2002 on the proposed sale or lease of approximately 10 hectares of park land located at 1936 State Highway 10, Waipapa (Lot 18 Deposited Plan 316057) as marked in Attachment F. CARRIED 14 Aug 2026 1:02pm Democracy Advisor - Reallocation Action reassigned to Chief of Staff by Democracy Advisor			

Meeting	Officer/Director	Section	Subject
Council 22/07/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Utu Whakawhanake Development Contributions Policy 2025 Amendments - Submission Analysis and Adoption report
RESOLUTION 2026/58 Moved: Cr Kelly Stratford Seconded: Cr Felicity Foy That Council: a) Receive the Utu Whakawhanake Development Contributions Policy 2025 Amendments – Submissions Analysis Report in Attachment 1. b) Adopt the proposed amendments to the Utu Whakawhanake Development Contributions Policy 2025 in Attachment 2 c) Resolves to commence the amended Utu Whakawhanake Development Contributions Policy 2025 on 27 July 2026. d) Delegates to the Chief Executive the selection of the membership of the reconsideration panel, from suitably delegated officers, for the purposes of clause 28 of the amended Utu Whakawhanake Development Contributions Policy 2025. e) Authorise the Chief Executive to make any necessary minor drafting or presentations to the Utu Whakawhanake Development Contributions			

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Policy 2025 to correct any errors or omissions, or to reflect the decisions made by Council.

Noted: Cr Smolders voted Against this motion

Note: staff to provide more information on Rate support plan

CARRIED

14 Aug 2026 1:04pm Democracy Advisor - Reallocation

Action reassigned to Ivicheva, Kate by Democracy Advisor

20 Aug 2026 1:53pm Executive Assistant to Group Manager - Planning & Policy

Adopted at meeting. No further action required.

Meeting	Officer/Director	Section	Subject
Council 22/07/2026	Head of Strategic Reform Initiatives Head of Strategic Reform Initiatives	Reports	Future Economic Development Investment and Resourcing for the Far North District – Long Term Plan 2027–2037
RESOLUTION 2026/45 Moved: Kahika - Mayor Moko Tepania Seconded: Cr John Vujcich That Council: a) Agree that the future scale, scope, priorities and delivery model for economic development activities within the Far North District should be reviewed as part of development of the Long Term Plan 2027–2037; b) Agree that future economic development investment should be assessed against the economic outcomes sought by Council, including productivity growth, business development, quality employment, investment attraction, Māori economic development and regional prosperity; c) Agree that options for future economic development investment, including investment in Northland NZ and alternative service delivery arrangements, be developed and reported back to Council and Te Koekoeā Committee for Council Controlled Organisations; d) Request the preparation of a detailed options assessment, implementation pathway and funding plan for consideration through the Long Term Plan 2027–2037 process. CARRIED			
03 Sept 2026 11:58am Head of Strategic Reform Initiatives The future scale, scope, priorities and delivery model for economic development activities within the Far North District are now being reviewed as part of development of the Long Term Plan 2027–2037; Future economic development investment is now being assessed against a draft set of economic outcomes for Council based on productivity growth, business development, quality employment, investment attraction, Māori economic development and regional prosperity and that options for future economic development investment, including investment in Northland NZ and alternative service delivery			

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arrangements is in development that will inform options assessment, implementation pathway and funding plan for consideration through the Long Term Plan 2027–2037.

Meeting	Officer/Director	Section	Subject
Council 22/07/2026	Thomas, Maggie Johnson, Kevin	Reports	Unbudgeted Capital Funding - Audio System Upgrades
RESOLUTION 2026/47			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Kelly Stratford			
That Council approve unbudgeted capital expenditure for 2026/27 of up to \$200,000, to address audio amplification and livestream audio quality issues in Council Chambers and remote formal meeting locations.			
<u>Against:</u> Kohepū – Deputy Mayor Chicky Rudkin, and Crs Ann Court and Tāmati Rākena			
			CARRIED
RESOLUTION 2026/48			
Moved: Kahika - Mayor Moko Tepania			
Seconded: Cr Kelly Stratford			
That Council Direct the CEO to pursue a digital approach for governance meetings and workshops by 30 September 2026 and to enable savings be made from printing to pay down debt.			
<u>In Favour:</u> Kahika – Mayor Moko Tepania, Kohepū – Deputy Mayor Chicky Rudkin and Crs Arohanui Allen, Felicity Foy, Hilda Halkyard-Harawira, Tāmati Rākena, Kelly Stratford and John Vujcich			
<u>Against:</u> Crs Rachel Baucke, Ann Court and Davina Smolders			
			CARRIED
13 Aug 2026 9:57am Executive Assistant to Group Manager - Delivery & Operations - Reallocation			
Action reassigned to Thomas, Maggie by Executive Assistant to Group Manager - Delivery & Operations - This one is sitting under Ruben			
24 Aug 2026 1:47pm Democracy Advisor - Reallocation			
Action reassigned to Garcia, Ruben by Democracy Advisor			
26 Aug 2026 8:06am Executive Assistant to Group Manager - Delivery & Operations - Reallocation			
Action reassigned to Thomas, Maggie by Executive Assistant to Group Manager - Delivery & Operations - Sits with Ruben			

Meeting	Officer/Director	Section	Subject
Council 4/08/2026	Head of Strategic Reform Initiatives	Reports	Local Government Reform - Head Start Outline Proposal

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Head of Strategic Reform Initiatives		
RESOLUTION 2026/47		
Moved: Kahika - Mayor Moko Tepania		
Seconded: Cr Felicity Foy		
That Council:		
a) Notes the previous decisions of the Northland councils in relation to the Head Start Outline Proposal, as outlined in Attachment 1. b) Notes Kaipara District Council's decision not to support the Head Start Outline Proposal based on the staged transition model and its request to be excluded from any Head Start proposal submitted for Northland. c) Notes the recommendation of the Local Government Reform Elected Member Steering Group to approve the Head Start Outline Proposal as provided in Attachment 3 and recommend it to participating councils for approval and submission through the Government's Head Start process. d) Notes that Whangarei District Council will consider approval of the Head Start Outline Proposal and participation in its submission through the Government's Head Start process, at its 3 August 2026 Council meeting. e) Notes that Northland Regional Council will consider endorsement of the Head Start Outline Proposal at its 5 August 2026 Council meeting and that, while endorsement is not required for submission, it demonstrates continued regional support for progressing local government reform discussions. f) Approves the Head Start Outline Proposal, as provided in Attachment 4. g) Agrees that the Head Start Outline Proposal approved in recommendation f (above) be submitted to Government by the local government reform secretariat, through the Head Start process, due by 9 August. h) Note that, subject to the decisions of the participating councils, it is intended that the Head Start Outline Proposal be submitted jointly by Whangārei District Council and Far North District Council, with endorsement from Northland Regional Council, and that Kaipara District Council may also participate should it subsequently resolve to support the proposal and seek inclusion prior to submission. i) Delegates authority to the Whangarei District Council Chief Executive (as Secretariat), to approve any minor editorial amendments required prior to submission, including corrections to grammar, spelling, formatting, layout and presentation, provided such amendments do not materially alter the intent or substance of the proposal approved by Council. j) Notes that any substantive amendments to the Head Start Outline Proposal following Council approval would require reconsideration by participating councils, meaning submission would not be achievable within the timeframe for the Government's Head Start process.		
<u>Against:</u> Crs Rachel Baucke and Davina Smolders		
CARRIED		

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03 Sept 2026 12:09pm Head of Strategic Reform Initiatives

This action can be closed; Council approved the Head Start Outline Proposal and agreed that the Head Start Outline Proposal be submitted to Government by the local government reform secretariat, through the Head Start process, due by 9 August. This was submitted on August 6 by WDC as the secretariat.

Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Group Manager - Te Hono Group Manager - Te Hono	Reports	Elected Members on Private Trusts
RESOLUTION 2026/76 Moved: Cr Kelly Stratford Seconded: Kohepu - Deputy Mayor Chicky Rudkin That Council leave to lie item 6.3, Elected Members on Private Trusts. CARRIED 01 Sept 2026 3:29pm Democracy Advisor - Reallocation Action reassigned to Group Manager - Te Hono by Democracy Advisor			

Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Storey, Shayne Head of Strategic Reform Initiatives	Reports	Vehicle Crossings Bylaw Review
RESOLUTION 2026/71 Moved: Cr Kelly Stratford Seconded: Kahika - Mayor Moko Tepania That Council: a) agree, under section 155(1) of the Local Government Act 2002, that a Bylaw is the most appropriate way of addressing problems related to Vehicle Crossings b) agree, under section 155(2) of the Local Government Act 2002, that the current Vehicle Crossings Bylaw is not the most appropriate form because: i) it is not consistent with relevant legislation, codes and guides ii) it is not certain c) agree, the Vehicle Crossings Bylaw should continue with an amendment to: i) ensure consistency with relevant legislation, codes and guides			

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ii) improve certainty d) agree, to progress amalgamating the vehicle crossing bylaw provisions into the Road Use Bylaw e) note, under section 155(2) of the Local Government Act 2002, a full analysis of any implications regarding the Vehicle Crossings Bylaw under the New Zealand Bill of Rights Act 1990 cannot be completed until the amendments to the bylaw have been drafted f) note, a full analysis of any inconsistencies regarding the Vehicle Crossings Bylaw under the Regulatory Standards Act 2025 cannot be completed until the amendments to the bylaw have been drafted. CARRIED 01 Sept 2026 1:23pm Executive Assistant to Group Manager - Planning & Policy Staff are progressing the drafting of amendments.
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Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Electric Vehicle Charging Infrastructure for Kaikohe Library & Civic Hub
RESOLUTION 2026/77 Moved: Cr John Vujcich Seconded: Cr Kelly Stratford That Council: a) approve the recommendation to grant a licence to Meridian Energy to construct and operate electric vehicle charging infrastructure on the Kaikohe Library & Civic Hub site at 69-71 Broadway, Kaikohe 0405, with the legal description Lot 1 Deposited Plan 114630 & Part Lot 13 Deposited Plan 7437, subject to Meridian Energy agreeing to licence terms satisfactory to Council; and b) authorises the Chief Executive Officer or his delegate to negotiate licence terms and conclude the licence on behalf of Council. <u>Abstained:</u> Crs Davina Smolders and Kelly Stratford CARRIED 02 Sept 2026 2:54pm Democracy Advisor - Reallocation Action reassigned to Ivicheva, Kate by Democracy Advisor 08 Sept 2026 11:13am Executive Assistant to Group Manager - Planning & Policy An external contractor has developed licence documentation which meets council requirements and a negotiation process with EV charging infrastructure providers is underway to finalise the documentation.			

Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Smith, Virginia Head of Strategic Reform Initiatives	Reports	Kaupapa Here Hiranga me te Hononga / Significance and Engagement Policy 2024 Review

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RESOLUTION 2026/72

Moved: Kahika - Mayor Moko Tepania

Seconded: Cr Kelly Stratford

That Council:

- a) **Agrees, the Kaupapa Here Hiranga me te Hononga / Significance and Engagement Policy has been reviewed**
- b) **Agrees, the Kaupapa Here Hiranga me te Hononga / Significance and Engagement Policy should continue with amendment**

Against: Cr Davina Smolders

CARRIED

01 Sept 2026 1:24pm Executive Assistant to Group Manager - Planning & Policy
 Staff are progressing the drafting of amendments.

Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Ivicheva, Kate Head of Strategic Reform Initiatives	Reports	Proposed Strategic Parking Policy - Te Rautaki Tunga Waka o Te Hiku o te Ika - Right Space, Right Place.

RESOLUTION 2026/73

Moved: Cr Kelly Stratford

Seconded: Cr Arohanui Allen

That Council adopt Te Rautaki Tunga Waka o Te Kaunihera o Te Hiku o te Ika - Right Space, Right Place Strategic Parking Policy (attachment 1).

CARRIED

02 Sept 2026 2:50pm Democracy Advisor - Reallocation
 Action reassigned to Ivicheva, Kate by Democracy Advisor
07 Sept 2026 5:14pm Executive Assistant to Group Manager - Planning & Policy
 Council adopted the Policy at the meeting. No further actions required.

Meeting	Officer/Director	Section	Subject
Council 27/08/2026	Group Manager - Delivery and Operations Johnson, Kevin	Reports	Establishment of Objections Panel under the Dog Control Act 1996

RESOLUTION 2026/74

Moved: Kahika - Mayor Moko Tepania

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Seconded: Cr Kelly Stratford That Council: a) approve the establishment of an Objections Panel, being a subordinate decision-making body, to hear objections matters provided for under the Dog Control Act 1996. b) appoint to the Objections Panel as independent commissioners to hear and determine objections under the Dog Control Act 1996: a. Sue Wells b. Crystal Beavis c. Shelley Chadwick d. Janet Gibb c) delegate to the Objections Panel all necessary powers and functions necessary to hear objections under the Dog Control Act 1996, not limited to, receiving and considering evidence and submissions, conducting hearings, confirming, varying, or rescinding decisions subject to objection, and issuing written decisions with reasons; d) approve the Objections Panel sitting as any one or more of the appointed hearings commissioners appointed from time to time, based on availability, with a single commissioner legally able to exercise all the powers and functions of the Objections Panel. CARRIED 02 Sept 2026 2:51pm Democracy Advisor - Reallocation Action reassigned to Group Manager - Delivery and Operations by Democracy Advisor		

Council Action Items as at 10:00am, Friday September 2026

Date	Item	Action	Assigned	Update Comment
	8.1	CB / Council accords to be completed	Group Manager- Strategic Relationships	Accords workshop with CBs at combined workshop held. Draft Accord developed, further workshopping with CBs. Goal is to gain formal endorsement of the Accords at the October 2026 CB Meetings.
Thu, May 8, 2025	7.2	Cr McNally raised AMP's - questions around what that would say - What is the condition of the asset. Repairs and maintenance and financial implications?	Head of Infrastructure Transition	Building requires a condition assessment to determine r & m required - Asset Manager required to organise. 26 Nov 2025 - Reassigning task to Infrastructure for Asset Manager consideration. Ruben Garcia can you please advise which asset this is. This is in relation to Asset Management Plans, not a particular asset. Asset Management Plans hold this information 21/04/26 update from Asset Manager, Condition assessments are being reviewed and a programme initiated. AMP's cannot be finalised until after the LTP is approved as the actual available funding vs what was requested is known so that the risk of any funding gaps are understood.
Thu, Jun 5, 2025	7.3 Council Open Resolutions and Action Points Update Introduction	Pg 165 Resolution 2024/19 – Options Analysis for Financial Contributions Roger provided verbal update – Action list to be updated	Head of Strategic Reform Initiatives Group Manager - Planning and Policy	Continuing to collaborate with staff working on the Development Contributions (DC) Policy to ensure we are developing a complimentary framework. Awaiting the

Council Action Items as at 10:00am, Friday September 2026

Date	Item	Action	Assigned	Update Comment
				outcome of the public consultation of the draft Development Contributions Framework. Development Contributions Policy has been adopted with an implementation date of May 2026. Request has been made to include community infrastructure that had been earmarked for a financial contribution chapter. The stop on Council initiated plan changes by the government will have an impact on whether FNDC can introduce financial contributions. Further investigation post the Council decision on the District Plan in May 2026.
Tue, Oct 7, 2025	7.1 TE PAE O UTA - ANNUAL REVIEW	Tikanga incident at Parihaka Marae re: Building Consent team?? Ensure we put in place tools to help prevent these incidents.	Group Manager - Delivery and Operations	26 Nov 2025 Update: Investigation is underway to understand what occurred. A formal internal report is expected in December. Will provide further update.
Thu, Dec 11, 2025	8.1	BOIWCB - community funding grants, ask council to maintain and maybe increase. Reintroduce an events/marketing role in council with budget	Chief Executive Officer	"Holding pen" - request is for a Events/Marketing role but that must be considered by Ops.
Thu, Mar 5	8.2	Deputation follow-ups, needs to be included in monthly operational briefings	Group Manager-Strategic Relationships	Each DA is following up with owner (GM/Lead) of issue who will provide any updates in their monthly operational briefing.
Fri, May 1	5.1 Options to Strengthen Governance	Organize an appropriate date for this workshop to take place	Chief of Staff	

Council Action Items as at 10:00am, Friday September 2026

Date	Item	Action	Assigned	Update Comment
	Assurance and Public Confidence			
Wed, Jul 22	CB minutes	A report providing timelines on ? at either Te Koukou or council	Chief of Staff	Briefing paper for HftE circulated via Friday notices (19 June) advising next steps - anticipate decision paper to Te Koukou/Council in Q4
Wed, Jul 22	Deputation	CE made a commitment to attend the next North Hokianga working group meeting	Chief Executive Officer	
Wed, Jul 22	CB minutes	An update on Taupo Bay steps expected by Cr Smolders for the next Council meeting agenda. Chair Ward provided a verbal update though that papers to the board at the moment and progress with meetings maybe not next, but subsequent CB meeting. Perhaps it would be more appropriate to prepare a brief on progress/status?	Group Manager - Delivery and Operations	A working group has been formed with Taupo Bay Residents, Hapu & FNDC. There have been 2 meetings to date and are programmed to continue fortnightly. Working Group have agreed to one set of stairs being installed near public toilets. 1 set of steps improved. Seating near surfers' area will be installed by 14/08. Awaiting confirmation of any consents required for stairs. (by 14/08) This will then determine install date of stairs. Should any consents or engineering matters take more than 2 weeks it has been agreed a temporary ramp be installed until completion of stairs. Next meeting of working group 21/08. 25/08/2026 - Temporary accessway has been installed at the playground/toilets reserve today. Caution sign will be made to advise users of the ramp/gangway to be ware of the gradient and slippery surface. Sand is likely to cover areas of the rubber matting to create a barrier to the non-slip.

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Wed, Jul 22	Taipa Memorial Seat	Investigate whether the decision-making over the memorial can be delegated to the Community Board. specific reference to the 2017 policy.	Group Manager-Strategic Relationships	Shayne is working on advice around the policy over art and memorials in public places.
Wed, Jul 22	7.3	That a survey be conducted with members to offer opportunity to reduce printed agendas	Group Manager-Strategic Relationships	Need to agree timing in conjunction with CS Group. Draft survey in progress.
Thu, Aug 27	7.1 Community Board Minutes	Kahika requested that a report come back to Council for the Donalds Road, Kaitiāia bridge replacement.	Group Manager - Corporate Services	08/09/26: A report will be provided to Te Koukou in October.
Thu, Aug 27	6.2 Adoption of New Committee Meeting Dates for 2026	Cr Foy asked whether there will be meetings held in Te Hiku this year. Kahika suggested holding a Te Koukou meeting in Te Hiku. DA to work with Chairperson to schedule meeting in Kaitiāia area.	Group Manager-Strategic Relationships	Chairperson, GM Lead and DA to agree date of Te Koukou Committee meeting to be held in Kaitiāia.
Thu, Aug 27	Intro	Order Agendas so that items are "grouped" for likeness	Group Manager-Strategic Relationships	DAs responsible for each agenda will be grouping items, subject to Chairperson's review and agreement.
Thu, Aug 27	6.3 Elected Members on Private Trusts	Left to lie. Cr Foy raised that there are also two other appointments that should be included when this report returns.	Group Manager-Strategic Relationships Group Manager - Te Hono	These two Trusts (like a number of others) are not considered external Trusts.

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Date	Item	Action	Assigned	Update Comment
		Te Ahu Charitable Trust (community board member) Te Hiku Sports Hub Trust (community board member)		
Thu, Aug 27	6.9 Council Open Resolutions and Actions Update - August 2026	Open Resolution 7.3 Greenhouse Gas Emissions Reduction Options Cr Court requested that; - an update report be brought back to Council for this item; and - that the item be part of the LTP	Group Manager - Planning and Policy	The finalised GHG emissions inventory audit report has been presented to Te Kūkupa Committee for Strategy, Policy and Regulation on 12 August 2026. Data from the three inventories completed to date is being used to identify key areas for emissions reduction work and scope these for LTP inclusion. Staff have presented at a workshop with members of Te Koekoeā Committee for Council Controlled Organisations (CCO) to recommend the consideration of greenhouse gas (GHG) emissions produced by CCO as the largest share of Council's GHG emissions are produced through the operation of waters services infrastructure which will be transferred to Northland Waters Ltd before the commencement of the next LTP. Staff are working through the feasibility for the installation of solar infrastructure for council buildings with the intent for this to be included in the LTP process.

8 TE WĀHANGA TŪMATAITI / PUBLIC EXCLUDED**RESOLUTION TO EXCLUDE THE PUBLIC****RECOMMENDATION**

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Rating Sale Endorsement - Allotment 117, Pupuke Mangapa Road, Kaeo	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.2 - Proposed Far North District Plan Appeals - Appeals Management and Governance	s6(a) - the making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - 11 Matthews Avenue, Kaitia	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

8.4 - Council Public Excluded Open Resolutions - September 2026	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.5 - Confirmation of Previous Minutes - Public Excluded	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.6 – Far North Holdings Limited – Proposed Disposal of Premises	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	s7(2)(h) the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities.

And that the Community Board Chairpersons and Te Reo Māori Language Interpreter be allowed to remain in the Public Excluded part of the meeting.

9 KARAKIA WHAKAMUTUNGA / CLOSING PRAYER

10 TE KAPINGA HUI / MEETING CLOSE